Fort Collins City Council Agenda

Regular Meeting
6:00 p.m. Tuesday, August 16, 2022
City Council Chambers at City Hall, 300 Laporte Ave, Fort Collins, CO 80521
Zoom Webinar link: https://zoom.us/j/98241416497

NOTICE:
Regular meetings of the City Council are held on the 1st and 3rd Tuesdays of each month in the City Council Chambers. Meetings are conducted in a hybrid format, with a Zoom webinar in addition to the in person meeting in Council Chambers.

City Council members may participate in this meeting via electronic means pursuant to their adopted policies and protocol.

How to view this Meeting:



Meetings are open to the public and can be attended in person by anyone.



Meetings are televised live on Channels 14 & 881 on cable television.



Meetings are available through the Zoom platform, electronically or by phone.



Meetings are livestreamed on the City's website, fcgov.com/fctv

Upon request, the City of Fort Collins will provide language access services for individuals who have limited English proficiency, or auxiliary aids and services for individuals with disabilities, to access City services, programs and activities. Contact 970.221.6515 (V/TDD: Dial 711 for Relay Colorado) for assistance. Please provide 48 hours advance notice when possible.

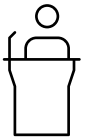
A solicitud, la Ciudad de Fort Collins proporcionará servicios de acceso a idiomas para personas que no dominan el idioma inglés, o ayudas y servicios auxiliares para personas con discapacidad, para que puedan acceder a los servicios, programas y actividades de la Ciudad. Para asistencia, llame al 970.221.6515 (V/TDD: Marque 711 para Relay Colorado). Por favor proporcione 48 horas de aviso previo cuando sea posible.

City of Fort Collins

Meeting agendas, minutes, and archived videos are available on the City's meeting portal at https://fortcollins-co.municodemeetings.com/

There are four options for members of the public who would like to participate in Council meetings:

Comment in real time:



In person attendees can address the Council in the Chambers.
Speakers are required to sign up to speak on sign up sheets on the tables just outside the Chambers.



During the public comment portion of the meeting and discussion items:

The public can join the Zoom webinar and comment from the remote meeting, joining online or via phone.

Full instructions for online participation are available at fcgov.com/councilcomments.

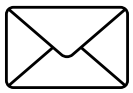
Join the online meeting using the link in this agenda to log in on an internet-enabled smartphone, laptop or computer with a speaker and microphone. Using earphones with a microphone will greatly improve audio experience.
To be recognized to speak during public participation portions of the meeting, click the 'Raise Hand' button.

Participate via phone using the call in number and meeting ID below:
Call in number: 720 928 9299
Meeting ID: 939 1075 7534
During public participation opportunities in the meeting, press *9 to indicate a desire to speak.

Submit written comments:



Email comments about any item on the agenda to cityleaders@fcgov.com



Written comments can be mailed or dropped off at the City Manager's Office at City Hall, at 300 Laporte Ave, Fort Collins, CO 80521

Documents to Share: *If residents wish to speak to a document or presentation, the City Clerk needs to be emailed those materials by 4 p.m. the day of the meeting. Persons wishing to display presentation materials using the City's display equipment under the Public Participation portion of a meeting or during discussion of any Council item must provide any such materials to the City Clerk in a form or format readily usable on the City's display technology no later than two (2) hours prior to the beginning of the meeting at which the materials are to be presented.*

NOTE: All presentation materials for appeals, addition of permitted use applications or protests related to election matters must be provided to the City Clerk no later than noon on the day of the meeting at which the item will be considered. See Council Rules of Conduct in Meetings for details.

City Council Agenda

August 16, 2022 at 6:00 PM

Jeni Arndt, Mayor
Emily Francis, District 6, Mayor Pro Tem
Susan Gutowsky, District 1
Julie Pignataro, District 2
Tricia Canonico, District 3
Shirley Peel, District 4
Kelly Ohlson, District 5

City Council Chambers
300 Laporte Avenue, Fort Collins
& via Zoom at
https://zoom.us/j/98241416497

Cablecast on FCTV
Channel 14 on Connexion
Channel 14 and 881 on Xfinity

Carrie Daggett	Kelly DiMartino	Anissa Hollingshead
City Attorney	City Manager	City Clerk

PROCLAMATIONS & PRESENTATIONS
5:00 PM

A) PROCLAMATIONS AND PRESENTATIONS

1. 2022 Friend of Preservation Awards

REGULAR MEETING
6:00 PM

B) CALL MEETING TO ORDER

C) PLEDGE OF ALLEGIANCE

D) ROLL CALL

E) CITY MANAGER'S AGENDA REVIEW

- City Manager Review of Agenda
- Consent Calendar Review, including removal of items from Consent Calendar for individual discussion.

F) COMMUNITY REPORTS

G) PUBLIC COMMENT ON ANY TOPICS OR ITEMS OR COMMUNITY EVENTS
(Including requests for removal of items from Consent Calendar for individual discussion.)

*Individuals may comment regarding any topics of concern, whether or not included on this agenda. Comments regarding land use projects for which a development application has been filed should be submitted in the development review process** and not to Council.*

• Those who wish to speak are required to sign up at the table in the lobby, or online if participating remotely.

• Each speaker will be allowed to speak one time during public comment. If a speaker comments on a particular agenda item during general public comment, that speaker will not also be entitled to speak during discussion on the same agenda item.

• All speakers are asked by the presiding officer to identify themselves by raising their hand (in person or using the Raise Hand option on Zoom), and if in person then will be asked to move to one of the two lines of speakers (or to a seat nearby, for those who are not able to stand while waiting). Those participating online will be called to speak following those attending the meeting in person.

• The presiding officer will determine and announce the length of time allowed for each speaker.

• Each speaker will be asked to state his or her name and general address for the record, and, if their comments relate to a particular agenda item, to identify the agenda item number. Any written comments or materials intended for the Council should be provided to the City Clerk.

• A timer will beep one time and turn yellow to indicate that 30 seconds of speaking time remain and will beep again and turn red when a speaker's time has ended.

*[**For questions about the development review process or the status of any particular development, consult the Development Review Center page on the city's website at , or contact the Development Review Center at 970.221.6760.]*

H) PUBLIC COMMENT FOLLOW-UP

I) COUNCILMEMBER REMOVAL OF ITEMS FROM CONSENT CALENDAR FOR DISCUSSION

CONSENT CALENDAR

The Consent Calendar is intended to allow council to spend its time and energy on the important items on a lengthy agenda. Staff recommends approval of the Consent Calendar. Agenda items pulled from the Consent Calendar by either Council or the City Manager will be considered separately under the their own Section, titled "Consideration of Items Removed from Consent Calendar for Individual Discussion." Items remaining on the Consent Calendar will be approved by Council with one vote. The Consent Calendar consists of:

• Ordinances on First Reading that are routine;
• Ordinances on Second Reading that are routine;
• Those of no perceived controversy;
• Routine administrative actions.

1. **Consideration and Approval of the Minutes of the June 21, July 5, and July 19, 2022, Regular Meetings and the July 12, 2022 Special Meeting.**

   The purpose of this item is to approve the minutes of the June 21, July 5, and July 19, 2022, Regular Meetings and the July 12, 2022, Special Meeting.

2. **Second Reading of Ordinance No. 086, 2022, Amending Section 2-596 of the Code of the City of Fort Collins and Setting the Salary of the City Manager.**

   This Ordinance, unanimously adopted on First Reading on July 12, 2022, sets the salary of the City Manager effective July 1, 2022.

3. **Second Reading of Ordinance No. 087, 2022, Authorizing the Exchange of Stormwater Easements Between the City of Fort Collins and Sun Foothills Fort Collins, LLC.**

   This Ordinance, unanimously adopted on First Reading on July 19, 2022, authorizes the conveyance of a stormwater drainage easement to Sun Foothills Fort Collins, LLC ("Sun") on undeveloped City-owned real property located south of Trilby Road and east of South College

Avenue (Assessor's Parcel No. 9613200927). This easement is necessary for Sun to develop its property adjacent and to the north of the City's property. In exchange, Sun will convey to the City a stormwater drainage easement on its property that will allow the City, or future owner, to use Sun's property for stormwater drainage from the City's property when developed. The execution of the Reciprocal Stormwater Drainage Easement Agreement will effectuate the reciprocal conveyances**.**

4. **First Reading of Ordinance No. 090, 2022, Authorizing the Conveyance of an Emergency Access Easement to Poudre Fire Authority on City-owned Real Property Located at 430 N. College Avenue.**

The purpose of this item is to authorize the conveyance of an Emergency Access Easement (EAE) to Poudre Fire Authority (PFA) on City-owned real property located at 430 N. College Avenue. The City leases this property, which is the location of the Powerhouse Energy Campus, to the Colorado State University Research Foundation (CSURF). CSURF has submitted plans to the City to make improvements to the property to support a hydrogen fueling station and turbine generator. As a condition of approval, the City, as property owner, is required to convey an EAE to PFA to support fire truck and emergency equipment access, which is a common requirement for new development and improvements on certain properties. Conveyance of the EAE is the final action needed for the City's Planning, Development, and Transportation Department to approve the project and issue construction permits as CSURF has met all other lease and development review requirements.

5. **First Reading of Ordinance No. 091, 2022, Authorizing the Execution of a First Amendment to Lease with New Cingular Wireless PCS, LLC of City-Owned Property at City Park Ballfields.**

The purpose of this item is to authorize the City Manager to execute an amendment extending the existing New Cingular cell site lease at the ball fields at City Park. The amendment would extend the end of the current lease terms from March 8, 2023, to October 20, 2023, and allow an additional 5-year term from October 21, 2023, to October 20, 2028. New Cingular has leased the site from the City since 2005. Annual rent received by the City will increase from $20,736 to $24,000 for the first year of the 5-year term with 3% increases every year afterwards.

6. **First Reading of Ordinance No. 092, 2022, Dissolving the Parking Advisory Board and Amending the Code of the City of Fort Collins by Repealing Section 2-110 Relating to the Parking Advisory Board.**

The purpose of this item is to dissolve the Parking Advisory Board.

7. **First Reading of Ordinance No. 093, 2022, Making Supplemental Appropriations in the General Fund for the Environmental Services Air Quality Program from the US Environmental Protection Agency Grant.**

The purpose of this item is to appropriate unanticipated grant revenue in the General Fund for the Environmental Services Air Quality Program. This grant directly supports Council Priority #17, Improved Air Quality, and includes $108,200 of grant funding provided by the U.S. Environmental Protection Agency (EPA) and associated with the American Rescue Plan Act to support local monitoring of National Ambient Air Quality Standard (NAAQS) pollutants in and near communities with environmental justice concerns who face disproportionate exposure to these pollutants and health risks and are also associated with increased vulnerability to COVID-19.

8. **First Reading of Ordinance No. 094, 2022, Adopting a Graywater Ordinance, to Allow Voluntary Graywater System Installations.**

The purpose of this item is to propose a graywater ordinance for Council's consideration, which is necessary to allow graywater systems to be installed in the City. The proposed graywater ordinance would enact a voluntary program for graywater use for toilet flushing in Fort Collins Utilities' water and wastewater service areas, as well as the service areas of consenting water and wastewater districts in the Growth Management Area (GMA). The proposed graywater ordinance would be consistent with State regulatory requirements and local water right limitations.

9. **Resolution 2022-081 Authorizing the City Manager to Execute an Intergovernmental Agreement with Larimer County for the Northern Big Game Critical Winter Range Restoration Project at Coyote Ridge and Bobcat Ridge Natural Areas.**

The purpose of this item is to adopt a resolution supporting the RESTORE Big Game Critical Winter Range Habitat project and the City and Larimer County's related intergovernmental agreement. The Larimer County Department of Natural Resources was recently awarded $328,900 by the National Fish and Wildlife Foundation RESTORE Program. Larimer County is the prime recipient, together with subrecipients Colorado Parks & Wildlife (CPW), City of Fort Collins Natural Areas Department (FCNAD), Boulder County Parks & Open Space, and Jefferson County Open Space.

Funds from the award will be used to control and eradicate invasive annual grasses across 4,385 acres of Northern Colorado foothills open spaces to improve critical winter habitat for elk and mule deer. As a partnering agency, FCNAD will receive $58,500 to treat 780 acres across Coyote Ridge and Bobcat Ridge Natural Areas. To share the funding, Larimer County has requested that the City of Fort Collins enter into an Intergovernmental Agreement (IGA), a draft of which is attached to the Resolution as Exhibit "A".

10. **Resolution 2022-082 Setting Forth Findings of Fact and Determinations Regarding the Peakview Annexation No. 1.**

The purpose of this item is to determine substantial compliance and initiate annexation proceedings for the Peakview Annexation No. 1. The Applicant has submitted a written petition requesting the annexation and proposed zoning. The Peakview Annexation No. 1 totals 5.7-acres and is located generally northeast of the East Mulberry Street and Greenfields Court intersection.

The requested zoning for this annexation is General Commercial (C-G), Neighborhood Commercial (N-C), and Medium Density Mixed-Use Neighborhood (M-M-N), in compliance with the City of Fort Collins Structure Plan and the East Mulberry Corridor Plan. No project development plan proposal was submitted in conjunction with the annexation application.

This annexation request is in conformance with the State of Colorado Revised Statutes as they relate to annexations, the City of Fort Collins City Plan, and the Larimer County and City of Fort Collins Intergovernmental Agreement Regarding Growth Management.

11. **Resolution 2022-083 Approving the Acceptance of the Proposed Donation of a Sculpture to be Placed at Veterans Plaza in Spring Canyon Community Park.**

This Resolution accepts the donation from Diggs Brown for a bronze sculpture entitled, *Arthur-My Hero, My Friend,* that will be placed at the Veterans Plaza located in Spring Canyon Community Park.

12. **Resolution 2022-084 Approving an Art Project for the Glenmoor Pond Enhancement Project and Approving Expenditures from the Art in Public Places Stormwater Utility Account to Commission an Artist to Create the Art Project Pursuant to the Art in Public Places Program.**

The purpose of this item is it to approve expenditures from the Art in Public Places (APP) Reserve Account to commission an artist to create art for the Glenmoor Pond Enhancement Project. The expenditures of $55,000 will be for design, materials, signage, fabrication, delivery, installation, and contingency for APP artist Lisa Cameron Russell to create the art for the Glenmoor Pond Project.

13. **Resolution 2022-085 Approving an Art Project for the Bucking Horse Park Project and Approving Expenditures from the Art in Public Places Reserve Account in the Cultural Services and Facilities Fund to Create the Art Project Pursuant to the Art in Public Places Program.**

The purpose of this item is to approve expenditures from the Art in Public Places (APP) Reserve Account to commission an artist to create art for the Bucking Horse Park Project. The expenditures of $67,000 will be for design, materials, signage, fabrication, delivery, installation, and contingency for APP artist Joshua Wiener to create the art for the Bucking Horse Park Project.

14. **Items Relating to Appointments to Various Boards and Commissions:**

A. Resolution 2022-086 Making Appointments to the Air Quality Advisory Board.
B. Resolution 2022-087 Making an Appointment to the Art in Public Places Board.
C. Resolution 2022-088 Making an Appointment to the Citizen Review Board.
D. Resolution 2022-089 Making Appointments to the Historic Preservation Commission.
E. Resolution 2022-090 Making Appointments to the Human Services and Housing Funding Board.
F. Resolution 2022-091 Making Appointments to the Natural Resources Advisory Board.
G. Resolution 2022-092 Making an Appointment to the Senior Advisory Board.

The purpose of this item is to fill vacancies on various boards and commissions.

END OF CONSENT CALENDAR

J) ADOPTION OF CONSENT CALENDAR

K) CONSENT CALENDAR FOLLOW-UP *(This is an opportunity for Councilmembers to comment on items adopted or approved on the Consent Calendar.)*

L) COUNCILMEMBER REPORTS

M) STAFF REPORTS

N) CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT CALENDAR FOR INDIVIDUAL DISCUSSION

O) CONSIDERATION OF ITEMS PLANNED FOR DISCUSSION

The method of debate for discussion items is as follows:

- *Mayor introduced the item number and subject; asks if formal presentation will be made by staff*
- *Staff presentation (optional)*

• Mayor requests public comment on the item (three minute limit for each person)
• Council questions of staff on the item
• Council motion on the item
• Council discussion
• Final Council comments
• Council vote on the item

Note: Time limits for individual agenda items may be revised, at the discretion of the Mayor, to ensure all have an opportunity to speak. ***If attending in person, please sign in at the table in the back of the room****. The timer will buzz when there are 30 seconds left and the light will turn yellow. It will buzz again at the end of the speaker's time.*

15. **Resolution 2022-094 Adopting an Interim Greenhouse Gas Reduction Goal.**

(staff: Honore Depew, John Phelan; 10 minute presentation; 30 minute discussion)

The purpose of this item is to consider adoption of a Resolution setting an interim target for community greenhouse gas (GHG) reductions between now and the 2030 goal of 80% below 2005 levels. The specific date and reduction target in the Resolution may be determined by City Council during discussion.

In support of Council's discussion regarding the establishment of an additional interim goal between now and 2030, staff have projected the community GHG inventory for 2026. The expected range, based on currently planned projects and known variability factors is between 28% and 48% below 2005 baseline. If a Resolution is adopted, staff recommends choosing 2026 as the target year for an interim goal because it falls halfway between the current year and 2030, allowing for two full City budget cycles before and after the interim goal year.

16. **Sanctuary on the Green Project Development Plan Appeal.**

(staff: Paul Sizemore, Jenny Axmacher; estimated hearing time 3 hours)

The purpose of this quasi-judicial item is to consider an appeal of the Administrative Hearing Officer's Decision on May 2, 2022, approving the Sanctuary on the Green Project Development Plan (#PDP210018) located near the northwest corner of N. Taft Hill Road and Laporte Avenue. A Notice of Appeal was filed on May 31, 2022, alleging that the Administrative Hearing Officer considered evidence relevant to their findings which was substantially false or grossly misleading including misrepresentations and mischaracterizations of several items from the Applicant and City staff. The Notice of Appeal further alleges that the Administrative Hearing Officer was biased against the appellant by reason of a conflict of interest or other close business, personal or social relationship that interfered with the Decision Maker's independence because the application was allowed to go through a Type 1 hearing. The appellant also believes the public hearing structure, which does not allow rebuttal from the public to final statements made by the Applicant or staff, is unfair.

Lastly, the Notice of Appeal alleges the Administrative Hearing Officer failed to properly interpret and apply relevant provisions of six sections of the Land Use Code including Section 1.2.2 (Purpose), Section 3.5.1 (Building and Project Compatibility), Section 4.5.D.1 (Low Density Mixed-Use Neighborhood District Density Standard), Section 3.4.7 (Historic and Cultural Resources), Section 3.5.2(D)(1) (Orientation to a Connecting Walkway) and 4.5 (D)(2)(a) (Mix of Housing).

P) OTHER BUSINESS

1. **Possible consideration of the initiation of new ordinances and/or resolutions by Councilmembers.**

   (Three or more individual Councilmembers may direct the City Manager and City Attorney to initiate and move forward with development and preparation of resolutions and ordinances not originating from the Council's Policy Agenda or initiated by staff.)

Q) ADJOURNMENT

Every regular Council meeting will end no later than midnight, except that: (1) any item of business commenced before midnight may be concluded before the meeting is adjourned and (2) the Council may, at any time prior to adjournment, by majority vote, extend a meeting beyond midnight for the purpose of considering additional items of business. Any matter that has been commenced and is still pending at the conclusion of the Council meeting, and all matters for consideration at the meeting that have not yet been considered by the Council, will be deemed continued to the next regular Council meeting, unless Council determines otherwise.

Upon request, the City of Fort Collins will provide language access services for individuals who have limited English proficiency, or auxiliary aids and services for individuals with disabilities, to access City services, programs and activities. Contact 970.221.6515 (V/TDD: Dial 711 for Relay Colorado) for assistance. Please provide 48 hours advance notice when possible.

A solicitud, la Ciudad de Fort Collins proporcionará servicios de acceso a idiomas para personas que no dominan el idioma inglés, o ayudas y servicios auxiliares para personas con discapacidad, para que puedan acceder a los servicios, programas y actividades de la Ciudad. Para asistencia, llame al 970.221.6515 (V/TDD: Marque 711 para Relay Colorado). Por favor proporcione 48 horas de aviso previo cuando sea posible.

File Attachments for Item:

1. 2022 Friend of Preservation Awards

Historic Preservation Services
Community Development & Neighborhood Services
281 North College Avenue
P.O. Box 580
Fort Collins, CO 80522.0580

970.416.4250
preservation@fcgov.com
fcgov.com/historicpreservation

2022 Friend of Preservation Awards

August 16, 2022, 5-6pm
City Hall – Council Chambers

Established in 1985, the Friend of Preservation Award is the City of Fort Collins' highest honor awarded for historic preservation. Each year recipients are selected by the Fort Collins Historic Preservation Commission in recognition of exceptional efforts to preserve our community's significant buildings and resources.

We are honored this year to recognize four outstanding recipients. These individuals and organizations have a long history of exceptional contributions to the preservation of the built environment or to local history. Each has demonstrated commitment, leadership, and achievement worthy of public recognition, and is well deserving of this special award.

The recipients are:

- John Albright *[posthumous]*, Lifetime Achievement Award;
- Brian Carroll, for Accomplishments in Local History;
- The Fort Collins Municipal Railway Society, for the Restoration of Car #25; and
- Wayne Sundberg, Lifetime Achievement Award.

File Attachments for Item:

1. Consideration and Approval of the Minutes of the June 21, July 5, and July 19, 2022, Regular Meetings and the July 12, 2022 Special Meeting.

The purpose of this item is to approve the minutes of the June 21, July 5, and July 19, 2022, Regular Meetings and the July 12, 2022, Special Meeting.

August 16, 2022

AGENDA ITEM SUMMARY
City Council

STAFF

Anissa N. Hollingshead, City Clerk

SUBJECT

Consideration and Approval of the Minutes of the June 21, July 5, and July 19, 2022, Regular Meetings and the July 12, 2022 Special Meeting.

EXECUTIVE SUMMARY

The purpose of this item is to approve the minutes of the June 21, July 5, and July 19, 2022, Regular Meetings and the July 12, 2022, Special Meeting.

STAFF RECOMMENDATION

Staff recommends approval of the minutes.

ATTACHMENTS

1. June 21, 2022 Regular Meeting Minutes
2. July 5, 2022 Regular Meeting Minutes
3. July 12, 2022 Special Meeting Minutes
4. July 19, 2022 Regular Meeting Minutes

June 21, 2022

COUNCIL OF THE CITY OF FORT COLLINS, COLORADO

Council-Manager Form of Government

Regular Meeting – 6:00 PM

- **ROLL CALL**

PRESENT: Pignataro, Francis, Arndt, Canonico, Peel, Ohlson, Gutowsky
STAFF: Marr, Daggett, Hollingshead

- **AGENDA REVIEW: CITY MANAGER**

Interim Deputy City Manager Marr and interpreters outlined the Spanish interpretation options. The video outlining public participation options was played.

Interim Deputy City Manager Marr stated some ordinance language was modified in Item No. 20, *Items Relating to a City-Initiated Charter Amendment Relating to the Conduct of City Elections to Use a Ranked Voting Method*, to reflect the conversation at last week's Election Code Committee meeting. Additionally, he noted no protests were received prior to today's noon deadline for protesting of the proposed ballot language.

- **PUBLIC COMMENT ON ANY TOPIC OR ITEMS**

Frank Ladonne commented on the need for a traffic light at the corner of Triangle and South College, citing two recent fatalities in the area.

Pete Eberle, Northern Chapter of the Colorado Renewable Energy Society, spoke in favor of Council establishing an interim goal for reducing greenhouse gases by 50% below 2005 levels by 2025.

Amanda Finch spoke regarding the need for adding City staff teams to help support Council.

Oliver Richardson thanked the Councilmembers for their service and asked about the status of a lawsuit involving the City. He also asked if any of the dollars in the immigration defense fund have been spent yet and spoke against ranked choice voting.

Jessica MacMillan thanked Council for supporting funding for parks and recreation maintenance and refresh efforts.

Bill Timpson commended the City's work on sustainability and encouraged additional reporting. He also encouraged Council to consider changing its sign-up mechanism for public input to ensure local residents are heard prior to individuals from other communities.

John Parks, Northern Colorado Chapter of Climate Reality, commended Council's work on sustainability and on setting aggressive greenhouse gas reduction goals. He also supported considering setting an interim 2025 goal. Additionally, he stated the Economic Advisory Board supports the idea of a contracted single-provider residential waste hauler program. He expressed support for ranked choice voting.

Gailmarie Kimmel expressed support for establishing a strong interim greenhouse gas reduction goal.

DRAFT

John McDonagh, Larimer Alliance for Health, Safety and Environment, expressed support for establishing an interim greenhouse gas reduction goal.

Kathleen Schmidt, League of Women Voters of Larimer County Election Reform Team, expressed support for ranked choice voting.

Eric Fried expressed support for ranked choice voting and for establishing interim goals for greenhouse gas reduction.

Joe Rowan thanked Council for its discussion and general support for making changes to the Land Use Code, now proposed to be referred to as the Land Development Code, that will encourage more affordable housing.

Doug Henderson, Sierra Club Poudre Canyon Group, expressed support for establishing interim goals for greenhouse gas reduction.

Adam Eggleston expressed support for the proposed changes to the Land Development Code.

John Kloster-Prew, Audubon Rockies, supported Fort Collins' application for a Bird City USA designation.

John Ryan discussed the need for action regarding the increased crime and other police interactions in the Library Park neighborhood.

David Roy discussed the importance of reducing greenhouse gas emissions and supported establishing an interim reduction goal.

Rose Lew expressed support for establishing an interim greenhouse gas reduction goal.

Steve Lucas, No Ranked Choice Voting for Fort Collins Chair, opposed ranked choice voting and discussed issues with exhausted ballots not being counted.

John Woran stated ranked choice voting is more complicated, expensive and has been proven to disenfranchise minority and low-income voters.

Carol Cochran expressed support for ranked choice voting.

Ed Haynes opposed ranked choice voting and spoke regarding the honest and fair elections that currently occur.

Sue Hughes supported establishing interim greenhouse gas reduction goals.

Rick Casey, Fort Collins Sustainability Group volunteer, supported establishing interim greenhouse gas reduction goals.

Rex Anderson requested an update from Council regarding a nuisance issue at a home in his neighborhood.

Keith Ela supported establishing interim greenhouse gas reduction goals and expressed support for ranked choice voting.

DRAFT

Elizabeth Hudetz supported establishing attainable interim greenhouse gas reduction goals and stated it should be ensured that any new growth uses healthy, sustainable practices.

Sally Dowiatt supported establishing attainable interim greenhouse gas reduction goals.

Ed Behan supported establishing interim greenhouse gas reduction goals.

Ray Martinez opposed ranked choice voting stating close to 70% of ranked choice voting elections did not produce a majority winner.

Jerry Gavaldon expressed concern about traffic back-ups on South College Avenue at drive-through restaurants in midtown.

Tim Gosar supported establishing interim greenhouse gas reduction goals and supported the City working with the County to garner real-time air quality data.

Steve Yurash, Colorado Center Party, expressed support for ranked choice voting and encouraged the City to publish a 'blue book' for municipal elections.

Nick Haws expressed support for the proposed changes to the Land Development Code and opposed ranked choice voting stating the current system, at least locally, is not broken.

Luke Doescher supported ranked choice voting noting Councilmember Peel won her election with only 30% of the vote.

Matthew Twyman supported establishing interim greenhouse gas reduction goals.

Evan Senie supported ranked choice voting and establishing interim greenhouse gas reduction goals.

Hannah Clark supported establishing interim greenhouse gas reduction goals and supported ranked choice voting. She also concurred with Mr. Gavaldon's comments regarding the traffic stacking issue on South College Avenue.

Connor Flynn, Democratic Socialists of America Fort Collins Chapter, expressed support for ranked choice voting, moving elections to November, and paying Council fairly for its work. He also supported establishing interim greenhouse gas reduction goals.

Clara Feigelson supported establishing interim greenhouse gas reduction goals.

Torin Kaletsky supported establishing interim greenhouse gas reduction goals. He disagreed that ranked choice voting leads to disenfranchisement of BIPOC voters and cited sources to that effect.

Kevin Cross, Fort Collins Sustainability Group, supported establishing an interim greenhouse gas reduction goal of 50% below 2005 levels by 2025.

Duane Hanson supported the placement of ranked choice voting onto the ballot and supported the adoption of the Land Development Code.

Dee Dee Vicino commended the Fort Collins Juneteenth celebration and opposed ranked choice voting stating it disenfranchises minorities and suppresses their votes.

DRAFT

Tom Green opposed ranked choice voting stating it will lead to more division and disenfranchisement of voters.

Yvonne Piez opposed ranked choice voting.

Erin Hottenstein supported establishing interim greenhouse gas reduction goals, supported ranked choice voting, supported moving municipal elections to November, and supported raising the pay of Councilmembers.

Wade Troxell opposed ranked choice voting and stated Fort Collins' election system is fair and works well.

Nick Armstrong supported the placement of ranked choice voting on the ballot and read a letter from his son regarding the poor conditions at Crescent Park.

Judy Papenfuss opposed ranked choice voting.

Kim Miller supported establishing interim greenhouse gas reduction goals and supported the placement of ranked choice voting on the ballot.

Casey Seetash, Fort Collins Sustainability Group, supported establishing an interim greenhouse gas reduction goal of 50% below 2005 levels by 2025.

Nancy York supported establishing an interim greenhouse gas reduction goal of 50% below 2005 levels by 2025 and supported ranked choice voting.

Julian (no last name given) opposed ranked choice voting.

LeRoy Poff supported establishing interim greenhouse gas reduction goals.

Lewis (no last name given) opposed ranked choice voting.

Stephen (indecipherable last name) questioned how ranked choice voting ballots are counted, and whether the candidate with the most number of votes wins. He opposed ranked choice voting.

Sonya Thompson opposed ranked choice voting stating it is more like a runoff election.

Jamie Golden supported establishing interim greenhouse gas reduction goals and supported ranked choice voting.

Cory Carroll supported establishing interim greenhouse gas reduction goals.

- **PUBLIC COMMENT FOLLOW-UP**

Councilmember Ohlson stated he would support establishing an interim greenhouse gas reduction goal. He expressed frustration with the City not addressing the traffic back-ups at Raising Cane's and other businesses on South College Avenue and requested the City provide the necessary tools to deal with Mr. Anderson's concerns about the nuisance property in his neighborhood. Additionally, he stated the City needs to act to deal with the issues in the Library Park neighborhood on a systemic level.

Caryn Champine, Director of Planning, Development and Transportation, stated staff has been doing a great deal of work with Raising Cane's to help improve the backup durations, which have

improved on a monthly basis. She stated there is still some trouble with the backup durations at Starbucks and staff continues to work directly with that business to see what can be done to improve that circumstance. Additionally, she stated staff is looking at the possibility of using the nuisance ordinance to address those issues. Regarding Mr. Anderson's concerns, Champine stated she spoke with Paul Sizemore, Director of Community Development and Neighborhood Services, and he has been working with the Code Compliance staff to do some research on the situation. They will be reaching out to Mr. Anderson this week to schedule another inspection of the property.

Interim Deputy City Manager Marr stated there is a follow-up meeting with the Library Park neighborhood on July 13. He noted staff responds to each call reporting an issue and enforcement occurs where tools allow. Additionally, the public nuisance ordinance is planned to be used as a tool in the fourth quarter of the year.

Councilmember Peel concurred with Councilmember Ohlson's frustration on the three issues. She stated she understands police and other staff are responding to issues in Library Park; however, she does not believe the root of the problem is being addressed.

Councilmember Pignataro spoke regarding Ms. Finch's comments and stated Council is looking at expanding its staff, including a new Assistant City Manager who works directly with Council.

Councilmember Peel discussed meetings with neighbors regarding Triangle and South College and stated the fifth filing of Ridgewood Hills must be built before triggering a traffic light at the intersection; however, she is having conversations about accelerating that.

Interim Deputy City Manager Marr noted the next phase of Ridgewood Hills that would require the traffic light is currently in final development review; however, if it does not move forward, staff is looking at prioritizing the stoplight in a different fashion.

Mayor Pro Tem Francis noted there is currently an October work session scheduled, per Council's request, regarding the formation of a roadmap for implementing and reaching the 2030 greenhouse gas reduction goal. She asked if that includes interim goals. Interim Deputy City Manager Marr replied the work session is planned to discuss the major pathways necessary to achieve the 2030 goals. He stated setting an interim goal was potentially part of Council's priorities; therefore, staff is prepared to have that conversation in October.

Councilmember Gutowksy supported Mr. Anderson's concerns regarding the nuisance property in his neighborhood. She questioned what is preventing the City from being able to correct the situation. Additionally, Councilmember Gutowsky noted the Library Park concerns have been ongoing for years and staff has done a good job of attempting to address the issues. She stated she believes the July 13 meeting may hold some answers for concerned neighbors.

Mayor Arndt discussed the agenda items related to election changes and agreed the production of an election 'blue book' could be beneficial.

Councilmember Canonico requested staff feedback on the Crescent Park issue. Mike Calhoon, Parks Director, replied the Parks Department is having difficulty finding seasonal staff and is currently 28 hourly positions down and 8 classified positions down. He stated staff is committed

to every park and is working as hard as possible to keep up with maintenance. He stated the department is working to provide incentives for new employees.

Councilmember Canonico and Mayor Arndt thanked the Parks staff for their work.

- **CONSENT CALENDAR**

Mayor Pro Tem Francis made a motion, seconded by Councilmember Canonico, to adopt and approve all items on the Consent Agenda.

RESULT:	**CONSENT CALENDAR ADOPTED [UNANIMOUS]**
MOVER:	Emily Francis, District 6
SECONDER:	Tricia Canonico, District 3
AYES:	Pignataro, Francis, Arndt, Canonico, Peel, Ohlson, Gutowsky

1. **Second Reading of Ordinance No. 065, 2022, Making a Supplemental Appropriation of Fiscal Recovery Funds from Larimer County to the Cultural Services and Facilities Fund for Paid Interns. (Adopted on Second Reading)**

   This Ordinance, unanimously adopted on First Reading on June 7, 2022, appropriates unanticipated grant revenue in the Cultural Services and Facilities Fund for paid internships at the Gardens on Spring Creek, Neighborhood Services Department and Volunteer Services Division. This appropriation includes $149,559 of grant revenues awarded on April 1, 2022, by the Larimer County Economic and Workforce Development Department. The Workforce Innovation Grant's funding source is the federal American Rescue Plan Act and will be available until December 31, 2024.

2. **Second Reading of Ordinance No. 066, 2022, Appropriating Prior Year Reserves and Authorizing Transfers of Appropriations for the 215 North Mason Street Renovation for Municipal Court and the City Attorney's Office and Related Art in Public Places. (Adopted on Second Reading)**

   This Ordinance, unanimously adopted on First Reading on June 7, 2022, appropriates $700,000 from General Fund Reserves to address urgent renovation needs on the first floor at 215 North Mason Street. Municipal Court and the City Attorney's Office are jointly requesting this appropriation.

3. **Second Reading of Ordinance No. 067, 2022, Making Supplemental Appropriation and Authorizing Transfers from the General Fund of the State Historical Fund Grant to Produce a Historic Context Report of Civil Rights in Fort Collins. (Adopted on Second Reading)**

   This Ordinance, unanimously adopted on First Reading on June 7, 2022, appropriates $86,600 in grant funding received from the State Historical Fund, awarded by History Colorado on March 7, 2022, and $7,530 in required matching funds from the 2022 Historic Preservation Division survey grants budget to produce a history of civil rights in Fort Collins, a preliminary list of associated, significant properties for planning purposes, and a prioritized list of related future projects.

4. **Items Relating to the Appropriation of Federal Funds in the Community Development Block Grant (CDBG) and Home Investment Partnerships (HOME) Program Funds. (Adopted on Second Reading)**

   A. Second Reading of Ordinance No. 068, 2022, Making Supplemental Appropriations in the Community Development Block Grant Fund.

   B. Second Reading of Ordinance No. 069, 2022, Making Supplemental Appropriations in the HOME Investment Partnerships Grant Fund.

   This Ordinance, unanimously adopted on First Reading on June 7, 2022, appropriates the City's FY2022 Community Development Block Grant (CDBG) Entitlement Grant and FY2022 Home Investment Partnerships Program (HOME) Participating Jurisdiction Grant from the Department of

Housing and Urban Development (HUD), and CDBG program income from FY2020 & FY2021 and HOME Program Income from FY2020 & FY2021.

5. **Second Reading of Ordinance No. 070, 2022, Repealing Sections 23-90 to 23-95 and Amending Section 24-1 of the Code of the City of Fort Collins Regarding Neighborhood Entry Signs. (Adopted on Second Reading)**

   This Ordinance, unanimously adopted on First Reading on June 7, 2022, deletes City Code redundancy. The City's Sign Code was adopted in 2017 as part of the Land Use Code. This makes City Code Sections 23-90 to 23-95 and 24-1(4)-(5) unnecessary.

6. **First Reading of Ordinance No. 071, 2022, Appropriating Philanthropic Revenue Received Through City Give for the Art in Public Places Program, Pianos About Town Project. (Adopted on First Reading)**

   The purpose of this item is to appropriate $39,991 in philanthropic revenue for Art in Public Places, Cultural Services. The grant award is received from Bohemian Foundation for the designated purpose of Pianos About Town, a collaborative effort among the City of Fort Collins Art in Public Places, the Fort Collins Downtown Development Authority, and the donor, Bohemian Foundation.

7. **Items Relating to Appropriations for Southridge Golf Course Irrigation System Installation and Fleet Shop Expansion. (Adopted on First Reading)**

   A. First Reading of Ordinance No. 072, 2022, Making Supplemental Appropriations in the Golf Fund from Anticipated Lease Financing Proceeds and Authorizing Transfers from the Golf Fund for the Southridge Golf Course Irrigation Project and Related Art in Public Places.

   B. First Reading of Ordinance No. 073, 2022, Making Supplemental Appropriations from Anticipated Lease Financing Proceeds and Prior Year Reserves in the Equipment Fund and Authorizing Transfers From the Equipment Fund for the Fleet Shop Expansion Project and Related Art in Public Places.

   The purpose of this item is to consider two ordinances related to the appropriation for Southridge Golf Course Irrigation System Installation and Fleet Shop Expansion, in order to allow work to proceed expeditiously in light of increasing costs. Council has previously approved Ordinance No. 062, 2022, authorizing the issuance of 2022 COPS for the financing of these projects. Payments paid with the 2022 appropriation will be reimbursed with the proceeds from the 2022 COPs and put back in the appropriate reserve fund. Council has adopted Resolution 2022-058 to declare City's official intent to reimburse the applicable City funds for initial expenditures with the proceeds from the issuance of the 2022 COPs.

8. **First Reading of Ordinance No. 074, 2022, Appropriating Prior Year Reserves and Authorizing Transfers of Appropriations for the Linden Street Renovation Project and Related Art in Public Places. (Adopted on First Reading)**

   The purpose of this item is to appropriate additional funding for the Linden Street Renovation project (the "Project"). The Project is experiencing inflationary pressures and the cost to complete the work now exceeds the appropriated budget requiring either: (1) delay final delivery of the Project; and/or (2) securing additional funds to complete the Project. To reduce the scope of the Project means delivering a project that fails to meet established City standards for urban design and landscaping. To delay final delivery until funding becomes available will negatively impact other transportation capital projects currently in the delivery pipeline. Staff recommends supplemental appropriation of $500,000 to allow for completion of the Project as intended when construction commenced. This request is being made to Council now to avoid additional negative cost impacts due to potentially pausing and restarting an active construction project.

DRAFT

9. **First Reading of Ordinance No. 075, 2022, Appropriating Prior Year Reserves and Making Supplemental Appropriations and Authorizing Transfers of Appropriations for the South Timberline Corridor and Related Art in Public Places. (Adopted on First Reading)**

The purpose of this item is to appropriate additional funding for the South Timberline Corridor project (the "Project"). The Project is experiencing inflationary pressures and the cost to complete the work now exceeds the appropriated budget requiring either: (1) reduction in scope of the Project; (2) delay final delivery of the Project; and/or (3) secure additional funds to complete the Project. To reduce the scope of the Project means delivering a project that fails to meet established City standards for urban design and landscaping. To delay final delivery until funding becomes available will negatively impact other transportation capital projects currently in the delivery pipeline. Staff recommends a total supplemental appropriation of $2,332,770 to allow for completion of the Project as intended when construction commenced. The total includes $2,148,000 in new funding plus $184,770 in developer contributions committed to the project scope. This request is being made to Council now to avoid additional negative cost impacts due to potentially pausing and restarting an active construction project.

10. **First Reading of Ordinance No. 076, 2022, Appropriating Prior Year Reserves and Authorizing Transfers of Appropriations for the Vine and Lemay BNSF Intersections Improvement Project and Related Art in Public Places. (Adopted on First Reading)**

The purpose of this item is to appropriate additional funding for the Vine/Lemay BNSF Intersection Improvements project (the "Project"). The Project is experiencing inflationary pressures and the cost to complete the work now exceeds the appropriated budget requiring either: (1) delay of final delivery of the Project; and/or (2) securing additional funds to complete the Project. To reduce the scope of the Project means delivering a project that fails to meet established City standards for urban design and landscaping. To delay final delivery until funding becomes available will negatively impact other transportation capital projects currently in the delivery pipeline. Staff recommends a total supplemental appropriation of $2,142,260 to allow for completion of the Project as intended when construction commenced. The total supplemental appropriation includes $1,380,000 in new funding plus $762,620 for traffic signals that has yet to be appropriated. This request is being made to Council now to avoid additional negative cost impacts due to potentially pausing and restarting an active construction project.

11. **First Reading of Ordinance No. 078, 2022, Amending Chapter 27 of the Code of the City of Fort Collins Relating to Forestry. (Adopted on First Reading)**

The purpose of this item is to gain Council approval for amendments and updates to Chapter 27, the forestry-related chapter of City Code. This Ordinance identifies all trees within the City as important community infrastructure and makes a variety of other amendments to Chapter 27.

12. **First Reading of Ordinance No. 077, 2022, Amending Article VIII of Chapter 7.5 of the Code of the City of Fort Collins to Create an Administrative Process for Awarding Fee Credits for Certain Affordable Housing Units to be Constructed in the City. (Adopted on First Reading)**

The purpose of this item is to simplify the way affordable housing fee credits are provided to developers of qualifying new affordable homes. Through iterative process improvements, flat amounts for fee credits have been established and codified for new construction and adaptive reuse creating affordable homes targeting households making no more than 30% area median income (AMI) - the lowest wage-earners in the City. This Code change would allow staff to administratively award fee credits up to the amount of funds that are available and that have been appropriated for such purpose. Any requests for more than available funds will still be subject to Council discretion and appropriation.

13. **Resolution 2022-061 Supporting the Celebration of World Migratory Bird Day and the City's Application to be Certified as a Bird City to Help Bird Species Recover. (Adopted)**

The purpose of this item is to adopt a Resolution expressing Council's priority to help bird species recover by confirming the City's commitment to celebrating World Migratory Bird Day in 2022 and in the future. The Resolution also strongly supports the City organization and community partners in applying for Bird City certification.

14. **Public Hearing and Resolution 2022-063 Approving the Programs and Projects that Will Receive Funds from the Federal Community Development Block Grant Program, the HOME Investment Partnerships Program, the City's Affordable Housing Fund, and the City's Human Services Program. (Adopted)**

The purpose of this item is to approve funding recommendations of the 2022 Spring Cycle of the Competitive Process. This Resolution will complete the 2022 Spring Cycle of the Competitive Process for allocating $3,987,130 in City financial resources to affordable housing and public facility projects, human service programs and administration of the programs.

15. **Resolution 2022-062 Amending the Recommended Funding Allocations and Uses for Programs and Projects Receiving COVID-19 Response and Recovery Funding from the Federal Community Development Block Grant Program. (Adopted)**

The purpose of this item is to increase the Community Development Block Grant Coronavirus (CDBG-CV) funding allocation to Neighbor to Neighbor and to expand the eligible uses to include housing stabilization services and mortgage assistance for low-income households.

16. **Resolution 2022-064 Approving Fort Fund Grant Disbursements - Organizational Support Category. (Adopted)**

The purpose of this item is to approve Fort Fund grants from the Cultural Development and Programming Account for the selected community events in the Organizational Support category, based upon the recommendations of the Cultural Resources Board.

17. **Resolution 2022-065 Authorizing the Mayor to Execute City-Sponsored 401(a) Restated Adoption Agreements. (Adopted)**

The purpose of this item concerns an administrative requirement to restate adoption agreements and related documents for City-sponsored 401 (a) plans. Current plan documents must be updated to align with the latest restatement cycle, referred to as the "Third Cycle Restatement." This is necessary to incorporate all legislative and regulatory changes in the law since the last restatement, known as the Pension Protection Act Restatement ("PPA"). This IRS requirement applies to all 401(a) plans using preapproved plan documents. The City uses 401(a) plan documents preapproved by the IRS. Restating the plans is an administrative action and will have no financial impact on the City or on benefits provided to participating employees. Pursuant to IRS regulations, plan sponsors like the City using preapproved plan documents must have those documents restated every six years. The City's deadline to restate its plan documents is July 31, 2022.

18. **Resolution 2022-066 Making Appointments to the Downtown Development Authority Board. (Adopted)**

The purpose of this item is to appoint individuals to fill vacancies that will exist as of June 30, 2022, on the Downtown Development Authority Board.

- **CONSENT CALENDAR FOLLOW-UP**

Councilmember Ohlson discussed Item No. 11, *First Reading of Ordinance No. 078, 2022, Amending Chapter 27 of the Code of the City of Fort Collins Relating to Forestry,* and asked if the updates were more technical in nature and not consisting of the larger improvements that are part of Council's priorities. Interim Deputy City Manager Marr replied this item is partially intended to address some of Council's priority but is not all-encompassing. He stated he would provide additional information prior to Second Reading.

Councilmember Ohlson discussed Item No. 13, *Resolution 2022-061 Supporting the Celebration of World Migratory Bird Day and the City's Application to be Certified as a Bird City to Help Bird Species Recover* and asked if there will be additional items for Council to consider regarding improving bird habitat and increasing and diversifying Fort Collins bird species. Interim Deputy City Manager Marr replied additional information will be provided and noted Council is due to receive a comprehensive update on its priorities.

Councilmember Gutowsky discussed Item No. 6, *First Reading of Ordinance No. 071, 2022, Appropriating Philanthropic Revenue Received Through City Give for the Art in Public Places Program, Pianos About Town Project*, mentioning the Bohemian Foundation grant that is enabling the pianos to be repainted. She also commented on the three new Downtown Development Authority members per Item No. 18, *Resolution 2022-066 Making Appointments to the Downtown Development Authority Board*.

(Secretary's Note: The Council took a brief recess at this point in the meeting.)

- **COUNCILMEMBER REPORTS**

Councilmember Canonico reported on the recent retreat for the Board of Directors for the Colorado Communities for Climate Action.

Councilmember Peel commended Fort Collins Police Services for going above and beyond by helping out with a lost horse in her neighborhood.

Councilmember Gutowsky reported on attending the Juneteenth celebration at the Foothills Mall.

Mayor Arndt announced tomorrow's Bike to Work (or Wherever) Day and the upcoming Independence Day events. Additionally, she noted many Councilmembers and staff will be attending the Colorado Municipal League conference this week.

- **DISCUSSION ITEMS**

19. **First Reading of Ordinance No. 079, 2022, Amending Chapter 7 of the Code of the City of Fort Collins to Clarify, Revise and Strengthen Restrictions and Requirements for Campaign Finance in City Elections. (Adopted on First Reading)**

The purpose of this item is to consider amendments to Chapter 7 of City Code related to clarifying, revising and strengthening restrictions and requirements for campaign finance in City elections.

City Clerk Hollingshead detailed the Election Code Committee's proposed amendments to campaign finance provisions, including increasing the requirements for registering as a campaign committee, clarifying campaign restrictions and requirements as they apply to contributions-in-kind, making several changes related to violations and complaints and associated penalties, prohibiting committees from assisting or supporting each other, clarifying references to time periods, requiring committee reports to include cumulative totals on each report, and looking at various changes to improve the clarity of existing provisions.

Councilmember Peel asked how 'taking actions in furtherance of an intent' is evaluated. City Attorney Daggett replied this would apply to groups that are soliciting contributions for Fort Collins elections, groups that are forming themselves, giving themselves names, gathering a group

together with the goal of carrying out election-related activities. She stated this is a change to the current language which was somewhat circular and contains a timing conflict.

Councilmember Peel expressed concern the language seems subjective. City Attorney Daggett replied the language could be edited to be more definite in defining triggering actions. She noted the Election Code Committee may have another meeting next week and could discuss the matter and make suggestions prior to Second Reading.

Councilmember Peel asked about the reason behind prohibiting someone from giving someone a purchased mailing list. Councilmember Canonico replied the Committee was attempting to refer to how political parties or other entities might provide access to mailing lists that have a monetary value. City Attorney Daggett noted some mailing lists may be worth more than the threshold for contributions.

Councilmember Peel asked if someone will be monitoring the validity of complaints that are posted. City Attorney Daggett replied there is a formal complaint process that involves providing notice to the subject of the complaint and an opportunity to correct the defect. If not corrected, it moves on to potential prosecution by a special outside counsel.

Councilmember Pignataro thanked the Election Code Committee and staff for their work. She asked why thresholds for reporting independent expenditures and converting a small-scale issues committee to a full committee registration are listed together. City Attorney Daggett replied there is an existing set of requirements that apply to small-scale issue committees and this change is included to make the threshold triggering numbers match at $250 and $2,500.

Councilmember Pignataro suggested highlighting portions of the minutes that apply to specific discussions in the future. She stated she does believe the proposed changes meet the goal of there being room for errors to be made without them being fatal flaws for candidates, possibly with the exception of some of the in-kind donation items. She asked the members of the Committee if their opinion is that this set of changes will complicate or simplify the campaign finance provisions.

Councilmember Ohlson stated the changes were meant to improve the provisions and increase transparency. He stated there were several cracks that could be slipped through and none of the changes should be difficult items with which to comply. He commented on the goal of treating contributions made by professionals that may be worth a great deal more than the contribution limit versus contributions made by volunteers.

Councilmember Canonico stated the Committee wanted to keep from putting up barriers for candidates while still ensuring everyone is on a level playing field with the same rules across the board. She also discussed the goal of ensuring in-kind donations do not exceed the donation threshold.

Councilmember Pignataro questioned how to determine the line between volunteering for a campaign and providing services. She asked if the Committee considered using tax ID numbers to discern between volunteers and individuals providing a service. Mayor Arndt replied the Committee discussed whether the individual was currently employed in the arena of the service provided, market rate should be charged to the campaign.

Councilmember Ohlson also commented on an example wherein a restaurant donates thousands of dollars of food and drink for a campaign fundraising event.

Councilmember Pignataro expressed concern these details could be tactics used to slow down someone's campaign, particularly in the case of an individual who is running for office that may have friends with less money but more skills that they could volunteer.

Mayor Pro Tem Francis noted the nature of work is changing and stated it is going to be difficult to track and enforce this. She cited an example of a contract worker who may not be currently employed, but who has a skill set that could be valuable to a campaign and who could donate their time.

Councilmember Peel stated she understands the intent of these changes but expressed concern they would negatively impact candidates who have friends who could provide services.

Councilmember Ohlson suggested some type of changes need to be made before the second reading.

Mayor Arndt suggested a possible distinction based on a service versus a tangible item.

Councilmember Ohlson stated he would prefer to address the issue from an individual versus a company perspective.

City Attorney Daggett stated the current Code language would exempt services from the definition of contribution unless someone is being paid to provide the services, in which case, the person paying is making a contribution. She stated the idea of trying to recognize particular kinds of services that may be a bit easier to value and more like a contribution that would not be exempted could possibly be done in a narrower way, perhaps by looking at whether a licensed professional is providing the service. She stated the proposed language would not allow someone who makes their living in a certain manner and uses their free time to provide that same service to a campaign would be making a contribution.

Councilmember Peel questioned whether it would be an interference of an individual's freedoms if they were prevented from freely volunteering their time. Councilmember Ohlson noted individuals could volunteer in many ways; however, if they own a sign company and want to put up billboards at no charge, that would not be allowed because that value far exceeds the allotted donation amount.

Mayor Pro Tem Francis asked if the current language would allow the example cited by Councilmember Ohlson. City Attorney Daggett replied there may be an argument that there was an obligation to value the billboards accurately. Language describing contributions-in-kind and how they are valued has been added to beef up the obligation to use market and other information when reporting the value of an in-kind contribution. She clarified, if Council does not want to make the change about an individual volunteering their services, there is language that would need to be changed in the ordinance.

Councilmember Ohlson opposed having a company pay its employees to provide local campaign services in the scale of thousands of dollars; however, he stated he could accept volunteer services provided by an individual who may work for the company but is not getting paid by the company.

City Attorney Daggett stated the reason the language is being changed is to make clear to the committees that they need to accurately report the value of contributions.

Councilmember Canonico suggested the language around services may need additional work by the Committee. City Attorney Daggett suggested certain language changes that would need to be made to the ordinance for the time being.

Mayor Arndt suggested attempting to work on the language prior to Second Reading. City Attorney Daggett replied she would work with the Committee on language and stated Council could either adopt the language as is or make a change for First Reading.

Mayor Pro Tem Francis stated she would not support the motion simply because she disagrees with the language included currently, despite the fact it will likely change.

Councilmember Canonico made a motion, seconded by Councilmember Ohlson, to adopt Ordinance No. 079, 2022, on First Reading.

RESULT:	**ORDINANCE NO. 079, 2022 ADOPTED ON FIRST READING [4 TO 3]**
MOVER:	Tricia Canonico, District 3
SECONDER:	Kelly Ohlson, District 5
AYES:	Arndt, Canonico, Ohlson, Gutowsky
NAYS:	Pignataro, Francis, Peel

20. **Items Relating to a City-Initiated Charter Amendment Relating to the Conduct of City Elections to Use a Ranked Voting Method. (Adopted on First Reading)**

A. Possible Public Hearing and Motion(s) Regarding Protest(s) of Ballot Language.

B. First Reading of Ordinance No. 080, 2022, Submitting to a Vote of the Registered Electors of the City of Fort Collins a Proposed Amendment to the City Charter Concerning the Use of a Ranked Voting Method to Elect Future Mayors and Councilmembers of the City of Fort Collins.

The purpose of this item is to submit a City-initiated Charter Amendment to the registered electors of the City at the November 8, 2022 special election. This Charter amendment proposes to amend various provisions of the Charter to require the use of a ranked voting method beginning in 2025.

Any protest of the proposed ballot language must be received no later than Tuesday, June 21, 2022, at noon. Protest(s) shall be heard, considered, and resolved by the Council prior to adoption of the related Ordinance. If protests are received, copies will be included in Council's "Read Before the Meeting" packet.

City Clerk Hollingshead stated this item relates to the Committee's recommendations regarding ranked choice voting and a potential Charter amendment. She presented the proposed language for the ballot question and stated the Committee has voted to recommend adoption by the full Council to place the question on the November special election ballot. She stated the Committee considered voter participation, potential costs, and the professional administration of elections when determining whether to move this ballot question forward.

City Clerk Hollingshead outlined ranked choice voting, which gives the opportunity for voters to rank candidates in order of preference and provides the potential to express preferences for more than one candidate in a single election. She noted equipment can be used to tabulate ranked choice voting elections, though tabulation can also be done by hand. She noted it is critical with either process to be able to ensure that all results can be replicated.

Robbie Moreland expressed support for referring this item to the ballot. She thanked the Election Code Committee for studying this topic and for being open to the possibilities of utilizing ranked

choice voting. She presented postcards from 1,000 residents who support moving this item to the ballot.

Jody DesChenes expressed support for referring this item to the ballot. She disagreed ranked choice voting leads to disenfranchisement of voters and noted the Fort Collins BIPOC Alliance supports ranked choice voting. She stated ranked choice voting is instant runoff voting and will further improve Fort Collins' high-performing government.

Jonah Noel requested the slides explaining ranked choice voting be made public as they offer a good visual explanation.

Makayla Griffith expressed support for referring this item to the ballot.

Brianna Faulkner expressed support for referring this item to the ballot.

Eric Solgrin opposed ranked choice voting.

Emily Gallichotte expressed support for ranked choice voting and for referring this item to the ballot.

Gavin Miller expressed support for referring this item to the ballot.

Councilmember Canonico supported referring this item to the ballot.

Councilmember Peel thanked the Election Code Committee for its work and thanked individuals on both sides of the issue who took time to meet with her. She stated, as a citizen, she has concerns about ranked choice voting; however, as a Councilmember, she will vote against referring this item to the ballot as it should have been a citizen-led ballot initiative. She also expressed concern about the timing of this as final costs are not available and the City is struggling to fund current services and projects. Additionally, she expressed concern about the low confidence in elections at this time.

Mayor Arndt noted that while she had initially supported this coming forward as a citizen-initiated ballot measure, she now supports Council referring it to the ballot as there could potentially be conflicts between language prepared by residents and existing requirements in the Charter relating to election conduct this item and others being asked of voters. She noted this is written such that, if passed, ranked choice voting would not be implemented until after January 1, 2025. She expressed support for ranked choice voting.

Councilmember Gutowsky stated there is passion on both sides of this issue and she will support referring the item to the ballot for voters to decide.

Mayor Pro Tem Francis asked if any budget dollars are being considered for voter education in case this ballot measure does pass. City Clerk Hollingshead replied implementation would not occur until 2025; therefore, at this point, additional funds are not being contemplated. If it does pass, some level of voter education and engagement would need to occur; however, that is also contingent upon what occurs with the second potential ballot question regarding coordinated elections. Interim Deputy City Manager Marr suggested this would be a good candidate for a mid-cycle funding opportunity.

Mayor Pro Tem Francis expressed concern a mid-cycle funding opportunity could be too late. Additionally, it could be a different Council at that time that may not have interest in funding ranked choice voting education. She stated she would support referring this item to the ballot.

Councilmember Ohlson stated he was originally in favor of this taking effect in 2023 if passed; however, he was convinced 2025 was better given the educational aspect. He expressed support for ranked choice voting.

Councilmember Pignataro thanked the speakers and stated she would support referring this item to the ballot.

Mayor Pro Tem Francis made a motion, seconded by Councilmember Pignataro, to adopt Ordinance No. 080, 2022, on First Reading.

RESULT:	**ORDINANCE NO. 080, 2022 ADOPTED ON FIRST READING [6 TO 1]**
MOVER:	Emily Francis, District 6
SECONDER:	Julie Pignataro, District 2
AYES:	Pignataro, Francis, Arndt, Canonico, Ohlson, Gutowsky
NAYS:	Peel

21. **Items Relating to a City-Initiated Charter Amendment Relating to the Timing of Regular City Elections. (Adopted on First Reading)**

A. Possible Public Hearing and Motion(s) Regarding Protest(s) of Ballot Language.

B. First Reading of Ordinance No. 081, 2022, Submitting to a Vote of the Registered Electors of the City of Fort Collins a Proposed Amendment to the City Charter Shifting the City's Regular Municipal Election from each Odd-Year April to each Odd-Year November.

The purpose of this item is to submit a City-initiated Charter Amendment to the registered electors of the City at the November 8, 2022 special election. This Charter amendment proposes to shift the date of regular City elections to be held in November of odd years instead of April. This shift would also allow for coordinating elections with Larimer County.

Any protest of the proposed ballot language must be received no later than Tuesday, June 21, 2022, at noon. Protest(s) shall be heard, considered, and resolved by the Council prior to adoption of the related Ordinance. If protests are received, copies will be included in Council's "Read Before the Meeting" packet.

City Clerk Hollingshead outlined this item relating to shifting municipal elections from April to November. She presented the ballot language recommended for approval by the Committee and discussed voter turnout and expense considerations. She also discussed considerations related to the elections being coordinated with the County or run by Fort Collins as a municipal election and discussed how the current Council terms would be affected by this change and the timing shift for candidate declaration.

Emily Gallichotte expressed support for this change stating the current system puts an extra burden on voters with the sheer number of elections. She stated consolidating elections helps to reduce barriers to voting and supported referring this item to the ballot.

Councilmember Pignataro stated the data shown regarding turnout numbers does not necessarily reflect timing but rather the items on the ballot. She stated this is an inelegant and unfair solution

given the fact the proposal as written would allow the entire City electorate to vote on extending terms for members for whom they may not normally be allowed to vote. She stated this proposal and associated term extensions would be a disservice to the residents in her district, to her opponents, and to those who may want to run for Council in April. She stated she could support the switch to November elections if the implementation was changed to November of 2027 so voters would be aware those Council terms would be seven months longer.

Councilmember Peel asked about the cost estimates not being known until September of 2023. City Clerk Hollingshead replied the City does not receive any cost estimates from Larimer County for a coordinated November election until September of the same year.

Councilmember Peel asked if expenses are expected to be more or about the same as an April election if ranked choice voting does not pass. City Clerk Hollingshead replied costs vary tremendously depending on how many jurisdictions are participating and whether there are any state or county ballot questions.

Mayor Arndt noted, if this does pass, the elections could still be held on a municipal level and would not be required to be coordinated with the County. Additionally, she noted that could be valuable if ranked choice voting does pass given the complications that could arise if the ballot is coordinated and only City items are ranked choice.

Councilmember Canonico noted not coordinating the November election would result in two separate ballots being sent to voters in November. City Clerk Hollingshead confirmed that and stated there would need to be some level of working together with the County given ballot boxes have recently been combined.

Councilmember Ohlson stated he originally expressed support for this change and the proposed cadence given the 7% higher vote total in November elections. He also noted voters will be the ultimate decision makers.

Mayor Arndt supported the proposal as written given voters will be the ultimate decision makers. She stated she does not believe the extra time on these terms will be an issue and having set dates for elections and swearing in will help for planning for candidates.

Mayor Pro Tem Francis stated there are benefits to having municipal elections with a specific focus on those items. Additionally, she stated the change may have an impact on candidate donations. She stated she would like to see an increase in voter turnout and wished that had been the Council priority from the beginning; however, there is not a wholistic view of how to increase voter turnout currently. She stated she would ultimately support referring the issue to the ballot in the hopes that it will increase voter turnout and she thanked the Election Code Committee for its work.

Councilmember Canonico agreed with Mayor Pro Tem Francis that a better Council priority may have been to increase voter turnout. She also concurred with Councilmember Pignataro that this change, which would increase Council terms by seven months, is not what voters originally intended. However, she stated pushing the implementation out to 2027 could hinder voters from getting the immediate change they'd anticipated. She stated she would support referring the issue to the ballot.

Councilmember Gutowsky asked if the ballot language or other education indicate to voters the Council terms will be extended by seven months. Mayor Arndt replied in the affirmative.

Councilmember Ohlson stated the change to November would help alleviate the issue of new Council members having to go straight into their retreat and the budget dealings. He also noted 26 or 27 of the largest municipalities in Colorado have November elections.

Councilmember Peel stated she can see both sides of this issue but has no serious concerns about referring it to the ballot.

Mayor Pro Tem Francis made a motion, seconded by Councilmember Canonico, to adopt Ordinance No. 081, 2022, on First Reading.

RESULT:	**ORDINANCE NO. 081, 2022 ADOPTED ON FIRST READING [6 TO 1]**
MOVER:	Emily Francis, District 6
SECONDER:	Tricia Canonico, District 3
AYES:	Francis, Arndt, Canonico, Peel, Ohlson, Gutowsky
NAYS:	Pignataro

22. **Items Relating to a City-Initiated Charter Amendment Relating to the Compensation of the Mayor and Councilmembers of the City of Fort Collins. (Adopted on First Reading)**

A. Possible Public Hearing and Motion(s) Regarding Protest(s) of Ballot Language.

B. First Reading of Ordinance No. 082, 2022, Submitting to a Vote of the Registered Electors of the City of Fort Collins a Proposed Amendment to Article II of the City Charter Concerning Compensation of the Mayor and Councilmembers of the City of Fort Collins.

The purpose of this item is to minimize compensation as a barrier to service on Council and to recognize the increasing size of Fort Collins and the growing complexity of matters coming before Council has increased time commitments.

Council would like to consider changing Council compensation using the Average Median Income AMI, for a single-person household for the Fort Collins/Loveland Metropolitan Statistical Area, as determined and adjusted annually by the U.S. Department of Housing and Urban Development, and to offer the option to participate in the City organization's healthcare-related benefits on the same terms those benefits are available to City employees.

The proposed effective date is January 2023 and the compensation for members of the Council shall be paid biweekly and adjusted annually as follows:

(1) For the Mayor: seventy-five percent (75%) of Area Median Income.
(2) For the Mayor Pro Tem: sixty percent (60%) of Area Median Income.
(3) For all other Councilmembers: fifty percent (50%) of Area Median Income.

Any protest of the proposed ballot language must be received no later than Tuesday, June 21, 2022, at noon. Protest(s) shall be heard, considered, and resolved by the Council prior to adoption of the related Ordinance. If protests are received, copies will be included in Council's "Read Before the Meeting" packet.

Teresa Roche, Human Resources Executive Director, stated this item would place a question on the November ballot asking voters to amend the Charter to modify Council pay and benefits. She stated the reasons that have been discussed in favor of this change relate to minimizing compensation as a barrier to service on City Council and to recognize the increasing size of Fort Collins and greater complexity of items coming before the Council. Additionally, Roche stated the last time an external analysis was done on Council pay and benefits was 24 years ago. She discussed the proposed recommendations to offer 75% of the single-person AMI for the Mayor,

60% for the Mayor Pro Tem, and 50% for other Councilmembers. Members would also be able to participate in the benefits package offered to City employees.

Emily Gallichotte supported this measure stating it will help ensure Council reflects the average people of Fort Collins.

Councilmember Ohlson stated he supported this change as Councilmembers have generally historically been employed by understanding employers, retired, people who are reasonably well off, or those with spousal support. He noted the proposed numbers are still a fraction of what is made by state legislators and county commissioners and would also be less than all but one of the City's current full-time classified and unclassified management employees.

Councilmember Canonico concurred with Councilmember Ohlson and stated the current pay requires special circumstances for those who are able to serve.

Councilmember Peel asked if state legislator and county commissioners get health benefits. Councilmember Ohlson replied in the affirmative.

Councilmember Peel noted this issue has not been addressed for 24 years. She supported the pay increase but questioned the benefits inclusion.

Mayor Arndt noted this change would not require Councilmembers to utilize the benefits but would allow the choice.

Councilmember Pignataro asked if Councilmembers who opt out of the benefits package would receive extra pay. Roche replied in the negative and stated the City pays an amount for each employee or person eligible for healthcare-related benefits regardless of whether they accept the benefits package.

Councilmember Pignataro stated she would support the benefits option and expressed concern about lowering the proposed numbers. She stated she would support referring this item to the ballot.

Mayor Pro Tem Francis also supported keeping the percentages as proposed to help make it more feasible for more community members to run for office and provide more diverse viewpoints on Council. She noted there are costs associated with being on Council and having an increase in pay will make things more equitable.

Councilmember Gutowsky noted this would be a 400% raise, despite the fact this has not been adjusted since 1998. She commented on asking voters making less than the AMI, such as first-year teachers, to support a 400% raise and stated it seems there is a penalty for not taking the benefits. Additionally, she noted an increase in salary comes with an increase in expectations.

Councilmember Ohlson stated he believes this is the right thing to do to help expand the number of people who can run for the office.

Councilmember Canonico stated she would like the community to recognize the work done by Councilmembers outside regular Tuesday meetings. She stated she would like to provide the greatest opportunity possible for people of lesser means to run.

Mayor Arndt also noted Council work is year-round and voters will ultimately make the decision.

Councilmember Gutowsky stated she will always consider how her constituents would feel when looking at a ballot measure. She asked if this would apply in January of 2023 if it passes. Roche replied in the affirmative.

Councilmember Gutowsky stated several references have been made to retired, older community members and those individuals do very hard work and should be appreciated. Additionally, she stated there may be a way for Councilmembers to use their time more efficiently, such as by increasing staff assistance.

Councilmember Pignataro noted many of the events and time requirements may not be able to be made more efficient with additional staff.

Councilmember Ohlson stated the workload of this Council and future Councils will not decrease, nor should it. He stated he does not want Council managing the City, nor does he want managers governing the City.

Mayor Arndt concurred she does not anticipate any diminishing of the public's expectations of their elected officials.

Councilmember Canonico stated the contributions made by retirees to the community are hugely valuable and they tend to step up because they have time to serve. She stated she would like to ensure anyone who has the desire to serve can do so.

Mayor Pro Tem Francis made a motion, seconded by Councilmember Peel, to adopt Ordinance No. 082, 2022, on First Reading.

RESULT:	**ORDINANCE NO. 082, 2022 ADOPTED ON FIRST READING [6 TO 1]**
MOVER:	Emily Francis, District 6
SECONDER:	Shirley Peel, District 4
AYES:	Pignataro, Francis, Arndt, Canonico, Peel, Ohlson
NAYS:	Gutowsky

- **OTHER BUSINESS**

A. Possible consideration of the initiation of new ordinances and/or resolutions by Councilmembers.

Mayor Pro Tem Francis suggested the interim greenhouse gas reduction goals should be discussed at the scheduled October work session.

Councilmember Ohlson stated Council should direct staff to bring forth interim goals at the work session. Honore Depew, Climate Program Manager, confirmed considering interim greenhouse gas reduction goals is part of the adopted Council priorities to address the climate emergency locally, and the road map to 2030 goals. The October work session discussion will include options for interim goals based partially on the Fort Collins Sustainability Group suggestions.

Mayor Arndt commended the work of the Election Code Committee and staff and thanked the members of the public who spoke.

- **ADJOURNMENT**

The meeting adjourned at 11:30 p.m.

_____
Mayor

ATTEST:

_____
City Clerk

DRAFT

July 5, 2022

COUNCIL OF THE CITY OF FORT COLLINS, COLORADO

Council-Manager Form of Government

Regular Meeting – 6:00 PM

- **ROLL CALL**

PRESENT: Pignataro, Francis, Arndt, Canonico, Peel, Ohlson, Gutowsky
STAFF: Marr, Daggett, Hollingshead

- **AGENDA REVIEW: CITY MANAGER**

Spanish interpretation options were outlined and the video outlining public participation options was played.

Interim Deputy City Manager Tyler Marr stated the agenda was amended after publication to add Item No. 13A, *First Reading of Ordinance No. 085, 2022, Making Supplemental Appropriations of Grant Funds from the Pools Special Initiative 2022 Program*, which is time sensitive. Additionally, Item No. 13, *Resolution 2022-070 Expressing the Council's Support for Protection of Reproductive Rights and Concern about the Threat to Them Presented by Recent U.S. Supreme Court Action*, has been moved to the Discussion Agenda.

- **PUBLIC COMMENT ON ANY TOPIC OR ITEMS**

Bonnie McKnight opposed Council adopting a resolution in support of the protection of reproductive rights.

Dick Decook opposed Council adopting a resolution in support of the protection of reproductive rights.

Robbie Moreland supported Council adoption of a resolution in support of the protection of reproductive rights.

Amy Hoeven supported Council adopting a resolution in support of the protection of reproductive rights.

Phoebe McWilliams opposed Council adoption of a resolution in support of the protection of reproductive rights.

Oliver Richardson asked about the state of the lawsuit with Ms. Cerette and her attorney and asked how much of the immigration legal defense fund has been spent. Additionally, he questioned the meaning of net zero carbon.

Mark James questioned the effect of the passage of Council adopting a resolution in support of the protection of reproductive rights. He opposed Council adopting such a resolution.

An unidentified individual opposed Council adopting a resolution in support of the protection of reproductive rights.

Luke Doescher supported Council adopting a resolution in support of the protection of reproductive rights. He also supported ranked choice voting.

DRAFT

Jenny Waytassek opposed Council adopting a resolution in support of the protection of reproductive rights.

Kim Patawaran opposed Council adopting a resolution in support of the protection of reproductive rights.

Jennifer Wade opposed Council adopting a resolution in support of the protection of reproductive rights.

Abby Wales supported Council adopting a resolution in support of the protection of reproductive rights.

Ray Martinez spoke in opposition to ranked choice voting.

John (no last name given) opposed Council adopting a resolution in support of the protection of reproductive rights.

Andrew Larue spoke facetiously in support of Council adopting a resolution in support of the protection of reproductive rights.

Louise Cutler opposed Council adopting a resolution in support of the protection of reproductive rights.

Andrea Rogers opposed Council adopting a resolution in support of the protection of reproductive rights.

Joellen Mitchell opposed Council adopting a resolution in support of the protection of reproductive rights.

Virginia Herndon opposed ranked choice voting and opposed Council adopting a resolution in support of the protection of reproductive rights.

Rob Green opposed Council adopting a resolution in support of the protection of reproductive rights.

Kevin Cross supported Council adopting a resolution in support of the protection of reproductive rights.

Ryan Carter opposed Council adopting a resolution in support of the protection of reproductive rights.

Matthew Twyman, Fort Collins Sustainability Group, stated it is important to put an interim greenhouse gas reduction goal in place prior to the October work session on the topic.

Kurt Kastein opposed Council adopting a resolution in support of the protection of reproductive rights.

Emily Gallichotte, Fort Collins Sustainability Group, stated it is important to put an interim greenhouse gas reduction goal in place prior to the October work session on the topic.

Kirlene Gomez opposed Council adopting a resolution in support of the protection of reproductive rights.

DRAFT

Wendy Thomas opposed Council adopting a resolution in support of the protection of reproductive rights.

Audrey Tool opposed Council adopting a resolution in support of the protection of reproductive rights.

Kristy Neely opposed Council adopting a resolution in support of the protection of reproductive rights.

Kelly Krupes opposed Council adopting a resolution in support of the protection of reproductive rights.

Caleb Larson opposed Council adopting a resolution in support of the protection of reproductive rights.

Jody DesChenes supported Council adopting a resolution in support of the protection of reproductive rights.

Scott Horak opposed Council adopting a resolution in support of the protection of reproductive rights.

Sara Tarr supported ranked choice voting.

Meliyanty Salim opposed Council adopting a resolution in support of the protection of reproductive rights.

Nick Armstrong supported Council adopting a resolution in support of the protection of reproductive rights.

Megan Thorburn, Sierra Club Poudre Canyon Group, stated it is important to put an interim greenhouse gas reduction goal in place prior to the October work session on the topic.

Sean McCoy supported Council adopting a resolution in support of the protection of reproductive rights.

Torin Kaletsky supported Council adopting a resolution in support of the protection of reproductive rights. Additionally, he supported ranked choice voting and the establishment of interim greenhouse gas reduction goals.

Kaori Keyser supported Council adopting a resolution in support of the protection of reproductive rights.

Melanie Potyondy supported Council adopting a resolution in support of the protection of reproductive rights.

- **PUBLIC COMMENT FOLLOW-UP**

Councilmember Pignataro asked how the consideration of Resolution 2022-070 ended up on the Consent Agenda. Interim Deputy City Manager Marr replied it was mistakenly placed on the Consent Agenda.

DRAFT

Councilmember Pignataro thanked the speakers for their civility. She also requested staff discuss Item No. 11, *Resolution 2022-068 Adopting Amended Rules of Procedure Governing the Conduct of City Council Meetings and Council Work Sessions*, following adoption of the Consent Agenda. She requested staff input on how adding interim greenhouse gas reduction goals would impact the budget process. Interim Deputy City Manager Marr replied the budget lead team begins deliberating the City Manager's recommended budget this week and the team is aware of Council's goals related to the climate emergency. He outlined the timeline for budget consideration and noted most of the deliberations will take place in the fall around the time of the October work session.

Jackie Kozak-Thiel, Sustainability Services Director, stated the Climate Executive Team met today and heard the analysis and overview of all budget offers across outcome areas that impact progress toward climate goals and the implementation of Our Climate Future for resilience, equity, and mitigation. She stated the budget lead team will be informed by the data collected thus far and by staff recommendations.

Councilmember Peel asked why Mr. Richardson's questions have not been addressed as he was here at a prior meeting. Interim Deputy City Manager Marr connected Mr. Richardson with staff to answer his questions.

Councilmember Ohlson reiterated Resolution 2022-070 was placed on the Consent Agenda accidentally. He thanked the speakers for communicating in a respectful and appropriate manner. He acknowledged former Councilmember Kastein and his service. He questioned Council's hesitancy regarding adoption of interim greenhouse gas reduction goals and stated he would like to receive a staff memo on the item and would like to consider adoption of a resolution supporting interim greenhouse gas reduction goals.

Councilmember Gutowsky concurred with Councilmember Ohlson's statements regarding interim greenhouse gas reduction goals.

Mayor Arndt thanked the speakers and noted Resolution 2022-070 does not have any regulatory or policy impact but is just a message of support for the state legislature's action.

- **CONSENT CALENDAR**

Mayor Pro Tem Francis made a motion, seconded by Councilmember Pignataro, to adopt and approve items 1-12 and 13A on the Consent Agenda.

Councilmember Peel commented on Resolution 2022-070 stating her belief that pre-born babies are entitled to the same rights and protections as all humans. She stated she would not support adoption of the resolution as she does not believe the City is in the position to promote state laws preserving the right to abortion.

RESULT:	**CONSENT CALENDAR ADOPTED [UNANIMOUS]**
MOVER:	Emily Francis, District 6
SECONDER:	Julie Pignataro, District 2
AYES:	Pignataro, Francis, Arndt, Canonico, Peel, Ohlson, Gutowsky

DRAFT

1. **Consideration and Approval of the Minutes of the June 7, 2022 Regular Meeting. (Adopted)**

   The purpose of this item is to approve the minutes of the June 7, 2022 Regular meeting.

2. **Second Reading of Ordinance No. 071, 2022, Appropriating Philanthropic Revenue Received Through City Give for the Art in Public Places Program, Pianos About Town Project. (Adopted on Second Reading)**

   This Ordinance, unanimously adopted on First Reading on June 21, 2022, appropriates $39,991 in philanthropic revenue for Art in Public Places, Cultural Services. The grant award is received from Bohemian Foundation for the designated purpose of Pianos About Town, a collaborative effort among the City of Fort Collins Art in Public Places, the Fort Collins Downtown Development Authority, and the donor, Bohemian Foundation.

3. **Items Relating to Appropriations for Southridge Golf Course Irrigation System Installation and Fleet Shop Expansion. (Adopted on Second Reading)**

   A. Second Reading of Ordinance No. 072, 2022, Making Supplemental Appropriations in the Golf Fund from Anticipated Lease Financing Proceeds and Authorizing Transfers from the Golf Fund for the Southridge Golf Course Irrigation Project and Related Art in Public Places.

   B. Second Reading of Ordinance No. 073, 2022, Making Supplemental Appropriations from Anticipated Lease Financing Proceeds and Prior Year Reserves in the Equipment Fund and Authorizing Transfers From the Equipment Fund for the Fleet Shop Expansion Project and Related Art in Public Places.

   These Ordinances, unanimously adopted on First Reading on June 21, 2022, consider two appropriations for Southridge Golf Course Irrigation System Installation and Fleet Shop Expansion, in order to allow work to proceed expeditiously in light of increasing costs. Council has previously approved Ordinance No. 062, 2022, authorizing the issuance of 2022 COPS for the financing of these projects. Payments paid with the 2022 appropriation will be reimbursed with the proceeds from the 2022 COPs and put back in the appropriate reserve fund. Council has adopted Resolution 2022-058 to declare City's official intent to reimburse the applicable City funds for initial expenditures with the proceeds from the issuance of the 2022 COPs.

4. **Second Reading of Ordinance No. 074, 2022, Appropriating Prior Year Reserves and Authorizing Transfers of Appropriations for the Linden Street Renovation Project and Related Art in Public Places. (Adopted on Second Reading)**

   This Ordinance, unanimously adopted on First Reading on June 21, 2022, appropriates additional funding for the Linden Street Renovation project (the "Project"). The Project is experiencing inflationary pressures and the cost to complete the work now exceeds the appropriated budget requiring either: (1) delay final delivery of the Project; and/or (2) securing additional funds to complete the Project. To reduce the scope of the Project means delivering a project that fails to meet established City standards for urban design and landscaping. To delay final delivery until funding becomes available will negatively impact other transportation capital projects currently in the delivery pipeline. Staff recommends supplemental appropriation of $500,000 to allow for completion of the Project as intended when construction commenced. This request is being made to Council now to avoid additional negative cost impacts due to potentially pausing and restarting an active construction project.

5. **Second Reading of Ordinance No. 075, 2022, Appropriating Prior Year Reserves and Making Supplemental Appropriations and Authorizing Transfers of Appropriations for the South Timberline Corridor and Related Art in Public Places. (Adopted on Second Reading)**

   This Ordinance, unanimously adopted on First Reading on June 21, 2022, appropriates additional funding for the South Timberline Corridor project (the "Project"). The Project is experiencing inflationary pressures and the cost to complete the work now exceeds the appropriated budget requiring either: (1) reduction in scope of the Project; (2) delay final delivery of the Project; and/or (3) secure additional

funds to complete the Project. To reduce the scope of the Project means delivering a project that fails to meet established City standards for urban design and landscaping. To delay final delivery until funding becomes available will negatively impact other transportation capital projects currently in the delivery pipeline. Staff recommends a total supplemental appropriation of $2,332,770 to allow for completion of the Project as intended when construction commenced. The total includes $2,148,000 in new funding plus $184,770 in developer contributions committed to the project scope. This request is being made to Council now to avoid additional negative cost impacts due to potentially pausing and restarting an active construction project.

6. **Second Reading of Ordinance No. 076, 2022, Appropriating Prior Year Reserves and Authorizing Transfers of Appropriations for the Vine and Lemay BNSF Intersections Improvement Project and Related Art in Public Places. (Adopted on Second Reading)**

This Ordinance, unanimously adopted on First Reading on June 21, 2022, appropriates additional funding for the Vine/Lemay BNSF Intersection Improvements project (the "Project"). The Project is experiencing inflationary pressures and the cost to complete the work now exceeds the appropriated budget requiring either: (1) delay of final delivery of the Project; and/or (2) securing additional funds to complete the Project. To reduce the scope of the Project means delivering a project that fails to meet established City standards for urban design and landscaping. To delay final delivery until funding becomes available will negatively impact other transportation capital projects currently in the delivery pipeline. Staff recommends a total supplemental appropriation of $2,142,260 to allow for completion of the Project as intended when construction commenced. The total supplemental appropriation includes $1,380,000 in new funding plus $762,620 for traffic signals that has yet to be appropriated. This request is being made to Council now to avoid additional negative cost impacts due to potentially pausing and restarting an active construction project.

7. **Second Reading of Ordinance No. 077, 2022, Amending Article VIII of Chapter 7.5 of the Code of the City of Fort Collins to Create an Administrative Process for Awarding Fee Credits for Certain Affordable Housing Units to be Constructed in the City. (Adopted on Second Reading)**

This Ordinance, unanimously adopted on First Reading on June 22, 2022, simplifies the way affordable housing fee credits are provided to developers of qualifying new affordable homes. Through iterative process improvements, flat amounts for fee credits have been established and codified for new construction and adaptive reuse creating affordable homes targeting households making no more than 30% area median income (AMI) - the lowest wage-earners in the City. This Code change would allow staff to administratively award fee credits up to the amount of funds that are available and that have been appropriated for such purpose. Any requests for more than available funds will still be subject to Council discretion and appropriation.

8. **Second Reading of Ordinance No. 078, 2022, Amending Chapter 27 of the Code of the City of Fort Collins Relating to Forestry. (Adopted on Second Reading)**

This Ordinance, unanimously adopted on First Reading on June 21, 2022, considers adoption of amendments and updates to Chapter 27, the forestry-related chapter of City Code. This Ordinance identifies all trees within the City as important community infrastructure and makes a variety of other amendments to Chapter 27.

9. **First Reading of Ordinance No. 083, 2022, Authorizing the Acquisition by Eminent Domain Proceedings of Certain Property Rights Necessary for Phase 2 (Construction) and Phase 3 (Operations and Maintenance) of the Halligan Water Supply Project. (Adopted on First Reading)**

The purpose of this item is to seek authorization from Council to use eminent domain to acquire property rights for construction (Phase 2) and long-term maintenance and operations access (Phase 3) of the Halligan Water Supply Project (Halligan Project) across private property that provides the primary access point to Halligan Reservoir. This property is jointly owned by Geo A. Henderson Co., Inc. and Chris Vandemoer (collectively, Vandemoer), and is encumbered by two conservation easements held by The Nature Conservancy (TNC). The parties are currently in eminent domain litigation for Phase 1 of the Project and have had productive conversations regarding a global settlement for all three phases of the Halligan Project. The acquisition will include:

- a temporary access easement for construction
- a permanent access easement for ongoing maintenance and operations
- a permanent easement for flood/high water events
- fee title to approximately 5.48 acres of land for inundation

To meet near-term project timelines, prompt acquisition of the property rights is necessary. Staff fully intends to continue negotiating in good faith with the affected property owners and is requesting authorization to, in consultation with the City Attorney's Office, use eminent domain as necessary to acquire the needed property rights. To effectuate a possible global settlement in the City's eminent domain litigation with Vandmoer, the City needs Council's authorization of eminent domain to include Phase II and Phase III, so that all property rights needed from Vandemoer for the entire project can be acquired at one time.

This action would ensure the City can secure all access rights required to complete the final two phases of the Halligan Project over the primary access route to the Halligan Dam and Reservoir:

- Phase 1 - permitting and design (site visits and data collection related to permitting processes and preliminary design work for the reservoir enlargement and for the diversion structure replacement)
- Phase 2 - construction (construction work related to replacement of dam and diversion structure)
- Phase 3 - long-term maintenance and operations of the dam and reservoir (including permanent maintenance of measuring devices on the reservoir and diversion structure and environmental monitoring requirements under governmental permits)

10. **Resolution 2022-067 Authorizing the Assignment of the City's 2022 Private Activity Bond Allocation to Housing Catalyst to Finance New Construction and Rehabilitation of Affordable Homes. (Adopted)**

The purpose of this item is to support the new construction and rehabilitation of affordable housing at one specific location and one or more other planned projects developed by Housing Catalyst in the City by assigning the City's 2022 Allocation of Private Activity Bond (PAB) capacity to Housing Catalyst (HC). PAB capacity is required for development projects using federal 4% Low-Income Housing Tax Credit financing.

11. **Resolution 2022-068 Adopting Amended Rules of Procedure Governing the Conduct of City Council Meetings and Council Work Sessions. (Adopted)**

The purpose of this item is to update Council meeting rules to reflect and clarify desired procedures including order of business, signing in for public comment, and manner of addressing comments.

12. **Resolution 2022-069 Reappointing Michelle Kline as an Assistant Municipal Judge of the Fort Collins Municipal Court and Authorizing the Execution of an Employment Agreement. (Adopted)**

The purpose of this item is to reappoint Michelle Kline as Assistant Municipal Judge for the Fort Collins Municipal Court. The City Charter provides for the appointment of judges of the Municipal Court for two-year terms. This will be Judge Kline's second term. Chief Judge Jill A. Hueser recommends that Judge Kline be reappointed as Assistant Municipal Judge, to serve in the absence of the Chief Judge.

13. **Resolution 2022-070 Expressing the Council's Support for Protection of Reproductive Rights and Concern about the Threat to Them Presented by Recent U.S. Supreme Court Action. (Pulled from Consent)**

This item was pulled from the Consent Agenda to allow for discussion.

13A. **First reading of Ordinance No. 085, 2022, Making Supplemental Appropriations of Grant Funds from the Pools Special Initiative 2022 Program. (Adopted on First Reading)**

The purpose of this item is to appropriate funding received by the Colorado Department of Local Affairs to recruit and retain public swimming pool employees.

- **CONSENT CALENDAR FOLLOW-UP**

Councilmember Pignataro requested staff follow-up regarding some of the details related to Item No. 11, *Resolution 2022-068 Adopting Amended Rules of Procedure Governing the Conduct of City Council Meetings and Council Work Sessions*. Ginny Sawyer, Senior Policy and Project Manager, replied the item attempts to simplify the norms around public comment and addresses civility and shows of support or disagreement. City Attorney Daggett stated additional ways of sharing this information to the public have been discussed, such as the video that is shown at the start of meetings.

Councilmember Ohlson stated he is comfortable with not always using official titles, as mentioned in the resolution, and is also comfortable with allowing members of the public to state their opinions regarding the performance of Council.

Mayor Arndt clarified the spirit of the language related to 'personal' is in reference not to performance, but truly personal issues. Additionally, she stated the use of formal titles is due to the fact members of Council were elected to be Councilmembers and to show respect to voters.

Sawyer noted some of the language around meeting rules is also directed at protecting members of the public.

- **STAFF REPORTS**

A. Staff Report: Camping Enforcement and Response.

John Feyen, Assistant Chief of Police, discussed a recent situation wherein a number of campers were addressed along Blue Spruce, Red Cedar, and Bristlecone. He detailed the work with service providers to educate individuals living in the area to ensure no one was taken by surprise. He stated the day of the encampment cleanup resulted in six citations issues, four for parking and two for roadway obstruction. He noted constant monitoring has occurred to ensure the situation does not become an issue again.

Brittany Depew, Homelessness Lead Specialist, stated homelessness initiatives are a current Council priority and the City's role are around funding, policy, convening, and support of community organizations that provide services. She noted there has been a 1% decrease in homelessness in Fort Collins since 2019 and discussed ways in which gaps in the shelter system could be addressed. Additionally, she discussed the need for a housing first model which asserts that the answer to homelessness is permanent housing without pre-conditions. She commented on the need for homelessness solutions to be multi-dimensional and cross-sector.

Councilmember Ohlson commented on destructive behavior that impacts wildlife and safety in taxpayer-funded natural areas and along the river. He asked about the status of encampments along the Poudre River. Feyen replied the City has a website it uses when encampments are found and Natural Areas encampment cleanup program staff provide 24-hour notices and then remove any remaining debris. He stated 112 encampments have been cleaned this year. He shared staff attempts to blend compassion with consequences when addressing these issues.

Mayor Pro Tem Francis asked if short-term and mid-term solutions are slated to come before Council for consideration. Depew replied there is no current plan for that; however, that could occur if so desired.

Mayor Pro Tem Francis asked if the figure related to the cost to the City of an individual experiencing homelessness has been updated. Depew replied she does not have a cost per person but noted the winter overflow shelter budget increases annually and has only been able to be funded because of the American Rescue Plan Act funds.

- **COUNCILMEMBER REPORTS**

Mayor Pro Tem Francis commended the City's Fourth of July celebration and associated events.

Councilmember Canonico reported on the Colorado Municipal League's annual conference.

- **CONSIDERATION OF ITEMS REMOVED FROM CONSENT CALENDAR FOR INDIVIDUAL DISCUSSION**

13. **Resolution 2022-070 Expressing the Council's Support for Protection of Reproductive Rights and Concern about the Threat to Them Presented by Recent U.S. Supreme Court Action. (Adopted)**

The purpose of this item is to bring a Resolution, after consultation with the Mayor and Mayor Pro Tem, expressing concern regarding the recent United States Supreme Court decision in Dobbs v. Jackson Women's Health Organization, and expressing support for protection of reproductive rights, privacy, dignity, and self-determination.

Alicia (no last name given) opposed Council adopting a resolution in support of the protection of reproductive rights.

Emily Gallichotte supported Council adopting a resolution in support of the protection of reproductive rights.

Ray Martinez opposed Council adopting a resolution in support of the protection of reproductive rights citing a lack of public outreach.

Nancy Eason opposed Council adopting a resolution in support of the protection of reproductive rights.

Noah (inaudible last name) supported Council adopting a resolution in support of the protection of reproductive rights.

Mayor Pro Tem Francis stated this is a city issue as well as a state issue because state leaders look to city representatives to provide guidance around the thoughts of constituents. She stated this issue is not about children but about a woman's right to choose what is best for her body. She stated women deserve better and should be treated as equal to male counterparts. She expressed support for the resolution.

Councilmember Canonico commented on having two abortions that saved her life and stated women should also have the choice to decide what to do with embryos in storage. She expressed support for the resolution.

Councilmember Pignataro commended the civility of the discussion. She stated women should have the right to determine what happens with their bodies and agreed this action is within the realm of Council's purview.

Councilmember Gutowsky stated Colorado has already codified the right for women to make their own reproductive decisions and she therefore does not believe Council needs to create a resolution on the issue and she will not be supporting it.

Councilmember Peel commended the civility of the discussion and stated voices of pre-born children are missing from the conversation.

Mayor Arndt noted Colorado voters have repeatedly and resoundingly defeated a personhood amendment. She stated the Supreme Court decision has forced the consideration of federal politics at a local level.

Mayor Pro Tem Francis made a motion, seconded by Councilmember Pignataro, to adopt Resolution 2022-070.

RESULT:	**RESOLUTION 2022-070 ADOPTED [5 TO 2]**
MOVER:	Emily Francis, District 6
SECONDER:	Julie Pignataro, District 2
AYES:	Pignataro, Francis, Arndt, Canonico, Ohlson
NAYS:	Peel, Gutowsky

(Secretary's Note: The Council took a brief recess at this point in the meeting.)

- **DISCUSSION ITEMS**

14. **Second Reading of Ordinance No. 079, 2022, Amending Chapter 7 of the Code of the City of Fort Collins to Clarify, Revise and Strengthen Restrictions and Requirements for Campaign Finance in City Elections. (Adopted as Amended on Second Reading)**

This Ordinance, adopted on First Reading on June 21, 2022 by a vote of 4-3 (Nays: Francis, Peel, Pignataro), considers amendments to Chapter 7 of City Code related to clarifying, revising and strengthening restrictions and requirements for campaign finance in City elections. Based on the discussion at First Reading, potential amendments to the proposed ordinance have been prepared to address the issues outlined during deliberations. Councilmembers may choose to make one or more of these amendments to the proposed ordinance before potentially adopting the ordinance.

City Clerk Hollingshead outlined the proposed amendments to the campaign finance code that were discussed by the Election Code Committee since the ordinance was adopted on First Reading: excluding volunteer services from the definition of contribution unless those services are being paid for, refining the definition of mailing lists that are excluded from contribution, adding a requirement that candidates, candidate committees, and political committees obtain certifications of value for all purchases and contributions and establishing a violation for a false certification, and eliminating the requirement that a civil violation be knowing.

Nick Armstrong commended the Election Code Committee for its work on this issue and supported the changes.

Councilmember Pignataro commended the Election Code Committee and asked about the responsibilities of alternate committee members. City Attorney Daggett replied the standard practice has been that alternate members receive information and invitations to the meetings, particularly if a member is going to be absent. She stated there may have been a mix-up in this particular case as it was scheduled at the last minute. Interim Deputy City Manager Marr stated staff would work on ensuring a well-defined and understood process is in place.

Councilmember Pignataro asked about the difference between a natural person and an individual. City Attorney Daggett replied the term 'natural person' refers to an individual human being whereas 'person' is more broadly defined to include organizations and corporations.

Councilmember Peel asked who holds the burden of proof regarding knowing violations. City Attorney Daggett replied an act must be a knowing act, even for a civil violation, in the existing language. She stated the proposed change makes the candidate or committee responsible whether or not they were aware of making a violation. She outlined the language related to correcting issues.

Mayor Pro Tem Francis stated she opposed this ordinance on First Reading due to the language around what is considered a contribution. She thanked the Committee for its work in clarifying the language and stated she would now support it.

Mayor Pro Tem Francis made a motion, seconded by Councilmember Gutowsky, to adopt Ordinance No. 079, 2022, as amended to include-amendments 1-4 as outlined in the agenda item summary.

RESULT:	**ORDINANCE NO. 079, 2022, ADOPTED AS AMENDED ON SECOND READING [UNANIMOUS]**
MOVER:	Emily Francis, District 6
SECONDER:	Susan Gutowsky, District 1
AYES:	Pignataro, Francis, Arndt, Canonico, Peel, Ohlson, Gutowsky

15. **Second Reading of Ordinance No. 080, 2022, Submitting to a Vote of the Registered Electors of the City of Fort Collins a Proposed Amendment to the City Charter Concerning the Use of a Ranked Voting Method to Elect Future Mayors and Councilmembers of the City of Fort Collins. (Adopted on Second Reading)**

This Ordinance, adopted on First Reading on June 21, 2022 by a vote of 6-1 (Nay: Peel), submits a City-initiated Charter Amendment to the registered electors of the City at the November 8, 2022 special election. This Charter amendment proposes to amend various provisions of the Charter to require the use of a ranked voting method beginning in 2025.

Nancy Eason questioned how a ranked choice election would be run simultaneously with a traditional election if the municipal election is moved to November.

Robbie Moreland expressed support for ranked choice voting and its placement on the ballot.

Emily Gallichotte expressed support for ranked choice voting and its placement on the ballot.

Camie Larson opposed ranked choice voting and expressed concern about the cost of its implementation and voter education.

Nick Armstrong supported ranked choice voting and its placement on the ballot. He commented on the importance of voter and candidate education.

Kaori Keyser expressed support for ranked choice voting and its placement on the ballot.

Councilmember Pignataro asked City Clerk Hollingshead for a cost estimate from the community in which she previously worked. City Clerk Hollingshead replied the comparison is not equivalent as equipment was not able to be used for tabulation and that factor greatly impacts overall cost. She stated the module that would need to be added to the rental tabulation equipment is about $35,000 and voter education would also increase cost. Additionally, she noted there are escalating costs related to supplies. She stated it is possible to have a mixed format ballot and equipment is programmed to process them.

Councilmember Pignataro supported placing ranked choice voting on the ballot.

Councilmember Peel asked if all items would be on the same ballot card if ranked choice voting passes and elections are moved to November. City Clerk Hollingshead replied it would ultimately be a decision from the Secretary of State; however, it is possible for all items to be on the same ballot.

Councilmember Peel asked when the Secretary of State would make the decision. City Clerk Hollingshead replied the legislation passed last year allowing municipalities to use ranked choice voting in coordinated elections calls for rule-making to happen during 2023 by the Secretary of State in conjunction with County Clerks.

Mayor Pro Tem Francis made a motion, seconded by Councilmember Canonico, to adopt Ordinance No. 080, 2022, on Second Reading.

RESULT:	**ORDINANCE NO. 080, 2022 ADOPTED ON SECOND READING [6 TO 1]**
MOVER:	Emily Francis, District 6
SECONDER:	Tricia Canonico, District 3
AYES:	Pignataro, Francis, Arndt, Canonico, Ohlson, Gutowsky
NAYS:	Peel

16. **Second Reading of Ordinance No. 081, 2022, Submitting to a Vote of the Registered Electors of the City of Fort Collins a Proposed Amendment to the City Charter Shifting the City's Regular Municipal Election from each Odd-Year April to each Odd-Year November. (Adopted on Second Reading)**

This Ordinance, adopted on First Reading on June 21, 2022 by a vote of 6-1 (Nay: Pignataro), submits a City-initiated Charter Amendment to the registered electors of the City at the November 8, 2022 special election. This Charter amendment proposes to shift the date of regular City elections to be held in November of odd years instead of April. This shift would also allow for coordinating elections with Larimer County.

Emily Gallichotte expressed support for moving elections to November and stated she understands previous comments made by Councilmember Pignataro related to Council terms.

Councilmember Canonico noted campaigns cannot coordinate with one another.

Councilmember Pignataro stated she would prefer to hold off on implementation of this change until 2027 to allow for voters to understand the extra length of time Councilmembers would serve.

Mayor Pro Tem Francis made a motion, seconded by Councilmember Gutowsky, to adopt Ordinance No. 081, 2022, on Second Reading.

RESULT:	**ORDINANCE NO. 081, 2022, ADOPTED ON SECOND READING [6 TO 1]**
MOVER:	Emily Francis, District 6
SECONDER:	Susan Gutowsky, District 1
AYES:	Francis, Arndt, Canonico, Peel, Ohlson, Gutowsky
NAYS:	Pignataro

17. **Second Reading of Ordinance No. 082, 2022, Submitting to a Vote of the Registered Electors of the City of Fort Collins a Proposed Amendment to Article II of the City Charter Concerning Compensation of the Mayor and Councilmembers of the City of Fort Collins. (Adopted as Amended on Second Reading)**

This Ordinance, adopted on First Reading on June 21, 2022 by a vote of 6-1 (Nay: Gutowsky) will minimize compensation as a barrier to service on Council and to recognize the increasing size of Fort Collins and the growing complexity of matters coming before Council has increased time commitments.

Council would like to consider changing Council compensation using the Average Median Income AMI, for a single-person household for the Fort Collins/Loveland Metropolitan Statistical Area, as determined and adjusted annually by the U.S. Department of Housing and Urban Development, and to offer the option to participate in the City organization's healthcare-related benefits on the same terms those benefits are available to City employees.

The proposed effective date is January 2023 and the compensation for members of the Council shall be paid biweekly and adjusted annually as follows:

(1) For the Mayor: seventy-five percent (75%) of Area Median Income.

(2) For the Mayor Pro Tem: sixty percent (60%) of Area Median Income.

(3) *For all other Councilmembers: fifty percent (50%) of Area Median Income*.

Teresa Roche, Human Resources Director, outlined the item as it was adopted on First Reading.

Nick Armstrong expressed support for this item.

Emily Gallichotte expressed support for this item.

Lauren Ditzle expressed support for this item.

Kaori Keyser expressed support for this item.

Councilmember Ohlson commented on the importance of creating a system in which more people can run for Council. He expressed support for this item but proposed changing the numbers to 60% of AMI for the Mayor, 45% of AMI for the Mayor Pro Tem, and 40% of AMI for other Councilmembers. He stated he believes this change will increase the chance of the item passing. Additionally, he stated the reference to Councilmembers not being City employees should be eliminated from the ballot language and City Attorney Daggett concurred.

Councilmember Canonico noted the low compensation rate was described as a barrier to people running for Council and questioned whether lowering the compensation will still achieve eliminating that barrier.

Councilmember Ohlson stated he supports the original numbers but believes lowering them will increase the likelihood of the item passing.

Mayor Pro Tem Francis stated the original 50% number seems reasonable to explain to voters based on the job being about 20 hours per week.

Councilmember Peel expressed support for the reason behind this change and stated she was somewhat uncomfortable with original numbers.

Councilmember Pignataro stated her preference is for the original higher numbers.

Councilmember Gutowsky thanked Councilmember Ohlson for the suggestion and thanked Council for considering it. She stated the lower numbers still provide financial compensation while retaining joy of service as compensation as well.

Mayor Pro Tem Francis asked when Council pay was last updated. Roche replied it was in 1998.

Mayor Pro Tem Francis stated she appreciates Councilmember Gutowsky's comments but stated the higher percentage of pay does not eliminate the will of those who want to run for office and serve their community. She stated it is important the amount enables people to serve.

Councilmember Ohlson made a motion, seconded by Councilmember Pignataro, to adopt Ordinance No. 082, 2022, on Second Reading, with the amendment to edit the ballot language in section 3 of the ordinance to strike the phrase 'while not employees' from the final clause of that language.

Councilmember Pignataro noted the item could be placed on a future ballot with a lower number if this does not pass.

Councilmember Ohlson reiterated his support of the amounts in the proposed ordinance.

Councilmember Gutowsky stated she believes the numbers are too high; however, she stated she would support the placement of the item on the ballot.

Mayor Arndt stated she would support the motion.

Mayor Pro Tem Francis, Mayor Arndt, and Councilmember Peel concurred with Councilmember Ohlson's suggestion.

DRAFT

RESULT:	**ORDINANCE NO. 082, 2022, ADOPTED AS AMENDED ON SECOND READING [UNANIMOUS]**
MOVER:	Kelly Ohlson, District 5
SECONDER:	Julie Pignataro, District 2
AYES:	Pignataro, Francis, Arndt, Canonico, Peel, Ohlson, Gutowsky

Mayor Pro Tem Francis asked if Council wants to direct City staff as to the order of ballot measures for submitting them to the County.

Councilmember Ohlson suggested compensation first, followed by moving the elections to November, then ranked choice voting, as per the priorities of the Election Code Committee.

18. **First Reading of Ordinance No. 084, 2022, Amending the City of Fort Collins District-Precinct Map Following the Decennial Census. (Adopted on First Reading)**

The purpose of this item is to amend the City's district boundaries following the decennial census in compliance with Section 7-87 of the City Code, including aligning City precinct boundaries with County precinct boundaries.

City Clerk Hollingshead discussed the redistricting process that occurs after Census data is released and summarized the applicable Charter and Code provisions. She presented the four potential district maps that have been developed and noted options three and four are very similar and simply shift one precinct between two districts.

Emily Gallichotte supported options three and four.

Lauren Zitney supported options three and four.

Nick Armstrong supported options three and four.

Noah Prezen supported options three and four.

Councilmember Pignataro asked about the community member who developed option three. City Clerk Hollingshead replied Martha Coleman is a geographer who served on one of the state's redistricting commissions in 2021.

Councilmember Pignataro supported options three and four.

Councilmember Peel asked if the constitutional doctrines and non-constitutional case law considerations included in the packet were considered in the creation of the maps. City Clerk Hollingshead replied staff and the Election Code Committee considered them and worked to ensure certain populations were not broken into separate districts.

Councilmember Peel stated she appreciates Council is non-partisan; however, she provides a more moderate, conservative voice and she expressed concern some of the maps dilute out the more conservative voters. She expressed support for option two but stated she could accept option three.

Councilmember Gutowsky requested information on the difference between options three and four. Marcus Bodig, GIS Department, replied one precinct on the far west is moved from district

DRAFT

five to six because it visually looks incorrect. He stated option four therefore creates a more contiguous map.

Councilmember Gutowsky expressed support for option four.

Councilmember Canonico noted there is not a large population in the affected precinct.

Mayor Pro Tem Francis expressed support for options three or four to lessen drastic changes and to not disrupt communities of interest. She stated option three seems to keep communities more intact.

Councilmember Canonico expressed support for options three or four to lessen drastic changes. She stated she is leaning toward option three due to the lower deviation.

Councilmember Ohlson expressed support for option three to lessen large changes.

Mayor Arndt commended Colorado on ensuring gerrymandering does not occur and on implementing non-partisan redistricting commissions.

Mayor Pro Tem Francis made a motion, seconded by Councilmember Canonico, to adopt Ordinance No. 084, 2022, on First Reading, selecting option three.

RESULT:	**ORDINANCE NO. 084, 2022, ADOPTED ON FIRST READING [UNANIMOUS]**
MOVER:	Emily Francis, District 6
SECONDER:	Tricia Canonico, District 3
AYES:	Pignataro, Francis, Arndt, Canonico, Peel, Ohlson, Gutowsky

- **ADJOURNMENT**

The meeting adjourned at 9:54 PM.

_____
Mayor

ATTEST:

_____
City Clerk

DRAFT

July 12, 2022

COUNCIL OF THE CITY OF FORT COLLINS, COLORADO

Council-Manager Form of Government

Special Meeting – 6:00 PM

- **ROLL CALL**

PRESENT: Pignataro, Francis, Arndt, Canonico, Peel, Ohlson, Gutowsky
STAFF: DiMartino, Daggett, Hollingshead

- **DISCUSSION ITEMS**

1. **Items Relating to the Appointment, Salary, Oath of Office and Employment Contract of the City Manager. (Adopted on First Reading)**

   A. Resolution 2022-071 Appointing Kelly DiMartino as City Manager, Approving the City Manager's Employment Agreement and Directing the City Clerk to Administer the Oath of Office.

   B. First Reading of Ordinance No. 086, 2022, Amending Section 2-596 of the Code of the City of Fort Collins and Setting the Salary of the City Manager.

   The purpose of these agenda items is to appoint Kelly DiMartino as the new City Manager effective upon the completion of the City Manager Employment Agreement and administration and delivery of the oath of office, and to approve the employment agreement of the City Manager. Another purpose is to direct the City Clerk to administer the City Manager oath of office to Kelly DiMartino on July 12, 2022. The Ordinance sets the salary of the City Manager effective July 1, 2022.

Mayor Pro Tem Francis made a motion, seconded by Councilmember Canonico, to adopt Resolution 2022-071.

RESULT:	**RESOLUTION 2022-071 ADOPTED [UNANIMOUS]**
MOVER:	Emily Francis, District 6
SECONDER:	Tricia Canonico, District 5
AYES:	Pignataro, Francis, Arndt, Canonico, Peel, Ohlson, Gutowsky

Mayor Pro Tem Francis made a motion, seconded by Councilmember Pignataro, to adopt Ordinance No. 086, 2022, on First Reading.

Mayor Pro Tem Francis commended the work of Kelly DiMartino and stated Council is looking forward to having her as the next City Manager.

Mayor Arndt concurred.

RESULT:	**ORDINANCE NO. 086, 2022 ADOPTED ON FIRST READING [UNANIMOUS]**
MOVER:	Emily Francis, District 6
SECONDER:	Julie Pignataro, District 2
AYES:	Pignataro, Francis, Arndt, Canonico, Peel, Ohlson, Gutowsky

City Clerk Hollingshead administered the oath of office to City Manager DiMartino.

- **ADJOURNMENT**

The meeting adjourned at 6:08 PM.

_____
Mayor

ATTEST:

_____
City Clerk

DRAFT

July 19, 2022

COUNCIL OF THE CITY OF FORT COLLINS, COLORADO

Council-Manager Form of Government

Regular Meeting – 6:00 PM

- **ROLL CALL**

PRESENT: Pignataro, Francis, Canonico, Peel, Ohlson, Gutowsky
ABSENT: Arndt (Excused)
STAFF: Marr, Daggett, Knoll

- **AGENDA REVIEW: CITY MANAGER**

Spanish interpretation options were outlined and the video outlining public participation options was played.

Interim Deputy City Manager Tyler Marr stated there were no changes to the published agenda.

- **PUBLIC COMMENT ON ANY TOPIC OR ITEMS**

Rick Casey, Fort Collins Sustainability Group, expressed support for Council establishing an ambitious interim greenhouse gas emissions reduction goal prior to the start of budget hearings.

Rich Stave raised several questions regarding Item No. 8, *Resolution 2022-079 Directing the Design and Issuance of a Request for Proposals for a Residential Waste Services Program Within the Boundaries of the City*. He stated individuals should be able to opt out of the service.

Stephanie Berganini, The Growing Project Executive Director, expressed support for an increased minimum wage in Fort Collins. She stated she would like to see additional public outreach on the issue.

Oliver Richardson opposed any involvement by the Fort Collins Sustainability Group in Platte River Power Authority's generation capabilities and offered suggestions related to the waste hauler process.

Gary Prewett asked if the City is seeking only one provider regarding Item No. 8, *Resolution 2022-079 Directing the Design and Issuance of a Request for Proposals for a Residential Waste Services Program Within the Boundaries of the City*. He expressed concern about smaller haulers being put out of business.

Nick Armstrong thanked Councilmembers for their service and for quickly filling the vacant positions on the Parks and Recreation Board. Additionally, he thanked the Mayor and Councilmember Gutowsky for participating in the meeting regarding the situation in the Library Park neighborhood and thanked staff for scheduling a cleanup day at Crescent Park. He also concurred with Ms. Berganini regarding expanded public engagement on the minimum wage issue.

Kevin Caffery, Northern Colorado Labor Council President, strongly supported increasing Fort Collins' minimum wage over $15 an hour.

DRAFT

Kendall Stephenson commented on graduate workers at CSU being underpaid and having to work additional minimum wage jobs. He encouraged staff to extend the deadline of the minimum wage survey to allow members of the CSU community time to complete it.

- **PUBLIC COMMENT FOLLOW-UP**

Regarding Item No. 8, *Resolution 2022-079 Directing the Design and Issuance of a Request for Proposals for a Residential Waste Services Program Within the Boundaries of the City*, Councilmember Pignataro stated an ultra-low trash generator rate is being considered as is the use of a single hauler, which would not apply to multi-family residences and businesses. Additionally, she noted customer service standards would need to be met.

Mayor Pro Tem Francis requested an update on the minimum wage survey and the possibility of extending it. Ginny Sawyer, Senior Policy and Project Manager, replied the survey has been extended through July 24 and could be extended further, however, it may be difficult to get data analyzed in time for Council to have two hearings on the issue prior to the end of the year. She outlined some of the public outreach efforts that are occurring.

Councilmember Ohlson stated he believes Council owes it to the community to decide on the minimum wage issue for any changes to be implemented at the start of 2023.

Councilmember Canonico thanked Mr. Armstrong for announcing the volunteer event at Crescent Park.

- **CONSENT CALENDAR**

Councilmember Canonico made a motion, seconded by Councilmember Pignataro, to adopt and approve all items on the Consent Agenda.

RESULT:	**CONSENT CALENDAR ADOPTED [UNANIMOUS]**
MOVER:	Tricia Canonico, District 3
SECONDER:	Julie Pignataro, District 2
AYES:	Pignataro, Francis, Canonico, Peel, Ohlson, Gutowsky
EXCUSED:	Arndt

1. **Second Reading of Ordinance No. 083, 2022, Authorizing the Acquisition by Eminent Domain Proceedings of Certain Property Rights Necessary for Phase 2 (Construction) and Phase 3 (Operations and Maintenance) of the Halligan Water Supply Project. (Adopted on Second Reading)**

   This Ordinance, unanimously adopted on First Reading on July 5, 2022, authorizes the use of eminent domain to acquire property rights for construction (Phase 2) and long-term maintenance and operations access (Phase 3) to the Halligan Water Supply Project (Halligan Project) across private property that provides the primary access point to Halligan Reservoir. This property is jointly owned by Geo A. Henderson Co., Inc. and Chris Vandemoer (collectively, Vandemoer), and is encumbered by two conservation easements held by The Nature Conservancy (TNC). The parties are currently in eminent domain litigation for Phase 1 of the Project and have had productive conversations regarding a global settlement for all three phases of the Halligan Project. The acquisition will include:

   - a temporary access easement for construction
   - a permanent access easement for ongoing maintenance and operations
   - a permanent easement for flood/high water events
   - fee title to approximately 5.48 acres of land for inundation

To meet near-term project timelines, prompt acquisition of the property rights is necessary. Staff fully intends to continue negotiating in good faith with the affected property owners and is requesting authorization to, in consultation with the City Attorney's Office, use eminent domain as necessary to acquire the needed property rights. To effectuate a possible global settlement in the City's eminent domain litigation with Vandmoer, the City needs Council's authorization of eminent domain to include Phase II and Phase III, so that all property rights needed from Vandemoer for the entire project can be acquired at one time.

This action ensures the City can secure all access rights required to complete the final two phases of the Halligan Project over the primary access route to the Halligan Dam and Reservoir:

- Phase 1 - permitting and design (site visits and data collection related to permitting processes and preliminary design work for the reservoir enlargement and for the diversion structure replacement)
- Phase 2 - construction (construction work related to replacement of dam and diversion structure)
- Phase 3 - long-term maintenance and operations of the dam and reservoir (including permanent maintenance of measuring devices on the reservoir and diversion structure and environmental monitoring requirements under governmental permits)

2. **Second Reading of Ordinance No. 084, 2022, Amending the City of Fort Collins District-Precinct Map Following the Decennial Census. (Adopted on Second Reading)**

This Ordinance, unanimously adopted on First Reading on July 5, 2022, amends the City's Council district boundaries following the decennial census in compliance with Section 7-87 of the City Code, including aligning City precinct boundaries with County precinct boundaries.

3. **Second Reading of Ordinance No. 085, 2022, Making Supplemental Appropriations of Grant Funds from the Pools Special Initiative 2022 Program. (Adopted on Second Reading)**

This Ordinance, unanimously adopted on First Reading on July 5, 2022, appropriates funding received from the Colorado Department of Local Affairs to recruit and retain public swimming pool employees.

4. **First Reading of Ordinance No. 087, 2022, Authorizing the Exchange of Stormwater Easements Between the City of Fort Collins and Sun Foothills Fort Collins, LLC (Adopted on First Reading)**

The purpose of this item is to authorize the conveyance of a stormwater drainage easement to Sun Foothills Fort Collins, LLC ("Sun") on undeveloped City-owned real property located south of Trilby Road and east of South College Avenue (Assessor's Parcel No. 9613200927). This easement is necessary for Sun to develop its property adjacent and to the north of the City's property. In exchange, Sun will convey to the City a stormwater drainage easement on its property that will allow the City, or future owner, to use Sun's property for stormwater drainage from the City's property when developed. The execution of the Reciprocal Stormwater Drainage Easement Agreement will effectuate the reciprocal conveyances.

5. **Resolution 2022-072 Approving the 2022 Certification to the Larimer County Assessor Pursuant to Colorado Revised Statutes Section 31-25-807(3)(a)(IV)(B) for the Downtown Development Authority Property Tax Increment. (Adopted on First Reading)**

The purpose of this item is to certify to the Larimer County Assessor the percentages of property tax distributions to be allocated for the Downtown Development Authority by the Assessor as tax increment from the 2022 property taxes payable in 2023 to the City and to all other affected taxing entities.

6. **Items Relating to Various Appointments to Boards and Commissions. (Adopted)**

A. Resolution 2022-073 Making an Appointment to the Affordable Housing Board.
B. Resolution 2022-074 Making Appointments to the Building Review Commission.
C. Resolution 2022-075 Making an Appointment to the Cultural Resources Board.

D. Resolution 2022-076 Making Appointments to the Human Relations Commission.
E. Resolution 2022-077 Making Appointments to the Land Use Review Commission.
F. Resolution 2022-078 Making an Appointment to the Parks and Recreation Board.

The purpose of this item is to fill vacancies on various boards and commissions.

- **STAFF REPORTS - None**

Interim Deputy City Manager Marr offered thanks to Jacy Marmaduke who is the local government reporter from the Coloradoan noting this will be her last meeting. He commended her journalistic integrity, thoroughness, and ways she has attempted to increase civic engagement. Mayor Pro Tem Francis concurred.

- **COUNCILMEMBER REPORTS**

Councilmember Gutowsky reported on the Behavioral Health Policy Council meeting and stated the Larimer County Behavioral Health Services at Longview center is scheduled to be opening in about a year.

Councilmember Peel reported on a tour of the City Park 9 golf course and announced a listening session on July 23 at Spring Canyon Park.

Mayor Pro Tem Francis announced Council will be taking a break from regular meetings and work sessions for a couple weeks.

- **DISCUSSION ITEMS**

7. **Items Relating to a City-Initiated Charter Amendment Relating to Residency Requirements. (Defeated)**

A. Possible Public Hearing and Motion(s) Regarding Protest(s) of Ballot Language.

B. First Reading of Ordinance No. 089, 2022, Submitting to a Vote of the Registered Electors of the City of Fort Collins Proposed Amendments to the City Charter Concerning the Requirement that Certain Employees Live in or Near Fort Collins.

At the June 28 work session, Council directed staff to bring forward potential ballot options to amend the City Charter to remove requirements that certain employee positions live in or near Fort Collins, allowing Council to establish any residency requirements by ordinance. Currently, a vote of the registered electorate is required to amend the Charter language that specifies City positions that must live in or near Fort Collins.

The purpose of this item is to minimize residency as a barrier to employment in leadership positions in the City of Fort Collins and to recognize the world of work has changed significantly.

Any protest of the proposed ballot language must be received no later than Monday, July 18, at noon. Protest(s) shall be heard, considered, and resolved by the Council prior to adoption of the related Ordinance. If protests are received, copies will be included in Council's "Read Before the Meeting" packet.

Teresa Roche, Human Resources Director, discussed the purpose of this recommendation is to minimize residency as a barrier to employment for leadership positions in the City organization. She stated the City Charter requires the electorate to vote on this item and staff is recommending that the residency requirements that apply to City employees should be established by a written

agreement with an employee or in the Municipal Code, which would allow Council to set residency requirements by ordinance rather than needing a vote of the electorate. Roche outlined the residency requirements for area municipalities and the County noting Fort Collins is unique in its extensive requirements and an effect on talent applying has resulted.

Rich Stave opposed the proposed change and stated he does not see a problem with requiring certain employees to live within the growth management area.

Councilmember Pignataro requested staff address Mr. Stave's comments. Roche replied she would prefer to have a deeper conversation in person with Mr. Stave.

Councilmember Pignataro thanked Roche for addressing Council's questions from the work session. She asked if previous changes have all been ballot items. Roche replied in the affirmative.

Councilmember Pignataro requested input regarding the changes made in 1985. Councilmember Ohlson replied it was the thinking at the time that people in management roles should live within city limits, particularly given decisions being made on taxes.

Councilmember Pignataro asked if there is a contingency plan related to this should it not pass or not be placed on the ballot. Roche replied there have never been exceptions made and there is therefore no contingency plan. City Attorney Daggett stated the requirements must be complied with until voters approve a change to the Charter language.

Roche outlined issues with internal candidates not applying for promotions and talented candidates not applying for positions given the cost of living in Fort Collins.

Councilmember Pignataro stated she does support placing this item on the ballot and is also supportive of requiring a 2/3 vote of Council to determine which positions should have residency requirements.

Councilmember Ohlson suggested placing this item on an April ballot may be more appropriate given the number of items already on the November ballot. Additionally, he suggested the problem may be overstated given the salaries of the positions being discussed. He agreed with the 2/3 voting requirement.

City Attorney Daggett clarified this change would move all the residency requirement decision making to Council, including the City Manager. Councilmember Ohlson opposed that change stating the City Manager should be required to live in city limits.

City Attorney Daggett stated the ordinance could be modified to leave the current residency requirement for the City Manager in the Charter.

Councilmember Canonico asked Roche if she believes the current residency requirements are putting Fort Collins at a disadvantage for hiring talented employees. Roche replied it is a concern and noted it is difficult to attract and retain talent at all levels; however, she stated she does not want to overstate the concern.

Councilmember Canonico asked how many positions are currently open that would be impacted by this. Roche replied three or four positions are currently filled by interim individuals and the others are filled by permanent employees.

Councilmember Canonico noted the average home price in Fort Collins is up 19.5% from last year and stated that is impacting the ability to recruit talent. Roche also noted the cost of living has increased.

Councilmember Canonico stated she would support placing this item on the ballot.

Councilmember Peel stated it is unfortunate people in leadership positions cannot afford to live in the city and be part of the fabric of the city; however, it is important to be adaptable and this change would provide that opportunity.

Mayor Pro Tem Francis noted this change would affect about 50 of the City's 2,500 employees and asked how many times this has been an issue over the past decade. Roche replied it has affected perhaps 10% of positions in the recent past.

Mayor Pro Tem Francis noted there is a nationwide recruitment issue and stated that while the Charter may be outdated in its requirements, there is value in having top leaders live in Fort Collins. She stated she does not believe it is appropriate to remove the requirement from Charter and place it in the Code. Additionally, she noted the November ballot already contains several issues and she stated she would prefer to postpone this issue to April.

Councilmember Pignataro asked if there will be an April ballot if the November ballot question shifts elections to November. City Attorney Daggett replied the next election would be in November of 2023 if the measure to move municipal elections to November passes.

Councilmember Ohlson stated he could possibly support this for a 2023 election with certain changes.

Councilmember Pignataro requested Human Resources start keeping hard data on this issue.

Councilmember Gutowsky stated the City Manager should be required to live within the city limits. Councilmember Canonico concurred and stated she would support advancing this with that change.

Councilmember Canonico made a motion, seconded by Councilmember Pignataro, to adopt Ordinance No. 089, 2022, on First Reading, eliminating from the ordinance the modification for the City Manager residency requirement, and requiring a 2/3 Council vote for any ordinances establishing or adjusting residency requirements in the City Code.

Councilmember Gutowsky stated she believes the placement of this item on the November ballot is too soon.

Councilmember Ohlson noted the Election Code Committee did not consider this item in depth.

City Attorney Daggett suggested staff may want to return with a new ordinance given this conversation should Council want to consider this for a future election.

DRAFT

RESULT:	**ORDINANCE NO. 089, 2022 FAILED TO PASS [3 TO 3]**
MOVER:	Tricia Canonico, District 3
SECONDER:	Julie Pignataro, District 2
AYES:	Pignataro, Canonico, Peel
NAYS:	Francis, Ohlson, Gutowsky
EXCUSED:	Arndt

8. **Resolution 2022-079 Directing the Design and Issuance of a Request for Proposals for a Residential Waste Services Program Within the Boundaries of the City (Adopted)**

The purpose of this item is to consider a Resolution that outlines elements of a contracted residential waste and recycling program that will be used to inform development and issuance of a Request for Proposals for a service provider for that program. This action aligns with the Council Priority to explore a districted system for garbage, recycling and compost for single family homes and multifamily residences of seven or fewer units.

Lindsay Ex, Environmental Services Director, stated this item would direct the design and issuance of a request for proposals for a residential waste services program within city limits.

Caroline Mitchell, Waste Reduction and Recycling Manager, discussed the various iterations of the roles of a municipality in trash handling and detailed the current system in Fort Collins and its requirements. She stated the system under consideration is a contracted system under which the city would contract with one hauler to provide trash and recycling services to residents. She stated 70% of communities across the United States use either a municipal hauling utility or contracted system.

Mitchell detailed the impacts created by the current open market system as compared to a contracted system, including street maintenance impacts, greenhouse gas emissions impacts, and cost inequities. She outlined the feedback received from community members and discussed the set of staff recommendations. She stated staff has secured one grant and is seeking others to offset the cost of carts which would help to provide a level playing field between haulers bidding on the contract. Mitchell discussed the opt-out fee that would be charged to households that do not wish to work with the contracted hauler and discussed the customer service and billing expectations. She outlined next steps and stated staff recommends adoption of the resolution.

David Bye stated he generates very little trash and suggested the opt out fee should be tied to frequency of use rather than container size.

Barrett Jensen spoke on behalf of the Ram Waste parent company. He expressed concern about flow control and outlined the negative impacts of a contract system on haulers. Additionally, he expressed concern about the provision related to billing being completed by the hauler.

Nick Armstrong encouraged Council to provide outreach on single stream recycling on a neighborhood-by-neighborhood basis. Additionally, he requested special event trash hauling issues be addressed and encouraged a single-payer system.

Mayor Pro Tem Francis asked if Council could decide not to move forward if the RFP returns with rates higher than what households are currently paying. Mitchell replied in the affirmative.

Councilmember Pignataro requested additional information regarding the ultra-low trash generator rate. Mitchell replied the current system allows each hauler to decide whether they would like to

offer an ultra-low generator rate and staff's recommendation for the RFP is to request that each proposal include a recommendation for an ultra-low generator rate and system, such as a pay by the bag service.

Councilmember Ohlson requested staff contact Mr. Bye to address his concerns. He requested additional information regarding pick-ups for low trash generators that may have high recycling output. Mitchell replied the current system in Fort Collins for pay by the bag service is not all that different from 32-gallon service largely because fixed costs of providing service are the same. She stated the amount of the price difference is one of the elements that will be analyzed when proposals are returned.

Councilmember Peel commended the work done on this item. She asked about a local contact person being available. Mitchell replied that is one of the staff recommendations that will be reflected in the RFP and in the contract.

Councilmember Peel asked if there will be a way for households to rate the service. Mitchell replied staff is recommending the baseline element of customer service is provided by individuals familiar with and dedicated to Fort Collins. Additionally, there will be specific customer service metrics and requirements, as well as consequences for not meeting those, as part of the contract. She stated staff has not yet gotten to the level of detail regarding providing a platform for rating service.

Councilmember Peel asked about the billing question. Travis Storin, Chief Financial Officer, replied internal discussions have occurred about the possibility of internalizing billing for a future hauler that would be awarded the contract. However, that change would cause a substantial increase in volume for that function. He stated staff is currently preparing for the procurement of a new utility billing system and he does consider billing services to be subject to negotiation as part of the competitive procurement process. He suggested reevaluating the issue in the future after a new billing system is procured.

Regarding flow control, Mitchell stated the local government would be directing where particular materials need to be disposed, and trash in this case would need to be sent to the Larimer County Landfill. She stated having a predictable volume of material coming to the landfill is a baseline element for the regional waste shed infrastructure elements, including a compost facility and a construction and demolition waste recycling facility. She stated the new landfill is slated to open in approximately July of 2024.

Councilmember Peel asked if the opt out fee is still being considered for individuals who deal with their own trash. Ex replied staff's recommendation is to keep the opt out fee at the equivalent of the smallest cart price; however, Council could direct staff to take a different approach for the RFP. Mitchell noted conversations are being held to determine if there are some situations in which an exemption could apply.

Councilmember Gutowsky commended staff on their work but expressed concern a single hauler system may not be able to provide the necessary services. She asked about the survey results related to opinions about choice in providers and how those relate to individuals in homeowner's associations who already use a single hauler. Mitchell replied 21% of respondents to the general survey were in HOAs with existing trash and recycling contracts. She stated whether someone was in an HOA was not a primary indicator of how they responded.

DRAFT

Councilmember Gutowsky discussed comments she received in opposition to this change, particularly in relation to the opt out fee. She also questioned how a single hauler would improve emissions given the same amount of trash and recycling still needs to be collected. Mitchell concurred the same amount of trash and recycling will be collected; however, the number of trucks utilized changes dramatically from an open market system to a contract system because one truck can be utilized to collect from an entire street rather than four, for example, in an open market system.

Councilmember Gutowsky suggested the opt out fee should be discussed, particularly for those who haul their own trash.

Councilmember Pignataro asked if the opt out fee is a legal requirement from the state level. City Attorney Daggett replied it is not a requirement but is permitted under the statute. She stated all similar systems in other communities do include an opt out fee likely to help increase predictability for the haulers who are bidding on the RFP.

Mitchell discussed the situation in Arvada, which opted for a lower opt out fee. She stated there were multiple opt outs initially and a large push to take customers away from the contracted hauler. She stated having a low opt out fee likely increases the pricing haulers would offer community wide and the opt out fee helps ensure a certain base amount of revenue that comes out of a contract and allows haulers to provide competitive pricing.

Councilmember Pignataro asked if gas emissions from trucks needed to repair streets were included in emissions calculations. Mitchell replied in the negative and clarified any hauler who would like a license to operate in the city can apply and receive one with the current system. She stated the three haulers who have expressed interest in providing additional services in Fort Collins have yet to move forward with applications.

Councilmember Ohlson stated he has been working on this issue for years and commented on support he has heard from the community. Additionally, he noted this action simply puts out a request for proposals. He noted the Economic Advisory Board and Natural Resources Advisory Board put forth strong, detailed support for this change.

Councilmember Peel asked about the increase in the number of trucks needed from a single hauler. Ex replied there would be a total number of trucks that any one hauler would need to deliver on the commitments in the contract. She stated the savings in emissions comes from the day-to-day number of trucks serving each street.

Councilmember Peel questioned whether this change would result in the benefits discussed. She discussed comments she has received in opposition to the change and stated she would not support moving forward at this time.

Councilmember Canonico thanked staff for work on this item, particularly the data provided from peer cities that shows cost savings, safer neighborhoods, and decreased wear and tear on streets. Additionally, she noted the contract would be reevaluated every five years and the single-payer option could also be reevaluated at that time. She noted decreased emissions are a key factor as well.

DRAFT

Mayor Pro Tem Francis stated she would support this item citing street maintenance cost savings and the ways in which a single-hauler system would help with climate emergency goals and price equalizing. She thanked staff for their work and thoroughness.

Councilmember Gutowsky requested input on a five dollar opt out fee.

Mayor Pro Tem Francis replied she would not support a lower opt out fee.

Councilmember Ohlson concurred a lower opt out fee would prevent the system from working. He noted other communities have seen benefits from a single-hauler system.

Councilmember Gutowsky stated lowering the opt out fee would seem to make sense if the community is truly ready for and excited about this change. She stated she would like to show constituents who are not supportive of this change that Council is listening.

Councilmember Ohlson stated the lower opt out fee would eliminate the other benefits of a single hauler system.

Councilmember Canonico stated part of good governance is moving forward with a program that can be successful and part of that success is having the correct opt out fee.

Councilmember Canonico made a motion, seconded by Councilmember Pignataro, to adopt Resolution 2022-079.

RESULT:	**RESOLUTION 2022-079 ADOPTED [4 TO 2]**
MOVER:	Tricia Canonico, District 3
SECONDER:	Julie Pignataro, District 2
AYES:	Pignataro, Francis, Canonico, Ohlson
NAYS:	Peel, Gutowsky
EXCUSED:	Arndt

- **OTHER BUSINESS**

A. Possible consideration of the initiation of new ordinances and/or resolutions by Councilmembers.

Councilmember Ohlson requested and received Council support to direct staff to develop an interim greenhouse gas emissions reduction resolution for Council consideration at its regular meeting on August 16.

Mayor Pro Tem Francis expressed concern about the possibility of adopting a goal prior to October work session discussion.

Councilmember Pignataro asked if another priority would need to be shifted if this were brought forth earlier. Honore Depew, Climate Program Manager, stated the July 6 memo provided to Council on this topic outlined staff's timing and plans around interim goals, including pros and cons of adopting a resolution before or after the October work session. He stated the current plan is to bring a proposal for an interim goal to the October work session, along with a clear roadmap to adoption of the 2030 goals for climate, energy, and zero waste. Depew stated staff could bring forth a resolution in August with preliminary 2021 inventory data; however, it would not include the context of the updated projections for 2030 or more context around commitments to equity and

resilience. He noted the stated objective for an interim goal coming forward sooner is to help influence budget priorities.

Councilmember Pignataro asked if putting forth a resolution prior to the October work session would change budget recommendations. Depew replied the budget lead team and City Manager are being given the context of impacts on reaching Our Climate Future goals as they consider what to recommend to Council.

Councilmember Pignataro stated she would not support moving forward with this item in August as more informed goals will be provided after the October work session.

Councilmember Ohlson stated this does inform the budget process and noted the support was put forth to bring forward a resolution in August.

B. Consideration of a motion to cancel the August 2, 2022, Council Meeting, as permitted under Section 2-28 of the City Code, due to Neighborhood Night Out Community Events.

Councilmember Canonico made a motion, seconded by Councilmember Pignataro, to cancel the August 2, 2022 Council meeting as permitted under section 2-28 of the City Code, due to Neighborhood Night Out community events that evening.

RESULT:	**MOTION ADOPTED [UNANIMOUS]**
MOVER:	Tricia Canonico, District 3
SECONDER:	Julie Pignataro, District 2
AYES:	Pignataro, Francis, Canonico, Peel, Ohlson, Gutowsky
EXCUSED:	Arndt

- **ADJOURNMENT**

The meeting adjourned at 8:55 PM.

_____
Mayor Pro Tem

ATTEST:

_____
City Clerk

DRAFT

File Attachments for Item:

2. Second Reading of Ordinance No. 086, 2022, Amending Section 2-596 of the Code of the City of Fort Collins and Setting the Salary of the City Manager.

This Ordinance, unanimously adopted on First Reading on July 12, 2022, sets the salary of the City Manager effective July 1, 2022.

August 16, 2022

AGENDA ITEM SUMMARY
City Council

STAFF

Teresa Roche, Human Resources Executive
Carrie M. Daggett, Legal
Jenny Lopez Filkins, Legal

SUBJECT

Second Reading of Ordinance No. 086, 2022, Amending Section 2-596 of the Code of the City of Fort Collins and Setting the Salary of the City Manager.

EXECUTIVE SUMMARY

This Ordinance, unanimously adopted on First Reading on July 12, 2022, sets the salary of the City Manager effective July 1, 2022.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on Second Reading.

ATTACHMENTS

1. Ordinance No. 086, 2022 for Consideration as Approved on First Reading
2. First Reading Agenda Item Summary from July 12, 2022 (w/o attachments)

ORDINANCE NO. 086, 2022
OF THE COUNCIL OF THE CITY OF FORT COLLINS
AMENDING SECTION 2-596 OF THE CODE OF THE CITY OF FORT COLLINS AND SETTING THE SALARY OF THE CITY MANAGER

WHEREAS, pursuant to Article III, Section 1 of the City Charter, the City Council is responsible for fixing the compensation of the City Manager; and

WHEREAS, the City is committed to compensating its employees in a manner which is fair, competitive and understandable; and

WHEREAS, the City's pay philosophy is based on total compensation, which includes not only base salary but also deferred compensation payments, vacation and holiday leave, and amounts paid by the City for medical, dental, life and long-term disability insurance; and

WHEREAS, members of the City Council, with the assistance of City staff, and the presumed City Manager have discussed terms and conditions of the presumed City Manager's employment, including the base salary to be paid to the presumed City Manager; and

WHEREAS, the City Council supports a compensation philosophy of paying employees a competitive salary and is setting the salary of the presumed City Manager based on established market data; and

WHEREAS, the City Council believes that the base salary of the City Manager should be established at the amount of Two Hundred Ninety-Five Thousand Dollars ($295,000) per annum.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. That the City Council hereby makes and adopts the determinations and findings contained in the recitals set forth above.

Section 2. That Section 2-596 of the Code of the City of Fort Collins is hereby amended to read as follows:

Sec. 2-596. - Salary of the City Manager.

The base salary to be paid to the City Manager shall be two hundred ninety-five thousand dollars ($295,000) per annum, payable in biweekly installments. Forty (40) percent of such sum shall be charged to the city electric utility, twenty (20) percent to the city water utility and forty (40) percent to general government expense.

Section 3. That the salary shall be effective as of July 1, 2022.

Introduced, considered favorably on first reading, and ordered published this 12th day of July, A.D. 2022, and to be presented for final passage on the 16th day of August, A.D. 2022.

Mayor

ATTEST:

City Clerk

Passed and adopted on final reading on the 16th day of August, A.D. 2022.

Mayor

ATTEST:

City Clerk

AGENDA ITEM SUMMARY

City Council

July 12, 2022

STAFF

Teresa Roche, Human Resources Executive
Carrie M. Daggett, Legal
Jenny Lopez Filkins, Legal

SUBJECT

Items Relating to the Appointment, Salary, Oath of Office and Employment Contract of the City Manager.

EXECUTIVE SUMMARY

A. Resolution 2022-071 Appointing Kelly DiMartino as City Manager, Approving the City Manager's Employment Agreement and Directing the City Clerk to Administer the Oath of Office.

B. First Reading of Ordinance No. 086, 2022, Amending Section 2-596 of the Code of the City of Fort Collins and Setting the Salary of the City Manager.

The purpose of these agenda items is to appoint Kelly DiMartino as the new City Manager effective upon the completion of the City Manager Employment Agreement and administration and delivery of the oath of office, and to approve the employment agreement of the City Manager. Another purpose is to direct the City Clerk to administer the City Manager oath of office to Kelly DiMartino on July 12, 2022. The Ordinance sets the salary of the City Manager effective July 1, 2022.

BACKGROUND / DISCUSSION

On January 24, 2022, Council reviewed all applicants' materials for City Manager, and Mark McDaniel from the recruitment firm Strategic Government Resources invited the semi-finalists to complete the next stage of the application process. On February 15, 2022, Council discussed the semi-finalists and invited six finalists to advance to the final selection phase. One finalist withdrew from consideration prior to the completion of the final materials required by each finalist. The interview process began virtually on March 7 and continued with an onsite schedule from March 24 to March 26, including Council interviews.

On June 7, 2022, Council adopted Resolution 2022-038 authorizing Mayor Jeni Arndt and Mayor Pro Tem Emily Francis to discuss with staff and the named candidate, Kelly DiMartino, the terms and conditions of an employment agreement for the City Manager position, with such agreement to be presented for Council consideration at a future date.

This Resolution appoints Kelly DiMartino as the City Manager for the City upon completion of the City Manager Employment Agreement and administration and delivery of the oath of office and authorizes the Mayor to execute an employment contract with Ms. DiMartino. Additionally, the Ordinance amends Section 2-596 of the City Code to establish the initial base salary of the City Manager. The amount of the initial base salary is proposed in the Employment Agreement and has been inserted in the salary ordinance.

COPY

File Attachments for Item:

3. Second Reading of Ordinance No. 087, 2022, Authorizing the Exchange of Stormwater Easements Between the City of Fort Collins and Sun Foothills Fort Collins, LLC.

This Ordinance, unanimously adopted on First Reading on July 19, 2022, authorizes the conveyance of a stormwater drainage easement to Sun Foothills Fort Collins, LLC ("Sun") on undeveloped City-owned real property located south of Trilby Road and east of South College Avenue (Assessor's Parcel No. 9613200927). This easement is necessary for Sun to develop its property adjacent and to the north of the City's property. In exchange, Sun will convey to the City a stormwater drainage easement on its property that will allow the City, or future owner, to use Sun's property for stormwater drainage from the City's property when developed. The execution of the Reciprocal Stormwater Drainage Easement Agreement will effectuate the reciprocal conveyances**.**

August 16, 2022

AGENDA ITEM SUMMARY
City Council

STAFF

Keith Hanson, Real Estate Manager
Sue Beck-Ferkiss, Social Policy and Housing Programs Manager
Ingrid Decker, Legal

SUBJECT

Second Reading of Ordinance No. 087, 2022, Authorizing the Exchange of Stormwater Easements Between the City of Fort Collins and Sun Foothills Fort Collins, LLC.

EXECUTIVE SUMMARY

This Ordinance, unanimously adopted on First Reading on July 19, 2022, authorizes the conveyance of a stormwater drainage easement to Sun Foothills Fort Collins, LLC ("Sun") on undeveloped City-owned real property located south of Trilby Road and east of South College Avenue (Assessor's Parcel No. 9613200927). This easement is necessary for Sun to develop its property adjacent and to the north of the City's property. In exchange, Sun will convey to the City a stormwater drainage easement on its property that will allow the City, or future owner, to use Sun's property for stormwater drainage from the City's property when developed. The execution of the Reciprocal Stormwater Drainage Easement Agreement will effectuate the reciprocal conveyances.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on Second Reading.

ATTACHMENTS

1. Ordinance No. 087, 2022 for Consideration as Approved on First Reading
2. First Reading Agenda Item Summary from July 19, 2022 (w/o attachments)

ORDINANCE NO. 087, 2022
OF THE COUNCIL OF THE CITY OF FORT COLLINS
AUTHORIZING THE EXCHANGE OF STORMWATER EASEMENTS BETWEEN THE CITY OF FORT COLLINS AND SUN FOOTHILLS FORT COLLINS, LLC

WHEREAS, the City is the owner of a parcel of undeveloped real property located south of Trilby Road and east of South College Avenue as shown and described on Exhibit "A", attached and incorporated herein by reference, that is part of the City's Affordable Housing Land Bank Program (the "City Property"); and

WHEREAS, Sun Foothills Fort Collins, LLC ("Sun") intends to develop housing on a parcel of land directly to the north and adjacent to the City Property as shown and described on Exhibit "B", attached and incorporated herein by reference (the "Sun Property"); and

WHEREAS, Sun has requested a stormwater drainage easement on a 1.07 acre portion of the City Property where stormwater has historically flowed, as shown and described on Exhibit "C", attached and incorporated herein by reference (the "Sun Easement"), because Sun's development will increase the water flow in this path beyond the historic volumes; and

WHEREAS, to obtain its development approvals Sun is also required to construct a stormwater retention pond on 7.84 acres of the Sun Property; and

WHEREAS, the purpose of the Affordable Housing Land Bank Program is to acquire and hold land for future development of affordable housing; and

WHEREAS, when the City Property eventually develops, it will also need to provide stormwater retention; so, in exchange for the City conveying a stormwater easement to Sun, Sun has agreed to convey an easement to the City for the benefit of the City Property, that will allow the City Property to divert stormwater into the pond on the Sun Property, as shown and described on Exhibit "D", attached and incorporated herein by reference (the "City Easement"), leaving more land available for development on the City Property; and

WHEREAS, as part of this easement exchange Sun will maintain its pond as well as its stormwater drainage improvements on the City Property; and

WHEREAS, the value of the City Easement is at least equal to if not exceeding the value of the Sun Easement, so no additional compensation from Sun to the City for the Sun Easement is required; and

WHEREAS, Section 23-111(a) of the City Code authorizes the City Council to sell, convey, or otherwise dispose of any interest in real property owned by the City, provided that the City Council first finds, by ordinance, that such sale or other disposition is in the best interests of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. That the City Council hereby makes and adopts the determinations and findings contained in the recitals set forth above.

Section 2. That the City Council hereby finds that the conveyance of the Sun Easement in exchange for the City Easement on the terms and conditions described herein is in the best interests of the City.

Section 3. That the City Council hereby authorizes the Mayor to execute a Reciprocal Stormwater Drainage Easement Agreement to convey the Sun Easement to and accept the City Easement from Sun, on terms and conditions consistent with this Ordinance, together with such additional terms and conditions as the City Manager, in consultation with the City Attorney, determines are necessary or appropriate to protect the interests of the City, including, but not limited to, any necessary changes to the legal descriptions of the Easements, as long as such changes do not materially increase the size or change the character of the interests to be conveyed.

Introduced, considered favorably on first reading and ordered published this 19th day of July, A.D. 2022, and to be presented for final passage on the 16th day of August, A.D. 2022.

Mayor Pro Tem

ATTEST:

City Clerk

Passed and adopted on final reading this 16th day of August, A.D. 2022.

Mayor

ATTEST:

City Clerk

AGENDA ITEM SUMMARY

City Council

July 19, 2022

STAFF

Keith Hanson, Real Estate Manager
Sue Beck-Ferkiss, Social Policy and Housing Programs Manager
Ingrid Decker, Legal

SUBJECT

First Reading of Ordinance No. 087, 2022, Authorizing the Exchange of Stormwater Easements Between the City of Fort Collins and Sun Foothills Fort Collins, LLC

EXECUTIVE SUMMARY

The purpose of this item is to authorize the conveyance of a stormwater drainage easement to Sun Foothills Fort Collins, LLC ("Sun") on undeveloped City-owned real property located south of Trilby Road and east of South College Avenue (Assessor's Parcel No. 9613200927). This easement is necessary for Sun to develop its property adjacent and to the north of the City's property. In exchange, Sun will convey to the City a stormwater drainage easement on its property that will allow the City, or future owner, to use Sun's property for stormwater drainage from the City's property when developed. The execution of the Reciprocal Stormwater Drainage Easement Agreement will effectuate the reciprocal conveyances.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on First Reading.

BACKGROUND / DISCUSSION

The City owns the 17-acre property located south of Trilby Road and east of South College Avenue (Assessor's Parcel No. 9613200927) as part of the City's Affordable Housing Land Bank Program for the future development of affordable housing. Sun is developing housing directly to the north and adjacent to the City's property. As part of the development requirements, Sun must maintain a retainage pond on 7.84 acres of its property.

Historically, stormwater has naturally drained from Sun's property onto the inner northern edge of the City's property. To maximize drainage efficiency, Sun desires to use this same drainage path through an area of 1.07 acres on the City's property to reach the retainage pond (see attached map). Since Sun's development will increase the water flow in this path beyond historic, natural volumes, a drainage easement from the City is necessary if this same path is to be utilized.

When the City's property develops into affordable housing, it too, will need to create and maintain a retainage pond on its property for the increased stormwater drainage volume. However, this requirement can be avoided if the City is able to divert the stormwater to a retainage pond on someone else's property via a drainage easement. Without a retainage pond requirement, and by using the pond on Sun's property, more land will be available for the construction of more affordable units.

Therefore, the City and Sun have negotiated the Reciprocal Stormwater Drainage Easement Agreement that allows Sun to increase stormwater drainage across the City's property, and the City will be able to use Sun's retainage pond for stormwater drainage associated with the development of future affordable housing on the City's property. Sun will design and construct the retainage pond now so it will accommodate both its current

COPY

housing development and the future maximum development of the City's property. Additionally, Sun will be responsible for all maintenance costs associated with both easements; the City will not be responsible for any cost.

CITY FINANCIAL IMPACTS

There is no financial impact to the City. The exchange of easements (the City's granting of 1.07 acres on its property for acquiring the use of Sun's 7.84-acre retainage pond) and Sun's responsibility for all maintenance costs for both easements, is considered a mutual and beneficial equal value exchange for both parties.

ATTACHMENTS

1. Vicinity Map(PDF)

COPY

File Attachments for Item:

4. First Reading of Ordinance No. 090, 2022, Authorizing the Conveyance of an Emergency Access Easement to Poudre Fire Authority on City-owned Real Property Located at 430 N. College Avenue.

The purpose of this item is to authorize the conveyance of an Emergency Access Easement (EAE) to Poudre Fire Authority (PFA) on City-owned real property located at 430 N. College Avenue. The City leases this property, which is the location of the Powerhouse Energy Campus, to the Colorado State University Research Foundation (CSURF). CSURF has submitted plans to the City to make improvements to the property to support a hydrogen fueling station and turbine generator. As a condition of approval, the City, as property owner, is required to convey an EAE to PFA to support fire truck and emergency equipment access, which is a common requirement for new development and improvements on certain properties. Conveyance of the EAE is the final action needed for the City's Planning, Development, and Transportation Department to approve the project and issue construction permits as CSURF has met all other lease and development review requirements.

August 16, 2022

AGENDA ITEM SUMMARY
City Council

STAFF

Keith Hanson, Real Estate Manager
Ingrid Decker, Senior Assistant City Attorney

SUBJECT

First Reading of Ordinance No. 090, 2022, Authorizing the Conveyance of an Emergency Access Easement to Poudre Fire Authority on City-owned Real Property Located at 430 N. College Avenue.

EXECUTIVE SUMMARY

The purpose of this item is to authorize the conveyance of an Emergency Access Easement (EAE) to Poudre Fire Authority (PFA) on City-owned real property located at 430 N. College Avenue. The City leases this property, which is the location of the Powerhouse Energy Campus, to the Colorado State University Research Foundation (CSURF). CSURF has submitted plans to the City to make improvements to the property to support a hydrogen fueling station and turbine generator. As a condition of approval, the City, as property owner, is required to convey an EAE to PFA to support fire truck and emergency equipment access, which is a common requirement for new development and improvements on certain properties. Conveyance of the EAE is the final action needed for the City's Planning, Development, and Transportation Department to approve the project and issue construction permits as CSURF has met all other lease and development review requirements.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on First Reading.

BACKGROUND / DISCUSSION

CSURF has leased the property from the City since 1994 for its Engines and Energy Conversion Laboratory, and for instructional and research purposes focused on developing innovative and alternative energy solutions. The current lease, executed in 2012, is for a term of 40 years with a 20-year option. Since the 2012 lease was executed, CSURF has improved the property with the construction of a new facility, which will revert to City ownership upon the expiration of the lease. CSURF is responsible for all operations, maintenance, and repair at the property throughout the term of the lease in exchange for rent of $25 per year.

CSURF has submitted construction plans to the City for improvements to support a hydrogen fueling station and turbine generator at the property. As part of the City's development review process, PFA is one of the agencies that must review the plans for regulatory compliance. Fire truck access is required to be within 150 feet of all exterior portions of the structures. Since the location of the new structures is more than 150 feet from any current access point, an EAE for a fire lane will be necessary. Any fire lane greater than 150 feet requires a turn-around area (hammerhead).

An existing driveway on the property was selected for the emergency access path. The driveway meets PFA's requirements for a minimum of 20 feet of unobstructed width; a flat, hard, all-weather driving surface capable of supporting 40 tons; and an approved fire truck hammerhead. CSURF provided a geotechnical report demonstrating the ability of the driveway to support 40 tons, as well as a fire truck turning analysis for a hammerhead at the end of the driveway.

CITY FINANCIAL IMPACTS

There is no cost to the City associated with the EAE or construction improvements.

ATTACHMENTS

1. Ordinance for Consideration
2. Ordinance Exhibit A

ORDINANCE NO. 090, 2022
OF THE COUNCIL OF THE CITY OF FORT COLLINS
AUTHORIZING THE CONVEYANCE OF AN EMERGENCY ACCESS EASEMENT TO POUDRE FIRE AUTHORITY ON CITY-OWNED PROPERTY AT 430 NORTH COLLEGE AVENUE

WHEREAS, the City is the owner of real property located at 430 North College Avenue, which is the site of the Old Power Plant (the "Property"); and

WHEREAS, the Property is owned by the City's electric utility but is no longer needed, except incidentally, for utility purposes; and

WHEREAS, since February 2012 the City has leased the Property to the Colorado State University Research Foundation ("CSURF") for use as the Colorado State University ("CSU") Engines and Energy Conversion Laboratory (the "Engines Lab"), also known as the Powerhouse Energy Campus, pursuant to Ordinance No. 183, 2011; and

WHEREAS, prior to 2012, CSU had leased a portion of the Property for the Engines Lab since 1994; and

WHEREAS, CSURF has submitted plans to the City to make improvements to the Property to support a hydrogen fueling station and turbine generator; and

WHEREAS, as a condition of approval of CSURF's plans, the City, as property owner, must convey an emergency access easement to Poudre Fire Authority (PFA) to provide access for fire trucks and other emergency equipment (the "Easement"); and

WHEREAS, the location of the proposed Easement, which is over an existing driveway, is shown and described on Exhibit "A", attached and incorporated herein by reference; and

WHEREAS, Section 23-111 of the City Code authorizes the City Council to sell, convey or otherwise dispose of any interest in real property owned by the City, provided that the City Council first finds, by ordinance, that such sale or other disposition is in the best interests of the City and, with respect to property which is part of the City's utility systems, that the disposition will not materially impair the viability of the particular utility system as a whole and will be for the benefit of the citizens of the City; and

WHEREAS, as consideration for the City's conveyance of the Easement CSURF has agreed to pay the City an administrative fee of $500 and assume responsibility for maintaining the surface of the Easement; and

WHEREAS, City staff is recommending that the City not charge CSURF or PFA full fair market value for the Easement as the conveyance serves a bona fide public purpose under Section 23-114 of the City Code because:

(1) The use of the Easement for emergency access by PFA, and CSURF's continued use of the Property for research and development of alternate energy solutions, promotes health, safety or general welfare and benefits a significant segment of the citizens of Fort Collins;

(2) The use to which the Property will be put supports one or more of the City Council's goals, adopted policies, projects or plans by continuing the support the City Council has previously shown for the Engines Lab through the minimal rent ($25 per year) the City charges CSURF under the 2012 lease;

(3) The financial support provided by the City through the below-market conveyance of the Easement will be leveraged with other funding or assistance from CSURF;

(4) Conveyance of the Easement will not result in any direct financial benefit to any private person or entity, except to the extent such benefit is only an incidental consequence and is not substantial relative to the public purpose being served; and

(5) Conveying the Easement for less than fair market value will not interfere with current City projects or work programs, hinder workload schedules or divert resources needed for primary City functions or responsibilities.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. That the City Council hereby makes and adopts the determinations and findings contained in the recitals set forth above.

Section 2. That the City Council hereby finds that the City's conveyance of the Easement to PFA as described herein is in the best interests of the City, will not impair the viability of the electric utility system as a whole, and will be for the benefit of the citizens of the City.

Section 3. That the City Council hereby authorizes the Mayor to execute such documents as are necessary to convey the Easement to PFA on terms and conditions consistent with this Ordinance, together with such terms and conditions as the City Manager, in consultation with the City Attorney, determines are necessary or appropriate to protect the interests of the City, including, but not limited to, any necessary changes to the legal description of the Easement, as long as such changes do not materially increase the size or change the character of the interest to be conveyed.

Introduced, considered favorably on first reading and ordered published this 16th day of August, A.D. 2022, and to be presented for final passage on the 6th day of September, A.D. 2022.

Mayor

ATTEST:

City Clerk

Passed and adopted on final reading this 6th day of September, A.D. 2022.

Mayor

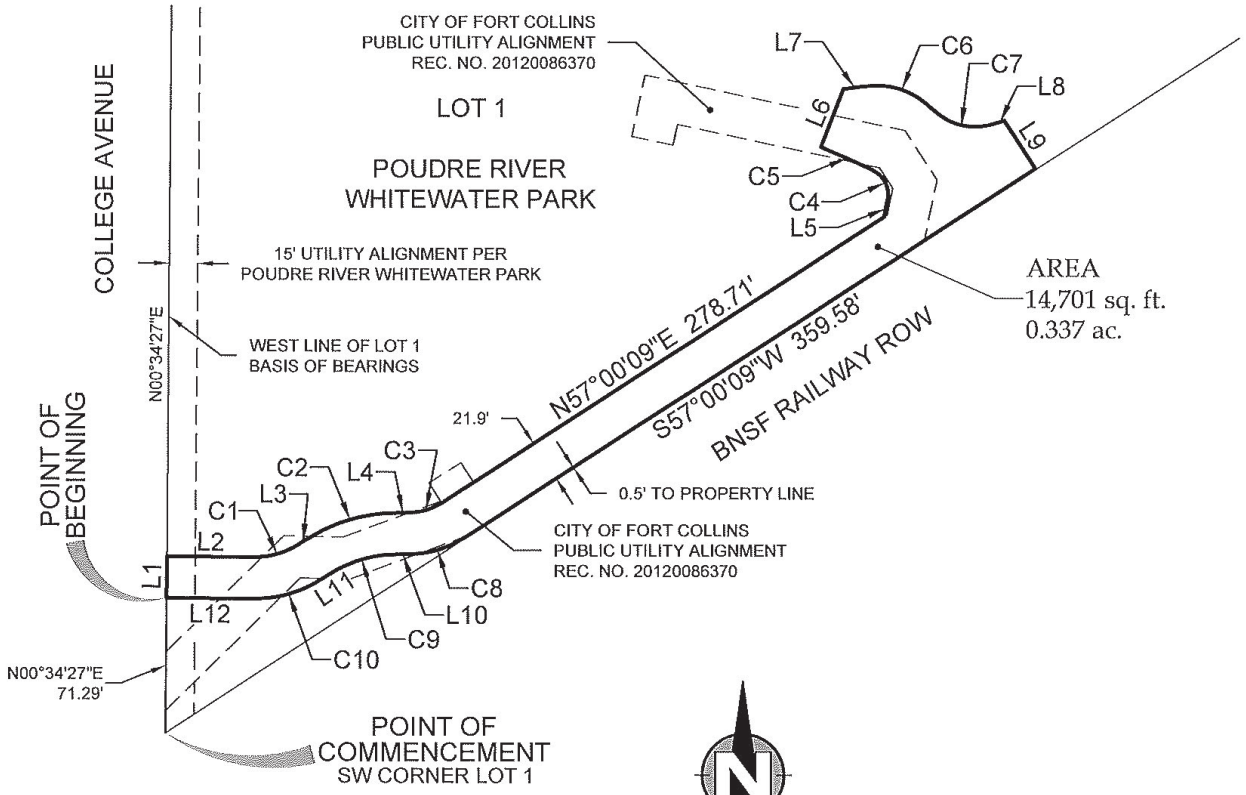
ATTEST:

City Clerk

DocuSign Envelope ID: 98BE0847-4449-4A63-A369-7CED4D2DD82D

EXHIBIT

A PARCEL OF LAND BEING A PORTION OF LOT 1, POUDRE RIVER WHITEWATER PARK, LOCATED IN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6th P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	25.06'	43.00'	33°23'44"	N73°52'45"E	24.71'
C2	49.83'	87.00'	32°49'06"	N73°35'27"E	49.15'
C3	17.28'	30.00'	32°59'51"	N73°30'05"E	17.04'
C4	18.73'	14.13'	75°55'04"	N25°57'23"W	17.39'
C5	30.08'	371.89'	4°38'06"	N66°13'41"W	30.08'
C6	38.35'	40.36'	54°26'18"	S71°13'05"E	36.92'
C7	36.26'	31.49'	65°57'57"	S76°58'55"E	34.29'
C8	29.95'	52.00'	32°59'51"	S73°30'05"W	29.54'
C9	37.23'	65.00'	32°49'06"	S73°35'27"W	36.72'
C10	37.89'	65.00'	33°23'44"	S73°52'45"W	37.35'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00° 34' 27"E	22.00'
L2	S89° 25' 23"E	46.11'
L3	N57° 10' 54"E	5.35'
L4	N90° 00' 00"E	6.73'
L5	N12° 00' 09"E	9.30'
L6	N21° 27' 16"E	33.04'

LINE TABLE		
LINE	BEARING	LENGTH
L7	N82° 38' 08"E	11.60'
L8	N72° 17' 43"E	4.82'
L9	S32° 59' 51"E	30.23'
L10	N90° 00' 00"W	6.73'
L11	S57° 10' 54"W	5.35'
L12	N89° 25' 23"W	46.11'

NOTE: THIS EXHIBIT IS NOT INTENDED TO BE A MONUMENTED LAND SURVEY. ITS SOLE PURPOSE IS AS A GRAPHIC REPRESENTATION TO AID IN THE VISUALIZATION OF THE WRITTEN PROPERTY DESCRIPTION WHICH IT ACCOMPANIES. THE WRITTEN PROPERTY DESCRIPTION SUPERCEDES THE EXHIBIT DRAWING.

80 0 80 Feet

(IN U.S. SURVEY FEET)
1 inch = 80 ft.

NORTHERN ENGINEERING

FORT COLLINS: 301 North Howes Street, Suite 100, 80521
GREELEY: 820 8th Street, 80631
PHONE: 970.221.4158
www.northernengineering.com

File Attachments for Item:

5. First Reading of Ordinance No. 091, 2022, Authorizing the Execution of a First Amendment to Lease with New Cingular Wireless PCS, LLC of City-Owned Property at City Park Ballfields.

The purpose of this item is to authorize the City Manager to execute an amendment extending the existing New Cingular cell site lease at the ball fields at City Park. The amendment would extend the end of the current lease terms from March 8, 2023, to October 20, 2023, and allow an additional 5-year term from October 21, 2023, to October 20, 2028. New Cingular has leased the site from the City since 2005. Annual rent received by the City will increase from $20,736 to $24,000 for the first year of the 5-year term with 3% increases every year afterwards.

August 16, 2022

AGENDA ITEM SUMMARY
City Council

STAFF

Keith Hanson, Real Estate Manager
Mike Calhoon, Director of Parks
Ryan Malarky, Legal

SUBJECT

First Reading of Ordinance No. 091, 2022, Authorizing the Execution of a First Amendment to Lease with New Cingular Wireless PCS, LLC of City-Owned Property at City Park Ballfields.

EXECUTIVE SUMMARY

The purpose of this item is to authorize the City Manager to execute an amendment extending the existing New Cingular cell site lease at the ball fields at City Park. The amendment would extend the end of the current lease terms from March 8, 2023, to October 20, 2023, and allow an additional 5-year term from October 21, 2023, to October 20, 2028. New Cingular has leased the site from the City since 2005. Annual rent received by the City will increase from $20,736 to $24,000 for the first year of the 5-year term with 3% increases every year afterwards.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on First Reading.

BACKGROUND / DISCUSSION

New Cingular has leased its cell site at the ball fields at City Park since 2005, when the original *COLORADO OPTION AND STRUCTURE LEASE AGREEMENT* was executed. New Cingular's cell equipment is situated atop a City-owned light pole that serves the ball fields. Staff has negotiated an amendment to extend the lease for another 5-year term, and annual rent will increase from $20,736 to $24,000 for the first year of the 5-year term with yearly 3% increases for the remaining term. The rent is within the range of fair market cell site lease rates for similar locations and set-ups without a dedicated cellular equipment tower. New Cingular will continue to be responsible for all costs associated with the cell site equipment, including maintenance and utilities. There is no cost to the City.

CITY FINANCIAL IMPACTS

The City would receive $127,419 in rent over the full 5-year term and not incur any expense.

ATTACHMENTS

1. Ordinance for Consideration
2. Location Map

ORDINANCE NO. 091, 2022
OF THE COUNCIL OF THE CITY OF FORT COLLINS
AUTHORIZING THE EXECUTION OF A FIRST AMENDMENT TO LEASE WITH NEW CINGULAR WIRELESS PCS, LLC OF CITY-OWNED PROPERTY AT CITY PARK BALLFIELDS

WHEREAS, the City is the owner of that certain parcel of real property known as the City Park Ballfields (the "Ballfields") located at 1715 W. Mountain Avenue, Fort Collins, CO 80521; and

WHEREAS, on September 20, 2005, the City Council adopted Ordinance No. 098, 2005, authorizing the City to enter into a Colorado Option and Structure Lease Agreement with New Cingular Wireless PCS, LLC ("New Cingular") regarding the leased premises located at the Ballfields for the use of a pole for the installation of its personal communications service antenna and related equipment (the "Lease Space"); and

WHEREAS, the City and New Cingular entered into the Colorado Option and Structure Lease Agreement dated October 3, 2005 (the "Lease") for a six-month option period within which Cingular could choose to move forward with the Lease, then an initial lease term of five years plus two five-year options to renew, and a final renewal period to expire no later than March 8, 2023; and

WHEREAS, New Cingular has requested that the City extend the current Lease term to end on October 20, 2023, instead of March 8, 2023, and grant an extension of the Lease for one additional five-year term starting on October 21, 2023; and

WHEREAS, staff has negotiated with New Cingular proposed terms for an extension and has prepared a First Amendment to Site Lease ("First Amendment") to extend the Lease, together with all necessary easements for access and utilities set forth in the Lease, by five years; and

WHEREAS, a copy of the proposed First Amendment is attached hereto as Exhibit "A" and incorporated herein by reference; and

WHEREAS, the First Amendment provides that New Cingular shall pay lease payments at a rate of $24,000 per year for the initial year, said rate to be increased annually by three percent; and

WHEREAS, the financial benefits to the City of permitting New Cingular's continued use are substantial, and the impacts to the City of the same are minimal; and

WHEREAS, under Section 23-113 of the City Code, the Council is authorized to lease any and all interests in real property owned in the name of the City, provided that Council first finds that the lease is in the best interests of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. That the City Council hereby makes and adopts the determinations and findings contained in the recitals set forth above.

Section 2. That the City Council hereby determines that the extension of the term of the Lease along with all necessary easements for access and utilities as set forth in the Lease for the period from March 8, 2023, to October 20, 2023, followed by one additional term of five years, is in the best interests of the City.

Section 3. That the City Council hereby authorizes the City Manager to enter into the First Amendment to Colorado Option and Structure Lease Agreement with New Cingular Wireless PCS, LLC, for the continued use of the Lease Space, consistent with the terms hereof, along with such other provisions as the City Manager, in consultation with the City Attorney, deems necessary or appropriate to protect the interests of the City.

Introduced, considered favorably on first reading and ordered published this 16th day of August, A.D. 2022, and to be presented for final passage on the 6th day of September, A.D. 2022.

_____
Mayor

ATTEST:

_____
City Clerk

Passed and adopted on final reading this 6th day of September, A.D. 2022.

_____
Mayor

ATTEST:

_____
City Clerk

DocuSign Envelope ID: 2EEA8706-2C51-4456-9709-24BA753D1E4C

FIRST AMENDMENT
TO COLORADO OPTION AND STRUCTURE LEASE AGREEMENT

This First Amendment to Colorado Option and Structure Lease Agreement (the "**First Amendment**") is effective as of _____ (the "**Effective Date**") by and between the City of Fort Collins, Colorado, a Colorado municipal corporation ("**Landlord**") and New Cingular Wireless PCS, LLC, a Delaware limited liability company ("**Tenant**") (each a "**Party**", or collectively, the "**Parties**").

A. Landlord and Tenant (or their predecessors-in-interest) entered into that certain Colorado Option and Structure Lease Agreement dated October 3, 2005 and effective October 12, 2005 (the "**Lease**") regarding the leased premises ("**Premises**") located at 1715 W. Mountain Avenue, Fort Collins, CO 80521 (the "**Property**").

For good and valuable consideration, Landlord and Tenant agree as follows:

1. The term of the Agreement shall be amended to provide that the current term, which commenced on March 08, 2018, shall expire on October 20, 2023 ("**Current Term**"), and commencing on October 21, 2023, will be automatically renewed, upon the same terms and conditions of the Agreement, for one (1) additional five (5) year term (the "**Renewal Term**"). Hereafter, "**Term**" shall include the Current Term and the Renewal Term. Lessor agrees and acknowledges that, except as such permitted use or other rights may be amended herein, Lessee may continue to use and exercise its rights under the Agreement as permitted prior to the Renewal Term.

2. Commencing October 21, 2023, Tenant shall pay Landlord annual rent in the amount of Twenty-Four Thousand and No/100 dollars ($24,000.00) per year (the "**Rent**"). Where duplicate Rent would occur, a credit shall be taken by Tenant for any prepayment of Rent by Tenant.

   Rent shall be adjusted annually on each anniversary of the Renewal Term commencement date by an amount equal to three percent (3%) over the Rent for the immediately preceding year. This new Rent and Rent adjustment shall supersede and replace any prior rent and rent adjustments.

   If Tenant remains in possession of the Premises at the expiration or termination of this Lease without a new written agreement, such tenancy shall be deemed a month-to-month tenancy. Rent for the holdover period shall be 150% of the last current annual rent, plus the three percent annual (3%) escalator as applicable, prorated and paid monthly on the first day of each month.

3. All notices, requests, and demands shall be in writing and shall be deemed to have been delivered upon receipt or refusal to accept delivery, and are effective only when deposited into the U.S. certified mail, return receipt requested, or when sent via a nationally recognized courier to the addresses set forth below. Landlord or Tenant may

from time to time designate any other address for this purpose by providing written notice to the other Party.

If to Tenant:
New Cingular Wireless PCS, LLC
Attn: TAG – LA
Re: Cell Site #: COL030360
Cell Site Name: Sheldon Lake (TX)
Fixed Asset #: 10099199
1025 Lenox Park Blvd. NE
3rd Floor
Atlanta, GA 30319

With a copy to:
New Cingular Wireless PCS, LLC
Attn: Legal Department
New Cingular Wireless PCS, LLC
Re: Cell Site #: COL030360
Cell Site Name: Sheldon Lake (TX)
Fixed Asset #: 10099199
208 S. Akard Street
Dallas, TX, 75202-4206

If to Landlord:
City of Fort Collins, Colorado
300 Laporte Avenue, Building B
Fort Collins, CO 80521
Attn: Real Estate Service Manager

4. Tenant will ensure that Landlord has current contact information for Tenant's employees, representatives and/or contractors that are in charge of access, maintenance, and repairs on the Premises.

5. Tenant and Landlord will reasonably cooperate with each other's requests to approve permit applications and other documents related to the Property without additional payment or consideration.

6. Except as expressly set forth in this First Amendment, the Lease otherwise is unmodified. To the extent any provision contained in this First Amendment conflicts with the terms of the Lease, the terms and provisions of this First Amendment shall control. Each reference in the Lease to itself shall be deemed also to refer to this First Amendment.

7. This First Amendment may be executed in duplicate counterparts, each of which will be deemed an original. Signed electronic, scanned, or facsimile copies of this First Amendment will legally bind the Parties to the same extent as originals.

8. Each of the Parties represents and warrants that it has the right, power, legal capacity and authority to enter into and perform its respective obligations under this First Amendment. Landlord represents and warrants to Tenant that the consent or approval of a third party has either been obtained or is not required with respect to the execution of this First Amendment.

9. This First Amendment will be binding on and inure to the benefit of the Parties herein, their heirs, executors, administrators, successors-in-interest and assigns.

IN WITNESS, the Parties execute this First Amendment as of the Effective Date.

LANDLORD:

City of Fort Collins, Colorado,
a Colorado municipal corporation

By: _____

Print Name: Kelly DiMartino

Title: City Manager

Date: _____

TENANT:

New Cingular Wireless PCS, LLC,
a Delaware limited liability company

By: AT&T Mobility Corporation

Its: Manager

By: DocuSigned by: Mark Johns F0CDE175DEBF43B...

Print Name: Mark Johns

Title: Area Manager

Date: 7/8/2022

ATTEST:

By: _____

Print Name: Anissa Hollingshead

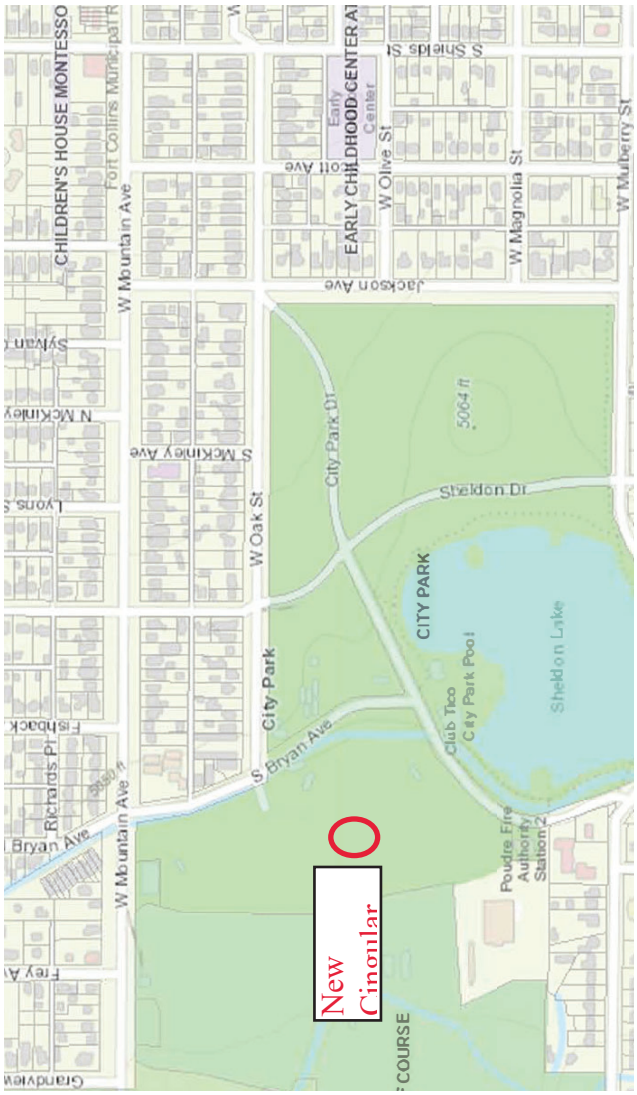
Title: City Clerk

APPROVED AS TO FORM:

By: _____

Print Name: Ingrid Decker

Title: Senior Assistant City Attorney


New Cingular
CHILDREN'S HOUSE MONTESSO
Fort Collins Municipal R
W Mountain Ave
EARLY CHILDHOOD CENTER AT
Early Center
W Olive St
W Magnolia St
W Mulberry St
S Shields St
Jackson Ave
N McKinley
S McKinley Ave
W Oak St
City Park Dr
5064 ft
Sheldon Dr
CITY PARK
Sheldon Lake
Club Tico City Park Pool
City Park
S Bryan Ave
Richards Pl
Bryan Ave
W Mountain Ave
Poudre Fire Authority Station 2
COURSE

File Attachments for Item:

6. First Reading of Ordinance No. 092, 2022, Dissolving the Parking Advisory Board and Amending the Code of the City of Fort Collins by Repealing Section 2-110 Relating to the Parking Advisory Board.

The purpose of this item is to dissolve the Parking Advisory Board.

August 16, 2022

AGENDA ITEM SUMMARY
City Council

STAFF

Anissa N. Hollingshead, City Clerk
Carrie M. Daggett, Legal

SUBJECT

First Reading of Ordinance No. 092, 2022, Dissolving the Parking Advisory Board and Amending the Code of the City of Fort Collins by Repealing Section 2-110 Relating to the Parking Advisory Board.

EXECUTIVE SUMMARY

The purpose of this item is to dissolve the Parking Advisory Board.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on First Reading.

BACKGROUND / DISCUSSION

Over the past several years, the Parking Advisory Board has had difficulty achieving a quorum and generating agenda topics. Following discussions between the Council liaison, staff liaison, and the City Clerk's office, it was agreed that any topics that may come up regarding parking could be absorbed into the existing Transportation Board's scope of work. This topic was addressed in the Work Session on Boards and Commission earlier this year and received general support from Councilmembers.

This Ordinance dissolves the Parking Advisory Board and repeals Section 2-110 of the City Code.

ATTACHMENTS

1. Ordinance for Consideration

ORDINANCE NO. 092, 2022
OF THE COUNCIL OF THE CITY OF FORT COLLINS
DISSOLVING THE PARKING ADVISORY BOARD AND AMENDING THE CODE OF THE CITY OF FORT COLLINS BY REPEALING SECTION 2-110 RELATING TO THE PARKING ADVISORY BOARD

WHEREAS, the Parking Advisory Board is a City board established by ordinance for the purpose of advising the City Council and staff regarding the implementation of parking plans, advocate for parking initiatives and programs, and educate the public about parking issues; and

WHEREAS, beginning in November 2021, members of the Parking Advisory Board (the "Board"), as well as staff began a review of the focus and format of its meetings and work plan; and

WHEREAS, staff and the Board concluded that any future topics regarding parking could easily be absorbed by the still existing Transportation Board; and

WHEREAS, staff has requested that the Parking Advisory Board be dissolved.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. That the City Council hereby makes and adopts the determinations and findings contained in the recitals set forth above.

Section 2. That Section 2-110 of the Code of the City of Fort Collins is hereby deleted in its entirety and said section number held in reserve for future use.

~~**Sec. 2-110. Parking Advisory Board.**~~

~~(a) The City shall have a Parking Advisory Board, hereafter referred to in this Section as the "Board." The Board shall consist of nine (9) members. Five (5) Board members shall be either residents, landowners, employees, business owners or tenants within the downtown area and four (4) members shall represent a broad base of the City at large.~~

~~(b) The Board shall have the following functions:~~

~~(1) To make recommendations to the City Council regarding the implementation of the City's parking policies and plans;~~

~~(2) To provide an avenue for ongoing stakeholder input and involvement in parking decisions that affect the public;~~

~~(3) To support and advocate for parking initiatives and programs;~~

~~(4) To help educate the public about parking issues; and~~

~~(5) To work with other boards and commissions of the City or other community organizations that have an interest in parking issues.~~

Introduced, considered favorably on first reading and ordered published this 16th day of August, A.D. 2022, and to be presented for final passage on the 6th day of September, A.D. 2022.

Mayor

ATTEST:

City Clerk

Passed and adopted on final reading this 6th day of September, A.D. 2022.

Mayor

ATTEST:

City Clerk

File Attachments for Item:

7. First Reading of Ordinance No. 093, 2022, Making Supplemental Appropriations in the General Fund for the Environmental Services Air Quality Program from the US Environmental Protection Agency Grant.

The purpose of this item is to appropriate unanticipated grant revenue in the General Fund for the Environmental Services Air Quality Program. This grant directly supports Council Priority #17, Improved Air Quality, and includes $108,200 of grant funding provided by the U.S. Environmental Protection Agency (EPA) and associated with the American Rescue Plan Act to support local monitoring of National Ambient Air Quality Standard (NAAQS) pollutants in and near communities with environmental justice concerns who face disproportionate exposure to these pollutants and health risks and are also associated with increased vulnerability to COVID-19.

August 16, 2022

AGENDA ITEM SUMMARY
City Council

STAFF

Jason Komes, Senior Environmental Specialist
Judy Schmidt, Legal

SUBJECT

First Reading of Ordinance No. 093, 2022, Making Supplemental Appropriations in the General Fund for the Environmental Services Air Quality Program from the US Environmental Protection Agency Grant.

EXECUTIVE SUMMARY

The purpose of this item is to appropriate unanticipated grant revenue in the General Fund for the Environmental Services Air Quality Program. This grant directly supports Council Priority #17, Improved Air Quality, and includes $108,200 of grant funding provided by the U.S. Environmental Protection Agency (EPA) and associated with the American Rescue Plan Act to support local monitoring of National Ambient Air Quality Standard (NAAQS) pollutants in and near communities with environmental justice concerns who face disproportionate exposure to these pollutants and health risks and are also associated with increased vulnerability to COVID-19.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on First Reading.

BACKGROUND / DISCUSSION

The City has been awarded a grant from the EPA for the purchase of new air quality monitoring equipment to be located in a new criteria pollutant monitoring site to supplement the two existing regulatory ozone monitors. Currently, we do not have an oxides of nitrogen (NO_X) monitor and a downtown ozone monitor is believed to underestimate ozone concentrations due to proximity to roadways and NO_X titration. A 2017 evaluation of the regulatory network conducted by the National Center for Atmospheric Research (NCAR) recommended regulatory ozone monitoring on the eastern side of town to ensure that population exposure is not underestimated.

These funds will be used to purchase new air quality monitoring equipment to be installed in a new criteria pollutant monitoring site, which includes a shelter, a meteorological tower and ozone, NO_X, and meteorological sensors. This information will provide better regional information, including information for Environmental Justice (EJ) communities, regarding ozone exposure.

CITY FINANCIAL IMPACTS

City resources in the General Fund would increase by $108,200. No match is required; however, installation of the new criteria pollutant monitoring site will be funded by appropriated funds made available under the 2022 enhancements to the City's Air Quality monitoring budget (BFO Offer 48.15).

PUBLIC OUTREACH

While no formal outreach has been conducted prior to receipt of these funds, monitored data will be used to support community awareness of air quality issues.

ATTACHMENTS

1. Ordinance for Consideration
2. U.S. EPA Cooperative Agreement and Notice of Award, July 12, 2022

ORDINANCE NO. 093, 2022
OF THE COUNCIL OF THE CITY OF FORT COLLINS
MAKING SUPPLEMENTAL APPROPRIATIONS IN THE GENERAL FUND FOR THE ENVIRONMENTAL SERVICES AIR QUALITY PROGRAM FROM THE US ENVIRONMENTAL PROTECTION AGENCY GRANT

WHEREAS, the City of Fort Collins has been awarded a grant in the amount of $108,200 (the "Grant") by the U.S. Environmental Protection Agency (EPA) associated with the American Rescue Plan Act to support local monitoring of national air quality standard (NAAQS) pollutants in and near communities with environmental justice concerns who face disproportionate exposure to such pollutants and resulting health risks, as well as increased vulnerability to COVID-19; and

WHEREAS the Grant will fund the purchase of new air quality monitoring equipment ("Equipment") to be installed in a new criteria pollutant monitoring site ("Site") to supplement the two existing regulatory ozone monitors currently operated by the City's Environmental Services Air Quality Program; and

WHEREAS, while no matching funds are required under the Grant, installation of the Site in which the Equipment will be located will be completed using appropriated funds made available under the 2022 enhancements to the City's Air Quality Monitoring budget (BFO Offer 48.15); and

WHEREAS, the purchase and installation of the Equipment and the Site directly supports Council Priority #17, Improved Air Quality, protects the health, safety and welfare of Fort Collins' residents and is in the best interest the City and its residents; and

WHEREAS, this appropriation benefits public health, safety and welfare of the residents of Fort Collins and serves the public purpose of improving air quality for City residents; and

WHEREAS, Article V, Section 9 of the City Charter permits the City Council, upon recommendation of the City Manager, to make supplemental appropriations by ordinance at any time during the fiscal year, provided that the total amount of such supplemental appropriations, in combination with all previous appropriations for that fiscal year, does not exceed the current estimate of actual and anticipated revenues and all other funds to be received during the fiscal year; and

WHEREAS, the City Manager has recommended the appropriation described herein and determined that this appropriation is available and previously unappropriated from the General Fund and will not cause the total amount appropriated in the General Fund to exceed the current estimate of actual and anticipated revenues and all other funds to be received in that Fund during this fiscal year; and

WHEREAS, Article V, Section 11 of the City Charter authorizes the City Council to designate in the ordinance when appropriating funds for a federal, state or private grant, that such appropriation shall not lapse at the end of the fiscal year in which the appropriation is made, but continue until the earlier of the expiration of the federal, state or private grant or the City's expenditure of all funds received from such grant; and

WHEREAS, the City Council wishes to designate the appropriation herein from the US Environmental Protection Agency Grant for the Environmental Services Air Quality Program as an appropriation that shall not lapse until the earlier of the expiration of the grant or the City's expenditure of all funds received from such grant.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. That the City Council hereby makes and adopts the determinations and findings contained in the recitals set forth above.

Section 2. That there is hereby appropriated from new revenue or other funds in the General Fund the sum of ONE HUNDRED EIGHT THOUSAND TWO HUNDRED DOLLARS ($108,200) for the Environmental Services Indoor Air Quality Program.

Section 3. That the appropriation herein for the US Environmental Protection Agency Grant for the Environmental Services Air Quality Program is hereby designated, as authorized in Article V, Section 11 of the City Charter, as an appropriation that shall not lapse at the end of this fiscal year but continue until the earlier of the expiration of the grant or the City's expenditure of all funds received from such grant.

Introduced, considered favorably on first reading and ordered published this 16th day of August, A.D. 2022, and to be presented for final passage on the 6th day of September, A.D. 2022.

Mayor

ATTEST:

City Clerk

Passed and adopted on final reading this 6th day of September, A.D. 2022.

Mayor

ATTEST:

City Clerk

U.S. ENVIRONMENTAL PROTECTION AGENCY

Cooperative Agreement

GRANT NUMBER (FAIN): 96834310 **MODIFICATION NUMBER:** 0 **PROGRAM CODE:** 0P	**DATE OF AWARD** 07/12/2022
TYPE OF ACTION New	**MAILING DATE** 07/15/2022
PAYMENT METHOD: ASAP	**ACH#** 80084

RECIPIENT TYPE:
Municipal

Send Payment Request to:
Contact EPA RTPFC at: rtpfc-grants@epa.gov

RECIPIENT:
City of Fort Collins
P. O. Box 580
Fort Collins, CO 80522-0580
EIN: 84-6000587

PAYEE:
City of Fort Collins
P. O. Box 580
Fort Collins, CO 80522-0580

PROJECT MANAGER	EPA PROJECT OFFICER	EPA GRANT SPECIALIST
Cassie Archuleta 222 Laporte Avenue PO Box 580 Fort Collins, CO 80522-0580 **Email:** carchuleta@fcgov.com **Phone:** 970-416-2648	Carson Coate 1595 Wynkoop Street Denver, CO 80202 **Email:** coate.carson@epa.gov **Phone:** 406-457-5042	Brian Fredericks Grants, Acquisition and IAs Branch 1595 Wynkoop Street Denver, CO 80202 **Email:** fredericks.brian@epa.gov **Phone:** 303-312-6388

PROJECT TITLE AND DESCRIPTION

ARP Grant for Purchase of Air Quality Monitoring Equipment

See attachment 1 for project description

BUDGET PERIOD	PROJECT PERIOD	TOTAL BUDGET PERIOD COST	TOTAL PROJECT PERIOD COST
08/01/2022 - 07/31/2023	08/01/2022 - 07/31/2023	$108,200.00	$108,200.00

NOTICE OF AWARD

Based on your Application dated 05/10/2022 including all modifications and amendments, the United States acting by and through the US Environmental Protection Agency (EPA) hereby awards $108,200.00. EPA agrees to cost-share 100.00% of all approved budget period costs incurred, up to and not exceeding total federal funding of $108,200.00. Recipient's signature is not required on this agreement. The recipient demonstrates its commitment to carry out this award by either: 1) drawing down funds within 21 days after the EPA award or amendment mailing date; or 2) not filing a notice of disagreement with the award terms and conditions within 21 days after the EPA award or amendment mailing date. If the recipient disagrees with the terms and conditions specified in this award, the authorized representative of the recipient must furnish a notice of disagreement to the EPA Award Official within 21 days after the EPA award or amendment mailing date. In case of disagreement, and until the disagreement is resolved, the recipient should not draw down on the funds provided by this award/amendment, and any costs incurred by the recipient are at its own risk. This agreement is subject to applicable EPA regulatory and statutory provisions, all terms and conditions of this agreement and any attachments.

ISSUING OFFICE (GRANTS MANAGEMENT OFFICE)	AWARD APPROVAL OFFICE
ORGANIZATION / ADDRESS	**ORGANIZATION / ADDRESS**
U.S. EPA, Region 8 , Environmental Protection Agency, Region 8 1595 Wynkoop Street Denver, CO 80202-1129	U.S. EPA, Region 8, Environmental Protection Agency, Region 8 R8 - Region 8 1595 Wynkoop Street Denver, CO 80202-1129

THE UNITED STATES OF AMERICA BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY

Digital signature applied by EPA Award Official Sarah Hulstein - GMO	**DATE** 07/12/2022

EPA Funding Information

FUNDS	FORMER AWARD	THIS ACTION	AMENDED TOTAL
EPA Amount This Action	$0	$108,200	$108,200
EPA In-Kind Amount	$0	$0	$0
Unexpended Prior Year Balance	$0	$0	$0
Other Federal Funds	$0	$0	$0
Recipient Contribution	$0	$0	$0
State Contribution	$0	$0	$0
Local Contribution	$0	$0	$0
Other Contribution	$0	$0	$0
Allowable Project Cost	$0	$108,200	$108,200

Assistance Program (CFDA)	Statutory Authority	Regulatory Authority
66.034 - Surveys-Studies-Investigations-Demonstrations and Special Purpose Activities relating to the Clean Air Act	CleanAirAct:Sec.103	2 CFR 200, 2 CFR 1500 and 40 CFR 33

Fiscal									
Site Name	Req No	FY	Approp. Code	Budget Oganization	PRC	Object Class	Site/Project	Cost Organization	Obligation / Deobligation
-	2208FID011	21	E1S7	08F	000A04	4183	-	-	$108,200
									$108,200

Budget Summary Page

Table A - Object Class Category (Non-Construction)	Total Approved Allowable Budget Period Cost
1. Personnel	$0
2. Fringe Benefits	$0
3. Travel	$0
4. Equipment	$100,000
5. Supplies	$8,200
6. Contractual	$0
7. Construction	$0
8. Other	$0
9. Total Direct Charges	$108,200
10. Indirect Costs: 0.00 % Base	$0
11. Total (Share: Recipient 0.00 % Federal 100.00 %)	$108,200
12. Total Approved Assistance Amount	$108,200
13. Program Income	$0
14. Total EPA Amount Awarded This Action	$108,200
15. Total EPA Amount Awarded To Date	$108,200

Attachment 1 - Project Description

The purpose of this American Rescue Plan funded cooperative agreement is to advance enhanced monitoring of Particulate Matter 2.5 (PM2.5) or other National Ambient Air Quality Standards (NAAQS) pollutants in and near communities with environmental justice concerns who face disproportionate exposure to these pollutants and health risks which are also associated with increased vulnerability to COVID-19. These funds will be used to address priorities in and near those communities including upgrading other NAAQS pollutant monitoring sites, upgrading certain NAAQS gas monitors and/or equipment not meeting performance or completeness goals, and other possible PM monitoring investments. Specifically, the recipient will upgrading: PM2.5, ozone, and NOx analyzers; meteorological equipment; and shelter equipment. Expected deliverables include purchasing continuous PM2.5, ozone and NOx monitors. Expected Outcomes: Full automation of PM2.5 and other NAAQS monitors will provide all communities air quality data of the same quality and allow them to compare continuous data streams in nearby areas. Operation of PM2.5 or other NAAQS pollutants air monitoring in accordance with all EPA requirements leading to collection of quality assured ambient air quality data to help ensure that more Americans are living and working in areas that meet high air quality standards. Intended Beneficiaries: Direct beneficiaries of these activities are community residents who will have decreased risk of adverse health effects, including cancer and neurological effects. No subawards are included in this assistance agreement.

Administrative Conditions

National Administrative Terms and Conditions

A. General Terms and Conditions

The recipient agrees to comply with the current EPA general terms and conditions available at: https://www.epa.gov/grants/epa-general-terms-and-conditions-effective-october-1-2021-or-later.

These terms and conditions are in addition to the assurances and certifications made as a part of the award and the terms, conditions, or restrictions cited throughout the award.

The EPA repository for the general terms and conditions by year can be found at: https://www.epa.gov/grants/grant-terms-and-conditions#general.

B. Correspondence Condition

The terms and conditions of this agreement require the submittal of reports, specific requests for approval, or notifications to EPA. Unless otherwise noted, all such correspondence should be sent to the following email addresses:

• Federal Financial Reports (SF-425): rtpfc-grants@epa.gov and Fredericks.Brian@epa.gov

• MBE/WBE reports (EPA Form 5700-52A): Brian Fredericks Email: Fredericks.Brian@epa.gov

• All other forms/certifications/assurances, Indirect Cost Rate Agreements, Requests for Extensions of the Budget and Project Period, Amendment Requests, Requests for other Prior Approvals, updates to recipient information (including email addresses, changes in contact information or changes in authorized representatives) and other notifications: GS: Brian Fredericks - Fredericks.Brian@epa.gov PO: Coate.Carson@epa.gov

• Quality Assurance documents, workplan revisions, equipment lists, programmatic reports and deliverables: PO: Coate.Carson@epa.gov

Programmatic Conditions

Grant-Specific Programmatic Terms and Conditions

A. PERFORMANCE REPORTING AND FINAL PERFORMANCE REPORT

Performance Reports – Content

In accordance with 2 CFR 200.329, the recipient agrees to submit performance reports that include brief information on each of the following areas: 1) A comparison of actual accomplishments to the outputs/outcomes established in the assistance agreement work plan for the period; 2) The reasons why established outputs/outcomes were not met; and 3) Additional pertinent information, including, when appropriate, analysis and explanation of cost overruns or high-unit costs.

Additionally, the recipient agrees to inform EPA as soon as problems, delays, or adverse conditions

which will materially impair the ability to meet the outputs/outcomes specified in the assistance agreement work plan are known.

Performance Reports - Frequency

The recipient agrees to submit **quarterly** performance reports electronically to the EPA Project Officer within 30 days after the quarterly reporting period ends. The reporting periods are 08/01/2022 – 08/01/2024.

The recipient must submit the final performance report no later than 120 calendar days after the end date of the period of performance.

B. Cybersecurity Condition

Cybersecurity Grant Condition for Other Recipients, Including Intertribal Consortia

(a) The recipient agrees that when collecting and managing environmental data under this assistance agreement, it will protect the data by following all applicable State or Tribal law cybersecurity requirements.

(b) (1) EPA must ensure that any connections between the recipient's network or information system and EPA networks used by the recipient to transfer data under this agreement, are secure. For purposes of this Section, a connection is defined as a dedicated persistent interface between an Agency IT system and an external IT system for the purpose of transferring information. Transitory, user-controlled connections such as website browsing are excluded from this definition.

If the recipient's connections as defined above do not go through the Environmental Information

Exchange Network or EPA's Central Data Exchange, the recipient agrees to contact the EPA Project Officer (PO) no later than 90 days after the date of this award and work with the designated Regional/Headquarters Information Security Officer to ensure that the connections meet EPA security requirements, including entering into Interconnection Service Agreements as appropriate. This condition does not apply to manual entry of data by the recipient into systems operated and used by EPA's regulatory programs for the submission of reporting and/or compliance data.

(2) The recipient agrees that any subawards it makes under this agreement will require the subrecipient to comply with the requirements in (b)(1) if the subrecipient's network or information system is connected to EPA networks to transfer data to the Agency using systems other than the Environmental Information Exchange Network or EPA's Central Data Exchange. The recipient will be in compliance with this condition: by including this requirement in subaward agreements; and during subrecipient monitoring deemed necessary by the recipient under 2 CFR 200.332(d), by inquiring whether the subrecipient has contacted the EPA Project Officer. Nothing in this condition requires the recipient to contact the EPA Project Officer on behalf of a subrecipient or to be involved in the negotiation of an Interconnection Service Agreement between the subrecipient and EPA.

C. Substantial Involvement

EPA will be substantially involved in this agreement. Substantial involvement by the EPA Project Officer may include:

1. monthly telephone calls and other monitoring,
2. reviewing project phases and providing approval to continue to the next phase,
3. reviewing and commenting on any documents, web content, or other materials developed under this agreement (the recipient will make final decisions on these matters),
4. approving substantive terms included in contracts or subawards (EPA's Project Officer will not suggest, recommend or direct the recipient to select any particular contractor or subrecipient except to the extent permitted in Section 10 of EPA's Subaward Policy).
5. reviewing and commenting on the programmatic progress reports
6. Consultation with EPA regarding the selection of key personnel (EPA's involvement is limited to reviewing the technical qualifications of key personnel and the recipient will make the final decisions on selection. EPA's Project Officer will not suggest, recommend or direct the recipient to select any individual).
7. Joint operational involvement, participation, and/or collaboration between EPA and the recipient.

File Attachments for Item:

8. First Reading of Ordinance No. 094, 2022, Adopting a Graywater Ordinance, to Allow Voluntary Graywater System Installations.

The purpose of this item is to propose a graywater ordinance for Council's consideration, which is necessary to allow graywater systems to be installed in the City. The proposed graywater ordinance would enact a voluntary program for graywater use for toilet flushing in Fort Collins Utilities' water and wastewater service areas, as well as the service areas of consenting water and wastewater districts in the Growth Management Area (GMA). The proposed graywater ordinance would be consistent with State regulatory requirements and local water right limitations.

August 16, 2022

AGENDA ITEM SUMMARY
City Council

STAFF

Mariel Miller, Water Conservation Manager
Paul Sizemore, Community Development & Neighborhood Services Director
Eric Potyondy, Assistant City Attorney
Marcus Coldiron, Chief Building Official

SUBJECT

First Reading of Ordinance No. 094, 2022, Adopting a Graywater Ordinance, to Allow Voluntary Graywater System Installations.

EXECUTIVE SUMMARY

The purpose of this item is to propose a graywater ordinance for Council's consideration, which is necessary to allow graywater systems to be installed in the City. The proposed graywater ordinance would enact a voluntary program for graywater use for toilet flushing in Fort Collins Utilities' water and wastewater service areas, as well as the service areas of consenting water and wastewater districts in the Growth Management Area (GMA). The proposed graywater ordinance would be consistent with State regulatory requirements and local water right limitations.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on First Reading.

BACKGROUND / DISCUSSION

Development of a graywater ordinance is a Council Priority for 2021-2023. Staff presented information to the Council at a November 23, 2021, work session (Attachment 1), where Council indicated a desire for staff to develop an enabling ordinance, which meets the State's Water Quality Regulation 86 (graywater standards) and is in accordance with local water rights. Staff provided two updates to Council, dated April 11 and June 27, 2022, in the form of a memo in their Thursday Council Packet.

If adopted by Council, the proposed graywater ordinance would enact the following:

- The ability for those who elect to install a graywater system to do so (the proposed ordinance does not require graywater systems).
- An ordinance that meets Colorado's requirements and is not more restrictive than the State Regulation 86's minimum standards.
- Enabling water from bathroom and laundry sinks, clothes washers, baths, and/or showers to be used for toilet flushing only, which aligns with local water right limitations.
- Design criteria and standards to protect public health and the environment and a permitting and inspection process administered by City Building Services.

- Graywater use within Fort Collins Utilities' water and wastewater service areas, with the possibility of graywater use extending into other water and wastewater service providers' service areas within city limits, depending on consent by other service providers within city limits (Boxelder Sanitation District, East Larimer County Water District, Fort Collins-Loveland Water District, South Fort Collins Sanitation District, and West Fort Collins Water District).
- Graywater use in single-family and multi-family residential and commercial developments (both new and redevelopment properties).

Strategic Alignment: Graywater is aligned to a variety of plans and strategic objectives that touch many areas across the organization, community and state. These include, but are not limited to:

- City Strategic Plan (2020)
- Utilities Strategic Plan (2021)
- City Plan (2019)
- Municipal Sustainability and Adaptation Plan (2019)
- Our Climate Future (2021)
- Water Efficiency Plan (2015)
- Water Supply and Demand Management Plan (2012)
- Housing Strategic Plan (2021)
- Colorado Water Plan (2015)

Coordinating with local water and sanitation districts: Staff met with all water and wastewater service providers that serve areas within the Fort Collins growth management area (GMA). As a best practice, staff provided them each with a preliminary discussion draft graywater ordinance ("draft ordinance") and draft memorandum of understanding (MOU), which document the districts' acknowledgement and agreement to graywater system installation in their service areas. The process to execute these agreements is as follows:

- City Manager to sign each agreement, as it is approved and signed by each district.
- In accordance with language in the draft ordinance, as MOUs are signed, a city map will be updated to reflect the current area where graywater is allowed. This gives flexibility to expand the area as we work to get agreements from districts. MOUs can be executed at any time – before or after the ordinance is effective – allowing the boundary to be expanded without an ordinance amendment.

To date, the status of each district is as follows:

- East Larimer County Water District has signed the MOU, agreeing to graywater system installation within their service area.
- Boxelder Sanitation District has expressed willingness to sign an agreement and staff is preparing the final MOU.
- West Fort Collins Water District's Board declined to sign at this time, but would be willing to reconsider if the financial benefits improved in the future.
- Fort Collins Loveland Water and South Fort Collins Sanitation Districts are in the process of sharing documentation with their respective boards.

State Regulation 86: State Regulation 86 is Colorado's graywater control regulation, promulgated by the Colorado Department of Public Health and Environment's Water Quality Control Commission. It includes numerous definitions and requirements for local graywater programs such as the draft ordinance before Council. These include:

- Identifying the type of graywater uses allowed.
- Defining boundaries where graywater use is allowed.
- Systems to track where graywater is used.
- Graywater design criteria guideline document.

- Approval of graywater installations and inspections.
- Enforcement terms.
- Terms regarding operations and maintenance manuals and operators.

Extended effective date: Staff communicated in a memo to Council dated June 27, 2022, the need to propose an effective ordinance date of November 1, 2022, to provide high quality service to future graywater permit applicants. This extended effective date will allow staff to complete the following:

- Development of a design criteria guideline document (State Regulation 86 requirement).
- Development of permit requirements, fees and process (State Regulation 86 requirement).
- Development of inspection fees and process (State Regulation 86 requirement).
- System to maintain current permit holder/graywater owner and maintenance information (State Regulation 86 requirement).
- Staff training on graywater permit review and inspections.
- Public education, communications, etc. on graywater systems and the requirements.

Next steps, following adoption of the Ordinance:

- Short term:
    - Complete the remaining supporting documents, systems and processes required for City Building Services to administer the graywater ordinance and train applicable staff on permit review and inspection, by the proposed effective date of November 1, 2022.
    - Continue to attend the State's monthly Regulation 86 stakeholder meetings, as the State plans to update its regulations in 2023.
    - Continue to work with the local water and wastewater districts to determine the legal boundary for graywater, by executing MOUs with each district as they provide approvals for graywater systems in their service areas.
    - Develop and promote public education and communications on graywater systems and the requirements.

- Long term (2023-2025):
    - Update the City's graywater ordinance with any changes resulting from the State Regulation 86 updates.
    - Consider pilot program funding and incentive development.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

Three City Boards and Commissions were engaged in April 2022. All but the Water Commission recommended that the Council approve a local graywater ordinance. More information regarding each recommendation can be found in the associated attachments:

- Natural Resource Advisory Board (NRAB) memo dated June 17, 2022 **(Attachment 3)**
- Building Review Commission April 28, 2022, meeting minutes **(Attachment 4)**
- Water Commission Memo dated June 16, 2022 **(Attachment 5)**

CITY FINANCIAL IMPACTS

There are no financial impacts to the City. Permits fees will be paid by applicants and are based on project valuation, consistent with other building permit fees. These fees are estimated to cover staff time for plan review and inspection for graywater systems.

PUBLIC OUTREACH

Staff conducted a variety of outreach and research efforts prior to the Council Work Session in November 2021. Following direction by Council in November, further outreach and communication efforts were pursued between April -June 2022. Reoccurring themes were expressed in several engagement efforts. The input staff received can be summarized by the two following sentiments regarding the creation of an enabling ordinance for graywater (more detailed responses can be found in Attachments 2, 3, 5-7):

1) The City should not be pursuing this ordinance or should only pursue it with the development of incentives to reduce the cost to customers. Given State Regulation 86 requirements and the limitation resulting from water right constraints, that limits graywater use for toilet flushing only, it is too costly to develop graywater systems without financial assistance or some other incentive.
2) The City should adopt an enabling ordinance because it allows those who want graywater to develop it. It is the first step in what could be the development of future pilot programs and incentives, and the burgeoning graywater industry in Colorado. State regulations could change in the future, making graywater systems more desirable and we should be prepared to take advantage of more sustainable water uses when they become available.

When preparing for the November 2021 Council Work Session and prior to 2022, staff conducted the following preliminary engagement and research efforts:

- Presented at a Key Accounts Lunch and Learn (October 6, 2021), and to Fort Collins Area Chamber of Commerce members (December 13, 2021).
- Interviewed graywater system manufactures, Colorado Department of Public Health and Environment staff, and other water provider and land use authority staff who have developed and are implementing existing graywater programs.

Following Council direction in November 2021, during Q1 and Q2 of 2022, staff provided the following public information and engagement activities:

- Created the following communication pieces to advertise Our City forum and the June 16, 2022, presentation with the public:
  - Emailed three e-newsletters to building industry-related contractors, developers and trades – sent in April 15 (emailed to 445), June 2 (emailed to 3,687) and July 1, 2022 (emailed to 3,332).
  - Invited 770 Utilities customer contacts, non-profits and other stakeholders to the public information session – sent June 2, 2022.
  - Mailed Utility bill inserts that reach about 49,000 Utilities customers – June 2022.
- Created an Our City forum to inform the public and collect and respond to feedback (staff received and responded to three posts between April and July, which can be viewed here: ourcity.fcgov.com/graywater).
- Discussed graywater and shared the draft MOU with Fort Collins-Loveland Water District, West Fort Collins Water District, East Larimer County Water District, Boxelder Sanitation District and South Fort Collins Sanitation District.
- Presented to City Boards and Commissions and requested recommendation to Council from:
  - Natural Resource Advisory Board – April 20, 2022 (**(Attachment 3)**
  - Building Review Commission – April 28, **(Attachment 4)**
- Water Commission – April 21, 2022 (**(Attachment 5)** and Mayor's response letter **(Attachment 6)**
- Presented to Fort Collins Area Chamber of Commerce – May 20, 2022 **(Attachment 7)**
- Presented to stakeholders (open to the public – 56 pre-registered for meeting, 24 attended) – June 16, 2022 **(Attachment 8)**
- Coordinated with Larimer County to discuss alignment with the County's draft graywater ordinance and how to address properties within the Fort Collins GMA, which could be annexed in the future.

- Met with Colorado State University's Dr. Sybil Sharvelle to discuss the future potential of graywater.

ATTACHMENTS

1. Ordinance for Consideration
2. Work Session Summary, November 23, 2021
3. NRAB Memo to Council
4. Building Review Commission Minutes
5. Water Commission Memo to Council
6. Response Letter from Mayor to Water Commission
7. Chamber LLAC Meeting Minutes
8. June 16 Public Meeting – Polling Results
9. Powerpoint Presentation

ORDINANCE NO. 094, 2022
OF THE COUNCIL OF THE CITY OF FORT COLLINS
AMENDING CHAPTER 5, ARTICLE V OF THE CODE OF THE CITY OF FORT COLLINS
TO ADOPT A GRAYWATER PROGRAM

WHEREAS, the State of Colorado authorized the use of graywater in 2013 by enacting House Bill 13-1044 (2013 Colo. Sess. Laws 1087) amending various sections of Titles, 12, 25, 30, 31, and 37 of the Colorado Revised Statutes ("Graywater Statute"); and

WHEREAS, the Graywater Statute provides that graywater may only be used in areas where the local city, city and county, or county has adopted an ordinance or resolution approving its use pursuant to applicable requirements; and

WHEREAS, the City has not previously authorized use of graywater in the Fort Collins municipal boundaries; and

WHEREAS, the City agrees with the findings in the Graywater Statute that innovative uses of existing technologies, such as graywater treatment systems, will (1) play an important role in reducing per capita consumption of water; (2) enable significantly greater efficiencies in the use of water within facilities; and (3) have the potential to reduce water and wastewater treatment costs and energy consumption; and

WHEREAS, the City also agrees with declarations in the Graywater Statute that: (1) the greater public interest is served by policies that promote greater efficiency in the first use of water within residential, commercial, and industrial facilities; and (2) policies allowing the use of graywater systems, while preserving the health, safety, and welfare of Coloradans, represent one strategy available for achieving greater efficiency in the use of the state's vital water resources; and

WHEREAS, the City owns and operates Fort Collins Utilities which, among other things, provides water and wastewater service to customers in and outside of Fort Collins municipal boundaries in its water and wastewater service areas; and

WHEREAS, several duly-established special districts ("water and wastewater districts") provide water or wastewater service to customers in and outside of Fort Collins municipal boundaries in their water and wastewater service areas; and

WHEREAS, the Northern Colorado Water Conservancy District ("Northern Water") operates the Colorado-Big Thompson Project ("CBT"), which is a significant source of water for Fort Collins Utilities and the water districts; and

WHEREAS, Northern Water has enacted Resolution D-1344-07-20 which: (1) authorizes the use of CBT water in non-consumptive graywater systems, defined as systems where graywater flows "to a toilet prior to being discharged to a leech field or sanitary sewer"; and (2) prohibits the consumptive use of CBT water in "graywater systems for irrigation or other partially or fully consumptive uses"; and

WHEREAS, in compliance with applicable rules and regulations promulgated pursuant to the Graywater Statute, including Regulation No. 86 – Graywater Control Regulation, 5 CCR 1002-86, promulgated by the Colorado Department of Public Health and Environment, Water Quality Control Commission, City Council desires to authorize the use of graywater in Fort Collins' municipal boundaries, subject to the consent of water and wastewater districts serving customers in Fort Collins' municipal boundaries, pursuant to the terms and conditions described in this Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. That the City Council hereby makes and adopts the determinations and findings contained in the recitals set forth above.

Section 2. That Chapter 5, Article V of the Code of the City of Fort Collins is hereby amended by the addition of a new Division 3 which reads in its entirety as follows:

Division 3
Graywater

Sec. 5-150. – Definitions.

The following words, terms and phrases, when used in this Division, shall have the meanings ascribed to them in this Section:

Component shall mean a subpart of a graywater treatment works which may include multiple devices.

Cross-Connection shall mean any connection that could allow any water, fluid, or gas such that the water quality could present an unacceptable health and/or safety risk to the public, to flow from any pipe, plumbing fixture, or a customer's water system into a public water system's distribution system or any other part of the public water system through backflow.

Design shall mean the process of selecting and documenting in writing the size, calculations, site specific data, location, equipment specification and configuration of treatment components that match site characteristics and facility use.

Design flow shall mean the estimated volume of graywater per unit of time for which a component or graywater treatment works is designed.

Facility shall mean any building, structure, or installation, or any combination thereof that uses graywater subject to the program, is located on one or more contiguous or adjacent properties, and is owned or operated by the same person or legal entity. *Facility* is synonymous with the term operation.

Graywater shall mean that portion of wastewater that, before being treated or combined with other wastewater, is collected from fixtures within residential, commercial, or industrial buildings or institutional facilities for the purpose of being put to beneficial uses. Sources of graywater are limited to discharges from bathroom and laundry room sinks, bathtubs, showers, and laundry machines. Graywater does not include the wastewater from toilets, urinals, kitchen sinks, dishwashers, or nonlaundry utility sinks.

Graywater design criteria document shall mean a document setting forth the design criteria for graywater use and graywater treatment works under the program. The requirements shall be at least as stringent as the minimum design requirements in Regulation 86 and shall include requirements under the program.

Graywater treatment works shall mean an arrangement of devices and structures used to: (a) collect graywater from within a building or a facility; and (b) treat, neutralize, or stabilize graywater within the same building or facility to the level necessary for its authorized uses.

Legally responsible party shall mean:

(1) For a residential property, the legally responsible party is the property owner.

(2) For a corporation, the legally responsible party is a responsible corporate officer, either:

a. a president, secretary, treasurer, or vice-president of the corporation in charge of a principal business function, or any other person who performs similar policy- or decision-making functions for the corporation, or

b. the manager of operating facilities, provided, the manager is authorized to make management decisions which govern the operation of the regulated facility including having the explicit or implicit duty of making major capital investment recommendations, and initiating and directing other comprehensive measures to assure long term environmental compliance with environmental laws and regulations; the manager can ensure that the necessary systems are established or actions taken to gather complete and accurate information for approval application requirements; and where authority to sign documents has been assigned or delegated to the manager in accordance with corporate procedures.

(3) For a partnership or sole proprietorship, the legally responsible party is either a general partner or the proprietor, respectively.

(4) For a municipality, State, Federal, or other public agency, the legally responsible party is a principal executive officer or ranking elected official, either:

a. the chief executive officer of the agency, or

b. a senior executive officer having responsibility for the overall operations of a principal geographic unit of the agency (e.g., Regional Administrators of EPA).

Modification or *modified* shall mean the alteration or replacement of any component of a graywater treatment works that can affect the quality of the finished water, the rated capacity of a graywater treatment works, the graywater use, alters the treatment process of a graywater treatment works, or compliance with Regulation 86 of the program. This definition does not include normal operations and maintenance of a graywater treatment works.

Permit shall mean a revocable permit to use graywater pursuant to this Division.

Program shall mean the authorization of graywater use pursuant to the terms and conditions of this Division.

Regulation 86 shall mean Regulation No. 86 – Graywater Control Regulation, 5 CCR 1002-86, promulgated by the Colorado Department of Public Health and Environment, Water Quality Control Commission, as the same may be amended from time to time.

Toilet shall mean a fixed receptacle into which a person may urinate or defecate, which is connected to a system for flushing away the waste into a sanitary sewer or septic tank. *Toilets* includes urinals.

Sec. 5-151. – General Provisions.

(a) The City Council hereby finds, determines, and declares that graywater may be used pursuant to the terms and conditions of the program.

(b) *Authorized uses*. Graywater may only be used for toilet flushing. This comprises Categories C and D of Regulation 86, as modified to limit use for toilet flushing only.

(c) *Geographical boundaries*. Graywater may be used pursuant to the program on all lands within the boundaries of the City of Fort Collins where both the water provider and wastewater provider have consented in writing to the use of graywater on the subject land.

(1) For the purposes of this subsection, the City hereby consents to the use of graywater pursuant to the program for all lands within the boundaries of the City of Fort Collins that are in the City's water and wastewater service areas.

(2) Subject to applicable legal requirements, including §1-22, the City Manager is hereby authorized to enter into agreements with relevant water and wastewater providers

for the purposes of this subsection to identify lands where graywater may be used pursuant to the program and related matters.

(3) The City shall maintain an up-to-date map identifying all lands where graywater may be used pursuant to the program.

(d) *Graywater design criteria document*. The Building Official shall prepare and adopt a graywater design criteria document, which shall be in compliance with this Division and which shall be posted online. All graywater treatment works must comply with the graywater design criteria document. No cross-connections shall be allowed.

(e) *Fees*. The Building Official is hereby authorized to adopt and impose fees for the City's activities under the program, the purpose of which shall be to offset costs the program imposes on the City. The Building Official shall maintain a schedule of such fees.

(f) *Tracking mechanism*. The City shall maintain a searchable tracking mechanism that must include, at a minimum, the following information:

(1) Legal address of each facility with graywater treatment works, allowed graywater uses at each facility, and a graywater treatment works description;

(2) The legally responsible party associated with every graywater treatment works;

(3) Where required under Regulation 86, the certified operator associated with every graywater treatment works; and

(4) Any changes to the legally responsible party, certified operator, and status of the graywater treatment works must be updated within sixty (60) days.

Sec. 5-152. –Permit Required; Penalty.

(a) It is unlawful for any person to use graywater unless a permit has been obtained pursuant to and in accordance with this Division.

(b) If any work requiring a permit is commenced without a permit first having been obtained, the Building Official may immediately issue a stop-work order until the proper permit is obtained and the offender shall pay any additional penalties established and determined by the Building Official.

Sec. 5-153. – Contents of Application for Permit.

(a) Any person desiring to use graywater under the program shall apply in writing to the City for a permit prior to installing any component of the graywater treatment works. The application shall set forth:

(1) The name, address and phone number of the owner of the premises;

(2) The name, address and phone number of the applicant if the applicant is a contractor or agent and not the legally responsible party;

(3) A legal description of the premises to be served or designation of the lot, block and subdivision and common street address;

(4) A description of the graywater treatment works and its compliance with the program and the graywater design criteria document, including design documentation, which must include the following information:

a. The graywater uses;
b. Location of the graywater treatment system;
c. Design flow calculations for the graywater treatment works;
d. The fixture(s) that are the source(s) of the graywater;
e. The design of the plumbing system;
f. A description of the products or components;
g. If applicable, contact information for system designer or professional engineer and operator;
h. Name and address of the legally responsible party; and
i. Must be signed by the legally responsible party.

(5) Any other information which the Building Official may deem necessary.

(b) The City may prepare a form of application for the purposes of this Division.

Sec. 5-154. – Conditions of Permit.

(a) A permit will be granted if all of the following conditions are met:

(1) The application is complete;

(2) The graywater use will in all respects conform to the requirements of this Division;

(3) Any graywater treatment works have been inspected and approved by the City;

(4) All required fees associated with the permit have been paid; and

(5) The legally responsible party has signed the permit.

(b) Any permit shall be issued pursuant to the following terms and conditions:

(1) Graywater use shall comply with the program, applicable provisions of City Code including Section 5-125, the terms and conditions of Regulation 86, and applicable provisions of state and federal law.

(2) The legally responsible party must update the City within sixty (60) days regarding any changes to the legally responsible party, certified operator, and status of the graywater treatment works.

(3) Require an operation and maintenance manual for all graywater treatment works, and require that said manual:

a. Remain with the graywater treatment works throughout the life of the system;

b. Be updated at the time the system is modified;

c. Meet all requirements of Regulation 86; and

d. Upon change of ownership or occupancy of the property where the graywater treatment works is located, transfer to the new owner or tenant.

(4) Such additional terms and conditions as the Building Official deems appropriate to protect the City or further the purposes of the program.

Sec. 5-155. – Revocation of Permit; Updates to Permit.

(a) The Building Official shall revoke or suspend any permit for failure to comply with the program or terms and conditions of the permit. Upon revocation, the graywater treatment works shall be physically removed or permanently disconnected at the property owner's expense.

(b) If the State of Colorado modifies Regulation 86 and the City must modify this Division or the standards for permits granted under this Division, the Building Official shall be entitled to impose new terms and conditions on previously-issued permits. Failure to abide by such new terms and conditions shall be considered a failure to comply with the program or terms and conditions of the permit.

(b) If a property has a graywater system or treatment works at the time of annexation, any permit or other authorization for such graywater system or treatment works shall have no effect upon annexation. If the property owner desires to use the graywater system following annexation, the property owner must acquire a permit pursuant to this Division. If no permit is sought, the graywater treatment works shall be physically removed or permanently disconnected at the property owner's expense.

(c) No permit or other authorization issued under this Division shall grant award any vested rights to the use of a graywater system or treatment works. The City retains the right to revoke or

suspend any or all permits issued under this Division if the City Manager determines it to be in the best interests of the City.

Sec. 5-156. – Enforcement.

The City shall have the sole authority to enforce this Division. Violations of this Division shall be subject to the penalties of § 1-15.

Section 3. That the City Council hereby directs that, within 60 days of this Ordinance going into effect, the City Manager or their delegate shall notify the Colorado Water Quality Control Division of this Ordinance.

Section 4. That the changes to the Code of the City of Fort Collins as set for herein shall go into effect on November 1, 2022.

Introduced, considered favorably on first reading and ordered published this 16th day of August, A.D. 2022, and to be presented for final passage on the 6th day of September, A.D. 2022.

_____
Mayor

ATTEST:

_____
City Clerk

Passed and adopted on final reading this 6th day of September, A.D. 2022.

_____
Mayor

ATTEST:

_____
City Clerk

DocuSign Envelope ID: A6E4B819-CEBB-4511-AD9D-1CCFE586DB1E

Utilities
electric · stormwater · wastewater · w
222 Laporte Ave.
PO Box 580
Fort Collins, CO 80522-0580

970.212.2900
V/TDD: 711
utilities@fcgov.com
fcgov.com/utilities

M E M O R A N D U M

DATE: November 29, 2021

TO: Mayor Arndt and Councilmembers

FROM: Liesel Hans, Interim Utilities Deputy Director DS LH

THROUGH: Kelly DiMartino, Interim City Manager DS KD
Theresa Connor, Interim Utilities Executive Director DS TC

RE: November 23, 2021 Work Session Summary – Exploring a Local Graywater Ordinance

The purpose of this item was to seek Council feedback on the proposed approach for a local graywater ordinance, which is necessary to enable installation of graywater systems. Staff proposed creating an enabling ordinance to allow graywater systems for toilet/urinal flushing in the portion of the City within both the Fort Collins Utilities water and wastewater service areas.

Feedback:

Overall: All Councilmembers expressed support for creation of a local graywater ordinance.

Specific:

- The discussion covered Colorado water law issues, our own water rights constraints, how the other water districts might be affected, and issues like return flows and consumptive vs. non-consumptive use.
- Several Councilmembers indicated desire to have graywater be allow across the entire city, not just within the Utilities service areas. They indicated support to collaborate with the other water and wastewater districts and, if districts are not comfortable participating at this time, to create the ordinance with flexibility to easily add these geographical areas in later.
- Staff clarified the types of systems that would be allowed, indicating that sink-toilet combination fixtures would not be eligible under the state regulations.
- Several Councilmembers commented about whether graywater was the best place to put staff time and resources in terms of water conservation outcomes.
- One Councilmember asked if there is risk if we create an ordinance before Regulation 86 is updated and staff relayed that there could be some risk if the state makes Regulation 86 more stringent.
- One Councilmember asked about potential impacts to return flows. Staff collaborated with Colorado State University in 2014 on a study to assess this very issue and staff will

DocuSign Envelope ID: A6E4B819-CEBB-4511-AD9D-1CCFE586DB1E

revisit that research and provide an update when an ordinance is brought for Council consideration.

- Council suggested to explore what would encourage folks to install graywater systems as part of the stakeholder engagement process.

Next Steps:

- Follow up memo**:** Staff will provide broader information about the Water Efficiency Plan goal, current progress toward that goal, discussion of creating a more ambitious goal, and information about some of the key water conservation and efficiency programs like toilet replacements, irrigation management, and xeriscape.

- Project timeline**:**
  - Q1 2022: Draft ordinance and other related documents
  - Q2 2022: Internal and external stakeholder engagement, including Boards and Commissions
  - Q3 2022: Bring ordinance to Council for consideration

City of Fort Collins

Environmental Services
222 Laporte Avenue
Fort Collins, CO 80521
970.221-6600
fcgov.com

MEMORANDUM

NATURAL RESOURCES ADVISORY BOARD

DATE: June 17, 2022

TO: Mayor and City Council Members

FROM: Natural Resources Advisory Board

SUBJECT: Graywater Ordinance Development

Dear Mayor and Councilmembers,

The Natural Resources Advisory Board would like to express its support for the City of Fort Collins proposed Graywater Ordinance to allow graywater use by residents. As a Board dedicated to preserving our natural resources for the benefit of future generations and grounded firmly in science, we are gravely concerned about the future of water access and availability across the Western United States. However, we believe that the proposed graywater ordinance does not go far enough to make an appreciable impact on water conservation nor does it position the city and its residents to benefit from future modernization of water rights policies. We recommend the graywater ordinance be written to automatically adopt subsurface irrigation approval per 5 CCR 1002-86.10 if and when water rights are amended to allow for this use. We further encourage the city to specifically seek opportunities to advocate for this specific use amendment in order to achieve the stated goals at a more impactful scale.

Thank you for your time and consideration of this critical policy decision that will have long-term impacts on future community resilience and health.

Very Respectfully,

Danielle Buttke DVM, PhD, MPH, DACVPM
Natural Resources Advisory Board

DocuSign Envelope ID: 2C906B3D-7D7A-426F-BB68-F65F3F71F524

City of Fort Collins

Building Review Commission

Alan Cram, Chair
Tim Johnson, Vice Chair
Shaun Moscrip
Eric Richards
Mark Teplitsky
Vacant Seat
Vacant Seat

This meeting was held remotely

Staff Liaison:
Marcus Coldiron
Chief Building Official

Meeting Minutes
April 28, 2022

A regular meeting of the Building Review Commission was held on Thursday, April 28, 2022, at 9:00 a.m. via Zoom.

- **CALL TO ORDER**

  Chair Cram called the meeting to order at 9:00 a.m.

- **ROLL CALL**

  PRESENT: Cram, Johnson, Moscrip, Richards
  ABSENT: Teplitsky
  STAFF: Coldiron, Manno, Guin, Brennan, Potyondy

- **PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA**

  None.

- **DISCUSSION AGENDA**

[Timestamp: 9:01 a.m.]

1. CONSIDERATION AND APPROVAL OF THE MINUTES OF THE FEBRUARY 28, 2022 MEETING.

   Member Richards moved to approve the minutes of the February 28, 2022 meeting. Member Moscrip seconded. The motion passed 4-0.

2. LEGACY DESIGN AND CONSTRUCTION, INC - VARIANCE REQUEST TO COMPLETE WORK OUTSIDE OF CURRENTLY HELD LICENSE CLASSIFICATION

   DESCRIPTION: Mr. Mike Snyder of Legacy Design and Construction, Inc. is requesting a variance to his current license to complete work that falls outside of his license classification.

DocuSign Envelope ID: 2C906B3D-7D7A-426F-BB68-F65F3F71F524

Disclosure of Conflicts

None.

Staff Presentation

Chair Cram outlined the order of procedure for the hearing.

Administrative Services Manager Sharlene Manno presented the staff report and outlined the variance request to complete work outside of a currently held license classification. She discussed the current license held by Mr. Mike Snyder of Legacy Design and Construction and noted a 30-day exception to complete a commercial general alteration located at 4825 Lemay Avenue for Council Tree Church was approved in October of 2020 by the then Chief Building Official, Rich Anderson. She outlined the project description. She stated Mr. Snyder requested a second license classification variation from Russ Hovland, then acting Chief Building Official, in January of 2022, and Mr. Hovland approved a 30-day license variance to complete a secondary restroom at the same address; however, the license variance request was expired prior to the issuance of building permits. Additionally, the electrician selected for the project had an expired master electrician registration as of March 2nd.

Manno stated staff is recommending approval of a 30-day temporary variance to Mr. Snyder's license and supervisor certificate based on the past project variance requested and approved.

Board Comments on Site Visit

There was no site visit completed.

Procedural Considerations

None.

Appellant and Parties-in-Interest in Support of Appeal Arguments

Mr. Snyder thanked the Commission for the opportunity to request a variance and agreed with Ms. Manno's comments. He discussed his experience remodeling the women's restroom at the church two years ago and stated the church as requested he now remodel the men's restroom, which will have fewer code-related issues than did the women's restroom.

Parties-in-Interest in Opposition to Appeal Arguments

None.

Appellant Rebuttal

Mr. Snyder stated part of his frustration with this process is due to an email from Mr. Hovland stating the 30-day variance would start when the permit was issued. He stated there seemed to be some type of logistical issue given the fact the variance expired prior to the permit being issued.

Opponent Rebuttal

None.

Board Questions of Staff and Parties-in-Interest

Assistant City Attorney Aaron Guin reminded the Commission of the standards and what it must find to grant the variance.

Member Richards asked if the Chief Building Official must follow the same standards as outlined by City Attorney Guin. Chief Building Official Coldiron replied the CBO does not have the authority to grant a variance when it comes to licensing requests and the previous granting of those requests were not in accordance with the Code as adopted. However, given there were no issues with his previous work at the address and there were prior variances approved, staff is recommending approval given the scope of work is the same. He added he does not believe in variance requests for licensing as it devalues licensing requirements and the individuals who have done the work to procure the proper licensing.

Member Moscrip asked if the plumbing or sewers are being moved for the remaining toilet and urinal. Mr. Snyder replied neither of the drain assemblies are moving; however, they are going from two sink surfaces to one therefore one will be capped at the wall.

DocuSign Envelope ID: 2C906B3D-7D7A-426F-BB68-F65F3F71F524

Member Richards asked if the higher license classification is required because the church is considered a commercial space. Manno replied Mr. Snyder's current level of testing covers residential only and his current level of experience with commercial projects is not enough to push him to a commercial licensing level.

Member Richards asked Mr. Snyder if he has successfully completed any other commercial projects in other jurisdictions. Mr. Snyder replied he was a building in Laramie and during that time remodeled a second-floor office building into a dental office, remodeled another dental office and other businesses, and has built, from scratch 20-25 homes.

Member Richards asked Mr. Snyder if he plans to seek a commercial license in Fort Collins. Mr. Snyder replied in the negative stating he prefers to work on custom residential homes.

Mr. Snyder requested this variance, if approved, not take effect until the purchase of the permit. Manno stated the Commission could guide staff to do that. She noted the permit is currently still being routed for review.

Motion

Chair Cram made a motion, based on Staff's report, analysis, and recommendation, and the evidence and testimony presented today, to approve the applicant's request for a variance from the licensing standards in this Appeal in accordance with Section 15-156 of the City Code finding that:

- ***The applicant has satisfactorily demonstrated that the applicant has prior experience not specifically listed in our Contractor Licensing section of the City Code, as evidenced by his prior project verifications that would qualify the applicant to perform construction authorized under the license or certificate sought in a competent manner, that the 30-day extension and permit would coincide from a timing perspective, the applicant has demonstrated that, if the variance were granted, there would not be substantial detriment to the public good and would not substantially impair the intent and purpose of this section of the City Code.***

Member Richards seconded the motion.

The motion passed 4-0.

[Timestamp: 9:36 a.m.]

3. STAFF PRESENTATION - GRAY WATER ORDINANCE

DESCRIPTION: The purpose of this item is to inform the Building Review Commission on the development of a proposed graywater ordinance and request a recommendation to the City Council on this policy direction. Development of a graywater ordinance is a Council Priority for 2021-2023. Staff presented information to the Council at a November 23, 2021, work session. Council directed staff to develop a draft ordinance that meets the State's Water Quality Regulation 86 (graywater standards) and is in accordance with local water rights.

Staff Report

Water Conservation Specialist Mariel Miller presented the staff report and requested the Commission provide input as to whether it supports the development of a graywater ordinance. She stated staff has been working to develop such an ordinance to meet an identified Council priority and to align with the state's water quality regulation 86. She outlined the definition of graywater and discussed its sources and allowed reuses, subsurface irrigation and toilet flushing, in Colorado. She stated the Fort Collins enabling ordinance is similar in sources; however, it would not allow graywater to be used for landscaping or irrigation due to Fort Collins' water rights, just for toilet flushing. She noted staff is in discussions with the other water districts that serve the Fort Collins growth management regarding the use of graywater and is working with Building Services to develop the program administration.

Miller outlined the treatment requirements for utilizing graywater for toilet flushing and stated it will most likely be used for new construction rather than retrofits and the ordinance would not require the use of graywater, just allow it as an option. She outlined the public outreach noting there will be citizen meetings in June and the ordinance is scheduled to go before Council on August 16th.

DocuSign Envelope ID: 2C906B3D-7D7A-426F-BB68-F65F3F71F524

Board Questions and Discussion

Member Moscrip asked if this would affect tap sizes on buildings. He commented in support of an enabling ordinance. Chief Building Official Coldiron replied this would not directly affect tap sizes as the water going to the building is being reused and backup potable water is also required to be brought to the toilet in the event the graywater system fails or needs maintenance.

Vice Chair Johnson concurred with Member Moscrip's support and verified this is an option, not a requirement. Miller replied in the affirmative.

Vice Chair Johnson asked how the tank requirement changes for a multi-family building given the single-family requirement is 50 gallons. Miller replied she would do some research on that question.

Vice Chair Johnson asked about the projected $4,500 cost for a single-family house. Miller replied that is the estimate; however, there are few examples of certified tanks that have been installed in Colorado.

Vice Chair Johnson requested staff be sensitive to not creating a local Code amendment that does not align with state requirements. Miller noted the City is restricted to what the state will allow and if changes are made at the state level, the City's ordinance would need to be updated to align with those.

Member Richards supported graywater use and asked if it would be possible for a future change to use graywater for irrigation. Assistant City Attorney Eric Potyondy replied the most restrictive terms on the City's water portfolio come from the use of Colorado Big Thompson water, and those rules are set by Northern Water which only allow graywater to be used for toilet flushing. He stated it is unlikely they would loosen those restrictions as their position is based on their interpretation of contracts with the federal government.

Member Richards asked if City Utilities might offer subsidies or financial incentives for participation. Miller replied that would not be included in the current process of creating the ordinance, but could be considered in the future. She also noted there is the potential for some grant funding from the state to create a pilot rebate program. Additionally, this is being considered as an item that could be added to the list of points for Metro Districts.

Chair Cram asked if there are negative impacts to pets who make drink this treated water out of toilets and asked how items being left in pockets during laundry, such as medication, will be addressed. Miller replied there are likely best practices that need to be implemented by those who have graywater systems to keep pets from drinking the treated water; however, she noted there are reasons a certain level of disinfection and treatment is required before the water is used in toilets.

Chair Cram asked what could happen if someone moves into a home, does not want the graywater system and therefore stops maintaining it. Miller replied staff is working on a system to verify maintenance is occurring on an ongoing basis. Additionally, she noted a backup system is required to ensure there is a system in place if the graywater system is not working.

Board Deliberation

Vice Chair Johnson made a motion that the Building Review Commission recommend the City Council approve an enabling ordinance for graywater that will be developed in accordance with the state standards as outlined in regulation 86 and local water rights.

Member Richards seconded the motion.

The motion passed 4-0.

[Timestamp: 10:06 a.m.]

- **OTHER BUSINESS**

  - Discussion of Appeal Hearing Rules and Procedures

    Assistant City Attorney Aaron Guin stated there is an upcoming item that is an appeal related to a decision regarding the Fire Code. He outlined some of the key provisions of the current Fire Code and remined the members they must only contact him with questions as the Commission is quasi-judicial. He noted the Building Review Commission is de facto the Fire Board of Appeals and the Fire Chief will be an ex officio member of the Board to hear the appeal, though the Chief will not have a vote.

DocuSign Envelope ID: 2C906B3D-7D7A-426F-BB68-F65F3F71F524

Guin remined the members that any decision they make must be supported by sufficient evidence. He discussed the requirement of the Commission to adopt rules of procedure prior to the hearing and stated those should be simple but must be formalized.

Vice Chair Johnson expressed concern three of the members may have conflicts given their work in the field and a resulting possible lack of quorum. Guin replied any issues with conflicts will be addressed after the item is announced.

Member Richards asked what would occur if there was a tie vote. Guin replied he would look into that issue.

- **ADJOURNMENT**

Chair Cram adjourned the meeting at 10:29 a.m.

Minutes prepared by TriPoint Data and respectfully submitted by Aubrie Brennan.

Minutes approved by a vote of the Commission on May 26, 2022

DocuSigned by:
Marcus Coldiron
B42DD1D0C131477...

DocuSigned by:
Alan Cram
EB303DAD55FB4C5...

Marcus Coldiron, Chief Building Official

Alan Cram, Chair

DocuSign Envelope ID: 40DC8F16-7776-44CF-9EA4-F976832D16A7

City of Fort Collins

MEMORANDUM

TO: Mayor Arndt and City Council

FROM: Jason Tarry, Water Commission Chairperson

DATE: June 16, 2022

RE: Water Commission's Response to the Development of a City Graywater Ordinance

CC: Jason Graham, Director of Water Utilities
Kendall Minor, Utilities Executive Director

At the April 21 regular meeting, the City's Water Conservation Specialist presented on the development of a graywater ordinance. The development of this ordinance was identified as a City Council priority for 2021-2023. The motion voted on was for the Water Commission to recommend City Council approve a local graywater ordinance in accordance with the State's standards, as outlined in Regulation 86, and local water rights.

The Water Commission voted to not pass the motion (vote: 1 for and 6 against). The commissioners' justifications for voting against the motion were as follow:

- **The benefit does not support the cost.** The Water Commission supports the principle of implementing water conservation policies, but the cost, complexity and maintenance responsibilities for implementing graywater reuse systems for toilet flushing only (not irrigation use) exceeds the benefit (+46 year rate of return for single family homes). Similar programs in Denver and Douglas County only had a very small number of participants, and based on the data we were presented appeared to be not effective in reducing water consumption.
- **Council priorities bypass the BFO process**. The time and City resources required to address Council priorities should be evaluated. If time and City resources exceed a threshold established by department leadership, Council priorities should be redirected as BFO offers. The concern is that work required to address Council priorities is added to staff's workload without determining the resulting strain.

The Water Commission remains committed to creative ways to conserve water and hopes to consider more effective proposals. The Water Commission is also interested in maintaining a positive City work culture that reduces staff burnout and increases staff retention.

Mayor
City Hall
300 LaPorte Ave.
PO Box 580
Fort Collins, CO 80522

970.416.2154
970.224.6107 - fax
fcgov.com

June 21, 2022

Water Commission
c/o Jason Graham, Staff Liaison, Director of Water Utilities
PO Box 580
Fort Collins, CO 80522

Dear Chair Tarry and Commission Members:

On behalf of City Council, thank you for providing us with the June 16, 2022 memorandum regarding "Water Commission's Response to the Development of a City Graywater Ordinance" wherein you summarized the Commission's vote against the recommendation to City Council to approve a local graywater ordinance in accordance with the State's standards, as outlined in Regulation 86, and local water rights. It's helpful to understand your reasoning behind the opposing vote, that of benefits not supporting the cost and that Council priorities bypass the BFO process.

As you know, this topic is scheduled for Council consideration at the August 16 regular meeting. We encourage you to view the proceedings that night and remain engaged in the conversation.

Thank you for the expertise and perspectives that you bring to the Water Commission and sharing them with City Council.

Best Regards,

Jeni Arndt
Mayor

/sek

cc: City Council Members
Kelly DiMartino, Interim City Manager

DocuSign Envelope ID: 40DC8F16-7776-44CF-9EA4-F976832D16A7

City of Fort Collins

MEMORANDUM

TO: Mayor Arndt and City Council

FROM: Jason Tarry, Water Commission Chairperson

DATE: June 16, 2022

RE: Water Commission's Response to the Development of a City Graywater Ordinance

CC: Jason Graham, Director of Water Utilities
Kendall Minor, Utilities Executive Director

At the April 21 regular meeting, the City's Water Conservation Specialist presented on the development of a graywater ordinance. The development of this ordinance was identified as a City Council priority for 2021-2023. The motion voted on was for the Water Commission to recommend City Council approve a local graywater ordinance in accordance with the State's standards, as outlined in Regulation 86, and local water rights.

The Water Commission voted to not pass the motion (vote: 1 for and 6 against). The commissioners' justifications for voting against the motion were as follow:

- **The benefit does not support the cost.** The Water Commission supports the principle of implementing water conservation policies, but the cost, complexity and maintenance responsibilities for implementing graywater reuse systems for toilet flushing only (not irrigation use) exceeds the benefit (+46 year rate of return for single family homes). Similar programs in Denver and Douglas County only had a very small number of participants, and based on the data we were presented appeared to be not effective in reducing water consumption.
- **Council priorities bypass the BFO process**. The time and City resources required to address Council priorities should be evaluated. If time and City resources exceed a threshold established by department leadership, Council priorities should be redirected as BFO offers. The concern is that work required to address Council priorities is added to staff's workload without determining the resulting strain.

The Water Commission remains committed to creative ways to conserve water and hopes to consider more effective proposals. The Water Commission is also interested in maintaining a positive City work culture that reduces staff burnout and increases staff retention.

Chamber Local Legislative Affairs Committee Presentation – May 20, 2022

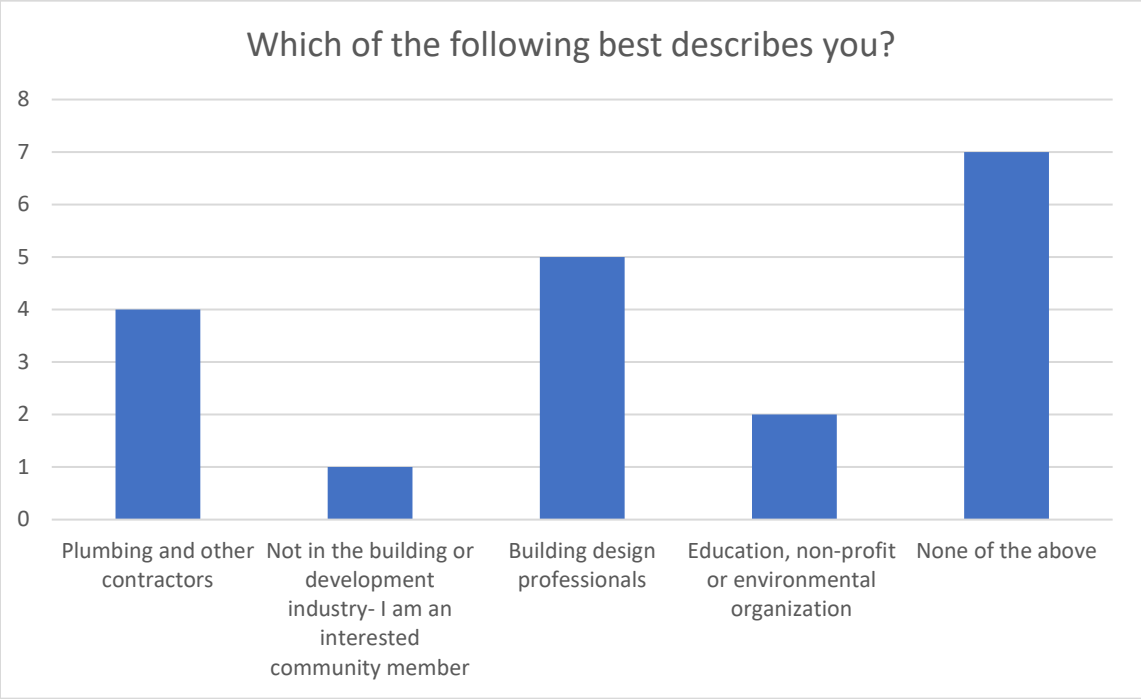
Minutes Excerpt provided by Chamber

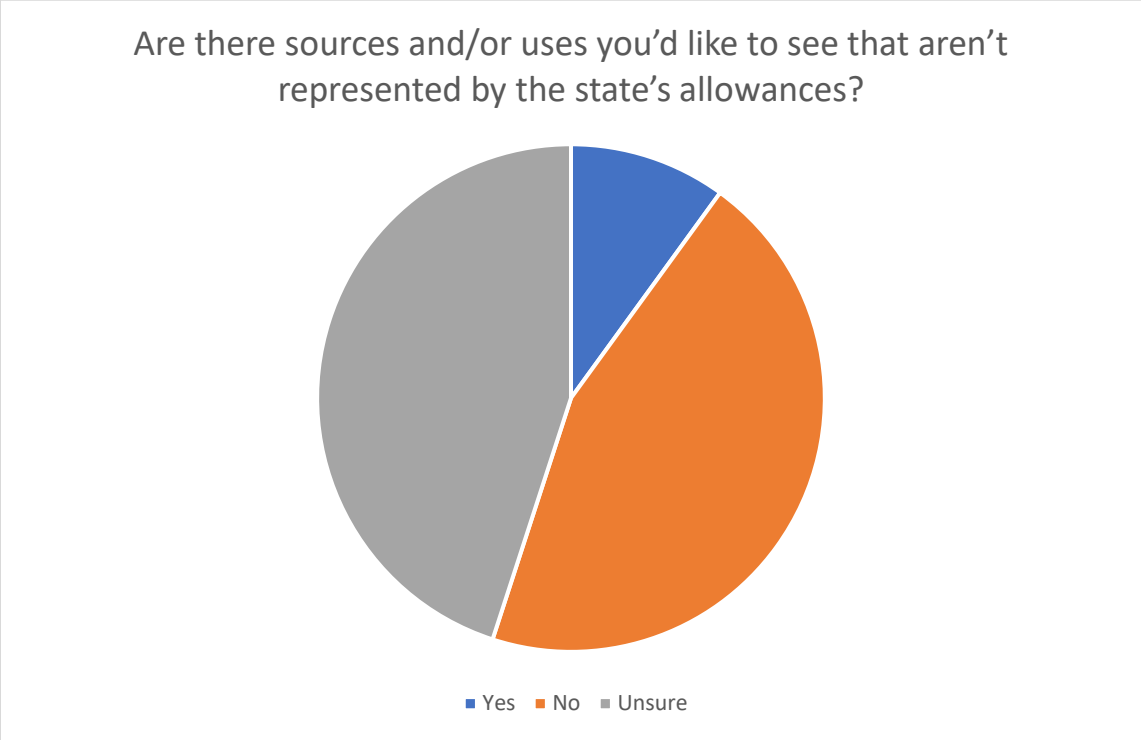
1. Graywater

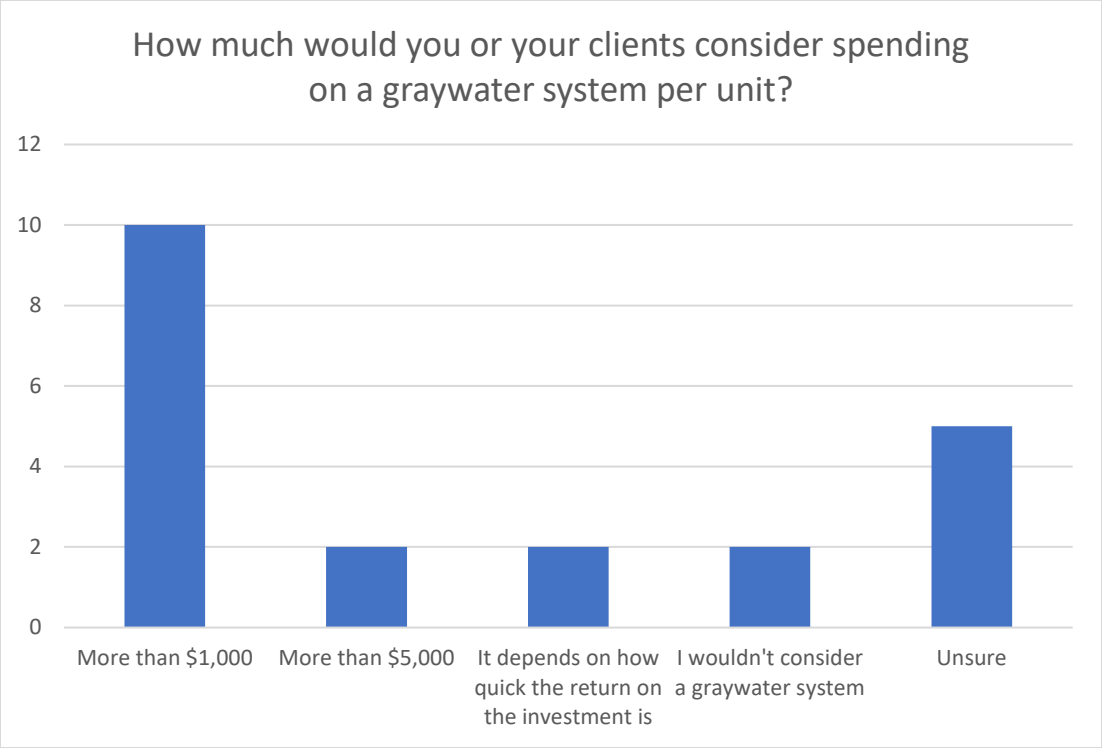
City of Fort Collins Water Conservation Specialist Mariel Miller provided an overview of the City's work to develop a graywater ordinance. The ordinance is intended to fulfill a council priority and align Fort Collins with state water quality Regulation 86.

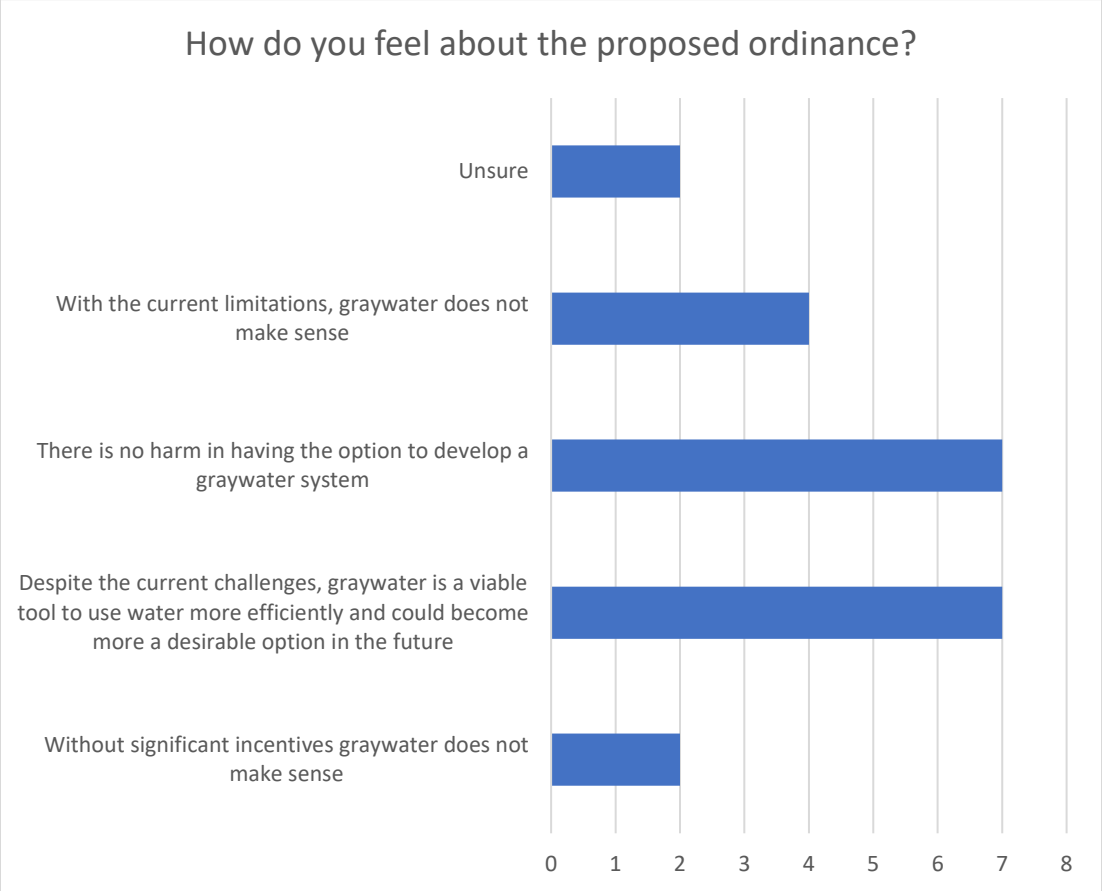
Questions asked by the LLAC included: Will the ordinance bring mandated regulations, will the ordinance be expanded to business, will future commercial buildings be required to have graywater systems, does the $4,500 cost assume a new-home build, does a graywater system increase building operating costs, will graywater systems be a requirement for all new construction, is the City looking at potential City internal operating cost increases created by graywater systems, what will the need and cost be to train staff for graywater permit inspections, what is the return on investment for the City if not many people sign up, what does a 20% reduction in water use look like, what is the user cost reduction in dollars associated with a 20% reduction in water use, is the City willing to move the incentive question up front, has there been a west slope/east slope comparison, are different issues created in cases involving Colorado-Big Thompson water, is toilet flushing not being pursued because of anticipated low return on investment.

June 16, 2022, Public Meeting - Polling Results






How much would you or your clients consider spending on a graywater system per unit?
12
10
8
6
4
2
0
More than $1,000
More than $5,000
It depends on how quick the return on the investment is
I wouldn't consider a graywater system
Unsure


How do you feel about the proposed ordinance?
Unsure
With the current limitations, graywater does not make sense
There is no harm in having the option to develop a graywater system
Despite the current challenges, graywater is a viable tool to use water more efficiently and could become more a desirable option in the future
Without significant incentives graywater does not make sense
0
1
2
3
4
5
6
7
8



August 16, 2022

Graywater Ordinance

Mariel Miller

Utilities, Water Conservation Manager

Eric Potyondy

Assistant City Attorney

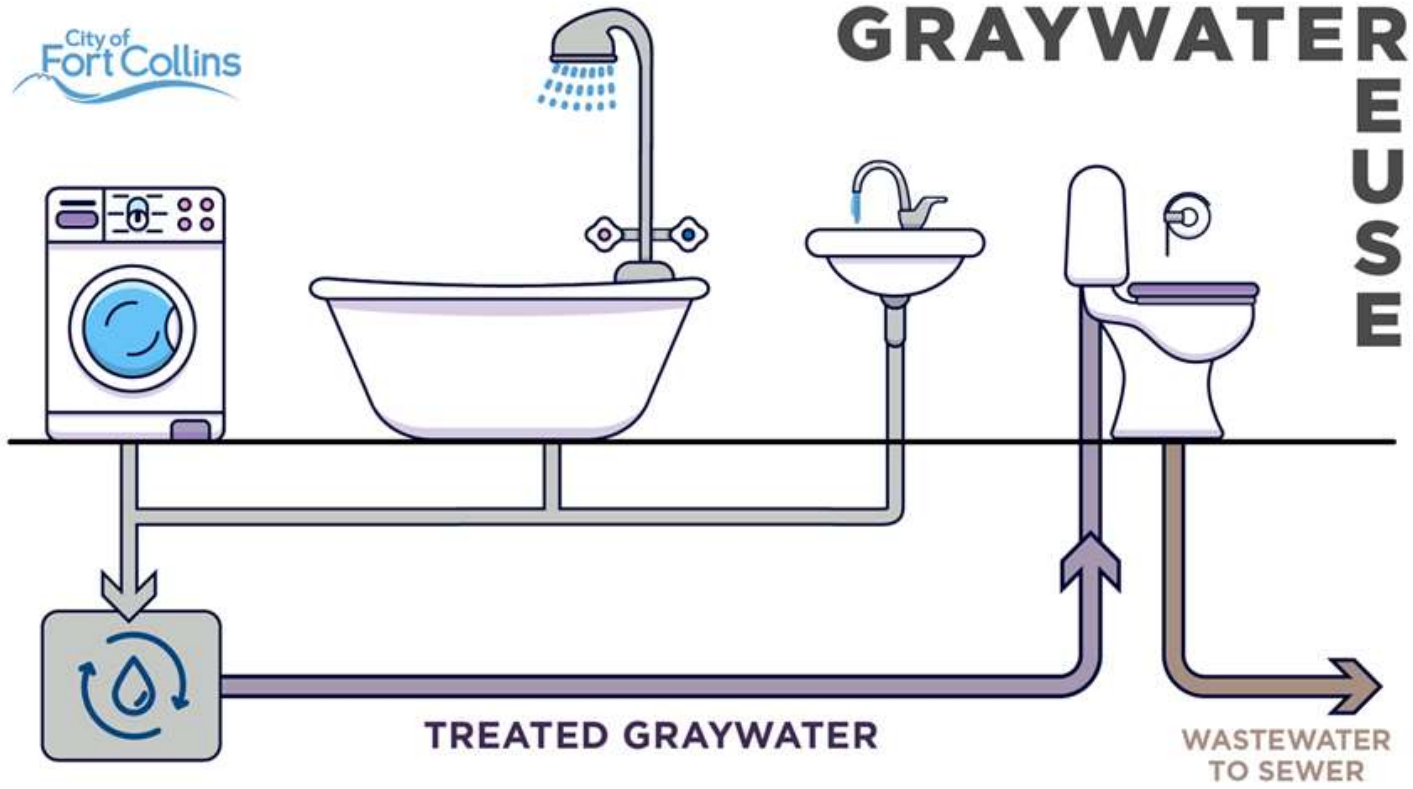
Marcus Coldiron

Chief Building Official

City of Fort Collins

Proposed Graywater Ordinance – 1st Reading

- Provide an overview of graywater ordinance
- Update on the legal boundary
- Proposed extension of the effective date to Nov. 1, 2022
- Describe public engagement efforts











Purpose: Develop a graywater ordinance to:

1) Meet the 2021-2023 Council Priority
2) Align with the State's Water Quality Regulation 86 and local water right limitations
3) Allows graywater, but does not require it
4) Provide the right water for the right use
5) Develop more sustainable water use options





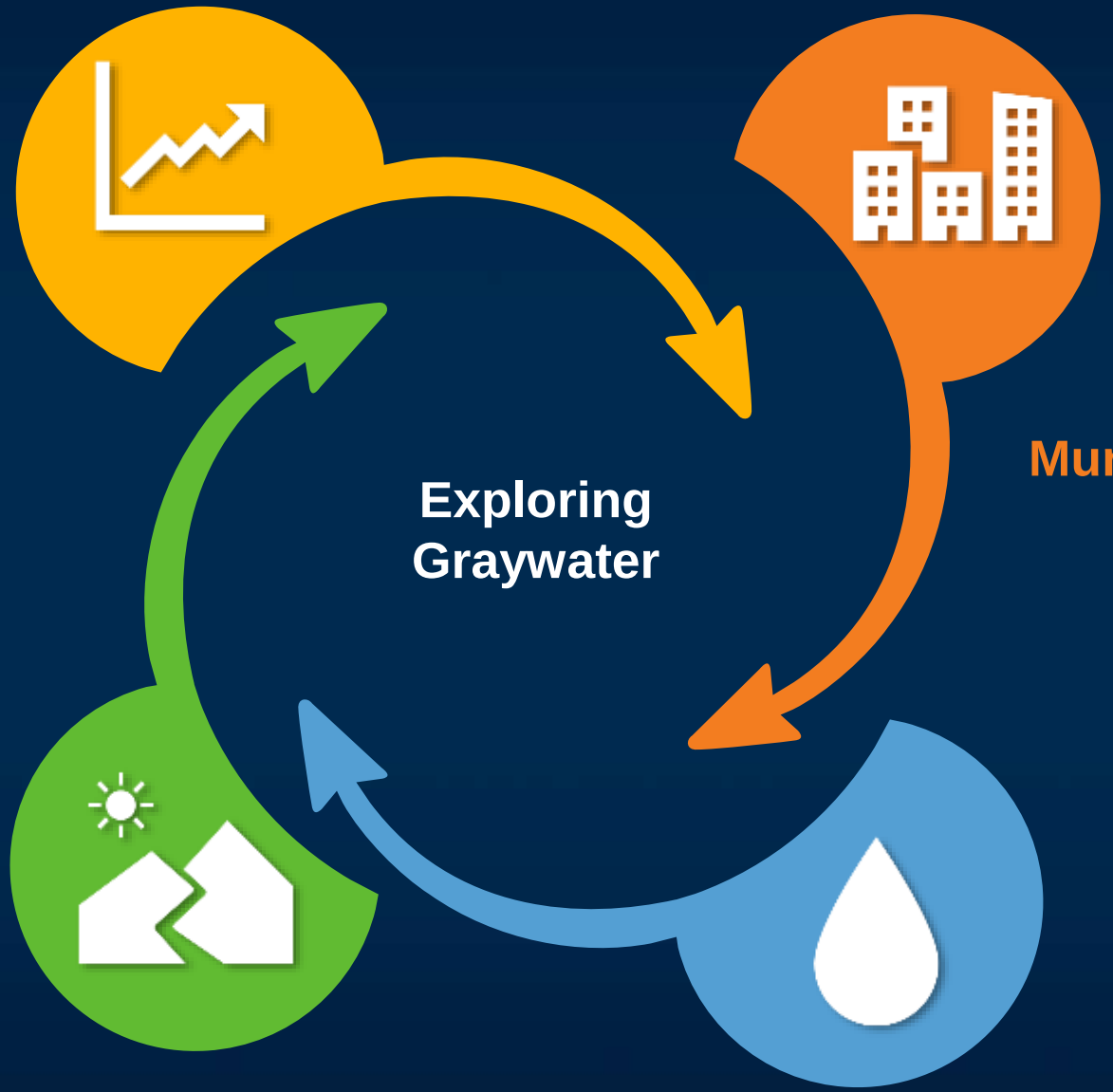


Strategic Alignment

Council Priority

City Strategic Plan

Utilities Strategic Plan



City Plan

Our Climate Future

Housing Strategic Plan

Municipal Sustainability and Adaptation Plan

“Right water, right use”

Colorado Water Plan

Water Supply & Demand Management Policy

Water Efficiency Plan

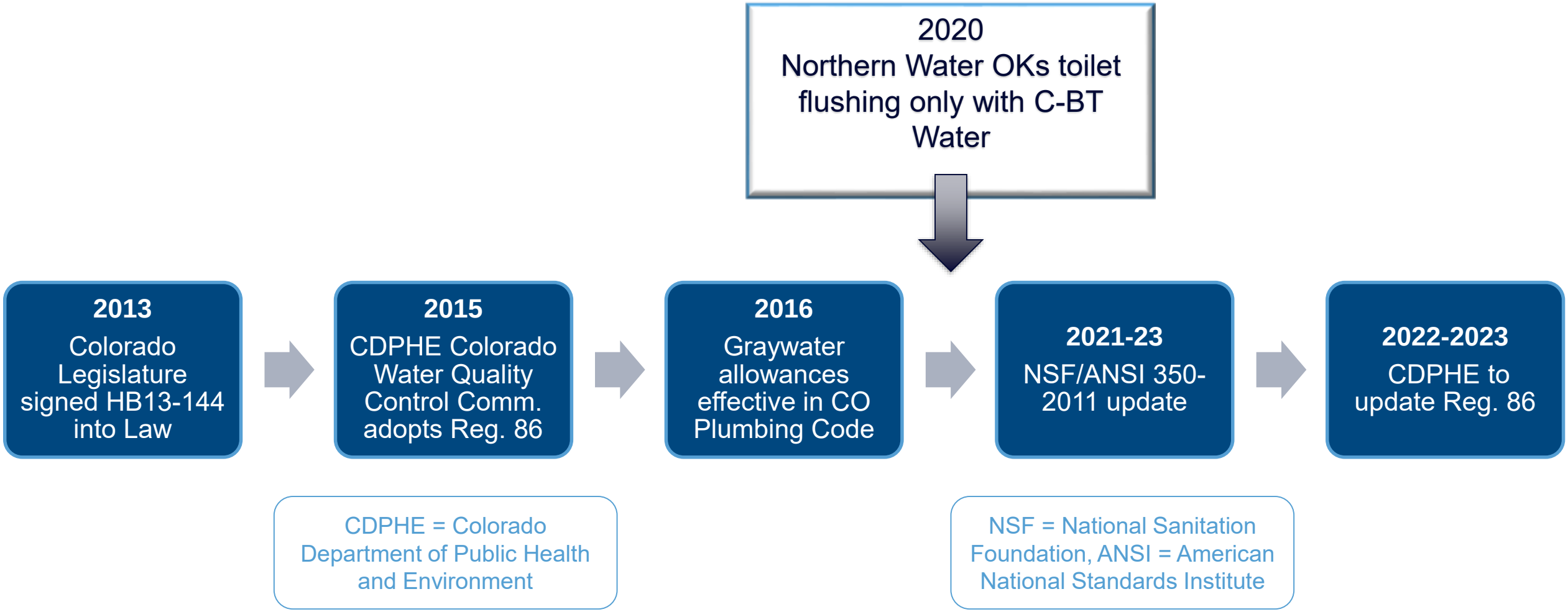
City Council Work Session held on November 23, 2021

Timeline:

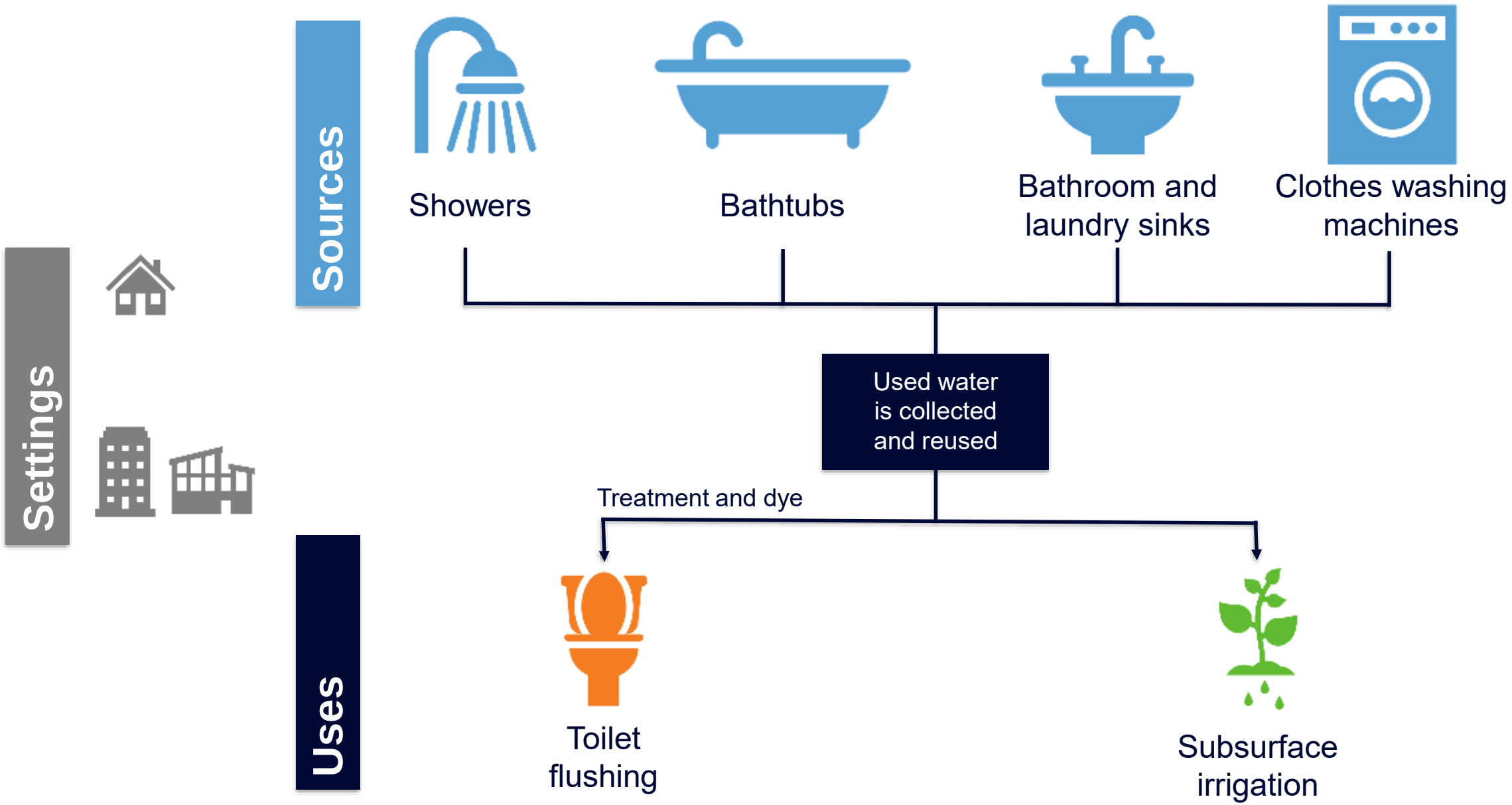
- **Q1 2022**
  - Create draft ordinance and other related materials
- **Q2 2022**
  - Stakeholder engagement and revision
- **Q3 2022**
  - Bring ordinance to Council for consideration



Regulation 86 Timeline



What is Graywater in Colorado?



What Would Graywater Look Like in Fort Collins?



Legal Boundary

----- Growth Management Area (GMA)

Fort Collins Utilities

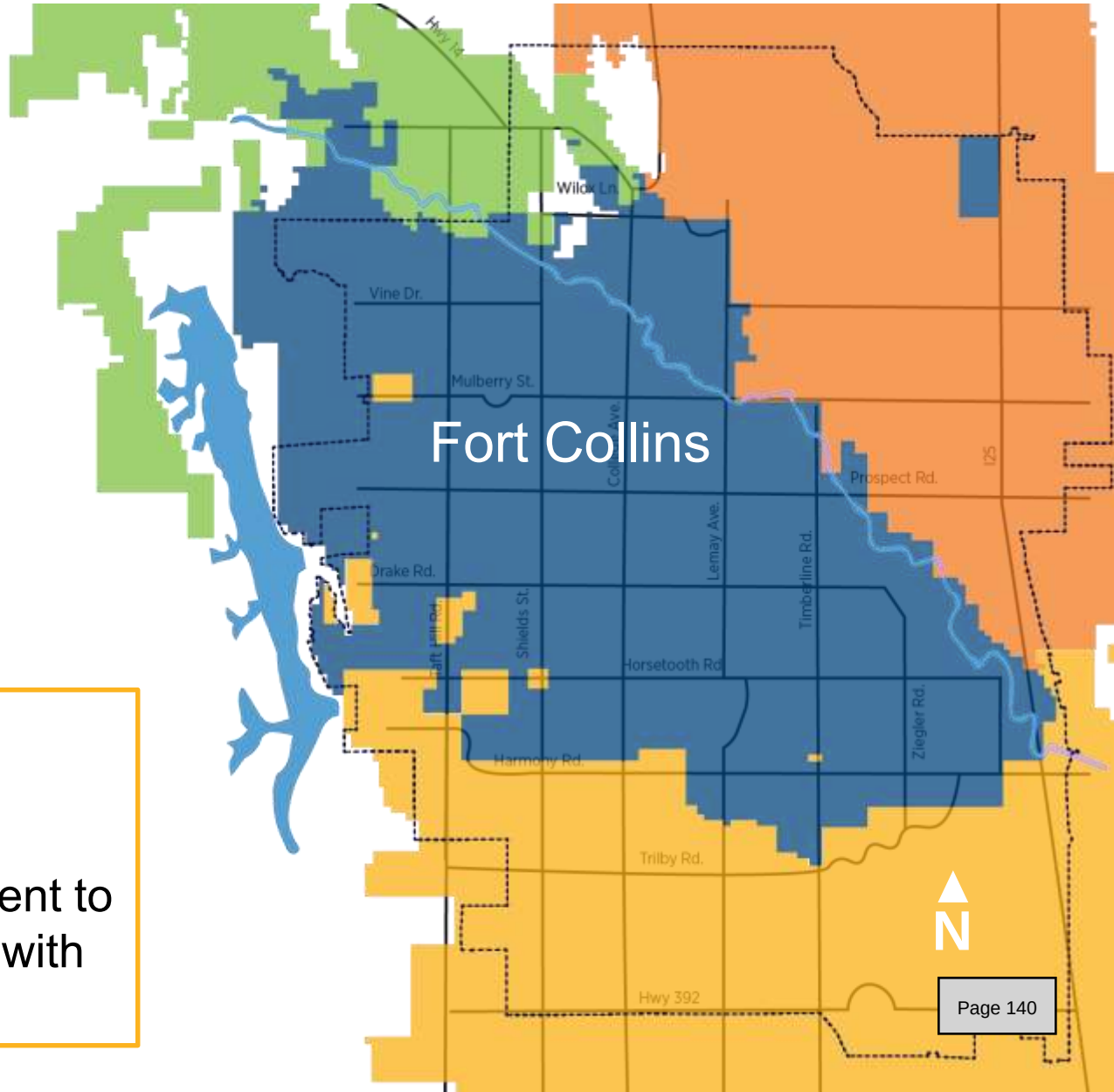
ELCO Water District

Fort Collins-Loveland Water District

West Fort Collins Water District

The ordinance allows the legal boundary to expand over time.

Water and wastewater districts need to consent to graywater installations in their service areas with a signed MOU.



Proposed Ordinance Overview – Per Regulation 86

Ordinance Development:

- ☑ Adopt CO Plumbing code
- ☑ Consult with local health agencies, water and wastewater district
- ☑ Create a local ordinance or resolution
  - ☑ Must meet minimum standards of Reg 86
  - ☑ Ensure conformance with water rights
- ❑ Develop program administration
  - ❑ Design criteria document
  - ❑ Review and inspection system
  - ❑ Permit and tracking system
  - ❑ Operator compliance system
  - ❑ Train staff

Toilet Flushing System Requirements:

- NSF/ANSI 350 standard certified treatment system w/disinfection system
- Potable back-up system and dual plumbing
- Min. 50-gallon storage tank (~4sq. ft)
- Backflow prevention, cross-connection control

Property Owners Would Need To:

- Conduct regular maintenance
- Keep maintenance manual
- Minimize exposure to humans and pets
- Certified operator required for non-single family applications

Proposed effective date is Nov. 1, 2022 to complete these tasks

Public Engagement Timeline

April
Boards and Commissions

May
Chamber

June
Public Info. Meeting

Ongoing
Working with districts and county

- Water and wastewater districts within the City Growth Management Area
- Larimer County
- City Boards & Commissions
- Education and environmental non-profits
- Business associations
- Graywater system manufacturers
- Developers & builders
- Key accounts
- Homeowners
- Property & HOA managers
- Other communities with, or considering, a graywater ordinance



Customer Communications

- Online forum: *ourcity.fcgov.com/graywater*
- Utility bill insert – reaching about 49,000 customers city-wide
- E-newsletters to building professionals (designers, trades, contractors and developers) – about 8,000 emails

Feedback Themes

- Creating an ordinance is a good first step and allows those who want graywater to install it
- Given the state and water right limitation, graywater doesn't make sense, without incentives

Immediate:

- Complete the remaining administrative items by November 1, 2022 (proposed ordinance effective date)
- Continue to attend the state's Regulation 86 stakeholder meetings, as the state plans to update its regulations in 2023
- Continue to work with the local water and wastewater districts to expand legal boundary
- Develop and promote public education and communications on graywater system requirements

2023-2025:

- Update the City's graywater ordinance with any changes resulting from the state's Regulation 86 updates
- Consider pilot program funding and incentive development

Council Consideration: Adopt the Proposed Graywater Ordinance on 1st Reading

THANK YOU!

For Questions or Comments, Please Contact:

Mariel Miller

mamiller@fcgov.com

City of Fort Collins

File Attachments for Item:

9. Resolution 2022-081 Authorizing the City Manager to Execute an Intergovernmental Agreement with Larimer County for the Northern Big Game Critical Winter Range Restoration Project at Coyote Ridge and Bobcat Ridge Natural Areas.

The purpose of this item is to adopt a resolution supporting the RESTORE Big Game Critical Winter Range Habitat project and the City and Larimer County's related intergovernmental agreement. The Larimer County Department of Natural Resources was recently awarded $328,900 by the National Fish and Wildlife Foundation RESTORE Program. Larimer County is the prime recipient, together with subrecipients Colorado Parks & Wildlife (CPW), City of Fort Collins Natural Areas Department (FCNAD), Boulder County Parks & Open Space, and Jefferson County Open Space.

Funds from the award will be used to control and eradicate invasive annual grasses across 4,385 acres of Northern Colorado foothills open spaces to improve critical winter habitat for elk and mule deer. As a partnering agency, FCNAD will receive $58,500 to treat 780 acres across Coyote Ridge and Bobcat Ridge Natural Areas. To share the funding, Larimer County has requested that the City of Fort Collins enter into an Intergovernmental Agreement (IGA), a draft of which is attached to the Resolution as Exhibit "A".

August 16, 2022

AGENDA ITEM SUMMARY
City Council

STAFF

Bernadette Kuhn, Natural Areas Senior Environmental Planner/Restoration Project Manager
Matt Parker, Natural Areas Senior Supervisor Resource Management
Julia Feder, Natural Areas Environmental Program Manager
Ingrid Decker, Legal

SUBJECT

Resolution 2022-081 Authorizing the City Manager to Execute an Intergovernmental Agreement with Larimer County for the Northern Big Game Critical Winter Range Restoration Project at Coyote Ridge and Bobcat Ridge Natural Areas.

EXECUTIVE SUMMARY

The purpose of this item is to adopt a resolution supporting the RESTORE Big Game Critical Winter Range Habitat project and the City and Larimer County's related intergovernmental agreement. The Larimer County Department of Natural Resources was recently awarded $328,900 by the National Fish and Wildlife Foundation RESTORE Program. Larimer County is the prime recipient, together with subrecipients Colorado Parks & Wildlife (CPW), City of Fort Collins Natural Areas Department (FCNAD), Boulder County Parks & Open Space, and Jefferson County Open Space.

Funds from the award will be used to control and eradicate invasive annual grasses across 4,385 acres of Northern Colorado foothills open spaces to improve critical winter habitat for elk and mule deer. As a partnering agency, FCNAD will receive $58,500 to treat 780 acres across Coyote Ridge and Bobcat Ridge Natural Areas. To share the funding, Larimer County has requested that the City of Fort Collins enter into an Intergovernmental Agreement (IGA), a draft of which is attached to the Resolution as Exhibit "A".

STAFF RECOMMENDATION

Staff recommends adoption of the Resolution.

BACKGROUND / DISCUSSION

The Big Game Critical Winter Habitat Range Project will focus on treating cheatgrass (*Bromus spp.)* and feral rye (*Secale cereale*), two annual invasive grasses that outcompete native vegetation food sources for elk and mule deer and create fine fuel loads that increase wildfire risk. These grasses have invaded the native shrublands, grasslands, and ponderosa pine forests at Coyote Ridge and Bobcat Ridge natural areas that serve as important wildlife migration corridors and critical winter range habitat for elk and mule deer.

In 2016, FCNAD successfully treated 2,352 acres for annual invasive grasses via aerial application. Early treatments used the herbicide imazapic, an herbicide capable of suppressing cheatgrass for one to two

years. In the last few years, NA has used a newer herbicide called indaziflam that was more promising as it has been shown to suppress cheatgrass for three or more years with a single application. The herbicide prevents the annual invasive grass seeds from germination. The results of indaziflam treatments have been dramatic, with native forbs, shrubs, and grasses increasing cover and richness within a year of treatment. All five agency partners have seen major habitat improvements treating open spaces with indaziflam. Extensive research conducted by Colorado State University has demonstrated its effectiveness for long-term control of annual invasive grasses and limited injury to native, perennial plants (Sebastian et al. 2017).

Through this award, FCNAD will treat 230 acres at Coyote Ridge and 550 acres at Bobcat Ridge Natural Areas in addition to the 250 acres already planned for treatment. **(Attachment 3)** Due to difficult terrain in open spaces and for improved cost-effectiveness, the herbicide indaziflam will be applied by helicopter over a two-year period, beginning in fall 2022. The treatments will be monitored before and after application using on-the-ground traditional monitoring methods and a new Geographic Information System (GIS) tool called Rangeview™, which uses remote sensing to detect the levels of cheatgrass on a map.

CITY FINANCIAL IMPACTS

FCNAD will receive $58,500 to treat cheatgrass across 780 acres at Bobcat Ridge and Coyote Ridge. FCNAD is contributing $22,875 in cash match and $9,562 in-kind match (staff time).

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

FCNAD staff are requesting a recommendation from Land Conservation and Stewardship Board in support of the IGA at its August 10 meeting.

PUBLIC OUTREACH

FCNAD follow a process for public notification prior to aerial herbicide treatments. **(Attachment 4)** One or two weeks ahead of the treatment, signs are posted at the Natural Area entrance, and a notice is released on social media and COTREX. Signs and posts are updated the day before the treatment closure. On treatment day, staff members are posted at the Natural Area entrance to answer questions and ensure visitors do not enter site. The site is closed to visitors during the treatment. Typical closure times last one day to allow herbicide to dry.

ATTACHMENTS

1. Resolution for Consideration
2. Resolution Exhibit A
3. RESTORE Proposal to National Fish and Wildlife Foundation
4. Aerial Herbicide Application Checklist

RESOLUTION 2022-081
OF THE COUNCIL OF THE CITY OF FORT COLLINS
AUTHORIZING THE CITY MANAGERTO EXECUTE AN INTERGOVERNMENTAL AGREEMENT WITH LARIMER COUNTY FOR THE NORTHERN BIG GAME CRITICAL WINTER RANGE RESTORATION PROJECT AT
COYOTE RIDGE AND BOBCAT RIDGE NATURAL AREAS

WHEREAS, Larimer County ("County"), in partnership with Colorado Parks and Wildlife, the City's Natural Areas Department, Boulder County Parks and Open Space, and Jefferson County Open Space applied for and received a grant from the National Fish and Wildlife Foundation ("NFWF") RESTORE program to restore winter range habitat needed for mule deer and elk in Larimer, Boulder, and Jefferson counties (the "Grant"); and

WHEREAS, the Grant will fund treatments to control and eradicate invasive annual grasses with indaziflam (Rejuvra), a scientifically proven and widely accepted herbicide, across seven front range foothills open space properties, totaling more than 4,300 acres; and

WHEREAS, the City owns properties south and southwest of Fort Collins known as Coyote Ridge Natural Areas and Bobcat Ridge Natural Area (the "Natural Areas"); and

WHEREAS, annual invasive grasses have taken hold on both the Natural Areas, outcompeting native vegetation food sources for elk and mule deer and creating fine fuel loads that increase wildfire risk; and

WHEREAS, the City's estimated portion of the Grant allocation is $58,500, with a required in-kind or cash match of $32,437, and the Natural Areas Department wishes to use these funds to treat invasive grasses on 230 acres at Coyote Ridge and 550 acres at Bobcat Ridge; and

WHEREAS, the funds for the City's match are already appropriated and available for expenditure in the Natural Areas Fund; and

WHEREAS, as the primary applicant on the Grant, the County is responsible for managing the Grant, including executing any necessary grant agreements with the NFWF and coordinating reimbursements, and the County has asked the City to enter into an agreement, in substantially the form of the draft attached hereto as Exhibit "A" and incorporated herein by reference, to document the City's and County's obligations with respect to the Grant (the "IGA"); and

WHEREAS, Article II, Section 16 of the City Charter empowers the City Council, by ordinance or resolution, to enter into contracts with governmental bodies to furnish governmental services and make charges for such services, or enter into cooperative or joint activities with other governmental bodies; and

WHEREAS, Section 29-1-203 of the Colorado Revised Statutes provides that governments may cooperate or contract with one another to provide certain services or facilities when such cooperation or contracts are authorized by each party thereto with the approval of its legislative body or other authority having the power to so approve; and

WHEREAS, the City Council has determined that entering into the IGA with the County is in the best interests of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. That the City Council hereby makes and adopts the determinations and findings contained in the recitals set forth above.

Section 2. That the City Council hereby authorizes the City Manager to execute the IGA, pursuant to which the County will reimburse the City for costs related to treating invasive grasses on Bobcat Ridge and Coyote Ridge Natural Areas, in substantially the form attached hereto as Exhibit "A," together with such modifications and additions as the City Manager, in consultation with the City Attorney, determines are necessary or appropriate to protect the interests of the City or further the purposes of this Resolution, as set forth above.

Passed and adopted at a regular meeting of the Council of the City of Fort Collins this 16th day of August, A.D. 2022.

_____
Mayor

ATTEST:

_____
City Clerk

INTERGOVERNMENTAL AGREEMENT
FOR FUNDING THE NORTHERN BIG GAME CRITICAL
WINTER RANGE RESTORATION PROJECT

THIS INTERGOVERNMENTAL AGREEMENT (this "Agreement") is entered into this ____ day of _____, 2022 (the "Effective Date"), by and between Larimer County, Colorado (the "County") and the City of Fort Collins, Colorado (the "City") (each a "Party" and collectively, the "Parties").

BACKGROUND AND PURPOSE

A. In accordance with C.R.S. Section 29-1-203, governments may cooperate or contract with one another to provide any function, service or facility lawfuly authorized to each of the cooperating or contracting units.

B. The County, in partnership with Colorado Parks and Wildlife ("CPW"), the City's Natural Areas Department, Boulder County Parks and Open Space, and Jefferson County Open Space has applied for and received a grant from the National Fish and Wildlife Foundation ("NFWF") to restore winter range habitat needed for mule deer and elk in Larimer, Boulder, and Jefferson counties. The grant will fund treatments to eradicate invasive annual grasses (cheatgrass and feral rye) with indaziflam (Rejuvra), a scientifically proven and widely accepted herbicide, across seven Front Range open space properties, totaling more than 4,300 acres.

C. A project budget for eradicating invasive winter annuals was approved as part of a grant agreement with NFWF. The grant agreement is attached hereto and incorporated herein as Exhibit A. The estimated project budget is included as Exhibit B, attached hereto and incorporated herein by this reference, and totals $328,875.

D. The City's estimated portion of the grant allocation is $58,500.

E. Maps have been developed depicting the project and each entity's share is identified in Exhibit C attached hereto and incorporated herein.

AGREEMENT

NOW THEREFORE, in consideration of the mutual promises of the Parties and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the Parties agree as follows:

DRAFT

1) As the primary applicant, the County will be responsible managing the grant including executing any necessary NFWF grant agreements and accompanying documentation and coordinating all reimbursements.

2) Each party is responsible for coordinating the project related activities its respective Share to complete the Rejuvra treatments referenced above.

3) The grant allocation to each Party will not exceed the allocation in the estimated budget. Should costs exceed the estimate, they are the responsibility of the affected Party.

4) The City's portion of the grant will not exceed $58,500 unless mutually agreed upon by all of the grant parties.

5) The City's portion of the grant in-kind or cash match will be $32,437

6) The County's portion of the grant will not exceed $161,625 unless mutually agreed upon by the CPW, City, Boulder County, and Jefferson County.

7) Should the cost of a respective Share fall below the estimate, NFWF will be consulted and the County, CPW, City, Boulder County, and Jefferson County meet to agree upon an equitable disbursement of any remaining grant funds.

8) The County, CPW, City, Boulder County, and Jefferson County each will be responsible for coding and paying all Project invoices associated with each respective Share and will maintain accurate accounts of all Project expenditures including the costs related to each respective Share.

9) To receive grant reimbursements, the City will need to submit all of the necessary documents, as required by NFWF, to the County for the agreed upon grant allocation of substantial completion of the City's Share. Additionally, the City must submit information to the County, as needed, to meet the interim and annual financial and programmatic reports, per the NFWF grant agreement.

10) The term of this Agreement shall begin on the Effective Date and shall end on December 31, 2024 unless terminated sooner as provided herein.

11) If either Party fails to perform its obligations under this Agreement, the other Party may declare such Party to be in default and, if the defaulting Party does not cure the default following written notice by the non-defaulting Party and a reasonable opportunity to cure, the non-defaulting Party may terminate this Agreement and seek such remedies against the defaulting party as may be proper.

DRAFT

12) This Agreement shall not constitute a debt or indebtedness of the Parties within the meaning of any constitutional or statutory provision, nor shall it constitute a multiple-fiscal-year financial obligation. However, to the extent this Agreement constitutes a multiple fiscal year debt or financial obligation of the Parties, it shall be subject to annual appropriation. Neither Party shall have an obligation to continue this Agreement in any fiscal year in which no such appropriation is made.

13) Written notices shall be directed as follows and shall be deemed received when hand-delivered or emailed, or three (3) business days after being sent by certified mail, return receipt requested, or the next business day if sent by overnight commercial courier:

If to the County:
Natural Resources Director
1800 South County Road 31
Loveland, CO 80537

With a copy to:
County Attorney
PO Box 1606
Fort Collins, CO 80522

If to Fort Collins Natural Areas:
[Mailing Address]

With a copy to:
City Attorney's Office
City of Fort Collins
P.O. Box 580
Fort Collins, CO 80522-0580

14) Each Party is responsible for its own negligence and that of its officers and employees. No term or condition of this Agreement shall be construed or interpreted as a waiver, express or implied, of any of the notices, requirements, immunities, rights, benefits, protections, limitations of liability, and other provisions of the Colorado Governmental Immunity Act, C.R.S. § 24-10-101 et seq. and under any other applicable law. Neither Party shall be liable to the other under this Agreement for any consequential, incidental, punitive, exemplary, special, equitable, or indirect damages, lost profits, or other business interruption damages, whether by statute, in tort, or by contract.

15) The Parties recognize the legal constraints imposed upon them by the constitutions, statutes, and regulations of the State of Colorado and of the United States, and imposed upon the Parties by their respective charters and municipal

DRAFT

codes, and, subject to such constraints, the Parties intend to carry out the terms and conditions of this Agreement. Notwithstanding any other provision in this Agreement to the contrary, in no event shall either Party exercise any power or take any action which shall be prohibited by applicable law.

16) This Agreement contains the entire agreement of the Parties relating to the subject matter hereof and, except as provided herein, may not be modified or amended except by written agreement of the County, CPW, City, Boulder County, and Jefferson County. This Agreement governs only the rights and obligations between the Parties with respect to its subject matter; there are no express or implied third-party beneficiaries of this Agreement. In the event a court of competent jurisdiction holds any provision of this Agreement invalid or unenforceable, such holding shall not invalidate or render unenforceable any other provision of this Agreement. No party shall assign this Agreement without the County, CPW, City, Boulder County, and Jefferson County's prior written consent. This Agreement shall be governed by the laws of the State of Colorado, and venue shall be in the County of Larimer, State of Colorado.

17) This Agreement may be executed in counterparts, each of which shall be deemed to be an original and all of which, when taken together, shall constitute one and the same agreement. This Agreement may be executed by electronic signature in accordance with C.R.S 24-71.3-101 *et seq*.

IN WITNESS WHEREOF, the Parties have executed this Agreement the day and year first above written.

BOARD OF COUNTY COMMISSIONERS
LARIMER COUNTY, COLORADO

By: _____
Chair

ATTEST:

_____
Deputy Clerk

APPROVED AS TO FORM:

_____
County Attorney

DRAFT

THE CITY OF FORT COLLINS,
a Colorado municipal corporation

By: _____
Kelly DiMartino, City Manager

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

_____
Assistant City Attorney
[ATTORNEY NAME]

DRAFT

Exhibit A

Grant Agreement



Adobe Acrobat Document

DRAFT

Exhibit B

Estimated Project Budget

Agency Name	Property Name	# of Acres	Approved Grant at $75 per acre (2022 Treatments)	Cash Match (2023 Follow-up Treatments)	In-Kind Contribution (Staff time)
Colorado Parks and Wildlife	Cherokee SWA: Lone Pine Unit	750	**$56,250**	$19,865	$2,701.00
Larimer County Department of Natural Resources	Devil's Backbone Open Space**	1400	**$105,000**	$52,375	$16,745.00
	Eagles Nest Open Space	755	**$56,625**		
Jefferson County Open Space	Matthews/Winters Park	350	**$26,250**	$9,616	$0.00
Boulder County Parks and Open Space	Hall Ranch Open Space	350	**$26,250**	$9,616.00	$6,375.00
City of Fort Collins Natural Areas	Coyote Ridge Natural Area	230	**$17,250**	$22,875.00	$9,562.00
	Bobcat Ridge Natural Area	550	**$41,250**		
Bayer, LLC.					$9,950.00
	TOTALS	**4,385**	**$328,875**	**$114,347**	**$45,333**

DRAFT

Exhibit C

Shares

DRAFT

Grant Information

Title of Project
Northern Colorado Big Game Critical Winter Range Restoration Project

Total Amount Requested	$ 328,875.00
Matching Contributions Proposed	$159,680.00
Proposed Grant Period	05/01/ 2022 - 11/30/ 2024

Project Description
The Northern Colorado Big Game Critical Winter Range Restoration Project seeks to restore 4,385 acres of mule deer and elk winter range habitat across Larimer, Boulder, and Jefferson counties at seven conserved foothills open space properties along Colorado's Front Range. This cross-jurisdictional project will significantly improve the vegetation communities needed to support healthy mule deer and elk populations on these lands by controlling and eradicating 4,385 acres of winter annual grasses (cheatgrass and feral rye) using a scientifically proven and widely accepted herbicide called, Rejuvra™. As a result, these open spaces will become more resistant and resilient to future disturbances (such as wildfire) and provide critical food resources, particularly in the form of winter browse, for mule deer and elk. The agency partners strongly believe that the treatment of annual invasives is the best way to improve overall native plant diversity and forage for big game species.

Project Abstract
This project is being submitted by Larimer County's Department of Natural Resources in partnership with Colorado Parks and Wildlife, City of Fort Collins Natural Areas, Boulder County Parks and Open Space, and Jefferson County Open Space. The five agency partners are putting forward this collaborative, landscape-scale project to restore big game winter range habitat across seven Front Range conserved open space properties which serve as critical winter range and concentration areas for mule deer and elk.

The foothills open space properties at Cherokee State Wildlife Area, Eagles Nest Open Space, Coyote Ridge Natural Area, Devil's Backbone Open Space, Bobcat Ridge Natural Area, Hall Ranch Open Space, and Matthews/Winters Park provide big game populations with high-quality forage and habitat. The primary project goal is to treat and eradicate 4,385 acres of invading cheatgrass and feral rye at these properties using Rejuvra™, an herbicide on the commercial market since 2017 and scientifically proven effective for long-term control through extensive research conducted by Colorado State University. The herbicide will be applied by helicopter given the difficult terrain and improved cost-effectiveness. The treatments will be monitored before and after application using line intercept cover monitoring and a GIS tool called, RangeView™. High-quality habitats on conserved lands are more important than ever as habitats on which big game species depend are becoming more fragmented.

Organization and Primary Contact Information

Organization	Larimer County Natural Resources
Organization Type	State or Local Government
City, State, Country	,,
Region (if international)	

Primary Contact Jennifer Almstead
Position/Title
Phone and E-mail x ; jalmstead@larimer.org

Additional Contacts

Role	Name

Project Location Information

Project Location Description	Cherokee State Wildlife Area and Eagles Nest OS, Livermore, Larimer County; Coyote Ridge Natural Area, Fort Collins, Larimer County; Bobcat Ridge Natural Area and Devil's Backbone OS, Loveland, Larimer County; Hall Ranch OS, Lyons, Boulder County; Matthews/Winter Park, Golden, Jefferson County
Project Country(ies)	North America - United States
Project State(s)	Colorado
Project Congressional District(s)	District 2 (CO)

Permits and Approvals

Permits/Approvals Description:

Permits/Approvals Status:

Permits/Approvals Agency-Contact Person:

Permits/Approvals Submittal-Approval Date:

Activities and Outcomes

Funding Strategy: Habitat Management
Metric: Restore CO - Improved management practices - Acres managed to treat annual invasive plants
Required: Recommended
Description: Enter the number of acres managed to treat annual invasive plants

Starting Value	0.00 Acres managed to treat annual invasive plants
Target value	4385.00 Acres managed to treat annual invasive plants

Note:

Funding Strategy: Planning, Research, Monitoring
Metric: Restore CO - Monitoring - # sites being monitored
Required: Recommended
Description: Enter the # sites being monitored

Starting Value	0.00 # sites being monitored
Target value	4385.00 # sites being monitored

Note:

I. PERSONNEL	$0.00

Staff Name	Position	Annual Salary	Project Hours	Hourly Rate	LOE (%)	Project Salary	% Fringe	$ Fringe	Total Personnel
Totals						**$0.00**		**$0.00**	**$0.00**

II. TRAVEL	$0.00

Domestic Airfare – Per Flight

Purpose/Destination	Unit Cost	Quantity	Total Cost
SubTotal			**$0.00**

International Airfare – Per Flight

Purpose/Destination	Unit Cost	Quantity	Total Cost
SubTotal			**$0.00**

Train – Per Ticket

Purpose/Destination	Unit Cost	Quantity	Total Cost
SubTotal			**$0.00**

Rental Car – Per Day

Purpose/Destination	Days/Duration	Unit Cost	Quantity	Total Cost

SubTotal **$0.00**

Taxis – Per Trip

Purpose/Destination	Unit Cost	Quantity	Total Cost

SubTotal **$0.00**

Mileage – Per Mile

Purpose/Destination	Unit Cost	Quantity	Total Cost

SubTotal **$0.00**

Gasoline – Per Gallon

Purpose/Destination	Unit Cost	Quantity	Total Cost

SubTotal **$0.00**

Per Diem (M&IE) – Per Day

Purpose/Destination	Days/Duration	Unit Cost	Quantity	Total Cost

SubTotal **$0.00**

Lodging – Per Night

Purpose/Destination	Days/Duration	Unit Cost	Quantity	Total Cost

SubTotal **$0.00**

Meals (no M&IE) – Per Meal

Purpose/Destination	Days/Duration	Unit Cost	Quantity	Total Cost

SubTotal **$0.00**

III. EQUIPMENT $0.00

Item Name	Description	Unit Cost	Quantity	Total Cost

IV. MATERIALS & SUPPLIES $328,875.00

Type	Purpose	Unit of Measure	Unit Cost	Quantity	Total Cost
Rejuvra Herbicide	Ecosystem restoration	Acres	$40.00	4385	$175,400.00
Aerial Application, Surfactant, & Post-Emergence	Ecosystem restoration	Acres	$35.00	4385	$153,475.00

V. CONTRACTUAL SERVICES $0.00

Subcontract/Contract – Per Agreement

Contractor Name	Description	Total Cost

SubTotal **$0.00**

Subgrant – Per Agreement

Subrecipient	Description	Total Cost

SubTotal **$0.00**

VI. OTHER DIRECT COSTS **$0.00**

Type	Purpose	Unit of Measure	Unit Cost	Quantity	Total Cost

VII. TOTAL DIRECT COSTS **$328,875.00**

VIII. INDIRECT COSTS **$0.00**

Explanation of Modified Total Direct Cost Base(MTDC)	Rate Type	NICRA Expiration	$MTDC	Rate(%)	Total Cost

IX. TOTAL PROJECT COSTS **$328,875.00**

Budget Narrative

Budget Narrative: add notes

1. Personnel

Personnel -

2. Travel

Domestic Airfare - Per Flight -
International Airfare - Per Flight -
Train - Per Ticket -
Rental Car - Per Day -
Taxis - Per Trip -
Mileage - Per Mile -
Gasoline - Per Gallon -
Per Diem (M&IE) - Per Day -
Lodging - Per Night -
Meals (No M&IE) - Per Meal -

3. Equipment

Equipment -

4. Materials and Supplies

Materials and Supplies -	If awarded, 3,630 acres of Rejuvra™ herbicide treatment will be applied in 2022 and the remaining 750 acres will be applied in 2023. The treatments will be applied via helicopter due to the difficult foothills terrain of the sites.

5. Contractual Services

Subcontract/Contract - Per Agreement -

Subgrant - Per Agreement -

6. Other Direct Costs

Other Direct Costs -

7. Indirect Costs

Indirect Costs -

Matching Contributions

Matching Contribution Amount:	$52,375.00
Type:	Cash
Status:	Pledged
Source:	Larimer County Department of Natural Resources
Source Type:	Non-Federal
Description:	Follow up herbicide treatments at Devil's Backbone and Eagle's Nest open spaces. At $2.50 per acre, 1750 acres uploaded to RangeView for pre and post monitoring.

Matching Contribution Amount:	$16,745.00
Type:	In-kind
Status:	Pledged
Source:	Larimer County Department of Natural Resources
Source Type:	Non-Federal
Description:	Staff salary for project implementation, coordination, communications, monitoring, and grant administration.

Matching Contribution Amount:	$19,865.00
Type:	Cash
Status:	Pledged
Source:	Colorado Parks & Wildlife
Source Type:	Non-Federal
Description:	Follow up herbicide treatments at the Lower Range Unit at CPW's Cherokee State Wildlife Area. At $2.50 per acre, 750 acres were uploaded to RangeView for pre and post monitoring of cheatgrass.

Matching Contribution Amount:	$2,701.00
Type:	In-kind
Status:	Pledged
Source:	Colorado Parks & Wildlife
Source Type:	Non-Federal

Description:	Staff salary for project implementation, coordination, communications, and monitoring.

Matching Contribution Amount:	$22,875.00
Type:	Cash
Status:	Pledged
Source:	City of Fort Collins Natural Areas
Source Type:	Non-Federal
Description:	Follow up herbicide treatments at Bobcat Ridge and Coyote Ridge natural areas. At $2.50 per acre, 780 acres uploaded to RangeView for pre and post monitoring.

Matching Contribution Amount:	$9,562.00
Type:	In-kind
Status:	Pledged
Source:	City of Fort Collins Natural Areas
Source Type:	Non-Federal
Description:	Staff salary for project implementation, coordination, and monitoring.

Matching Contribution Amount:	$9,616.00
Type:	Cash
Status:	Pledged
Source:	Boulder County Parks and Open Space
Source Type:	Non-Federal
Description:	Follow up herbicide treatments at Hall Ranch Open Space. At $2.50 per acre, 350 acres uploaded to RangeView for pre and post monitoring.

Matching Contribution Amount:	$6,375.00
Type:	In-kind
Status:	Pledged
Source:	Boulder County Parks and Open Space
Source Type:	Non-Federal

Description:	Staff salary for project implementation, coordination, communications, and monitoring.

Matching Contribution Amount:	$9,616.00
Type:	Cash
Status:	Pledged
Source:	Jefferson County Open Space
Source Type:	Non-Federal
Description:	Follow up herbicide treatments at Matthews/Winters Park. At $2.50 per acre, 350 acres uploaded to RangeView for pre and post monitoring.

Matching Contribution Amount:	$9,950.00
Type:	In-kind
Status:	Pledged
Source:	Bayer U.S. LLC
Source Type:	Non-Federal
Description:	RangeView in-kind match at $2.50 per acre of 3,980 acres uploaded to RangeView for pre and post monitoring.

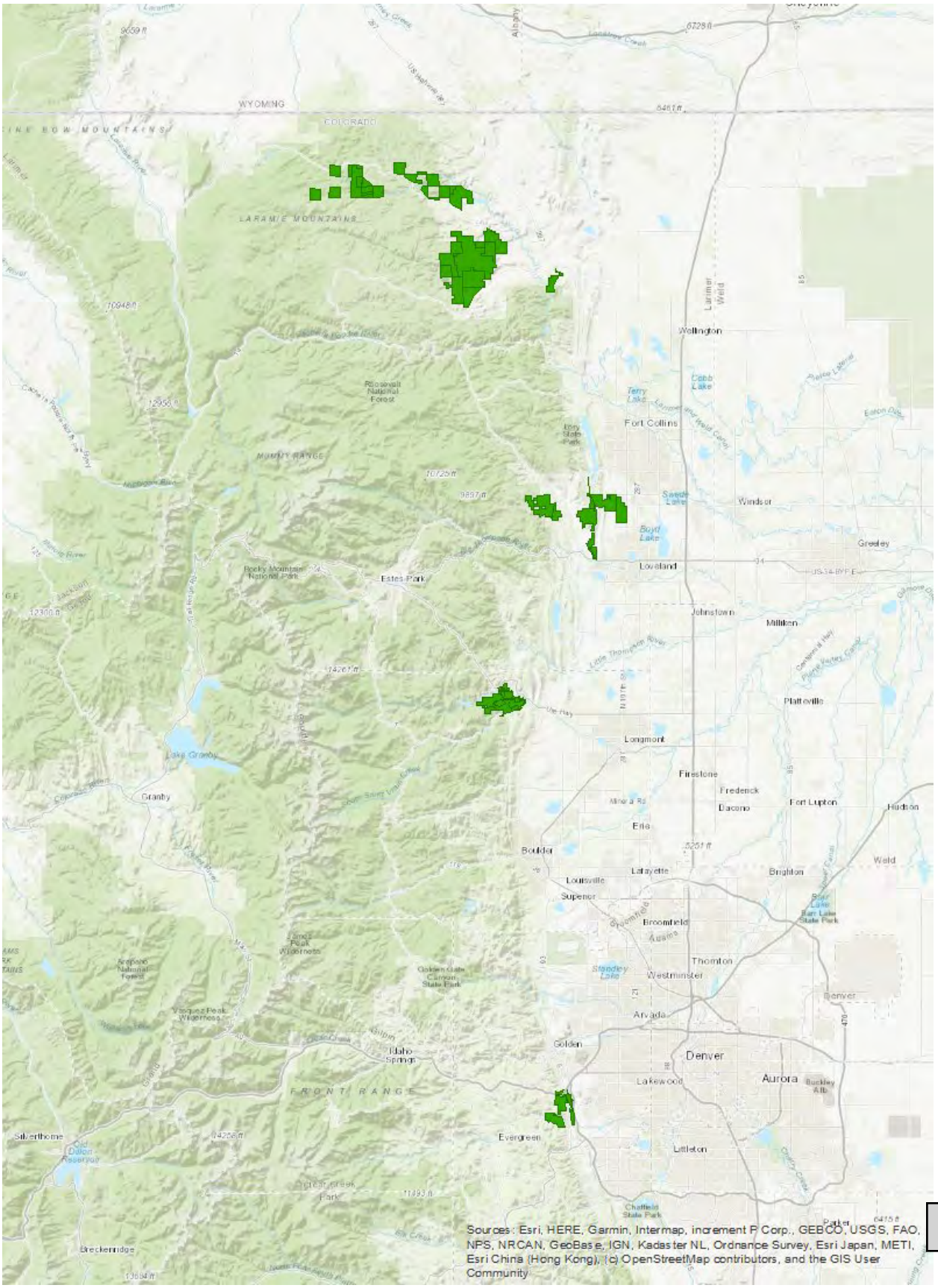
Total Amount of Matching Contributions:	$159,680.00

EasyGrantsID: 73930

National Fish and Wildlife Foundation – RESTORE Colorado 2022, Full Proposal

Title: Northern Colorado Big Game Critical Winter Range Restoration Project

Organization: Larimer County Natural Resources



The following pages contain the uploaded documents, in the order shown below, as provided by the applicant:

Upload Type	File Name	Uploaded By	Uploaded Date
RESTORE Full Proposal Narrative 2022	2022 RESTORE NOCO Grant Narrative_FINAL.pdf	Almstead, Jennifer	12/01/2021
Project Map	2022 RESTORE NOCO Project Maps-ALL.pdf	Almstead, Jennifer	12/01/2021
Letters of Support	NOCO Support Letters-ALL2.pdf	Almstead, Jennifer	12/01/2021
Statement of Litigation	Statement+of+Litigation.pdf	Almstead, Jennifer	12/01/2021
Board of Trustees, Directors, or equivalent	Board of Trustees.pdf	Almstead, Jennifer	12/01/2021
Applicant Controls Questionnaire	LCDNR-ApplicantControlsQuestionnaire.pdf	Almstead, Jennifer	12/01/2021
Other Documents	NOCO Site Photographs.pdf	Almstead, Jennifer	12/01/2021
Other Documents	RangeView-Demo-Info.pdf	Almstead, Jennifer	12/01/2021
Other Documents	Rejuvra Articles and Studies.pdf	Almstead, Jennifer	12/01/2021

The following uploads do not have the same headers and footers as the previous sections of this document in order to preserve the integrity of the actual files uploaded.

Full Proposal Project Narrative

Instructions: Save this document on your computer and complete the narrative in the format provided. The final narrative should not exceed five (5) pages; do not delete the text provided below. Once complete, upload this document into the on-line application as instructed.

1. **Grant Activities and Outcomes:** Elaborate on the primary activities that will be employed through the grant. Explain how these activities are expected to lead to the outcome(s). Discuss what makes these outcomes achievable and important. Describe how these activities relate to established plans (management, conservation, recovery, etc.) and priority conservation needs in the specific project location.

   The Northern Colorado Big Game Critical Winter Range Restoration Project aims to restore 4,385-acres of elk and mule deer winter range habitat across city, county, and state-owned open spaces. The project's seven (7) conserved properties are located in the state's northern foothills of Livermore, Fort Collins, Loveland, Lyons, and Golden, and serve as important winter migration and concentration areas for big game populations. This ecosystem restoration project takes a collaborative, landscape-scale approach by treating and eradicating the seed banks of invasive winter annual grasses such as cheatgrass (*Bromus spp.)* and feral rye (*Secale cereale)* to improve the biodiversity of native plant communities which support healthy mule deer and elk populations. The open spaces include Cherokee State Wildlife Area, Eagles Nest Open Space, Coyote Ridge Natural Area, Devil's Backbone Open Space, Bobcat Ridge Natural Area, Hall Ranch Open Space, and Matthews/Winters Park. As a result of this project, vegetation communities on these lands will become more resistant and resilient to future disturbances (such as wildfire and drought) and provide critical food resources, particularly in the form of winter browse, for mule deer and elk.

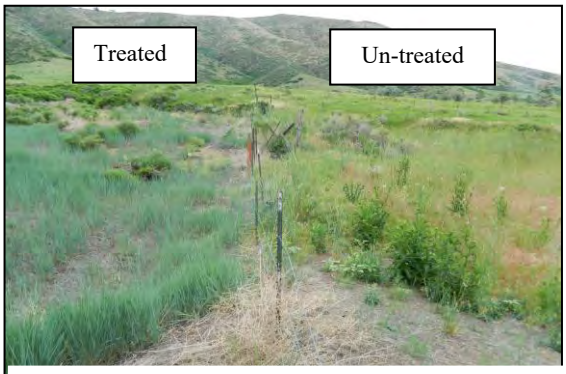
   According to the State's Demography Office, Colorado's population is projected to increase 1.8 million by 2050. From the 2020 U.S. Census, 84% of the state's population lives along the Front Range and accounts for nearly all of the population growth (94.8%) in the past 10 years. Colorado's foothills along the Front Range serve as critical habitat for big game winter range for mule deer and elk. Residential development has expanded into these areas leading to habitat loss, degradation, and fragmentation. In northern Colorado, a significant portion of the mapped big game winter range has been impacted by human encroachment, with some areas reaching up to 53% of the winter range developed.[1] These pressures place even greater importance on existing conserved lands to provide big game species with high-quality forage and cover, especially during the winter months.

   The proposed seven (7) properties in Larimer, Boulder, and Jefferson counties represent 40,000+ acres of protected open spaces within the Front Range foothills. These open spaces serve as important wildlife migration corridors and offer a safe haven in the winter for big game populations. Yet, like so many lands in the western U.S., the foothills properties are being invaded by winter annual grasses, such as cheatgrass (*Bromus spp.)* and feral rye (*Secale cereale)* which threaten a host of ecological functions and values. Cheatgrass is a Colorado List C noxious weed that degrades the entire ecosystem by removing fall and spring soil moisture and nutrients from native plant species, creating heavy thatch layers, and increasing fire return intervals. Habitats invaded by non-native invasives contain less plant diversity and produce less biomass than intact, native perennial plant dominated communities. Simultaneously, lands affected by cheatgrass are more susceptible to wildfire due to their fine fuel loads, which burn faster and hotter, and destroy big game winter browse habitat. If left untreated, these invasives will spread rapidly across these areas, reduce biomass, add finer fuels, displace native perennial plant species and deplete critical food resources that mule deer and elk depend on.

[1] Cooley, C. P., A. Holland, M. Cowardin, M. Flenner, T. Balzer, J. Stiver, E. Slezak, B. Marette, D. Neumann, T. Elm and J. Holst. 2020. Status Report: Big Game Winter Range and Migration Corridors. Colorado Parks and Wildlife.

Until recently, treatments for annual invasives only provided short-term control resulting in rapid re-invasion. In 2017, a new herbicide called, Rejuvra™, became available on the commercial market and after extensive research and treatments, provides a proven control method for winter annual invasives such as cheatgrass and feral rye.

How Rejuvra works: The chemical ***indaziflam*** (also referred to as Esplanade 200SC™, Specticle™, and Alion™) is a *seed root inhibitor,* providing long term invasive annual grass control (3+ years) with a single application of 5 oz/acre. This residual activity controls subsequent germination events that *deplete of the seedbank* with one or two applications, since cheatgrass seed viability in the soil is up to 5 years. Because this tool binds tightly to the upper soil profile it selectively controls the invasive annual grasses while promoting the growth of desirable perennial grasses, forbs, shrubs, and trees.



Devil's Backbone Open Space, Larimer County

Proven Results: Rejuvra Herbicide treatments have been scientifically proven through extensive research conducted and backed by Colorado State University[2]. The herbicide was first studied for rangeland-use in northern Colorado for research and early adoption of large-scale aerial applications of Rejuvra as a treatment for cheatgrass and feral rye. The results demonstrate the treatments offer long-term invasive winter annual grass control thereby allowing desirable perennial grasses, forbs and shrubs including winter browse species such as mountain mahogany, three leaf sumac, and antelope bitterbrush to return, thrive, and provide higher nutrition for big game species. All of the agency partners have had great success treating invasive winter annuals with Rejuvra™ and bring a wealth of technical expertise to the project to maximize project outcomes. **Indaziflam treatment is now widely accepted in Colorado and the West as a highly effective means for invasive annual grass control and ecosystem restoration.**

The Northern Colorado Big Game Critical Winter Range Restoration Project offers long-term control of invasive winter annuals by treating 4,385-acres of cheatgrass and feral rye across seven foothills open space properties owned and managed by Larimer County's Department of Natural Resources, Colorado Parks and Wildlife (CPW), the City of Fort Collins Natural Areas Department, Boulder County Parks and Open Space, and Jefferson County Open Space. The seven (7) properties were selected based upon their proximity to other open spaces across jurisdictional boundaries and to improve big game habitat along the state's northern Front Range foothills on a larger scale. The properties are located in elk and mule deer winter range and concentration areas, as identified by CPW. Agency partners strongly believe that the restoration of cheatgrass and feral rye-infested habitat is by far the best way to improve overall native plant diversity and cover, that in turn provides critical habitat for big game, as well as small mammals, reptiles, birds and insects. It is worth mentioning that the mountain mahogany plant communities found at these properties are extremely rare globally and found only in the northern part of the Colorado Front Range, southern Wyoming, and northern New Mexico. For this grant request, the partner agencies are pooling their resources to treat 4,385 acres of habitat invaded by cheatgrass and feral rye, utilizing an aerial herbicide application due to varying terrain limitations, application uniformity, and economy of scale. By combining resources, the cost per acre for the herbicide and aerial application have been reduced from $100 to $75 per acre. Refer to table below for the proposed herbicide treatment timeline. Due to cash flow constraints, Larimer County will treat Eagles Nest and Devil's Backbone open spaces in separate years.

Year	Acres	Location
2022 Spring/Summer	2,985 Acres	All properties, except Devil's Backbone OS
2023 Spring/Summer	1,400 Acres	Devil's Backbone OS Only
2024 Spring/Summer	Follow-up applications	All properties

[2] Sebastian, D.J., Fleming, M.B., Patterson, E.L., Sebastian, J.R., & Nissen, S.J. 2017. Indaziflam: a new cellulose biosynthesis-inhibiting herbicide provides long-term control of invasive annual grasses.

The activities proposed in this application are supported by established plans including CPW's 2020 Status Rep Big Game Winter Range, Larimer County's Habitat Partnership Program (HPP), CPW's State Wildlife Action Plan, Larimer County's Open Lands Master Plan (2015), Fort Collins Master and Foothills Management Plan, Boulder County Parks and Open Space Strategic Plan, Jefferson County Open Space Conservation Greenprint, and property management plans. This project also ties in directly with concepts brought forward by the Western Governors Association's Biosecurity and Invasive Species Initiative.

1. Cherokee State Wildlife Area (750 acre treatment site), Colorado Parks & Wildlife: Located in Livermore, CO, 35 miles northwest of Fort Collins, this SWA is the second largest in the state at approximately 28,000 acres. The property is divided into three units, with the Lower Pine Unit being proposed for 750 acres of cheatgrass treatment. Big game populations, especially deer and elk, depend on the area for wintering and calving/fawning grounds as verified from recent Colorado Parks and Wildlife collar studies. The rangeland integrity, including the Lower Pine Unit, is substantially compromised by cheatgrass and other invasive plant species. Due to the property's size, difficult terrain, and limited staff resources, CPW is falling behind the curve of invasive plant encroachment and this work will benefit the overall habitat and forage resources for big game.

2. Eagle's Nest Open Space (755 acre treatment site), Larimer County Department of Natural Resources: The property is located near Livermore, CO. The 755-acre property includes rolling foothills and rugged terrain, and nearly a mile of the N. Fork of the Cache la Poudre River. The open space supports a variety of native wildlife and is included in a large regional mule deer migration and winter concentration area that extends from Wyoming to Boulder County. The N. Fork of the Cache la Poudre River is designated as critical habitat for Preble's meadow jumping mouse. The open space has a high concentration of cheatgrass which is degrading the foothills grassland, mountain mahogany shrubland, and ponderosa pine woodland communities.

3. Coyote Ridge Natural Area (230 acre treatment site), City of Fort Collins Natural Areas: Coyote Ridge contributes to an attractive and ecologically diverse landscape that serves as the backdrop for the City of Fort Collins. The mountain mahogany shrubland, ponderosa pine forest, and grassland mosaic provides excellent wildlife and rare plant habitat, scenic views, and a treasured opportunity for the community to connect with nature. These plant communities are highly threatened due to residential development, fire suppression, overgrazing, and invasion by non-native species. The city has successfully treated over 600 acres of cheatgrass in this area since 2016 and the additional 230 acres of treatment will take place adjacent to these treatments.

4. Devil's Backbone Open Space (1,400 acre treatment site), Larimer Department of Natural Resources: Devil's Backbone Open Space is located west of the City of Loveland. This 3,000-acre open space offers towering rock formations and intact native foothills grasslands and shrublands. The Devil's Backbone rock outcrop is one of the most impressive and visible geologic landmarks in Larimer County. To-date, the county has successfully treated 350 acres with Rejuvra™ which are already showing remarkable signs of regrowth of native perennial plant community composition. The proposed 1,400-acre treatment site is adjacent to previous treatments on the western side of the property where feral rye and cheatgrass occupy >90% of the ground canopy.

5. Bobcat Ridge Natural Area (550 acre treatment site), City of Fort Collins Natural Areas: Bobcat Ridge provides 2,606 acres of diverse wildlife habitat, including grassland, shrubland and ponderosa forest foothills ecosystems. Currently, the Natural Areas Department is focusing on the reduction of cheatgrass cover at Bobcat Ridge through aerial herbicide treatments in conjunction with an on-site post Cameron Peak Fire (2020) restoration effort. The proposed treatment will be focused within the Ponderosa pine forest and grasslands surrounding them.

6. Hall Ranch Open Space (350 acres treatment site), Boulder County Parks and Open Space: This 3,205-acre open space is located west of Lyons, Colorado. The property is representative of Front Range foothills steppe shrublands and lowlands, with a large, resident mule deer herd. This area has long been recognized as significant big game habitat by CPW with portions of Hall Ranch located in habitat deemed critical for mule deer and elk. Since 2017, Boulder County Parks and Open Space has treated 300 acres of winter annual grasses on the

and the proposed 350 acres will applied in fire sensitive Bitterbrush sites and connect to previous treatment An additional 600 acres of treatment is planned in 2022, outside of this grant request.

7. Matthews/Winter Park (350 acres treatment site), Jefferson County Open Space (JCOS): Located south and north of I-70, west of C-470, and adjacent to Denver's Red Rocks Mountain Park, Matthews/Winters Park includes 2,446 acres of forested ridges, shrublands, and prairie grasslands. These high-quality habitats are currently functional but threatened due to encroaching invasive species. The proposed treatment area is located in the southern portion of the park adjacent to the City of Denver's Red Rocks Park and the steep terrain has proven difficult for JCOS to manage invasives until now. If funded, this project will serve as a pilot project for JCOS to demonstrate that aerial herbicide applications are great for treating large contiguous areas of invasive species.

2. **Tracking Metrics:** Indicate how the project will monitor, assess progress and report on the metrics selected previously in the application. Discuss any challenges or limitations anticipated with tracking the metrics.

Three methods will be used to monitor treatment sites on all properties before and after treatment. (1) Installation of long-term random transects inside the treated areas. Within each individual property there will be at least three 100' transects installed. Line intercept canopy cover monitoring will be conducted along the transect for cheatgrass and all desirable perennial vegetation before the treatment and every year for four years, following treatment. (2) All partners will utilize RangeView™, a new innovative GIS tool which detects the levels of cheatgrass infestation before and after the herbicide treatments using remote sensing. Ninety percent (90%) of the proposed 4,385 acres treatment area have already been analyzed for cheatgrass to provide the baseline data and uploaded to the project partners' accounts within the RangeView™ tool (rangeview.bayer.us). (3) Photo points will capture the images of the habitat changes on the landscape. Maps, quantitative data, and results on the amount of cheatgrass present before and after herbicide treatments will be provided as part of the project deliverables to NFWF and included in the final report.

3. **Project Team:** List key individuals and describe their qualifications relevant for project implementation.

Casey Cisneros, Land Stewardship Manager, Larimer County Department of Natural Resources – Mr. Cisneros completed a Master's in Natural Resources Stewardship with a focus in ecological restoration from Colorado State University. He has 17 years of experience as a practitioner of weed management and ecological restoration.

Bernadette Kuhn, Environmental Planner/Restoration Project Manager, City of Fort Collins Natural Areas – For the past 13 years, Ms. Kuhn has led restoration and vegetation ecology projects in Colorado and Wyoming. She is a contributing author for the Colorado State Wildlife Action Plan and the Climate Change Vulnerability Assessment for Colorado Bureau of Land Management.

Steve Murdock, Natural Resources Team Lead, Jefferson County Open Space – Mr. Murdock has over 10 years of weed management and ecological restoration experience. In his current role, he oversees invasive species management, forest management, and habitat restoration across over 50,000 acres of open space. He is a Certified Ecological Restoration Practitioner through the Society of Ecological Restoration.

Seth Schwolert, Property Technician IV, Colorado Parks and Wildlife – Mr. Schwolert currently manages Cherokee SWA and eight other SWAs in Larimer County. Seth graduated from the University of Wyoming with a bachelor's degree in Rangeland Ecology/Watershed Management and a minor in Wildlife and Fisheries Biology Management. As an active partner with Muley Fanatics, Mule Deer Foundation, Larimer County Habitat Partnership Program, and other NGO groups, Seth has overseen numerous grant funded habitat improvement projects.

Derek Sebastian, Vegetation Management Areas Sales Manager, Bayer U.S. LLC – Dr. Sebastian completed his MS and PhD at Colorado State University with research focused on development of tools such as Rejuvra (indaziflam) for long-term invasive winter annual grass control. He has been involved with research studies (~50) and invasive grass

treatments with county and city agencies and published the aforementioned long-term results of indaziflam treat on invasive annual grass control and subsequent habitat benefits.

Joe Swanson, Senior Weed Specialist/County Weed Coordinator, Boulder County Parks and Open Space – Joe has served 8 years with Boulder County Parks and Open Space overseeing invasive plant and noxious weed management on over 45,000 acres of open space property. Joe has 15 years of experience in rangeland management, collectively overseeing 140,000 acres of property in his career. Joe has been on the forefront of Boulder County Parks and Open Space Rejuvra applications working with aerial and ground applications of approximately 3,000 acres since 2014.

4. **Project Demographics:** Describe the community(ies) where the project will take place, who will benefit from the project, and how they were or will be engaged in project development and implementation. Provide demographic information on the community(ies), including but not limited to age, race and ethnicity, and household income.

   According to 2020 Census Data, Larimer, Boulder, and Jefferson counties, located in north-central Colorado, are home to 1.27 million people and continually top countless charts as the best places to live in the west. Collectively, the counties' median age is 37.8 years old, median household income is $77,154, and race is represented by 79% White, 14% Hispanic or Latino, 3.5% Asian, 1.2% African American, and less than 1% Pacific Islander. The seven conserved foothills open space properties, totaling 40,000+ acres, are located near major cities and rural communities along the Northern Front Range and offer ample recreational opportunities for residents and visitors to enjoy year-round. At Matthews/Winter Park in Golden, the property is within walking distance from an RTD station that serves the Denver metro area. There are low economic barriers for access, in fact, five of the open space properties have no entrance fee. While the Devil's Backbone will require a $10 entrance fee per vehicle beginning in 2022 to support ongoing management efforts, Larimer County provides Discover Packs which allows local library patrons to visit any of the county's fee based properties, up to one week, for free. CPW's Cherokee State Wildlife Area requires a valid hunting or fishing license or State Wildlife Area (SWA) pass. Income from SWA pass sales are directed back to help manage and maintain SWA's. Conserving ecological sensitive lands, such as significant wildlife habitat, was identified as the single most important priority by citizens who participated in a Northern Colorado regional study called, Our Lands Our Future. All five agencies sought extensive input from residents, user groups, and advisory boards through their master planning efforts which ultimately inform the management of these properties.

5. **Leverage**: To better demonstrate the full scope and community involvement of this project, please describe any additional funding sources pledged or committed not previously described in the matching contributions section of this proposal.

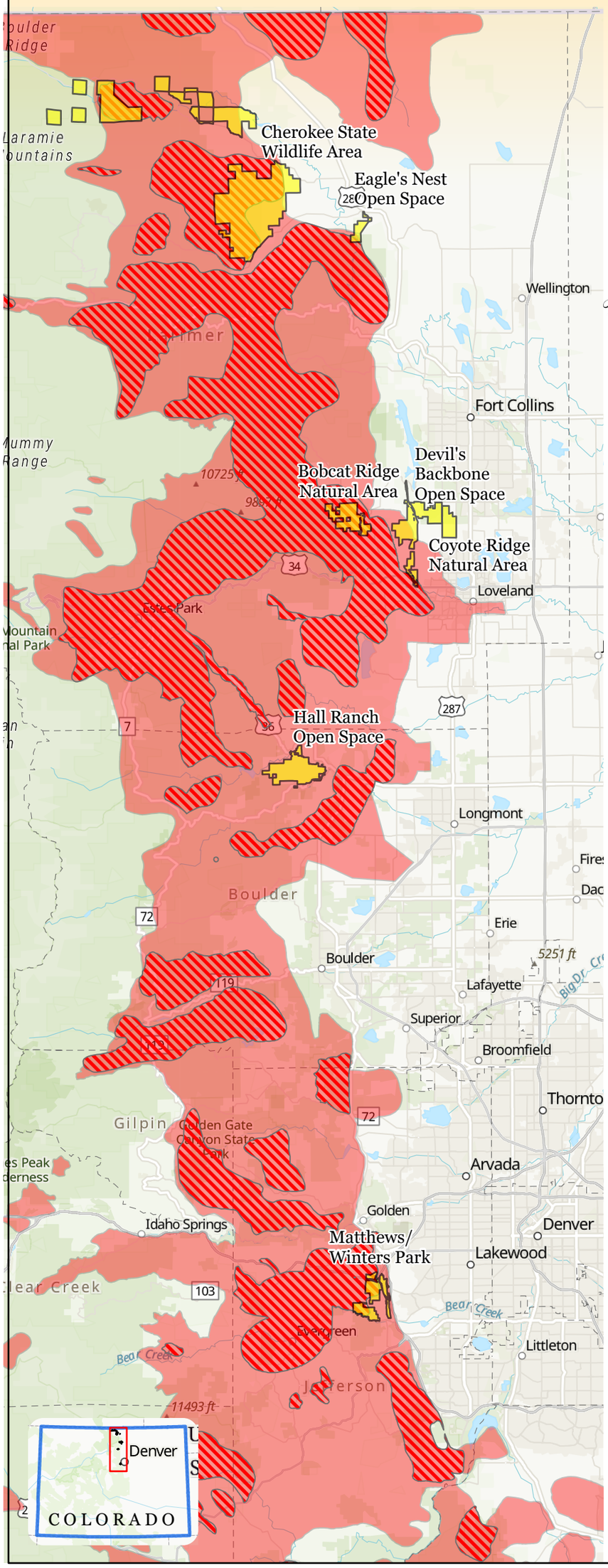
   All five agency partners have all committed significant cash and in-kind contributions demonstrating each agency's commitment and support to the project. As part of Colorado Parks and Wildlife's cash match are $12,990 in funds secured from Muley Fanatics Foundation and Larimer County's Habitat Partnership Program. If awarded, funding will leverage $159,680 in local cash and in-kind funds to restore an additional 2,870-acres of valuable mule deer and elk habitat, representing a 190% increase beyond what the agency partners would be able to do on their own treating only 1,510 acres across the seven properties.

6. **Context:** Please provide a brief progress update on any past or current NFWF grants that are directly applicable to this proposal.
   There are no past or current NFWF grants which are applicable to this request.

7. **Other (Optional):** Provide any further information important for the review of this proposal.

   On behalf of the project partners, we are grateful to NFWF for the opportunity to apply to the Colorado RESTORE Program for this important restoration project. Thanks to Seth Gallagher for joining us on a site visit to view portions of the project in September 2021. Below is a link to a short, 2-minute video on the Rejuvra™ herbicide treatment for your reference. https://www.youtube.com/watch?v=JvQLJhoSJUY&t=2s

Northern Colorado Big Game Critical Winter Range Habitat Restoration Project



Elk Winter Range & Concentration

- 2022 RESTORE Properties
- Elk: Winter Concentration
- Elk: Winter Range

0 5 10 20 Miles

N W E S

JEFFERSON COUNTY COLORADO Open Space

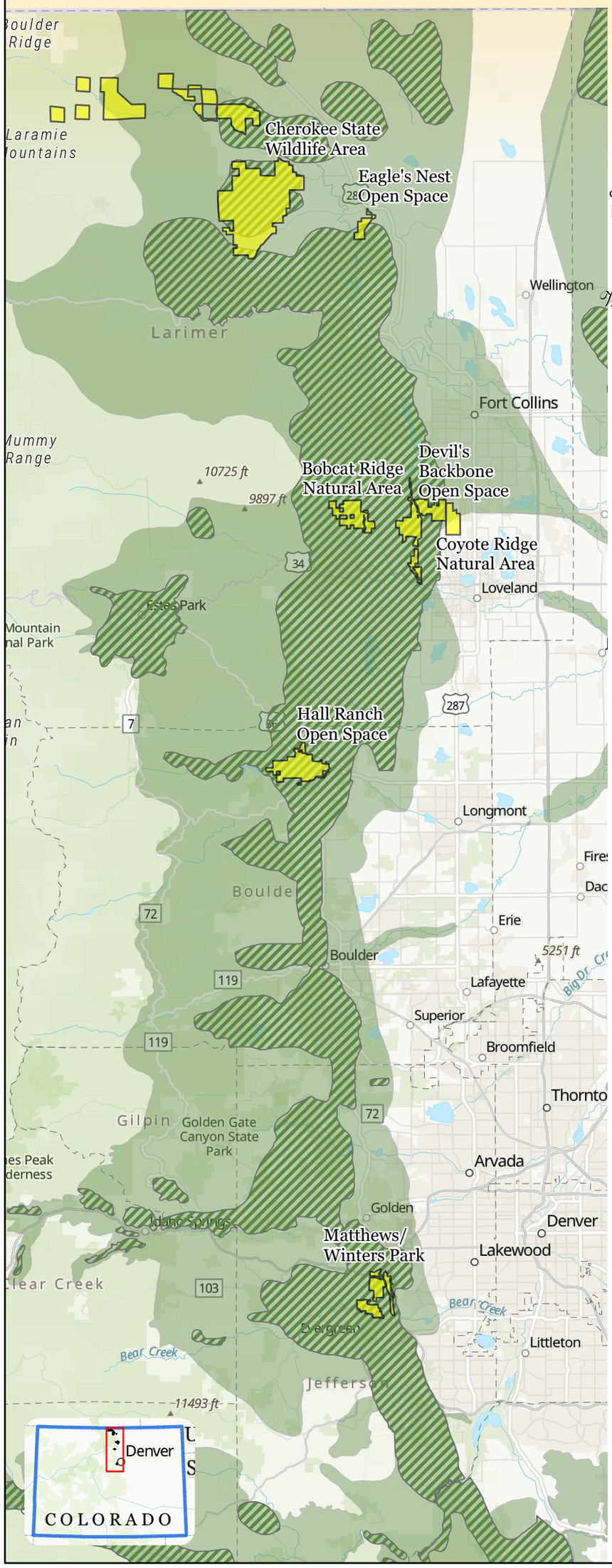
City of Fort Collins Natural Areas

LARIMER COUNTY

Boulder County Parks & Open Space

COLORADO PARKS • WILDLIFE

Northern Colorado Big Game Critical Winter Range Habitat Restoration Project



Mule Deer Winter Range & Concentration

- 2022 RESTORE Properties
- Mule Deer: Winter Concentration
- Mule Deer: Winter Range

0 5 10 20 Miles

N W E S

JEFFERSON COUNTY COLORADO Open Space

City of Fort Collins Natural Areas

LARIMER COUNTY

Boulder County Parks & Open Space

COLORADO PARKS • WILDLIFE

LARIMER COUNTY | NATURAL RESOURCES

1800 S. County Road 31, Loveland, CO 80537, (970) 619-4570, larimer.org/naturalresources

November 27, 2021

Mr. Seth Gallagher
National Fish and Wildlife Foundation
Grasslands and Mountain West Program Director
Rocky Mountain Regional Office

Re: NOCO Big Game Critical Winter Range Restoration Project

Dear Mr. Gallagher:

On behalf of Larimer County's Department of Natural Resources, I am writing to convey our strong support for the Northern Colorado Big Game Critical Winter Range Restoration Project. This project is in partnership with Colorado Parks and Wildlife, the City of Fort Collins Natural Areas, Boulder County Parks and Open Space, and Jefferson County Open Space and exemplifies the spirit of partnership and strong collaboration in our region.

As northern Colorado's population continues to soar, the habitats where big game populations depend are becoming increasingly fragmented or lost altogether. The proposed seven foothills open space properties serve as critical winter refuge areas for mule deer and elk. Through the assistance of this grant, the proposed treatment will eradicate over four-thousand acres of winter annual grasses that are invading their habitat. Our department has been using Rejuvra™ treatment over the past several years to treat cheatgrass and feral rye at Devil's Backbone. The treatment is extremely effective, and we have been absolutely amazed by how quickly the native plant communities are returning.

Our department has committed $52,375 in funds toward the treatment of 2,150-acres of winter annual grasses at Devil's Backbone and Eagles Nest open spaces and also includes $16,745 of in-kind match. If awarded, NFWF funds will be leveraged many times over and significantly improve 4,380-acres of elk and mule deer critical winter range and winter concentration along Colorado's Front Range foothills for decades to come.

Sincerely,

Daylan Figgs
Director

COLORADO
Parks and Wildlife
Department of Natural Resources

11/18/2021

Mr. Seth Gallagher

National Fish and Wildlife Foundation

Program Director, Grasslands and Mountain West

Rocky Mountain Regional Office

Re: 2022 RESTORE Grant Application

Dear Mr. Gallagher:

On behalf of Colorado Parks and Wildlife, I am writing to offer my strong support of the Northern Colorado Big Game Critical Winter Range Restoration Project. The invasion of cheat grass (downy brome) along the Front Range of Northern Colorado has negatively influenced rangeland integrity, leading to a significant decline in forage quality and quantity for wild grazing ungulates like deer and elk. Because of this, Colorado Parks and Wildlife is a committed partner of the Northern Colorado Big Game Critical Winter Range Restoration Project, committing matching funds totaling $22,566($19,865 cash match and $2,701 in kind).

The proposed project would counteract negative rangeland health impacts from cheat grass on city, county, and state owned properties which are known to serve as wildly important big game habitat. Through collar data and annual aerial surveying, CPW has identified these areas as important winter range for big game. The Cherokee State Wildlife Area for example, has been proven in recent years to serve as heavily utilized wintering and calving/fawning grounds.

This proposal seeks to utilize Rejuvra to combat cheat grass invasion and restore rangelands to their native state. Rejuvra has been proven to eradicate downy brome in the seedbank and increase vegetative production significantly in following years. Treatment of these properties will bolster forage resources for wintering wildlife and greatly improve big game habitat conditions.

I want to urge the National fish and Wildlife Foundation to support this landscape scale multi-agency project which would provide direct benefit to 4,380 acres of invaluable deer and elk winter range. Thank you for your consideration.

Brandon Muller

Assistant Area Wildlife Manager

970-692-9530

Brandon.Muller@state.co.us

Dan Prenzlow, Director, Colorado Parks and Wildlife • Parks and Wildlife Commission: Carrie Besnette Hauser, Chair • Charles Garcia, Vice-Chair
Luke B Schafer, Secretary • Taishya Adams • Karen Bailey • Betsy Blecha • Marie Haskett • Dallas May • Duke Phillips, IV • James Jay Tutchton • Eden Vardy

DocuSign Envelope ID: 0038842B-7FDA-4E28-A334-5FEF96FDF01F

City of Fort Collins Natural Areas

1745 Hoffman Mill Road
PO Box 580, Fort Collins, CO 80522-0580

ZOE SHARK / Interim Direct
NATURAL AREAS DEPARTMENT

970-221-6311 /P
zshark@fcgov.com /E

December 1, 2021

Mr. Seth Gallagher
National Fish and Wildlife Foundation
Program Director, Grasslands and Mountain West
Rocky Mountain Regional Office

Dear RESTORE Grant Selection Committee,

I am writing on behalf of the City of Fort Collins Natural Areas to express our support for the Northern Colorado Big Game Critical Winter Range Restoration Project grant. As a collaborating partner, the Natural Areas has committed $22,875 in cash match toward the project which will be used to treat 250 acres of cheatgrass. The Natural Areas is also committing $9,651 in in-kind match for staff time on the project. Funding from RESTORE will allow our staff to treat 780 acres at Bobcat Ridge and Coyote Ridge Natural Areas. These areas are in critical need of treatment to improve winter range and production areas for elk and mule deer. Aerially cheatgrass treatments will also restore habitat for hundreds of other native species that occur at the site.

The Natural Areas has a long history of applying integrated pest management techniques to restore habitat. Aerially spraying is a major restoration priority at Coyote Ridge and Bobcat Ridge. A total of 1,150 acres have been treated in the past using Plateau, Rejuvra and Esplanade. Our staff have been amazed at the cover and diversity of native plants that rebound these treatments. With funding from RESTORE, Natural Areas staff will be able to scale up these efforts considerably.

The impact of the Natural Areas, along with three counties and CPW treating 4,380 acres will achieve landscape-scale restoration that will benefit mule deer, elk, and hundreds of other native species across our precious open spaces on the Front Range. We encourage the RESTORE committee to approve this grant request. Please feel free to contact me if you have any questions.

Sincerely,

Zoe Shark

DocuSigned by:
Zoe Shark 12/1/2021
C60B1B5D1B9947F...

Interim Director

Parks & Open Space
5201 St. Vrain Road • Longmont, CO 80503
303-678-6200 • POSinfo@bouldercounty.org
www.BoulderCountyOpenSpace.org

Date: November 29, 2021

Mr. Seth Gallagher
National Fish and Wildlife Foundation
Program Director, Grasslands and Mountain West
Rocky Mountain Regional Office

Re: 2022 RESTORE Grant Application

On behalf of Boulder County Parks and Open Space (BCPOS), I am writing to offer my strong support of the Northern Colorado Big Game Critical Winter Range Restoration Project. BCPOS is an original Rejuvra research site and has been actively treating cheatgrass for 6 years. The use of Rejuvra has the full support of BCPOS and its Resource Management Division for control of cheatgrass on BCPOS properties and to assist in restoring our native ecosystems.

As a partner in this grant, BCPOS is preparing to expand our proposed 2022 treatments by approximately 350 acres on Hall Ranch OS. Hall Ranch OS is located just south and west of Lyons, Colorado and is one of BCPOS's premier open space properties. This OS has tremendous ecological diversity and is home to our largest Mule Deer herds. Furthermore, to show our commitment to this project BCPOS will be providing a cash match of $9,616 and an in-kind match of $6,375 which includes, monitoring and research of the site, and any potential re-treatments of the site as needed.

Currently, approximately 300 acres of Rejuvra treatments have occurred in Mule Deer management areas since 2016. Monitoring and data collection has been ongoing, post treatments. Data collection includes; plant species diversity and richness, biomass measurements, Mule Deer utilization, and browse studies to determine impacts on shrub growth of 7 species. Many of these treatment areas are now into their 4th and 5th season of monitoring. (Please see attached documents). These studies show a potential urgency to increase the treated area on Hall Ranch OS to prevent overuse of those areas by resident Mule Deer herds.

BCPOS is committed to an active Rejuvra treatment program, allocating money each fiscal year for annual applications. It is for this, and reasons stated above, that we are pursuing your help via this Restore Grant. These grant dollars will greatly enhance are current program and provide big game habitat for years to come.

Sincerely,

Therese Glowacki, Director

JEFFERSON
COUNTY COLORADO
Open Space

November 16, 2021

Mr. Seth Gallagher
National Fish and Wildlife Foundation
Program Director, Grasslands and Mountain West
Rocky Mountain Regional Office

Re: 2022 RESTORE Grant Application

Dear Mr. Gallagher,

Jefferson County Open Space (JCOS) strongly supports the Northern Colorado Big Game Critical Winter Range Restoration Project to fund treatment of 350 acres of Matthews/Winters Park in Morrison, Colorado and will be committing $9,616 as cash match towards the project. Managing invasive species is a major priority for JCOS as part of our Conservation Greenprint goal, and this project will aid us in achieving our goal of treating 48,000 acres of land impacted by invasive species by the end of 2025.

This cross-boundary collaborative project will utilize a new tool for managing invasive annual grasses that has been proven through research and several previous JCOS treatments, offering long-term invasive species control and restoration of desirable native plants, including those that improve critical big game winter range habitat.

As the Denver metro area population continues to exponentially grow, the habitat that big game species such as elk and mule deer depend on to overwinter is becoming increasingly fragmented, putting added pressure on our Open Space properties. Land management organizations like ours need act quickly to ensure that our properties can support these big game populations when they need it most.

For these reasons, JCOS respectfully asks the National Fish and Wildlife Foundation to support this multi-agency project to restore 4,380-acres of mule deer and elk winter range habitat across seven foothills Open Space properties. Please do not hesitate to contact Steve Murdock, Natural Resources Team Lead for JCOS, at 303.271.5998 or smurdock@jeffco.us if you have questions or need additional information. Thank you for your consideration.

Sincerely,



Tom Hoby, CPRE
Director

Department of Bioagricultural
Sciences and Pest Management
Fort Collins, Colorado 80523-1177

November 18, 2021

RESTORE Colorado Grants Program

To Whom It May Concern:

I am writing this letter in support of a grant submission entitled "Northern Colorado Big Game Critical Winter Range Restoration Project". Invasive winter annual grasses, primarily downy brome (aka cheatgrass) are rapidly destroying landscapes across Colorado's Front Range and in many other western ecosystems. These invasive grasses fill an open niche in our shortgrass prairie and montane ecosystems leading to increased fire frequency and reductions in species diversity.

The proposed project (Northern Colorado Big Game Critical Winter Range Restoration Project) represents the next logical step in the implementation of scientifically validated cheatgrass management across Front Range landscapes. Over the last seven years, I have directed the research of two Ph.D. and one M.S. student examining the impacts of cheatgrass and determining the resilience of these ecosystems once cheatgrass competition is removed. The tool we have identified as the most useful in this process is the herbicide, indaziflam (Rejuvra™). My students and I were the first to determine the potential of this soil active herbicide to provide three plus years of downy brome control under rangeland conditions with a single application. We have published five journal manuscripts describing the length of cheatgrass control, the response of the remnant plant communities, and the interactions with prescribed burning. In almost every case, controlling cheatgrass with Rejuvra has resulted in increased species diversity, increased grass biomass, and improved ecosystem services such as wildlife and pollinator habitat.

The proposed project seeks to implement cheatgrass management across multiple counties and open space programs to improve important winter range for mule deer and other wildlife. A study at Hall Ranch, in Boulder County, demonstrated that controlling cheatgrass with Rejuvra significantly increased browse for mule deer, increasing winter survival.

The successful implementation of the project could serve as a model for other parts of Colorado and other western states. I recommend that this project be funded to the fullest extent possible.

Sincerely,

Dr. Scott Nissen, Professor, Weed Science

Encompassing Entomology, Plant Pathology, and Weed Science
Phone (970) 491-5261 ~ bspm@lamar.colostate.edu ~ FAX (970) 491-3862
http://www.colostate.edu/depts/bspm/index.html

RESTRICTED

Statement of Litigation

Instructions: Save this document on your computer and complete. The final narrative should not exceed two (2) pages; do not delete the text provided below. Once complete, upload this document into the on-line application as instructed.

Litigation: In the space provided below, state any litigation (including bankruptcies) involving your organization and either a federal, state, or local government agency as parties. This includes anticipated litigation, pending litigation, or litigation completed within the past twelve months. Federal, state, and local government applicants are not required to complete this section. If your organization is not involved in any litigation, please state below.

Larimer County's Department of Natural Resources (applicant) is a local government and is not required to complete this section, as stated above.

LARIMER COUNTY | NATURAL RESOURCES

1800 S. County Road 31, Loveland, CO 80537, (970) 619-4570, larimer.org/naturalresources

Board of Trustees, Directors, or equivalent are not applicable. The property improvements proposed in this application are government-owned by a city, county, or state agency.

APPLICANT CONTROLS AND CAPABILITIES QUESTIONNAIRE

INSTRUCTIONS: THIS QUESTIONNAIRE IS REQUIRED WITH THE SUBMISSION OF A NFWF FULL PROPOSAL, FOR THE FOLLOWING ORGANIZATION TYPES: NONPROFIT ORGANIZATIONS, STATE, LOCAL & MUNICIPAL GOVERNMENTS, INDIAN TRIBAL GOVERNMENTS, FOR-PROFIT ENTITIES, AND INCORPORATED INDIVIDUALS. PLEASE COMPLETE AND SIGN THE QUESTIONNAIRE IF YOUR ORGANIZATION DOES NOT HAVE A RECENT (WITHIN TWO YEARS) SINGLE AUDIT UPLOADED TO THE FEDERAL AUDIT CLEARINGHOUSE. DO NOT INCLUDE COPIES OF POLICIES OR PROCEDURES WITH THE SUBMISSION OF THIS FORM.

NFWF UTILIZES THIS QUESTIONNAIRE ALONG WITH A RISK ASSESSMENT TO DETERMINE ELIGIBILITY AND COMPLIANCE REQUIREMENTS, WHICH MAY INCLUDE THE FOLLOWING: ADDITIONAL REPORTING, RESTRICTION OF ADVANCE FUNDING, AND/OR SUBMISSION OF SUPPORTING DOCUMENTATION.

ORGANIZATION LEGAL NAME

ORGANIZATION EIN

1. Does your organization have a Single Audit (within the last 2 years) on file with the Federal Audit Clearinghouse?

   ✓ If yes, sign and upload form.

   If no, complete form in its entirety.

2. Has your organization been suspended or debarred from any government contracting process? If yes, please explain.

   Enter response here.

3. Has your organization managed a federal award before? If yes, provide a summary of your most recent award, including period of performance, awarding agency, federal program, and size of award.

   Enter response here.

4. Does your organization maintain written accounting policies and procedures applicable to headquarters and, if applicable, field offices? If no, please explain.

   Enter response here.

5. Does your accounting system (or other management system) allow organizational expenses to be tracked: (a) to a specific project on which your organization is working; (b) to specific tasks within that project; and, (c) to specific cost-type categories within each task (e.g., materials, supplies, travel, etc.)? If no, please explain.

   Enter response here.

6. Does your organization have a timekeeping system or documented process that allows staff time to be tracked: (a) to a particular project on which staff spends time; and, (b) to specific tasks within each project? If no, please explain.

   Enter response here.

APPLICANT CONTROLS AND CAPABILITIES QUESTIONNAIRE

7. Does your organization maintain employment agreements or other formal evidence of employment between it and its employees? If no, please explain.
   Enter response here.

8. Does your organization maintain basic property and casualty insurance? If no, please explain.
   Enter response here.

9. Is your organization able to perform the project on a cost-reimbursable basis? If no, please explain by providing the following information: (a) current cash on hand amount, (b) advance funding required, and (c) purpose of advance funding.
   Enter response here.

10. Does your organization maintain a written policy on conflict of interest? Would your organization's policy on conflict of interest operate to notify NFWF if your organization finds that it is unable to satisfactorily manage a conflict of interest pertinent to a NFWF-funded project? If no, please explain.
    Enter response here.

11. Does your organization maintain a written procurement policy? If no, please explain.
    Enter response here.

12. If your proposed project includes contracts and/or sub-recipients, has an appropriate legal/contracting officer at your organization reviewed such elements and confirmed that your organization indeed has the ability to implement the arrangements as envisioned?
    Enter response here.

13. Does your organization maintain written policies for property management and do you perform inventory audits/verifications on a regular basis? [APPLICABLE TO PROJECTS WITH EQUIPMENT OR SUPPLIES BUDGETED]
    Enter response here.

14. In the past three (3) years has your organization, or any unit or office thereof, been audited by an external donor/funder or agent thereof? (This would include, but not be limited to, audits of your organization by governmental entities.) If yes, please list all such audits.
    Enter response here.

I certify to the best of my knowledge and belief that the above information is true, complete, and accurate and that I am authorized to submit on behalf of the organization represented above.

SIGNATURE

NAME AND TITLE

Thanh Matthews
Accountant II

Northern Colorado Big Game Critical Winter Range Restoration Project
Site Photographs of Proposed Treatment Areas







Colorado Parks and Wildlife - Cherokee State Wildlife Area (Livermore, CO)






The proposed 750 acre treatment area will occur in the Lone Pine Unit within the Cherokee State Wildlife Area. More specifically, the treatment will take place along the Lone Pine Creek Drainage just north of Red Feather Lakes Road.

Larimer County Department of Natural Resources - Eagle's Nest Open Space (Livermore, CO)




The proposed 755 acre treatment area includes all of Eagle's Nest Open Space which has a high concentration of cheatgrass which is degrading the foothills grassland, mountain mahogany shrubland, and ponderosa pine woodland communities.

City of Fort Collins Natural Areas - Coyote Ridge Natural Area (Fort Collins, CO)





The proposed 230 acre treatment area will be focused on the mountain mahogany and sumac shrublands in the higher elevations and represent the most threatened and cheatgrass infested communities at this natural area.

Larimer County Department of Natural Resources - Devil's Backbone Open Space (Loveland, CO)









The proposed 1,400 treatment area is immediately adjacent to previous treatments on the west side of the property where feral rye and cheatgrass occupy more than 90% of the ground canopy.











The proposed 350 acre treatment area will include cheatgrass infested ares in fire sensitive Bitterbrush habitat and connect to to the other treated acres at Hall Ranch Open Space.

City of Fort Collins Natural Areas - Bobcat Ridge Natural Area (Loveland, CO)





The proposed 550 acres will be focused within the ponderosa pine forests and grasslands that are being threatened by cheatgrass and directly adjacent to treatments completed in previous years.

Jefferson County Open Space - Matthews/Winter Park (Golden, CO)



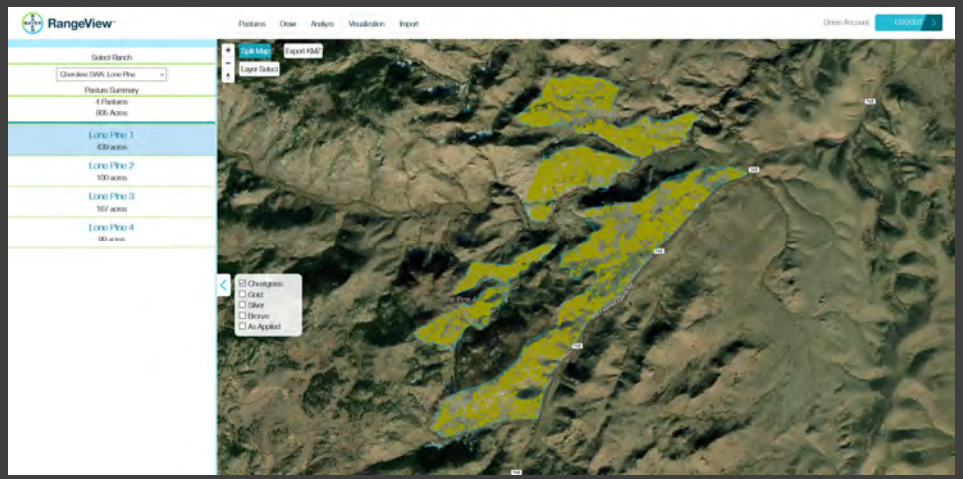


The proposed 350 acre treatment area is located in the southern portion of Matthews/Winter Park which shares a property boundary with the City of Denver's Red Rocks Park.

Proposed Treatment Area



RangeView Cheatgrass Analysis



Cherokee Park Wildlife Area

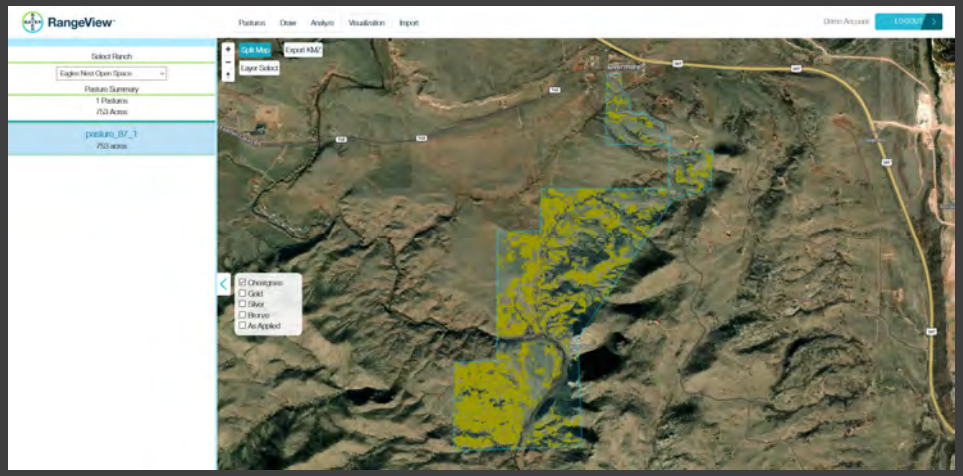
https://rangeview.bayer.us/

RESTRICTED

Proposed Treatment Area



RangeView Cheatgrass Analysis



Eagle’s Nest Open Space

https://rangeview.bayer.us/

RESTRICTED



BAYER Range™

Spot cheatgrass from above.

And stop it for the long haul.

Cheatgrass infestations reduce rangeland productivity by stealing water and nutrients from native plants. This lack of desirable forage limits livestock grazing and dramatically affects the overall bottom line for ranchers across the western United States. But recent breakthroughs in technology and herbicide chemistry offer a new opportunity to confidently eliminate cheatgrass for the long haul.

Take back your rangelands with innovation guaranteed to work.

Combine the satellite imagery and digital planning tools of **RangeView™** with the long-lasting effects of **Rejuvra® herbicide** for unrivaled cheatgrass control. This powerful approach can restore your rangelands, reestablish native species and increase forage quality for overall better ROI in four easy steps:

1. Identify

/// Pinpoint cheatgrass infestations on your land with our proprietary algorithm and receive a refundable analysis.*

2. Plan

/// Calculate the gallons of Rejuvra needed for your application and easily share the treatment and boundary file with your applicators.

3. Apply

/// Break the cycle of germination and future seed production in cheatgrass and receive up to four years of protection with Rejuvra.

4. Compare

/// Review performance by using historical satellite imagery to compare treated areas against untreated areas.

4 Year RangeView Restoration Pledge

*After applying Rejuvra, upload your applied treatment file in the RangeView application to receive four years of guaranteed performance as well as a $5/acre rebate to cover your analysis cost.

*Sign up to restore your rangeland for the long haul at **RangeView.us** or call toll-free at 844.229.3721.*

Get a stronger return on investment.

After planning your treatment approach with RangeView™, Rejuvra® herbicide breaks the cycle of germination and stops cheatgrass seed production. This unique mode of action offers four years of protection to restore rangeland and improve your bottom line. Here's how:



A stronger return on your land:

/// By stopping cheatgrass at the seed level, Rejuvra allows desirable forage to return with up to **3.5x more perennial grass production.** This reduces grazing pressure and improves the overall ecosystem.



A stronger return on your herd:

/// Rejuvra increases forage quality so you can produce more pounds of beef per acre. That means you can improve pasture rotation, reduce feed costs by up to **$50-$100 per head** and increase production gains.



A stronger ROI for your operation:

/// Reduce operational costs and grow your business potential with Rejuvra. Apply now to set yourself up for the long haul by reducing labor costs by up to **$15-$25 per head** and providing the lowest cost per pound of gain.

Start planning your strong return today and sign up for the long haul at **RangeView.us** *or call toll-free at* **844.229.3721.**

ALWAYS READ AND FOLLOW LABEL INSTRUCTIONS.
Bayer Environmental Science, a Division of Bayer CropScience LP, 5000 CentreGreen Way, Suite 400, Cary, NC 27513. For additional product information, call toll-free 1-800-331-2867. www.environmentalscience.bayer.us. Not all products are registered in all states. Bayer, the Bayer Cross, Rejuvra® and RangeView are trademarks of Bayer. ©2021 Bayer CropScience LP.

Rejuvra®

RESEARCH BRIEF

Restoring Cheatgrass Invaded Rangelands Decreases Wildfire Risk and Increases Wildlife Browse

Jim Sebastian, Dr. Shannon Clark, Dr. Derek Sebastian, Steve Sauer

Management Implications:

- Rejuvra® (indaziflam, Bayer) is a pre-emergence restoration herbicide that provides multi-year invasive annual grass control with a single application, while allowing for the re-establishment of desirable perennial grasses, forbs, and shrubs.
- Cheatgrass treatments on Boulder County Open Space properties resulted in increased leader growth (1.5X-2.8X) on shrub species in treated areas compared to non-treated areas, increasing critical winter forage for mule deer and elk.
- Cheatgrass treatments resulted in 4-5X increase in perennial grass biomass.
- Cheatgrass litter was reduced by 92% 8 months after treatment, and eliminated by 20 months after treatment.
- This research suggests that Rejuvra could be a useful tool in wildlife habitat improvement projects, specifically in critical winter range areas that are at high risk for cheatgrass-fueled wildfires.

The Number One Threat to Mule Deer and Sage-Grouse in the West is Cheatgrass Fueled Wildfires[1]

Invasive winter annual grasses such as cheatgrass, medusahead, and ventenata continue to spread at an alarming rate. These invasive species are one of the largest threats to western rangeland, and the wildlife that depend on these shrubland communities for survival. The fine-fuels that accumulate from annual grasses significantly alter the fire regime by increasing wildfire frequency, and facilitating the conversion to invasive annual grass monocultures. Between 2000 and 2018, more than 15 million acres of sagebrush steppe have burned by wildfire, and although fire is a natural part of the sagebrush steppe, its frequency and severity are increasing far above natural levels[2]. Hundreds of wildlife species across 14 states are dependent on intact shrub communities such as sage-grouse, mule deer, pronghorn, and elk; however, once these sites convert to invasive grass monocultures, it is nearly impossible to restore these critical shrub-dominated plant communities.



Restoring cheatgrass infested critical winter range

Boulder County Open Space (BCOS) manages properties in the lowland, foothills and mountains of Colorado that provide critical overwintering habitat for mule deer, elk, and other wildlife. A major concern of BCOS ecologists and wildlife biologists is the loss of critical wildlife habitat areas due to cheatgrass-fueled wildfires.



In winter 2017 and 2018, six sites were treated with indaziflam (Rejuvra®, Bayer) (7 oz/ac) plus glyphosate (12 oz/ac), while desirable shrub species were in dormancy and no leaves were present. These sites were 2 to 20 acres in size with dense stands of mountain mahogany, four-lobed sumac, antelope bitterbrush, winterfat, rubber rabbitbrush, four-winged saltbush, and fringed sage.

Permanent random transects (3 X 200') were created inside cheatgrass-treated, and immediately adjacent, non-treated plots. Data collection included line intercept canopy cover for cheatgrass and all desirable perennial vegetation. In addition, biomass was collected for all species including cheatgrass litter to determine fine-fuel weights in treated vs. non-treated plots. This provided an indication of how quickly cheatgrass fine-fuel litter degrades after indaziflam (Rejuvra®) treatments. Shrub measurements including longest leader growth were collected along the entirety of the transect. Data were collected over two consecutive summers, at approximately 8 and 20 months after treatment (MAT).

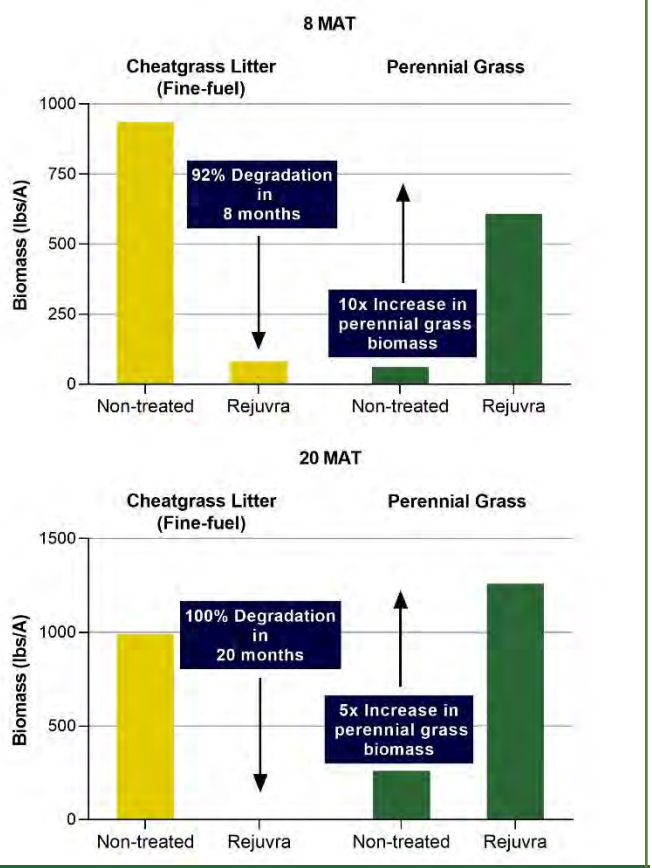


Figure 1. Cheatgrass litter and perennial grass biomass 8 and 20 months after treatment (MAT) in non-treated vs. indaziflam (Rejuvra®) treated areas.

The first summer after application, cheatgrass litter biomass averaged 935 lb/A in non-treated areas compared to 82 lb/A in treated areas, a 92% degradation of cheatgrass litter in areas treated with indaziflam (Rejuvra®). By the second summer after application, cheatgrass litter had completely degraded in indaziflam (Rejuvra®) treated sites. Perennial grass at the sites responded positively to the treatments, with an average 5x increase in biomass by 20 MAT (Figure 1).

New growth measurements on shrubs spanning the transect lines revealed increased leader growth and shrub canopy volume in the treated areas for all seven shrub species evaluated. New leader growth was 1.5x to 2.8x longer on shrubs in areas treated for cheatgrass compared to non-treated areas (Figure 2), while shrub canopy volume increased 120% to 400% with cheatgrass treatments (data not shown).

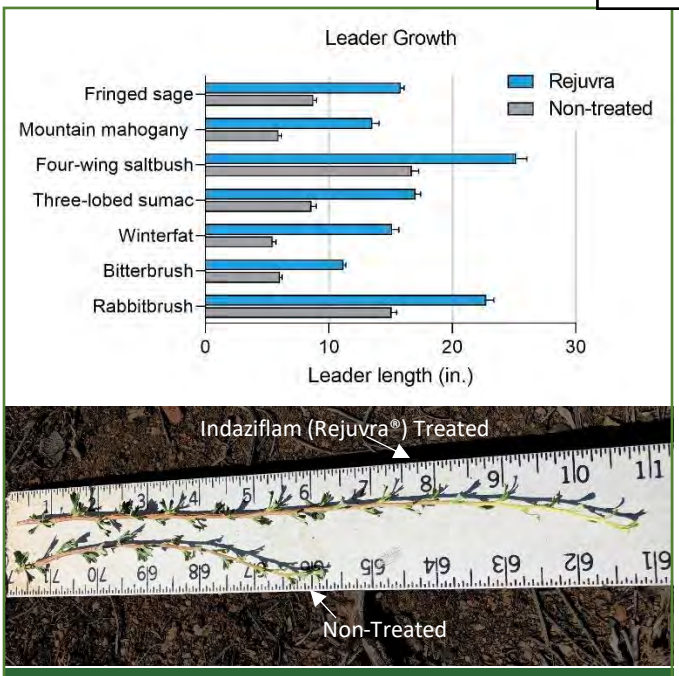


Figure 2. Average longest leader growth on shrubs in treated (Indaziflam, Rejuvra®) vs. non-treated areas across 6 sites at 20 months after treatment. Not all shrubs occurred in every site. Bottom image showing representative antelope bitterbrush leader growth comparing treated and non-treated growth.

Conclusions:

This research suggests that indaziflam (Rejuvra®) could be a useful tool in wildlife habitat improvement projects on invasive winter annual grass dominated sites. Sites responded favorably to the removal of cheatgrass and benefits to wildlife habitat were realized in a relatively short time-frame (8 to 20 MAT). Within indaziflam (Rejuvra®) treated sites, the fine-fuel created by cheatgrass litter was completely degraded within 20 months after application, significantly reducing the risk of habitat loss from cheatgrass-fueled wildfires. Wildlife browse was increased for seven different shrub species utilized by mule deer, elk and other browse species during winter months, indicating a substantial improvement to critical winter range in Boulder County, CO.

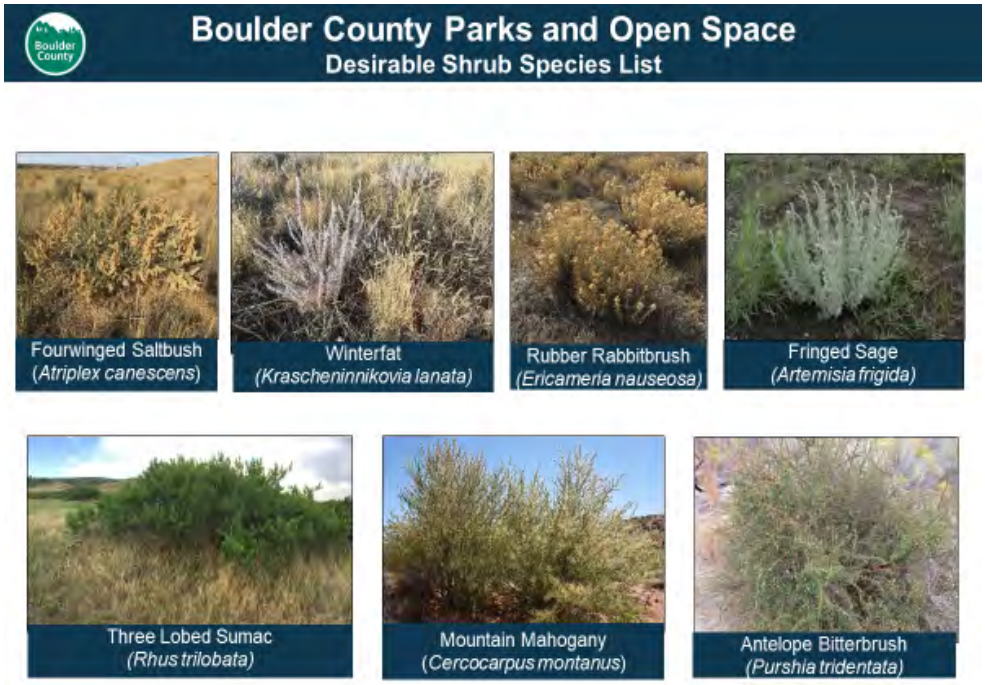
Our findings reinforce the findings of field managers, that cheatgrass and other invasive annual grasses pose a significant threat to the habitat and population of browse species. For land managers, this management tool provides a long-term control option to reduce wildfire risk and begin the restoration process on the millions of infested acres within critical habitat areas

FOR FURTHER READING

1. Nikonow, H (2019). Cheating the Sage. Mule Deer Foundation Journal, Sept/Oct Issue. https://www.partnersinthesage.com/blog/2019/cheating-the-sage-mdf
2. Audobon Society https://rockies.audubon.org/sagebrush/cheatgrass-fire
3. Sebastian DJ, Sebastian JR, Nissen SJ, Beck KG, (2016). A potential new herbicide for invasive annual grass control on rangeland. *Rangeland Ecology and Management*, 69(3): 195-198. doi: 10.1016/j.rama.2015.11.001
4. Clark SL, Sebastian DJ, Nissen SJ, Sebastian JR, (2019). Effect of indaziflam on native species in natural areas and rangeland. *Invasive Plant Science and Management*, 12: 60-67. doi: 10.1017/inp.2019.4
5. Rejuvra Plot Tour Video Series, Utah, Colorado, & Montana, 2019: : https://www.environmentalscience.bayer.us/vegetation-management/range-and-pasture/portfolios-and-solutions/rejuvra/plot-tour

Boulder County POS, Rejuvra Mule Deer Research

Jim Sebastian, Boulder County, Joe Swanson, Boulder County

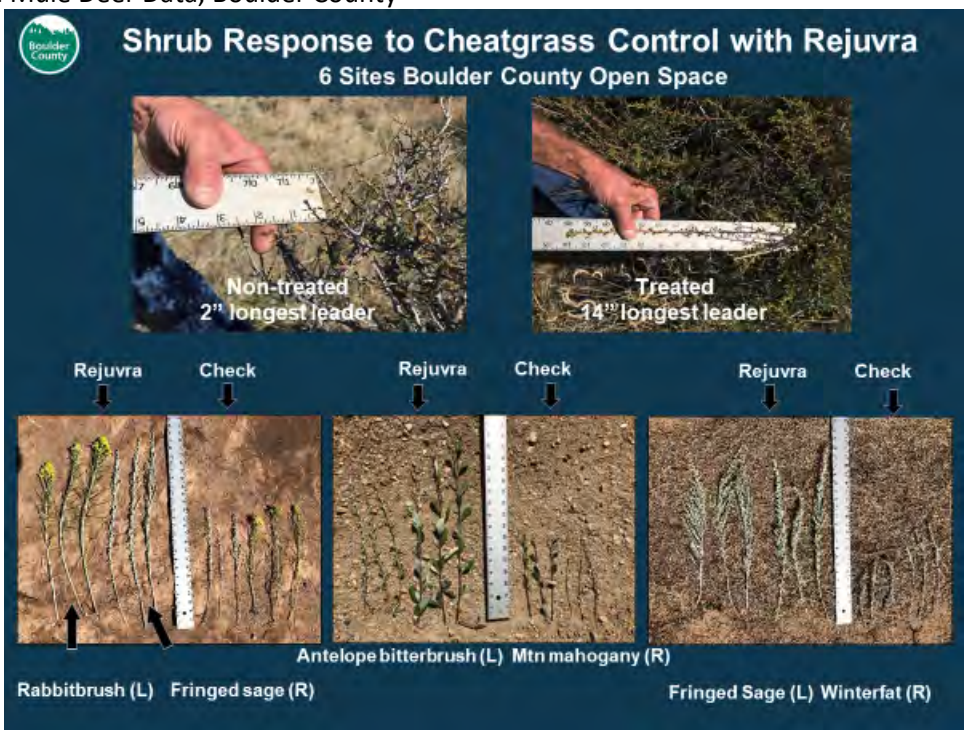


Study Summary: In 2018, Boulder County Parks and Open Space conducted a "Deer browse" study on 6 different open space sites including Hall Ranch OS. The study utilized 200-meter-long transects in Rejuvra applied sites, with the controls occurring on adjacent untreated sites. The study focused on growth response to the removal of cheatgrass from the eco-system. Methods consisted of linear 200-meter-long transects and measuring new growth of leaders/stems on shrubs that fell within a 6-foot horizontal distance to the transect line. This was done on treated and untreated sites.

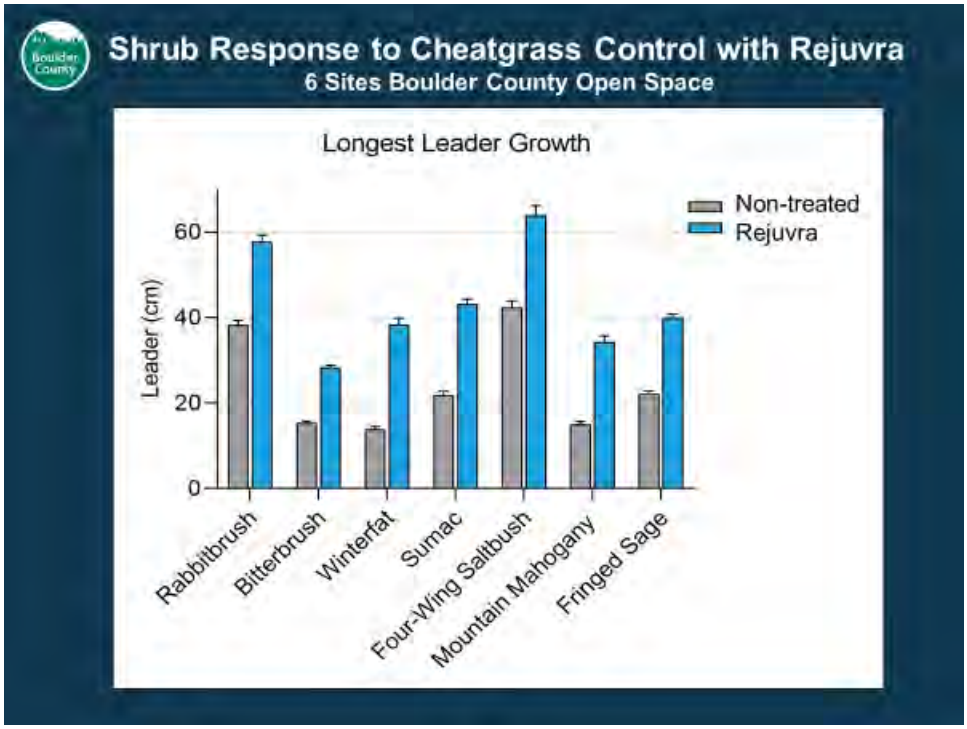
In addition to this study, in 2020, Boulder County POS Invasive Plants Department started to conduct a deer utilization study on the same sites on Hall Ranch OS. The hope was to provide research data that would confirm our assumption deer were utilizing treated areas for forage more than untreated areas. As a result, visitation data was tracked through game cameras and track counts on treated versus untreated sites.

Subsequently, we have also started to look at the amount of leaf biomass on shrubs from treated versus untreated sites and potentially forage quality of browse species as well. The leaf biomass data is very early in its collection and we hope to learn more in the coming months. If you have any questions concerning this data, please contact Joe Swanson, County Weed Coordinator, Boulder County, 303.594.0163 or, Jim Sebastian, Resource Specialist Weeds Dept. 303.817.2725.

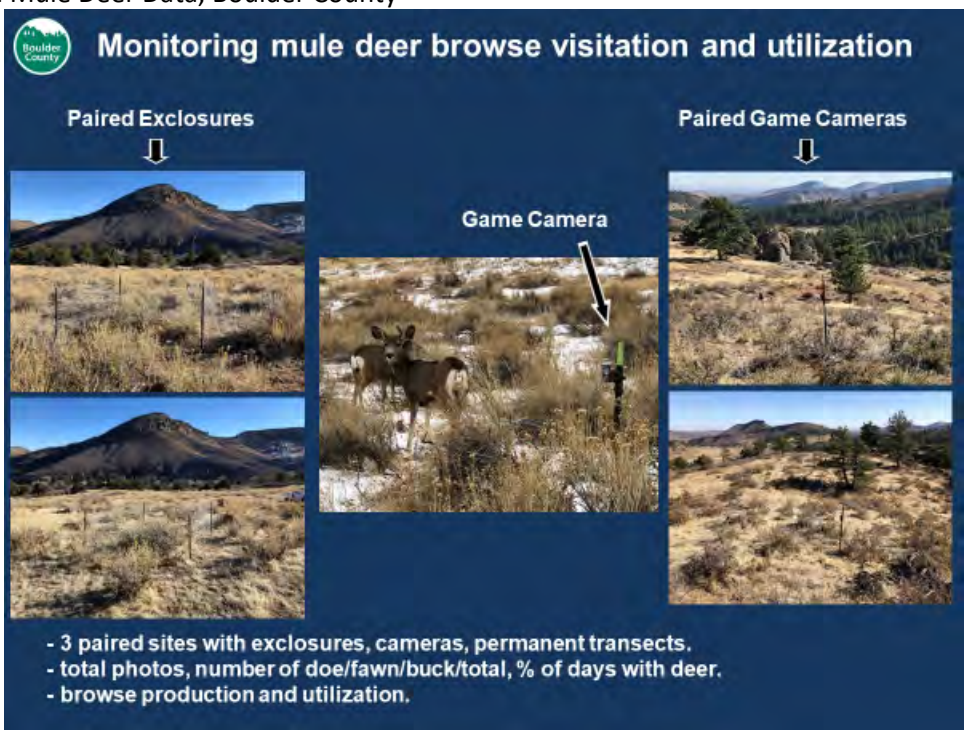
Appendix C, Rejuvra Mule Deer Data, Boulder County



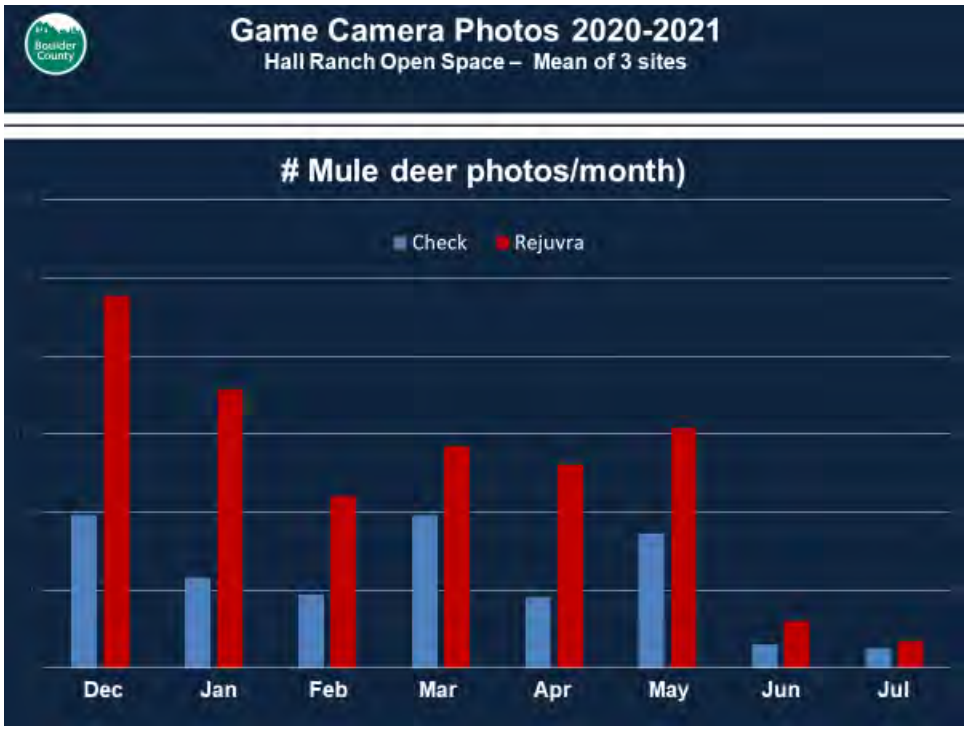
With the removal of cheatgrass from these study sites, you can clearly see the increased growth of shrubs in those areas versus untreated sites. In many cases new growth in treated areas exceeded untreated areas by 2x to 3x the length in one growing season. All of this leads to more forage availability in critical winter months.



Appendix C, Rejuvra Mule Deer Data, Boulder County



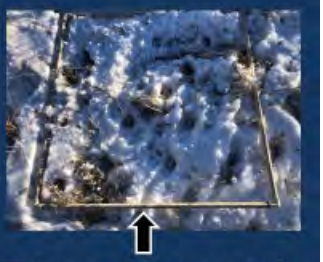
Game camera, deer visitation data was also collected on treated vs. untreated sites, as well as deer track data. This data can be reviewed in the following slides, and once again, data clearly indicates a higher usage of treated sites over untreated sites throughout this data.



Monitoring mule deer browse visitation and utilization



Deer track counts –1 meter square quadrats



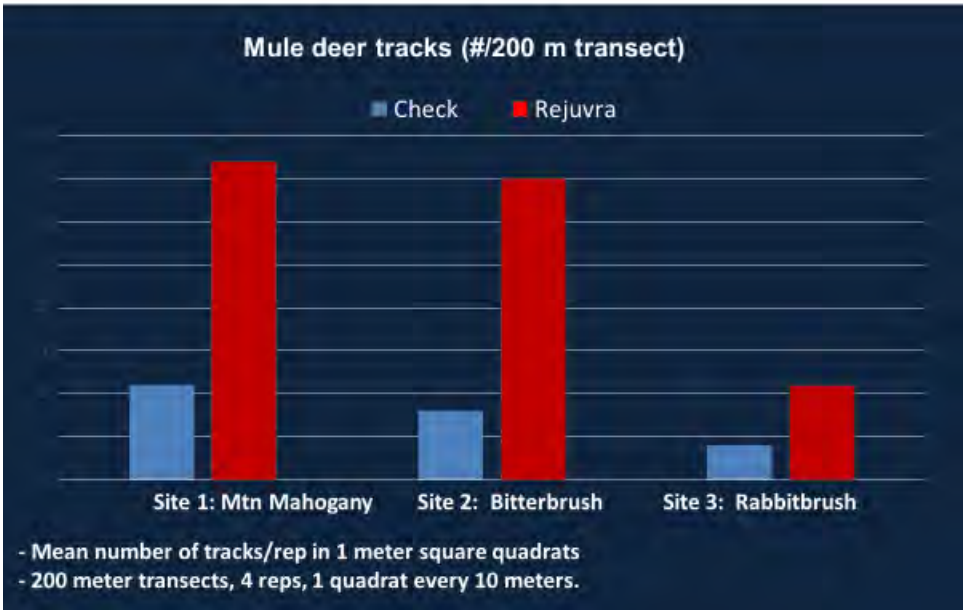
Rejuvra – 10x more tracks



Check

Mule deer tracks in snow at 3 shrub sites

Hall Ranch Open Space – January 11, 2021



- Mean number of tracks/rep in 1 meter square quadrats
- 200 meter transects, 4 reps, 1 quadrat every 10 meters.

Mule Deer Habitat Summary

- Cheatgrass significantly competes directly with both native browse shrub and forb species.
- Longest leader growth of all 6 browse species monitored in this study doubled where cheatgrass was controlled with Rejuvra.
- Mule deer game camera photos nearly doubled in Rejuvra sprayed vs immediately adjacent untreated sites.
- There were 2 to 3x more mule deer tracks inside quadrats where Rejuvra was sprayed vs checks.
- Although nutritional values of browse was not collected, browse species are more robust and likely provide higher nutrition where cheatgrass is controlled.
- Healthier habitat equates to healthier does, fawns, and bucks with possibly higher fawn recruitment rates.
- Cheatgrass leads to higher fire frequency and high intensity wildfires that destroys mule deer browse and habitat.
- Wildfires burn a mosaic pattern through shrubs and forbs where cheatgrass is controlled.

Received: 3 January 2017 Revised: 10 April 2017 Accepted article published: 24 April 2017 Published online in Wiley Online Library:

(wileyonlinelibrary.com) DOI 10.1002/ps.4594

Indaziflam: a new cellulose-biosynthesis-inhibiting herbicide provides long-term control of invasive winter annual grasses

Derek J Sebastian,[a*] Margaret B Fleming,[a,b] Eric L Patterson,[a] James R Sebastian[c] and Scott J Nissen[a]

Abstract

BACKGROUND: Indaziflam is a cellulose-biosynthesis-inhibiting (CBI) herbicide that is a unique mode of action for resistance management and has broad spectrum activity at low application rates. This research further explores indaziflam's activity on monocotyledons and dicotyledons and evaluates indaziflam's potential for restoring non-crop sites infested with invasive winter annual grasses.

RESULTS: Treated Arabidopsis, downy brome, feral rye and kochia were all susceptible to indaziflam in a dose-dependent manner. We confirmed that indaziflam has increased activity on monocots (average GR_{50} = 231 pM and 0.38 g AI ha^{-1}) at reduced concentrations compared with dicots (average GR_{50} = 512 pM and 0.87 g AI ha^{-1}). Fluorescence microscopy confirmed common CBI symptomologies following indaziflam treatments, as well as aberrant root and cell morphology. Across five application timings, indaziflam treatments resulted in superior invasive winter annual grass control 2 years after treatment (from 84 ± 5.1% to 99 ± 0.5%) compared with imazapic (36% ± 1.2%). Indaziflam treatments significantly increased biomass and species richness of co-occurring species 2 years after treatment.

CONCLUSION: Indaziflam's increased activity on monocots could provide a new alternative management strategy for long-term control of multiple invasive winter annual grasses that invade >23 million ha of US rangeland. Indaziflam could potentially be used to eliminate the soil seed bank of these invasive grasses, reduce fine fuel accumulation and ultimately increase the competitiveness of perennial co-occuring species.
© 2017 Society of Chemical Industry

Keywords: cellulose biosynthesis inhibitor; cellulose synthase; downy brome; feral rye; imazapic; indaziflam; pre-emergence

1 INTRODUCTION

Herbicide discovery has slowed drastically with no new major mode of action introduced in the last 20 years.[1] As herbicide resistance continues to spread,[2–4] there is a need for compounds with new target sites.[1] It is more important than ever for land managers to take a stewardship approach with their herbicide tools by incorporating multiple modes of action;[5,6] however, limited herbicide alternatives can make this difficult. Herbicides used for cropland weed management should be evaluated for use in non-crop markets so that new herbicide modes of action and weed management solutions are available for non-cropland weed management. While land managers rely on the chemical industry to provide weed management solutions via new chemistries, it is equally important that land managers continually challenge their current weed management strategies and reduce selection pressure by using herbicide alternatives. Indaziflam, *N*-[(1*R*,2*S*)-2,3-dihydro-2,6-dimethyl-1*H*-inden-1-yl]-6-[(1*RS*)-1-fluoroethyl]-1,3,5-triazine-2,4-diamine, first released in 2010, is a relatively new cellulose-biosynthesis-inhibiting (CBI) herbicide that is an underutilized tool for weed control and resistance management in non-crop markets.[7–9]

Indaziflam is registered in the United States for use in several perennial cropping systems, including established citrus, grape and tree nut crops, and was recently registered in Brazil for use in sugar cane, eucalyptus and pines.[8,10–13] Labeled non-crop application sites include rights-of-way, turf and ornamentals.[8,11] A recently established non-crop label for the release or restoration of desirable vegetation in natural areas, open spaces, wildlife management areas and fire rehabilitation areas is the focus of this research.[8,11,14]

Indaziflam represents a resistance management alternative with a unique mode of action and application timing.[9,14,15] Indaziflam provides broad-spectrum pre-emergence control of several annual grasses and broadleaf weeds.[8] Indaziflam is lipophilic (log K_{ow} = 2.8) and has low water solubility (2.8 mg L^{-1}), which

* *Correspondence to: DJ Sebastian, Bioagricultural Science and Pest Management Department, Colorado State University, Fort Collins, CO, USA. E-mail: derek.sebastian@bayer.com*

a *Bioagricultural Science and Pest Management Department, Colorado State University, Fort Collins, CO, USA*

b *USDA Agricultural Research Services, National Laboratory for Genetic Resources Preservation, Fort Collins, CO, USA*

c *Weed Specialist, Boulder County Parks and Open Space, Longmont, CO, USA*

could partially explain its increased residual soil activity compared with other commonly recommended herbicides.[8,16] Indaziflam is applied at low use rates and recommended at 73 and 102 g AI ha^{-1} for residual winter annual grass control in open spaces and natural areas.

Although indaziflam is classified as a CBI, there is very little known about the actual mechanism of action.[9,17] Cellulose is a composite polymer of glucan chains, synthesized at the plasma membrane by large cellulose synthase (CESA) complexes that directly release the developing cellulose polymers into the cell wall.[18,19] The cellulose synthase complex (CSC), arranged in a rosette pattern, has recently been shown to consist of 18–24 catalytic CESA proteins; however, the number of different CESA gene products required for the assembly of a functioning CSC remains to be clarified.[20] Interestingly, all of these proteins (in addition to accessory proteins) are potential sites of action for CBI herbicides such as indaziflam.[9,17]

CBI herbicides, including indaziflam, isoxaben and dichlobenil, are a diverse group of compounds with different sites of action directly affecting cellulose synthesis.[7,21] Herbicides in the alkylazine class, such as indaziflam, are unique, resulting in inhibitory activity three orders of magnitude lower than benzonitriles (dichlobenil) or benzamides (isoxaben). Indaziflam, isoxaben and dichlobenil specific mechanisms of action have been compared. Isoxaben treatments resulted in the depletion of CESA proteins from the plasma membrane and accumulation in cytosolic vesicles,[19,22,23] while dichlobenil treatments resulted in immobilization of CESA proteins and hyperaccumulation in the plasma membrane.[24] Indaziflam, however, has been shown to increase the density of CESA particles at the plasma membrane, but also to reduce CESA particle velocity by approximately 65%, inhibiting polymerization.[9] This increase in density has also been shown to reduce the colocalization between the microtubules and the CESA in the region near the root apical hook.[9] Although these studies confirm that indaziflam has a unique interaction with the complex cellulose biosynthesis pathway, there is limited research attempting to explain indaziflam's phytotoxicity on both monocotyledonous (monocots) and dicotyledonous (dicots) plants, which is unusual as other CBI herbicides are more active on dicots.[7]

Indaziflam is unique in that is has been shown to provide long-term selective control of the most prevalent invasive winter annual grass in the United States, downy brome (*Bromus tectorum* L.).[14,25,26] Currently, there has been one downy brome biotype identified that is highly resistant to acetolactate synthase (ALS) (imazamox, primisulfuron, propoxycarbazone, sulfosulfuron) and photosystem II inhibitors (PSII) (atrazine, metribuzin) and moderately resistant to acetyl CoA carboxylase inhibitors (ACCase) (clethodim, fluazifop).[27,28] Imazapic and glyphosate are currently the two most commonly recommended herbicides for invasive winter annual grass control; however, these herbicides provide inconsistent control,[29–32] and represent two modes of action that are prone to resistance development.[1,3,33] New modes of action for resistance management, such as CBIs, will be increasingly important for controlling downy brome and other invasive winter annual grasses in non-crop areas.

Indaziflam has also been shown to control other monocot weeds, including feral rye, Japanese brome (*Bromus japonicus* Thunb. or *Bromus arvensis* L.), jointed goatgrass (*Aegilops cylindrica* L.), medusahead [*Taeniatherum caput-medusae* (L.) Nevski] and ventenata [*Ventenata dubia* (Leers) Coss].[34] Invasive winter annual grass invasions are increasing at an alarming rate, displacing native vegetation that is critical habitat for wildlife and livestock and increasing fire frequency and intensity owing to the dense accumulation of fine fuel.[35–40] Although land managers have been attempting for decades to recover these sites dominated by invasive winter annual grasses, few have been consistently successful.[29] As these natural ecosystems continue to shift from perennial grass domination to invasive winter annual grass domination,[41] the necessity for new management tools continues to increase.[40]

Better understanding of the mode of action and selectivity of new herbicides such as indaziflam for non-crop weed management will minimize potential non-target effects and provide insight into the potential large-scale application of this herbicide in open spaces and natural areas. The objectives of this study were (1) to evaluate the differential response of indaziflam on two monocots [downy brome (*Bromus tectorum* L.) and feral rye (*Secale cereale* L.)] and two dicots [Arabidopsis (*Arabidopsis thaliana*) and kochia (*Kochia scoparia* L.)] using root and greenhouse dose–response bioassays, (2) to investigate the inhibitory effect of indaziflam on cellulose biosynthesis using fluorescence microscopy and (3) to compare indaziflam with imazapic (currently the most commonly recommended herbicide) in terms of both invasive winter annual grass control and response of the native plant communities (co-occurring species). Based on previous field research, we hypothesized that indaziflam's relative potency would be higher with monocots than with dicots, and subsequent microscopy could be a tool used to visualize this differential response. This work also expands on past field research comparing indaziflam and imazapic for invasive winter annual grass control by comparing additional species and application timings and further evaluating non-target impacts.

2 MATERIALS AND METHODS

2.1 Chemicals

For the root bioassay and microscopy, we used indaziflam analytic standard provided by Bayer CropScience (Research Triangle Park, NC). Calcofluor white (Fluorescent Brightener 28; MP Biomedicals, Solon, OH) was used for cellulose fluorescence. For the greenhouse dose–response and field experiments, we used commercial herbicide formulations of indaziflam (Esplanade™; Bayer CropScience), imazapic (Plateau®; BASF, Research Triangle Park, NC) and glyphosate (Accord® XRT II; Dow AgroSciences, Indianapolis, IN).

2.2 Indaziflam root bioassay

2.2.1 Experimental design

For *in vitro* dose–response experiments, we used a series of 1.5% agarose plates that contained 0, 50, 100, 200, 400, 800, 1200, 1600 and 3200 pM of indaziflam. A series of plates were generated for each species (downy brome, feral rye, Arabidopsis, kochia) and repeated in triplicate. Before planting, seeds were sterilized using a 70% ethanol solution. Seeds (12 Arabidopsis and kochia seeds and eight feral rye and downy brome seeds) were placed in a line along one edge of the plates (~1 cm from the top edge). The plates were arranged vertically with the line of seeds on the uppermost edge of the plate and placed in a growth chamber under continuous dark conditions and allowed to germinate.

2.2.2 Data analysis

Photographs of each plate were taken at a constant distance (25 cm) using a Nikon D3X camera, every 12 h, up to 84 h after

© 2017 Society of Chemical Industry

the seeds were planted. Root expansion (length) measurements were conducted using ImageJ.[42] Total root expansion for each treatment was converted to a percentage of the non-treated control 84 h after treatment. The means of the three replicates ($n = 8$ or 12 seeds per plate) were plotted and used for generating the dose–response curves. Graphpad Prism 6 software for Windows (La Jolla, CA, www.graphpad.com) was used to determine the indaziflam rates required to reduce root expansion by 50% (GR_{50}) for downy brome, feral rye, Arabidopsis and kochia. The four-parameter log-logistic regression equation regressing root length (as a percentage of the non-treated) with herbicide concentration is as follows:

$$Y = C + \frac{D - C}{1 + 10^{(\log GR_{50} - X)\cdot b}} \quad (1)$$

where C is the lower limit of the response, D is the upper limit of the response, b is the slope and GR_{50} is the herbicide rate resulting in 50% root length reduction. Means were separated for each species to determine significant differences in GR_{50} values using Fisher's protected LSD test at a 5% level of probability.

Additionally, the average root length for each species, time point, replicate and concentration were plotted in an X,Y scatterplot, and a line of best fit was calculated for each growth curve. The slope of this line was calculated and was representative of the average rate of root growth from 0 to 72 h after planting (distance/time). The average growth rate for three replicates of each species were calculated and then plotted against increasing indaziflam concentrations. The same four-parameter log-logistic regression equation shown above was used for regressing the average rate of root growth as a percentage of the non-treated, with herbicide concentration.

2.3 Root fluorescence microscopy

Roots from treated and control plants (Section 2.2) were stained for 1 min in 1% Calcofluor white (Fluorescent Brightener 28, MP Biomedicals), followed by 1 min destaining in deionized water.[43–45] Roots were mounted in water and imaged using a Leica 5500 microscope (Leica Microsystems, Wetzlar, Germany) running IPLab v.4 software (BD Biosciences, San Jose, CA, USA) with a C4742-95 camera (Hamamatsu Photonics, Hamamatsu, Japan). Fluorescence was observed with a DAPI filter cube (Leica Microsystems). Bright-field images were made concurrently with the fluorescence images. Images were composited from multiple focal planes to get a single, uniformly in-focus image for each root using Adobe Photoshop (http://www.photoshop.com/) and Image Composite Editor (http://research.microsoft.com/en-us/um/redmond/groups/ivm/ice/).

2.4 Indaziflam greenhouse dose–response

A greenhouse dose–response experiment was conducted to confirm the results from Section 2.2 and to evaluate further the relative sensitivity of the monocot (downy brome, feral rye) and dicot (Arabidopsis, kochia) species to indaziflam in field soil. Arabidopsis did not germinate consistently under these experimental conditions and was omitted from further analysis.

2.4.1 *Experimental design*

The study used seven herbicide concentrations and a non-treated control arranged in a completely randomized design with four replications. The study was performed on 29 December 2015 and repeated on 19 January 2016. Based on the results from a preliminary experiment, the indaziflam concentrations used for the kochia dose–response were 0, 0.2, 0.4, 0.7, 1.5, 2.9, 5.9 and 11.7 g AI ha^{-1}. The indaziflam concentrations used for all other species were 0, 0.1, 0.2, 0.4, 0.7, 1.5, 2.9 and 5.9 g AI ha^{-1}.

Seeds were planted in square plastic containers (12 × 12 × 6 cm) in an Otero sandy clay loam field soil (coarse-loamy, mixed, mesic Aridic Ustorthents) with 3.9% organic matter and pH 7.7. All species were planted at a depth of 0.5 cm, with the exception of Arabidopsis which was planted at the soil surface. Seeding densities were adjusted on the basis of germinability to reach a target density of 30 plants pot^{-1}. Indaziflam was applied using a Generation III research track sprayer (DeVries Manufacturing, Hollandale, MN) equipped with a TeeJet 8002 EVS flat-fan spray nozzle calibrated to deliver 187 L ha^{-1} at 172 kPa. Treated pots were transferred immediately to a greenhouse with a 15 h photoperiod and 25/20 °C day/night temperature regime. Natural light was supplemented with high-intensity discharge lamps when light was below 25 mW cm^{-2}. Plants were misted daily to reduce soil crusting and subirrigated as needed. Above-ground plant biomass was harvested at the soil surface 3 weeks after treatment and dried for 3 days at 60 °C before recording dry weights.

2.4.2 *Data analysis*

Total dry weights for each treatment were converted to a percentage of the biomass of the non-treated control and analyzed in Graphpad Prism 6 (Section 2.1.3). Data from repeated studies were combined after the null hypothesis of equal variance was not rejected. The same four-parameter log-logistic regression equation from Section 2.1.3 was used to construct the species-specific dose–response curves and to determine the indaziflam concentrations required to reduce dry biomass by 50% (GR_{50}). Significant differences in GR_{50} values were evaluated using Fisher's protected LSD test at a 5% level of probability.

2.5 Invasive winter annual grass field efficacy studies

2.5.1 *Site description*

In 2014, field experiments were conducted to expand on previous literature comparing the effectiveness of indaziflam and imazapic for long-term invasive winter annual grass control, and to evaluate the response of the native plant communities. The experiments were established at two sites on the Colorado Front Range dominated by invasive winter annual grasses. Site 1 (latitude 40° 15′ 2″ N, longitude 105° 12′ 56″ W) was infested with equal amounts of downy brome and Japanese brome, and site 2 (latitude 40° 43′ 23″ N, longitude 104° 55′ 58″ W) was infested with feral rye. Sites were approximately 58 km apart. Site 1 was located on Rabbit Mountain Open Space (Boulder County), and site 2 was located on a Colorado Parks and Wildlife Area (Larimer County). Before herbicide application (July 2014), we made visual estimates across the entire study area of percentage of living canopy cover for all species present at both sites. Site 1 was characterized by ~80–100% downy brome and Japanese brome canopy cover with a dense fine fuel layer (2–5 cm) and a scattered stand of co-occurring species (~0–10% canopy cover) (Table 1). Site 2 had >95% canopy cover of actively growing feral rye, a fine fuel layer of 2–5 cm and <5% canopy cover of western wheatgrass [*Pascopyrum smithii* (Rydb.) A. Love] and sand dropseed [*Sporobolus cryptandrus* (Torr.) A. Gray].

The soil at site 1 was Baller sandy loam (loamy-skeletal, mixed, mesic Lithic Haplustolls), with 1.5% organic matter in the top 20 cm.[46] The average elevation was 1737 m (5700 ft). The soil at site

 © 2017 Society of Chemical Industry

Table 1. List of co-occurring species at site 1

Common name	Scientific name
Blue grama	*Bouteloua gracilis* (Willd. ex Kunth) Lag. ex Griffiths
Western wheatgrass	*Pascopyrum smithii* (Rydb.) A. Love
Western ragweed	*Ambrosia psilostachya* DC.
Tarragon	*Artemisia dracunculus* L.
Fringed sagebrush	*Artemisia frigida* Willd.
Prairie sage	*Artemisia ludoviciana* Nutt.
Winged buckwheat	*Eriogonum alatum* Torr.
Blanketflower	*Gaillardia aristata* Pursh
Parry's geranium	*Geranium caespitosum* James var. parryi (Engelm.) W.A. Weber
Dotted gayfeather	*Liatris punctata* Hook.
Pricklypear cactus	*Opuntia polyacantha* Haw.
Slender-flowered scurfpea	*Psoralidium tenuiflorum* (Pursh) Rydb.
Prairie coneflower	*Ratibida columnifera* (Nutt.) Wooton & Standl.
Woods' rose	*Rosa woodsii* Lindl.
Scarlet globemallow	*Sphaeralcea coccinea* (Nutt.) Rydb.
Porter's aster	*Symphyotrichum porteri* (A. Gray) G.L. Nesom
Yellow salsify	*Tragopogon dubius* Scop.

2 was Terry sandy loam (coarse-loamy, mixed, superactive, mesic Ustollic Haplargids), with 1.3% organic matter in the top 20 cm.[46] The average elevation was 1646 m (5400 ft). At sites 1 and 2, mean annual precipitation based on the 30 year average (1981–2010) was 379 and 363 mm, and the mean annual temperatures were 9.1 and 8.6 °C respectively.[47] Precipitation was close to the 30 year average in 2014; however, in 2015, both sites received an additional 199 and 212 mm above the 30 year averages, respectively.[48] A drought occurred in 2016, with an annual precipitation of 235 and 290 mm at sites 1 and 2 respectively.

2.5.2 Experimental design

Herbicides were applied at five application timings to evaluate variations in invasive winter annual grass control, potential non-target impacts and the potential release of co-occurring species after herbicide treatment. Herbicides were applied both before (PRE) and after (POST) winter annual grass emergence. Timings were designated as early PRE (EPRE, July 2014), PRE (August 2014), early POST (EPOST, December 2014), POST (February 2015) and late POST (LPOST, April 2015). We had four treatments at each application timing: indaziflam at three concentrations (44, 73 and 102 g AI ha^{-1}) and imazapic at 123 g AI ha^{-1}. Imazapic and indaziflam have limited to no POST activity; therefore, all POST treatments included 420 g ae ha^{-1} of glyphosate as the burndown herbicide. The 21 herbicide treatments (including a non-treated control) were applied to 3 by 9 m plots arranged in a randomized complete block design with four replications. All treatments were applied with a CO_2-pressurized backpack sprayer using 11002LP flat-fan nozzles at 187 L ha^{-1} at 207 kPa. All treatments included 1% (v/v) methylated seed oil.

2.5.3 Treatment evaluation and data analysis

Biomass harvests and species richness evaluations were conducted in August (2015 and 2016) to evaluate invasive winter annual grass control and response of co-occurring species. Above-ground biomass of the winter annual grasses, perennial grasses and forbs were harvested from randomly placed 1 m^2 quadrats; quadrats were not taken from the same location in consecutive years. Site 1 had an equal distribution of downy brome and Japanese brome (Section 2.5.1); therefore, biomasses of both species were combined for analysis. Directly following harvest, the material was dried at 60 °C for 5 days to calculate dry biomass. Additionally, at site 1, species richness was calculated for each treatment as a simple estimate of biological diversity.[49] Species richness was defined as the total number of unique species (grasses and forbs) occurring per unit area (e.g. 27 m^2 plot size). These count data were assumed to follow a Poisson distribution.

Invasive winter annual grass biomass was converted to a percentage of the non-treated control, and data were combined across sites after the null hypothesis of equal variance was not rejected. However, owing to unequal variances across sites for perennial grass biomass ($P < 0.0001$), data from sites 1 and 2 were analyzed separately. Because site 2 only had two desirable grass species and no forbs, forb biomass data and richness are only presented for site 1. All response variables (invasive winter annual grass biomass, perennial grass biomass, forb biomass and species richness) were first evaluated for significant main effects and interactions by performing an ANOVA using the PROC MIXED method in SAS 9.3.[50] Factors included in the model statement were treatment, site, year after treatment and all interactions, with year after treatment defined as the repeated measure. The random factor was site nested within replication, and a Tukey–Kramer adjustment was performed. To meet ANOVA assumptions of normality, we used an arcsine square root transformation for invasive winter annual grass biomass (% of non-treated) and a square root transformation for perennial grass and forb biomass; however, no transformations were required for forb richness. To evaluate the significant treatment-by-year interaction for all response variables ($P < 0.0001$), an ANOVA was conducted using the PROC GLIMMIX method and the LINES statement. This provided comparisons between all pairs of least-squares means across years ($P < 0.05$). All means presented in the figures are non-transformed data.

3 RESULTS AND DISCUSSION

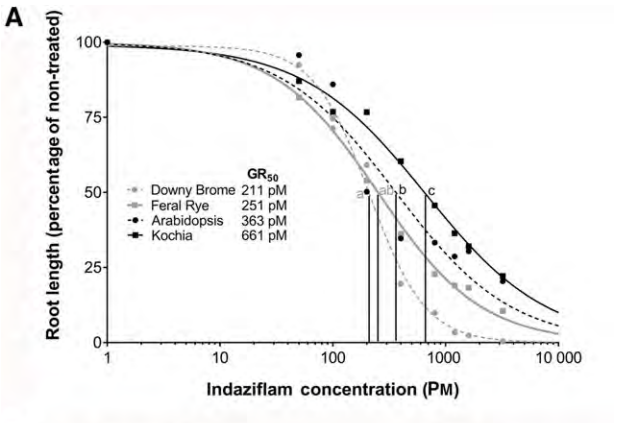
3.1 Differential response of monocotyledons and dicotyledons to indaziflam

Currently, there is limited research attempting to further explain the unique phytoxicity of indaziflam on both monocots and dicots. Because CBI herbicides involve a complex mechanism of action and it appears as though different CBIs inhibit different proteins within the cellulose synthase complex, most of the published literature has been constrained to studies of a model organism. These model organisms, such as Arabidopsis, have a fully sequenced genome that provides the opportunity to identify unique genes in a pathway of interest such as cellulose synthesis. In these studies we expand on previous research with Arabidopsis and quantify the differential response of indaziflam-treated monocot and dicot weeds. Previous research has used CBIs as a tool to better understand cellulose biosynthesis, whereas the focus of these data was to better understand indaziflam's mode of action for practical use in non-crop weed management.

3.1.1 Root bioassay and microscopy

Downy brome, feral rye, Arabidopsis and kochia were susceptible to indaziflam, and their growth was inhibited in a dose-dependent manner (Fig. 1). The indaziflam concentrations resulting in 50%

© 2017 Society of Chemical Industry



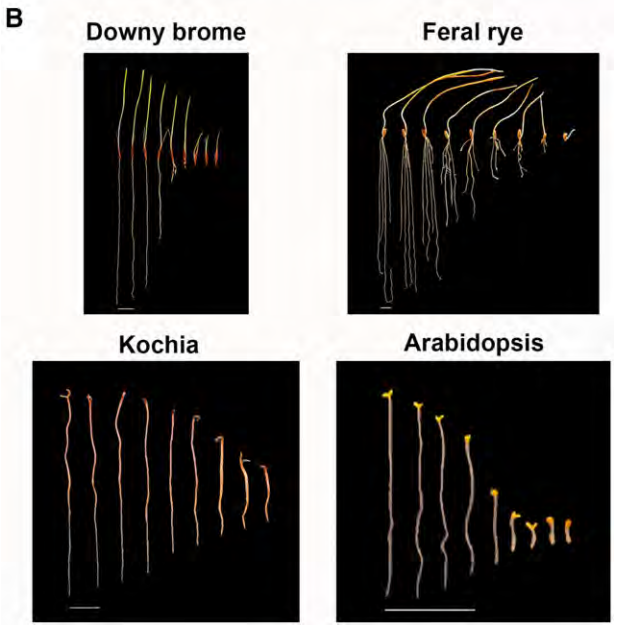


Figure 1. (A) Response of root length to increasing herbicide concentrations 84 h after planting, represented as a percentage of the non-treated control. Dose–response curves were fitted using four-parameter log-logistic regression. Mean values of the three replicates (plates) are plotted ($n = 8$ or 12 seeds per plate) at each indaziflam concentration. Vertical lines represent the indaziflam concentration resulting in 50% reduction in root length (GR_{50}) for each species, and letters signify differences in GR_{50} values using Fisher's protected LSD test at a 5% level of probability. (B) Representative images of the indaziflam root bioassay with seven-day-old seedlings. Indaziflam concentrations used from left to right were 0, 50, 100, 200, 400, 800, 1200, 1600 and 3200 pM. Scale bars = 1 cm.

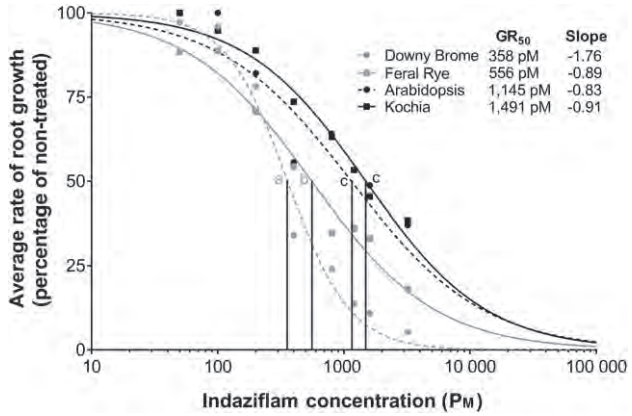


Figure 2. Effect of indaziflam on the average rate of root growth from 0 to 72 h (12 h increments) after planting. Dose–response curves were fitted using four-parameter log-logistic regression. Mean values of three replicates (plates) are plotted ($n = 8$ or 12 seeds per plate). Vertical lines represent the indaziflam concentration resulting in 50% reduction in root growth rate (GR_{50}) for each species. Letters signify differences in GR_{50} values using Fisher's protected LSD test at a 5% level of probability.

reduction in root length (GR_{50}) compared with the non-treated control for downy brome, feral rye, Arabidopsis and kochia were 211, 251, 363 and 661 pM respectively. There were significant differences between GR_{50} values for monocots (downy brome, feral rye) and dicots (Arabidopsis, kochia). Downy brome was most susceptible to indaziflam, with a GR_{50} value approximately 3 times lower than kochia's GR_{50} ($P < 0.0001$). Indaziflam GR_{50} values for feral rye ($P = 0.0069$) and Arabidopsis ($P = 0.0016$) were also significantly lower than the kochia GR_{50} value. Indaziflam-treated seedlings exhibited common CBI symptomology, including radial expansion and inhibition of root and hypocotyl elongation[7,51] (Fig. 1).

Evaluating changes in the average growth rate of indaziflam-treated roots (0–72 h) revealed a differential response for monocots and dicots (Fig. 2). The herbicide concentration resulting in 50% reduction in root growth rate was on average 2.9 times lower for monocots than for dicots. This finding is consistent with the root bioassay (Fig. 1), providing additional evidence that, while indaziflam inhibits root expansion and elongation, the speed at which this inhibition occurs is faster for monocots than for dicots (Fig. 2).

Using treated roots from the root bioassay, qualitative fluorescence microscopy using Calcofluor white to visualize cell walls by cellulose fluorescence revealed similar and also unique symptomologies from other published indaziflam research. Treated roots were wider and their cells were larger than in non-treated roots, as has been previously reported.[7,9] Cell walls in monocot roots showed a strikingly different response compared with dicot roots (Fig. 3). Treated roots of downy brome and feral rye exhibited large areas without fluorescence, presumably owing to cellulose deficiency. This is a more severe symptomology than the previously reported gapped cell walls[45,51,52] (Figs 3A and B). A previous study showed somewhat similar results with *prc1* (CesA6 mutation), or dichlobenil/isoxaben-treated wild-type seedlings.[45] In that case, incomplete cell walls were observed, but shown to be connected by a membranous structure that was not stainable by Calcofluor white.[45] However, in our study, these incomplete, non-staining areas spanned large areas of the root, and in some cases the root appeared to be split open (downy brome, 1200 pM; feral rye, 800 and 1200 pM) (Figs 3A and B). Areas where the root was split were also missing in the bright-field view, indicating that cells were totally absent rather than being present, but lacking cellulosic cell walls (Figs 3A and B). The bright-field view also revealed that in the gapped areas there is subtending tissue that is only faintly stained in the fluorescence images. This deeper tissue is likely part of a different tissue system (i.e. parenchyma). Further study will be needed to determine the effect of indaziflam on different root tissues.

Although we observed gaps in the root structure of monocots, indaziflam-treated dicot roots had differing phenotypes. In Arabidopsis, an overabundance of root hairs was observed, so that it was difficult to discern the underlying root, while in kochia, some cells acquired a nearly circular shape, but only at doses of at least 1200 pM. Although monocot cells also appeared swollen and misshapen, they did not quite reach the circularity of kochia

 © 2017 Society of Chemical Industry

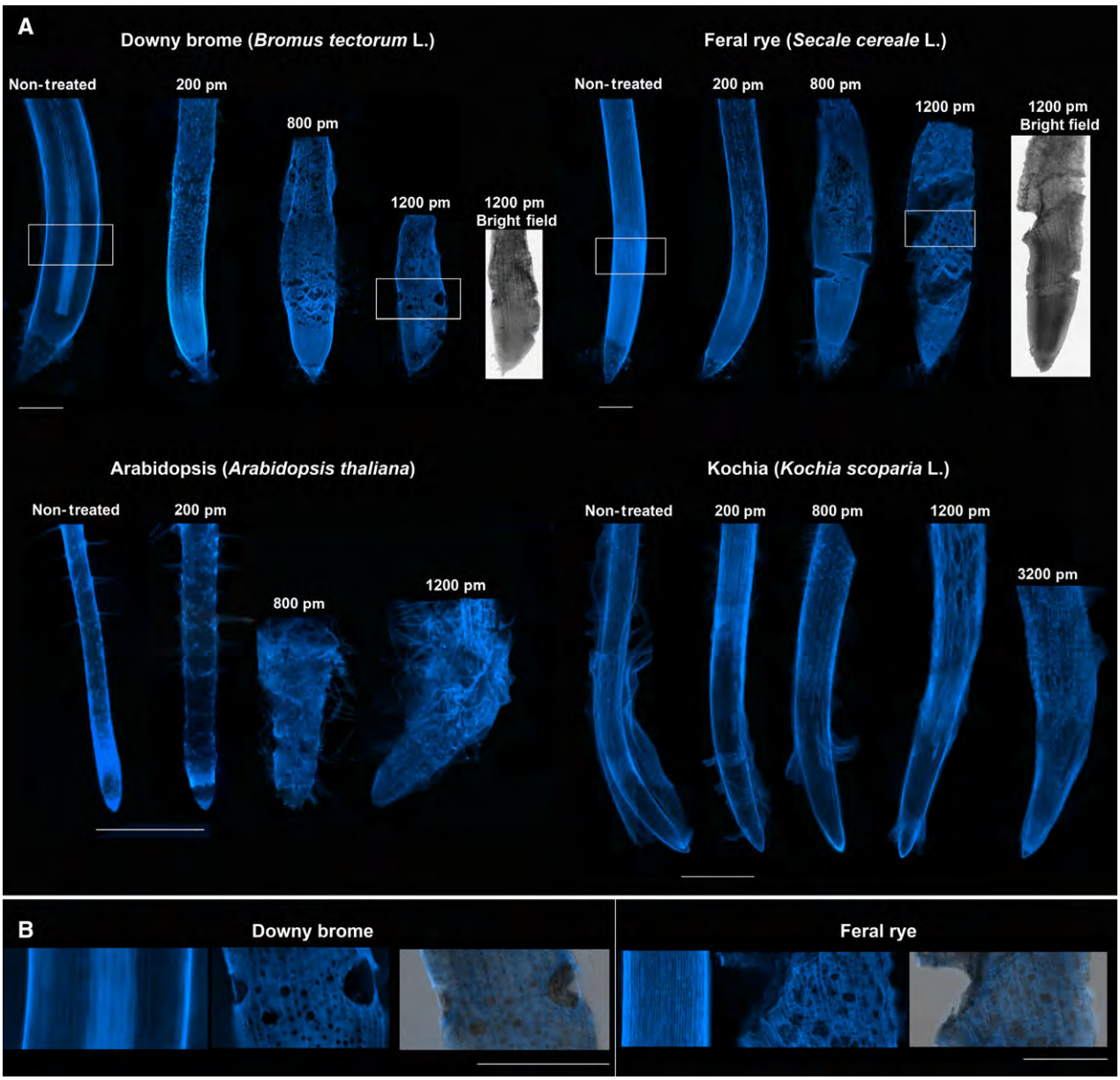


Figure 3. (A) Cellulose fluorescence of indaziflam-treated monocot (downy brome, feral rye; scale bars = 250 μm) and dicot (Arabidopsis, kochia; scale bars = 500 μm) seedlings examined using a Leica 5500 microscope (DAPI filter cube) and Calcofluor white stain or bright field, as indicated. White boxes indicate the regions shown in part B. (B) Indaziflam symptomology of downy brome (non-treated, 1200 pM) and feral rye (non-treated, 1200 pM). The rightmost image for each is an overlay of the fluorescence and bright-field images. Non-treated roots (left) show uniform cellulose synthesis. Indaziflam-treated seedlings exhibited radial swelling, malformed circular cells (dicots), large structural gaps and split roots (monocots). Scale bars = 250 μm.

root cells. Perhaps the swollen cells in time lead to the gapped areas observed in the monocots; a time-course of roots growing in indaziflam-treated plates could be useful to reveal how these symptoms arise.

In all species, few cellular deformities (other than enlarged cells) were observed in the zone of division. Symptoms appeared concurrently with root hairs in the elongation zone and persisted and grew more dramatically through the zone of elongation. Misshapen cells were also present in the root caps, most prominently in the monocot species. As the root cap is also composed of mature cells arising from the zone of division, this suggests that indaziflam acts during the cell elongation and maturation process.

3.1.2 *Indaziflam greenhouse dose–response*

Arabidopsis has a very small seed size, and growth is affected by many environmental factors;[53] therefore, it was not surprising that it was difficult to generate dose–response curves. Similar results were observed between the root and greenhouse bioassays in terms of the differential response of monocots and dicots to indaziflam (Figs 1 and 4). The indaziflam concentrations resulting in 50% reduction in root length (GR_{50}) compared with the non-treated control for downy brome, feral rye and kochia were 0.25, 0.51 and 0.87 g AI ha^{-1} respectively (Fig. 4). It is not unusual for herbicides to be more active in the greenhouse under ideal environmental conditions, so it was not surprising to us that GR_{50} values were much lower than recommended field concentrations (73 and

© 2017 Society of Chemical Industry

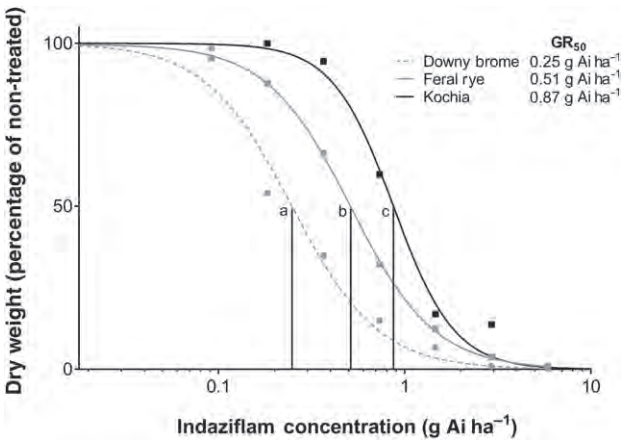


Figure 4. Greenhouse dose–response evaluating the reduction in dry weight represented as a percentage of the non-treated control. Herbicide concentrations used for kochia were 0, 0.2, 0.4, 0.7, 1.5, 2.9, 5.9 and 11.7 g AI ha^{-1} and 0, 0.1, 0.2, 0.4, 0.7, 1.5, 2.9 and 5.9 g AI ha^{-1} for downy brome and feral rye. Dose–response curves were fitted using four-parameter log-logistic regression. Mean values of four replications are plotted. Vertical lines represent the indaziflam concentration resulting in 50% reduction in dry weight (GR_{50}) for each species. Letters signify differences in GR_{50} values using Fisher's protected LSD test at a 5% level of probability.

102 g AI ha^{-1}). The indaziflam concentration needed to reduce kochia dry biomass by 50% was approximately 2 and 4 times the concentration required for feral rye ($P < 0.0001$) and downy brome ($P < 0.0001$) respectively (Fig. 4).

Indaziflam has a unique mode of action compared with other CBI herbicides because it can control both monocots and dicots; however, our results suggest that the relative potency of indaziflam varies across these two plant classes. Increased monocot inhibition at lower use rates as compared with dicots has been confirmed with mitotic disrupter heribicides such as dinitroanilines (i.e. trifluralin, oryzalin, pendimethalin),[54] but this is not the case for CBI herbicides.[7,55] In particular, isoxaben activity is specific to dicots and primarily used for PRE control of broadleaf weeds.[7] Because the mechanism of action of these chemically diverse CBI herbicides is very complex and poorly understood, these data provide useful information that could be utilized for further exploration of indaziflam's unique cellulose biosynthesis inhibiting mechanism.

3.2 Invasive winter annual grass field efficacy study

3.2.1 Invasive winter annual grass control

The significant treatment-by-year ($P < 0.0001$) interaction on invasive winter annual grass control was evaluated. The combined data from sites 1 and 2 showed a similar level of invasive winter annual grass control (downy brome, feral rye, Japanese brome) 1 year after treatment (YAT), except for imazapic at the EPRE timing (~41% control) (Fig. 5). Across all five application timings, indaziflam at 73 and 102 g AI ha^{-1} provided >99% control 1 YAT (2015). These data suggest that 1 YAT, imazapic treatments at the POST timings provided superior control to imazapic applied PRE. This difference in efficacy could be explained by the addition of the glyphosate burndown at the POST timings, or the later application timings had less microbial degradation and therefore an increased concentration of imazapic in the soil during peak growth (summer 2015).

Indaziflam treatments across all application timings (except indaziflam applied at the lowest rate of 44 g AI ha^{-1}, EPRE and PRE), provided superior invasive winter annual grass control 2 YAT (2016) compared with imazapic (Fig. 5). Indaziflam applied at 102 g AI ha^{-1} controlled 97–99 ± 0.5% (mean ± SE) of downy brome, feral rye and Japanese brome, while imazapic provided only 32–35 ± 1.5% control, 2 YAT (Fig. 5). An additional observation of this study was the impact of herbicide treatments on fine fuel accumulation. Before herbicide treatments were initiated (2014), both sites had accumulated fine fuel layers of ~2–5 cm. At both sites, indaziflam treatments eliminated further residue inputs via residual control 2 YAT, resulting in the complete decomposition of these fine fuel layers (~9–12 months after treatment).

Invasive winter annual grass control responded to indaziflam treatments in a dose-dependent manner. The 102 g AI ha^{-1} concentration is highly effective and should be strongly considered for management of invasive winter annual grasses with a short seed viability (~3–5 years).[56,57] To achieve or increase the success of long-term invasive winter annual grass control, it is imperative to limit the seed rain during this 3–5 year period and choose management options that provide close to 100% control. If the soil seed bank is able to regenerate, the invasive winter annual grass is likely to re-establish. This has often been the case for herbicides with limited soil residual activity beyond the initial year of application, such as imazapic.[29] These data support previous downy brome research;[14] however, we also provide evidence that indaziflam can provide residual control of multiple invasive winter annual grasses that may coexist at a site (Fig. 5).

3.2.2 Perennial grass response

The significant treatment-by-year interaction ($P < 0.0001$) was evaluated separately at sites 1 and 2. The increased level of invasive winter annual grass control (Fig. 6) 2 YAT, for indaziflam, was evident in the re-establishment of co-occurring species compared with imazapic (Fig. 6). By providing residual control of the invasive winter annual grasses, this likely made available a surplus of moisture and nutrients, resulting in the positive response of co-occurring perennial grasses. Across application timings at sites 1 and 2, indaziflam at the highest concentration (102 g AI ha^{-1}) provided the greatest increase in perennial grass biomass 2 YAT, while biomass in imazapic-treated plots was no different than the non-treated control ($\alpha = 0.05$) (Fig. 6). Averaged across both sites, indaziflam applied EPRE, PRE, EPOST, POST or LPOST resulted in a 38-, 35-, 39-, 28- and 42-fold increase in perennial grass biomass compared with the non-treated control (Fig. 6). Across site 2, the decrease in overall perennial grass biomass in 2016 was a result of the drought conditions during that growing season, and was not a result of herbicide treatments. At both sites, indaziflam treatments provided greater residual control of invasive winter annual grasses 2 YAT compared with imazapic, allowing for significant increases in biomass and re-establishment of co-occurring species, 1 and 2 YAT (Fig. 6).

At site 1 there was no difference in perennial grass dry biomass for all POST and LPOST treatments compared with the non-treated check 1 YAT (2015) ($\alpha = 0.05$) (Fig. 6). At site 1, western wheatgrass and other cool-season grasses were not dormant at these late-spring POST and LPOST timings; therefore, reduced perennial grass biomass at these timings (compared with EPRE, PRE, EPOST) was attributed to glyphosate injury. In year 2, biomass significantly increased for all indaziflam treatments applied POST, and for the LPOST indaziflam 102 g AI ha^{-1} treatment. At site 1, indaziflam treatments POST and LPOST resulted in a 14–20-fold and 10–32-fold biomass increase compared with the non-treated control 2 YAT, respectively. Imazapic treatments at the POST and LPOST application timings resulted in a seven- and threefold increase in

 © 2017 Society of Chemical Industry

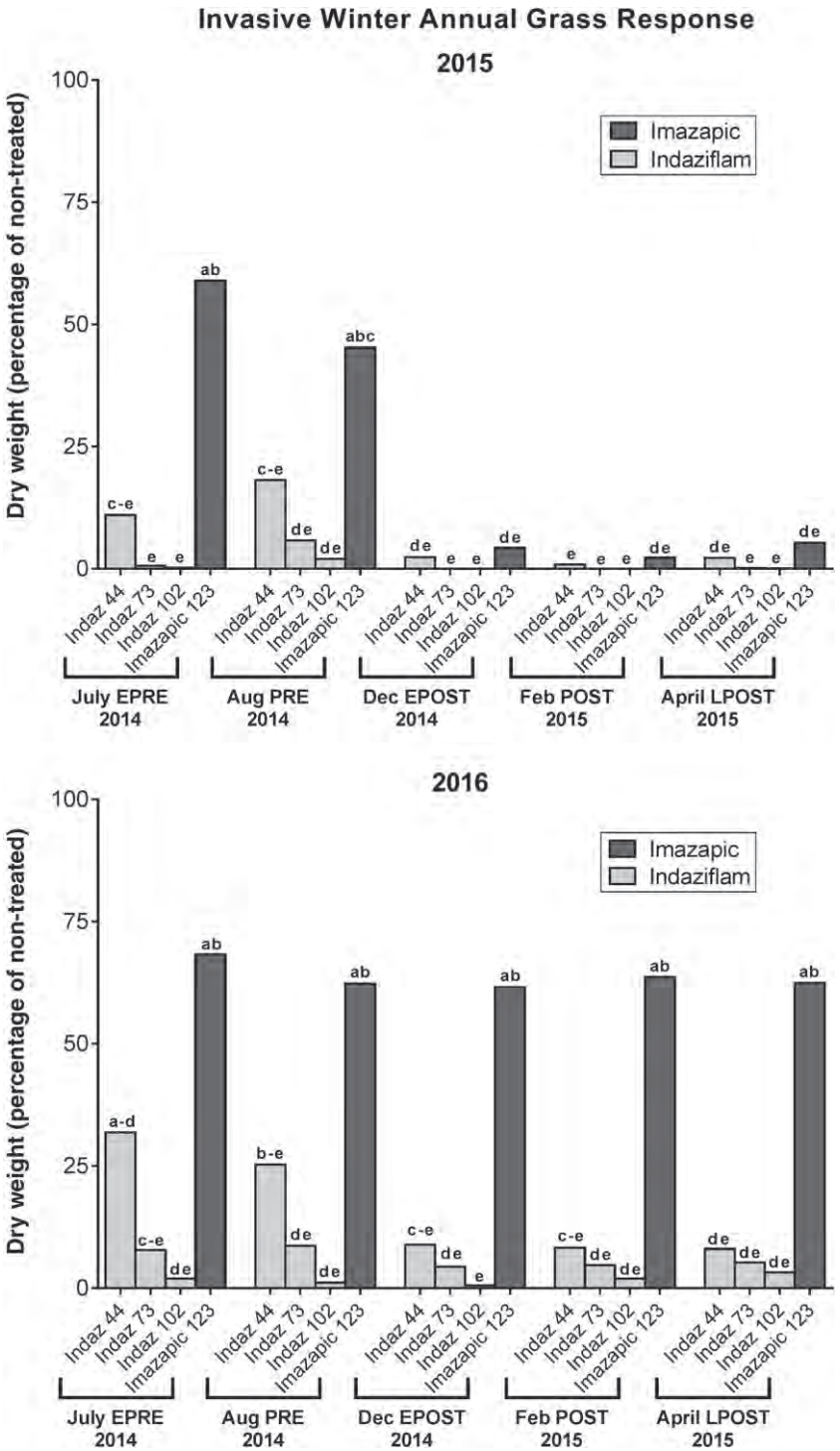


Figure 5. Site 1 and 2 percentage invasive winter annual grass control (downy brome, feral rye, Japanese brome) compared with the non-treated 1 YAT (2015) and 2 YAT (2016). Five application timings were evaluated, including early PRE (EPRE, July 2014), PRE (August 2014), early POST (EPOST, December 2014), POST (February 2015) and late POST (LPOST, April 2015). Letters indicate differences among herbicide treatments across all five timings and years, using least-squares means ($P < 0.05$). Herbicide treatment rates at each timing are as follows: indaziflam at 44, 73 and 102 g AI ha^{-1} and imazapic at 123 g AI ha^{-1}. All POST treatments included 420 g ae ha^{-1} of glyphosate as the burndown.

perennial grass biomass 2 YAT, respectively; however, this was not statistically different from the non-treated control (Fig. 6). Summarizing these data across years, indaziflam treatments applied EPRE, PRE or EPOST resulted in the greatest increase in perennial grass biomass across sites, although recovery of co-occurring species was also seen in the POST and LPOST timings, 2 YAT.

3.2.3 *Forb response and species richness*

There was a similar response of forb biomass compared with perennial grass biomass. Treatments at the EPOST and POST timings resulted in the greatest increase in forb biomass, 1 YAT (Fig. 7). With the exception of imazapic PRE, no treatments 1 YAT resulted in a reduction in forb biomass. All imazapic treatments 2 YAT had

© 2017 Society of Chemical Industry

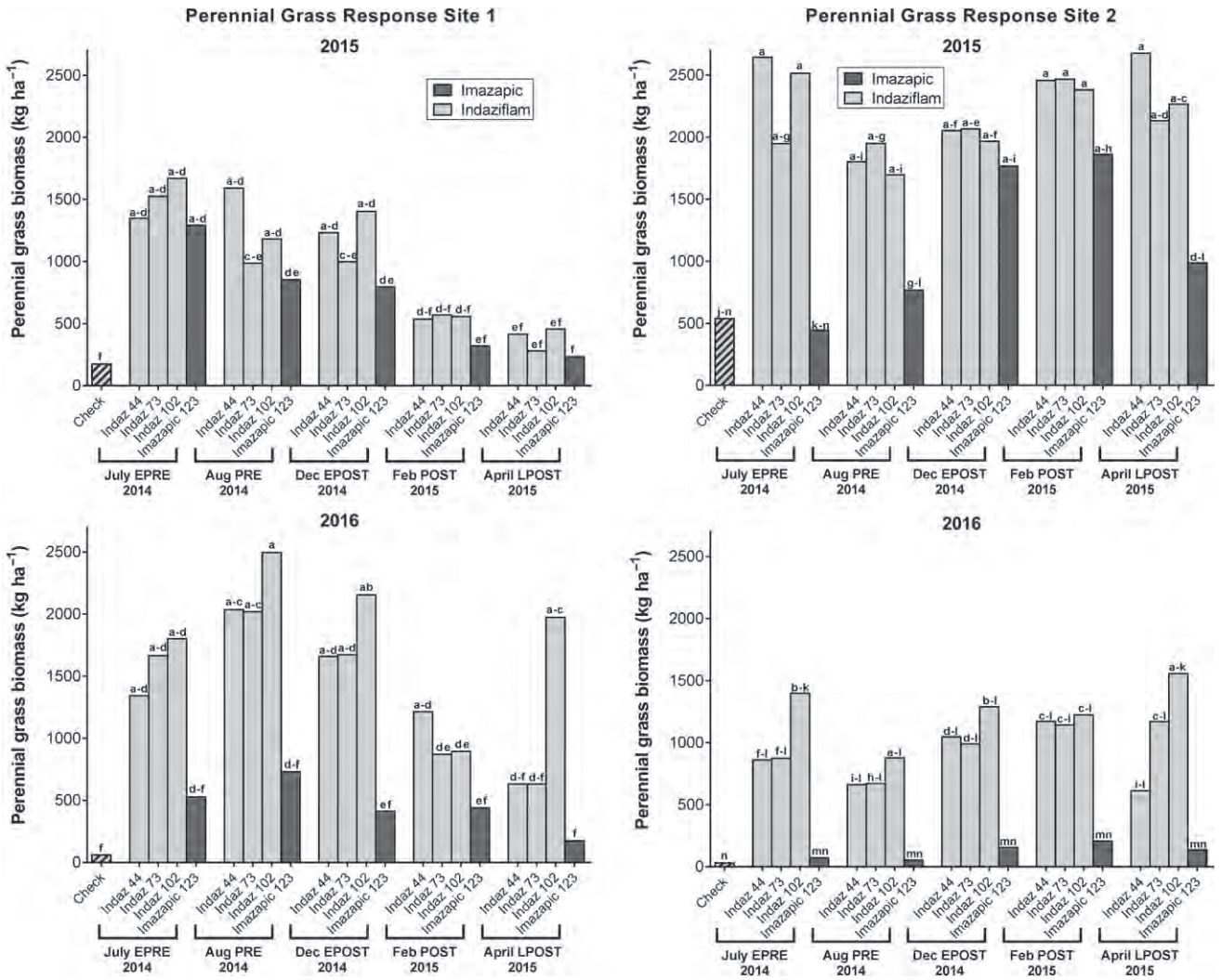


Figure 6. Site 1 and 2 perennial grass biomass response to herbicide treatments, 1 YAT (2015) and 2 YAT (2016). Five application timings were evaluated, including early PRE (EPRE, July 2014), PRE (August 2014), early POST (EPOST, December 2014), POST (February 2015) and late POST (LPOST, April 2015). Letters indicate differences among herbicide treatments across all five timings and years, using least-squares means ($P < 0.05$). Herbicide treatment rates at each timing are as follows: indaziflam at 44, 73 and 102 g AI ha^{-1} and imazapic at 123 g AI ha^{-1}. All POST treatments included 420 g ae ha^{-1} of glyphosate as the burndown.

similar levels of forb biomass compared with the non-treated control plots (Fig. 7). A significant increase in the re-establishment of forbs in indaziflam-treated plots was not seen until 2 YAT (2016). With the exception of the indaziflam 44 g AI ha^{-1} EPRE treatment, all other indaziflam treatments resulted in a significant increase in forb biomass compared with the non-treated control plots. Averaged across timings, indaziflam treatments at 44, 73 and 102 g AI ha^{-1} resulted in a three-, five- and fivefold increase in forb biomass, respectively, compared with the non-treated control plots (Fig. 7).

The forb biomass data can be used as an estimate of the quantity of forbs in a plot; however, species richness evaluations allowed us to evaluate further the effect of herbicide treatments on species diversity. The list of co-occurring species present at site 1 can be seen in Table 1. Species richness increased 1 YAT for all species, but this increase was not significantly greater compared with the non-treated control (Fig. 8). Species richness further increased 2 years after indaziflam treatments, whereas species richness after imazapic treatments remained fairly constant between 1 YAT (6.0 ± 0.3 species plot^{-1}) and 2 YAT (6.4 ± 0.4 species plot^{-1}). All treatments with indaziflam, regardless of application rate, increased species richness compared with the non-treated control, from 4.3 ± 0.6 species plot^{-1} 1 YAT in the control plot to an average of 7.9 species plot^{-1} 2 YAT in the treated plots (Fig. 8). These data provide strong evidence for the selectivity of indaziflam on perennial co-occurring species, allowing for an increase in establishment as early as 1 YAT (Fig. 9). The increase in forb biomass, species composition and diversity over time is evidence that indaziflam treatments have positive impacts on the perennial native plant communities (Figs 9 and 10).

4 CONCLUSION

Indaziflam represents a new weed management opportunity in non-crop areas with a unique mode of action that currently has no reported cases of herbicide resistance. In this study, we expand on previous work with Arabidopsis,[9] providing practical implications for how indaziflam could be used to increase weed management success in open spaces and natural areas.

Monocots and dicots diverged appoximately 200 million years ago,[58] resulting in significant variations in cellulose synthesis

 © 2017 Society of Chemical Industry

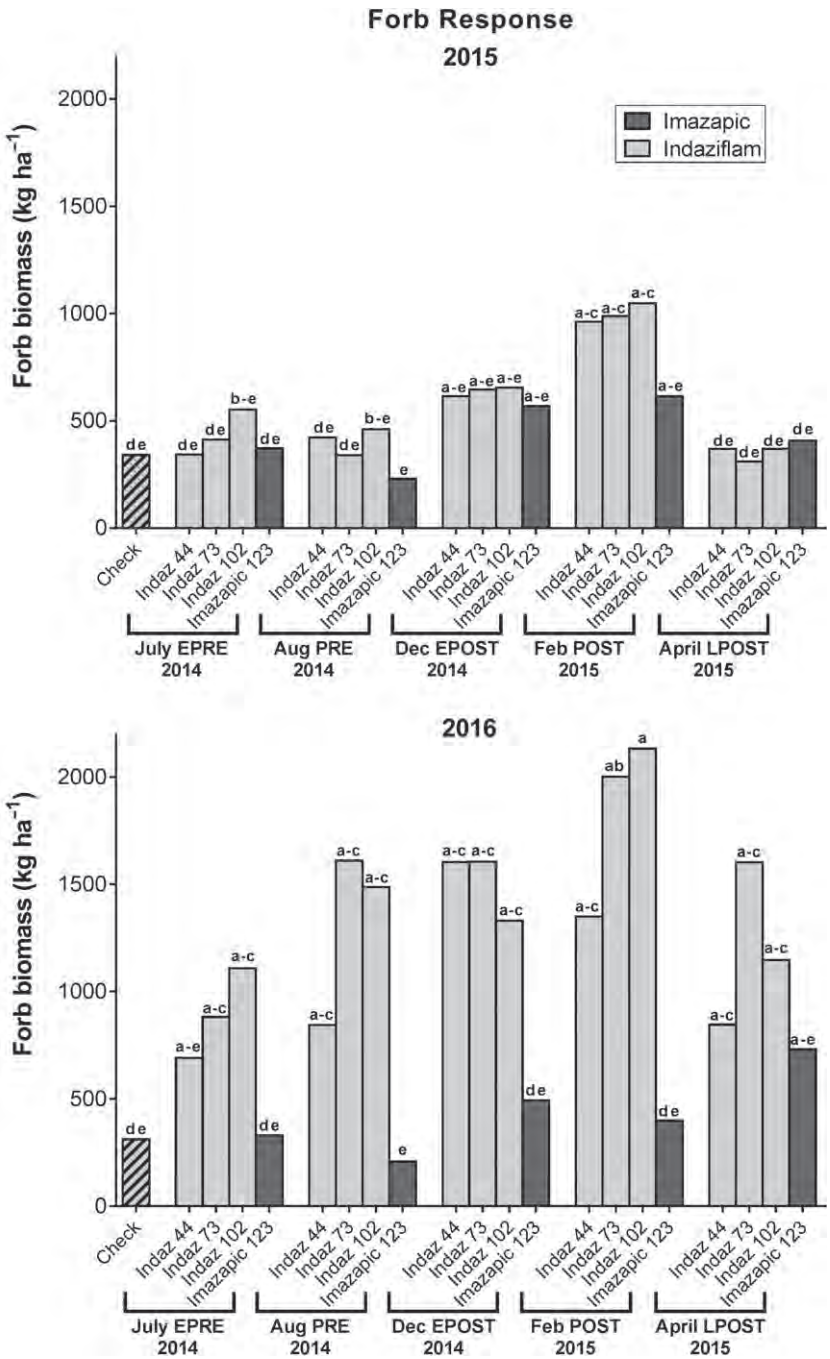


Figure 7. At site 1, forb biomass response to herbicide treatments 1 YAT (2015) and 2 YAT (2016). Five application timings were evaluated, including early PRE (EPRE, July 2014), PRE (August 2014), early POST (EPOST, December 2014), POST (February 2015) and late POST (LPOST, April 2015). Letters indicate differences among herbicide treatments across all five timings and years, using least-squares means ($P < 0.05$). Herbicide treatment rates at each timing are as follows: indaziflam at 44, 73 and 102 g AI ha^{-1} and imazapic at 123 g AI ha^{-1}. All POST treatments included 420 g ae ha^{-1} glyphosate as the burndown.

and cell wall architecture between these plant classes. One explanation for the differences in relative potency of indaziflam on monocots and dicots could be the unique cell wall structure between dicots/liliaceous monocots (type 1 cell walls) and Poales/commelinid monocots (type 2 cell walls).[17] In this study, Arabidopsis and kochia, both dicots, have type 1 cell walls while downy brome and feral rye, both commelinid monocots, have type 2 cell walls. Factors within the two plant classes that could also influence relative indaziflam potency are seed size, metabolism, herbicide sequestration, herbicide absorption or genetic differences.[17] Because cellulose synthesis is such a complex process, there are likely many contributing factors involved in indaziflam's ability to control both monocots and dicots. We can conclude from the root bioassay, greenhouse dose–response and fluorescence microscopy that indaziflam does in fact inhibit monocot root elongation and provide control at lower rates compared with dicots. The methods from our study were highly consistent with the dark-grown bioassay used by Brabham *et al.*;[9] however, they found the dose needed for inhibition of dicots was lower than monocots. This difference in phytotoxicity compared with

© 2017 Society of Chemical Industry

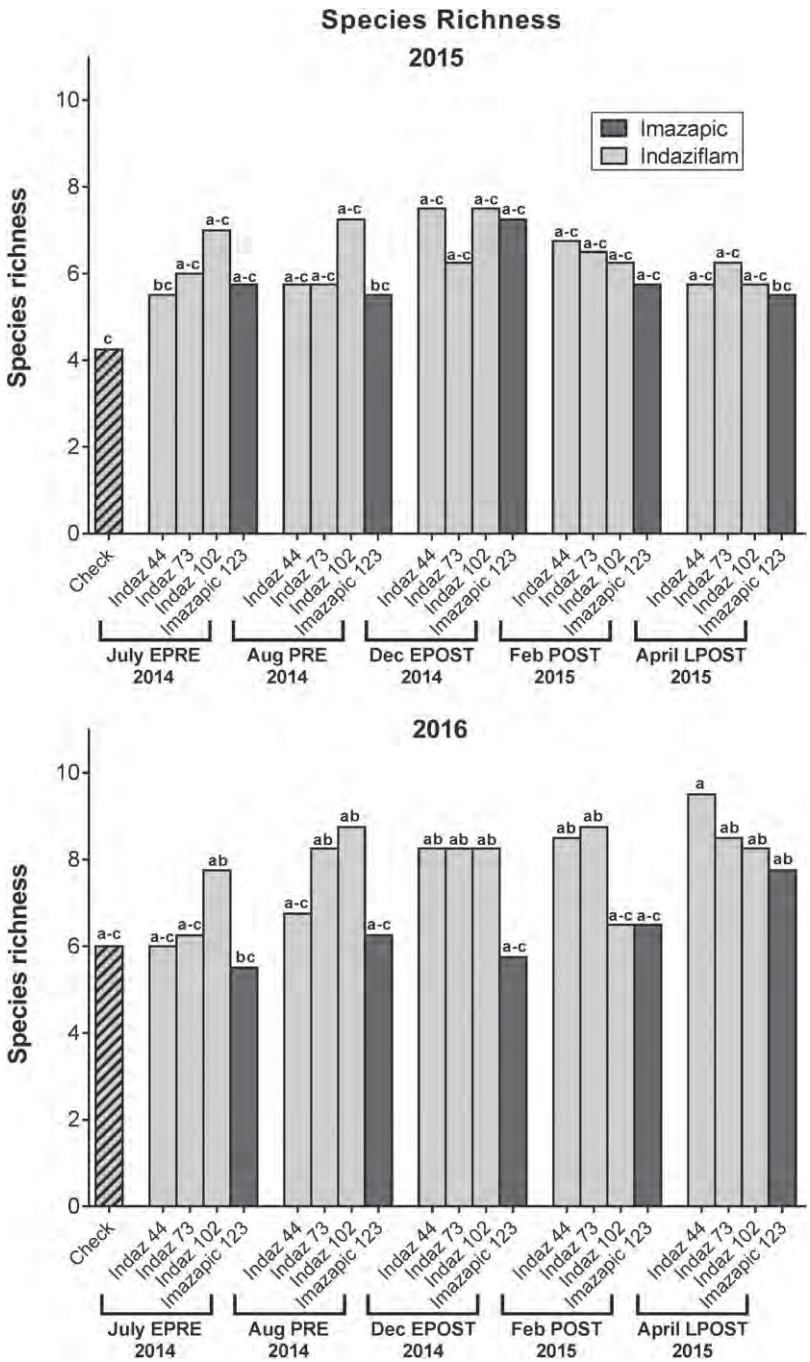


Figure 8. At site 1, species richness defined as the total number of unique co-occurring species (grasses and forbs) occurring per unit area (27 m^2 plot size), 1 YAT (2015) and 2 YAT (2016). Five application timings were evaluated, including early PRE (EPRE, July 2014), PRE (August 2014), early POST (EPOST, December 2014), POST (February 2015) and late POST (LPOST, April 2015). Letters indicate differences among herbicide treatments across all five timings and years, using least-squares means ($P < 0.05$). Herbicide treatment rates at each timing are as follows: indaziflam at 44, 73 and 102 g AI ha^{-1} and imazapic at 123 g AI ha^{-1}. All POST treatments included 420 g ae ha^{-1} of glyphosate as the burndown.

our study is likely an example of differences in relative potency across species, and for the species we tested, monocots displayed a greater response compared with dicots. We also observed more severe cellular symptoms in monocot species than in dicot species treated with the same herbicide concentration. Understanding the difference between the monocot and dicot response to indaziflam treatment will require further studies to identify the target protein of indaziflam, such as forward and reverse genetic screens in Arabidopsis (a model dicot) and *Brachypodium distachyon* or rice (both model monocot species). Indaziflam may also prove useful in basic research into the still unresolved complexities of cellulose synthesis.

Root inhibition was noticeable at pM concentrations. This observable activity at extremely low concentrations could explain the increased residual weed control provided by indaziflam compared with other herbicides. Dichlobenil and isoxaben, two other CBI herbicides, are labeled at approximately 10 and 40 times greater herbicide concentrations than indaziflam (73 and 102 g AI

 © 2017 Society of Chemical Industry

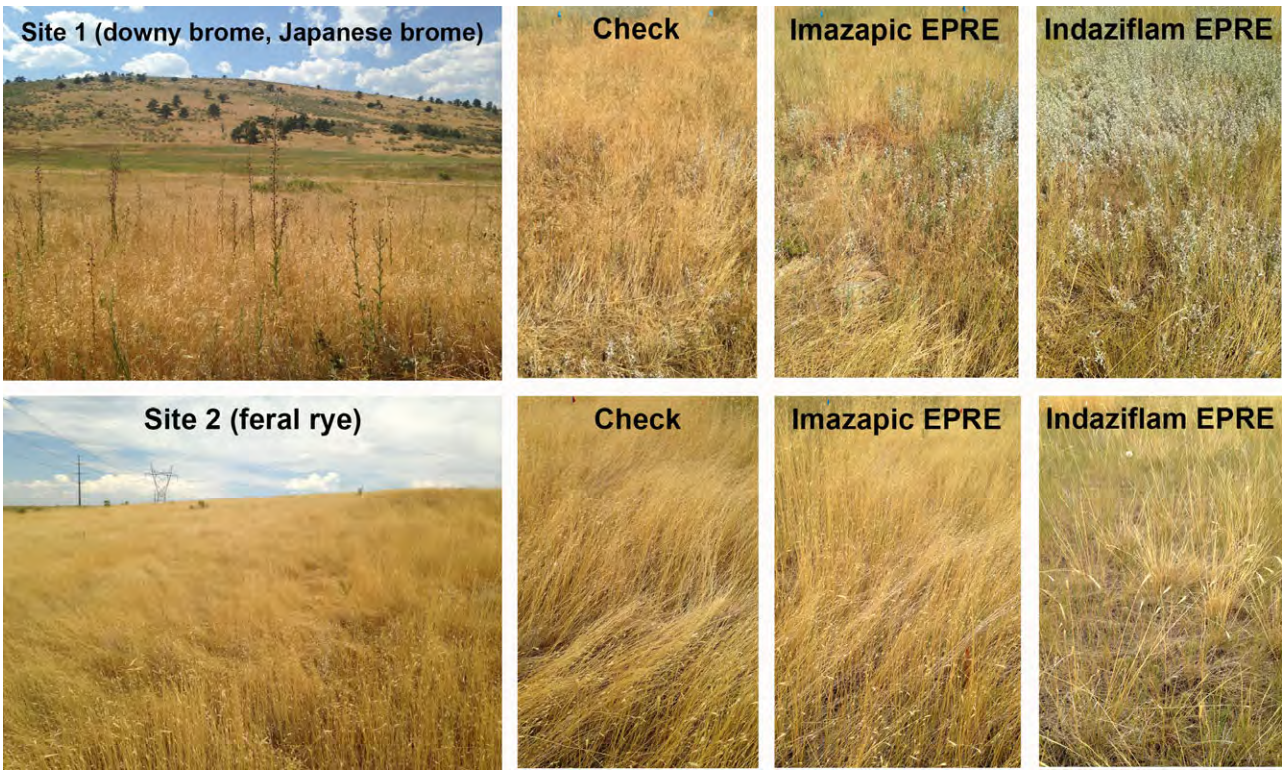


Figure 9. Photos of sites 1 and 2, taken in July 2016. Treatment photos include imazapic 144 g AI ha^{-1} and indaziflam 102 g AI ha^{-1} in July 2014, EPRE timing (2 YAT). Indaziflam treatments provided the long-term invasive winter annual grass control necessary for the re-establishment of co-occurring grasses and forbs.

ha^{-1}).[21,59] In addition, indaziflam has several other chemical properties that result in enhanced residual weed control: lipophilicity (log $K_{ow} = 2.8$), low water solubility (2.8 mg L^{-1}), no photodegredation and a moderate positive correlation between sorption and soil organic matter.[16,59] Therefore, lethal indaziflam concentrations are biologically available at the soil surface with sufficient moisture for plant uptake,[16] resulting in extended weed control. This response has been observed under several of indaziflam's labeled use patterns; however, there is limited supporting data in non-crop markets including indaziflam's new open space and natural areas label.

In this study, we provide the first field data showing that indaziflam can provide superior residual control of multiple invasive winter annual grasses (downy brome, feral rye, Japanese brome) compared with the currently recommended herbicide, imazapic. These data directly support the limited field[14,60] and greenhouse studies[34] that have been conducted evaluating the effectiveness of indaziflam to provide residual control of invasive winter annual grasses and other invasive biennial weeds[61] in open spaces and natural areas. Overall, indaziflam provided residual control 2 YAT, ultimately reducing the seed rain back into the soil seed bank. Because invasive winter annual grasses have seed viabilities of approximately 3–5 years,[56,62] land managers should consider applying a sequential indaziflam treatment 2 or 3 years after initial treatments potentially to exhaust the seed bank of these invasive grasses. The sequential treatments could provide the residual control necessary to reach the 3–5 year seed longevity period.[62] This management approach could reduce labor and herbicide costs compared with herbicides with limited residual control that require yearly applications (e.g. imazapic), while also minimizing the herbicide's environmental footprint.

An additional observation in this field study, associated with indaziflam's long-term residual control, was its utility as a tool for fine fuel reduction (Fig. 10). These fine fuel layers associated with invasive winter annual grasses have resulted in major changes in fire return intervals, dramatically increasing fire frequency and intensity,[38] particularly in sagebrush ecosystems of the Great Basin.[40,63] Additionally, many open spaces and natural areas infested with invasive winter annual grasses are bordered by houses or other structures and are at a high fire risk with these dense, highly flammable fine fuel layers. Additional research should be conducted to quantify fine fuel decomposition over time with other common invasive winter annual grasses found in the United States, including jointed goatgrass (*Aegilops cylindrica* L.), medusahead [*Taeniatherum caput-medusae* (L.) Nevski] and ventenata [*Ventenata dubia* (Leers) Coss]. Herbicide efficacy should also be compared between sites with no remaining fine fuel in recently burned areas (natural or prescribed) and non-burned sites.

This field study also provided much needed field tolerance data for the response of co-occurring grasses and forbs to herbicide treatments (Fig.10). Indaziflam promoted the re-establishement of the co-occurring plant community by increasing perennial grass and forb biomass and plant diversity (richness) over time. Imazapic at all application timings did not provide the necessary residual invasive winter annual grass control for re-establishment of co-occurring species, 2 YAT. Depleting the invasive winter annual grass soil seed bank and reducing fine fuel ultimately allowed the invaded sites to be converted from an annual-weed-dominated plant community to one that was primarily perennial dominated by natives. Across both sites evaluated in this study, indaziflam treatments promoted (released) the remnant perennial grass and

© 2017 Society of Chemical Industry

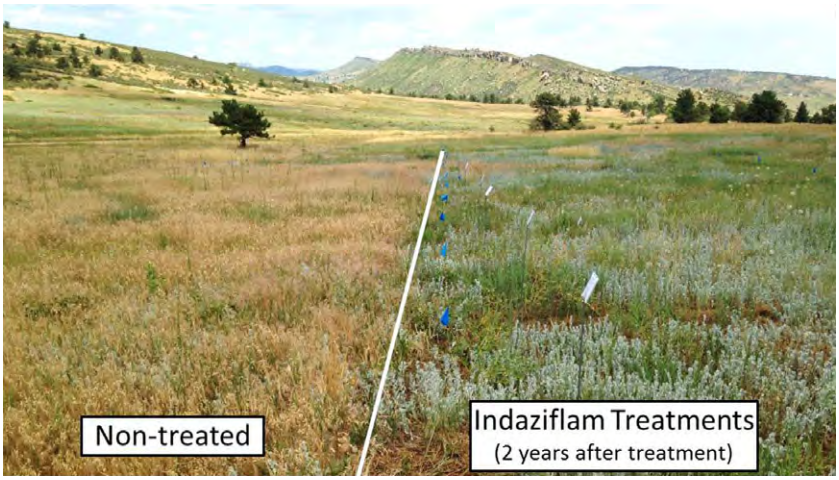


Figure 10. At Site 1, downy brome and Japanese brome non-treated (left) compared to indaziflam long-term selective control, release of desirable co-occurring species, and fine fuel reduction (right).

forb plant communities, and these sites are now more resistant and resilient to future invasions.[40]

ACKNOWLEDGEMENTS

The authors would like to thank Dr David Spak and Dr Harry Quicke of Bayer U.S. for partial funding of this research, and Bobby Goeman and Steve Sauer for their assistance in locating research sites. Mention of product trade names does not constitute endorsement by the authors or by Colorado State University.

REFERENCES

1 Duke SO, Why have no new herbicide modes of action appeared in recent years? *Pest Manag Sci* **68**:505–512 (2012).
2 Neve P, Vila-Aiub M and Roux F, Evolutionary-thinking in agricultural weed management. *New Phytol* **184**:783–793 (2009).
3 Heap I, Global perspective of herbicide-resistant weeds. *Pest Manag Sci* **70**:1306–1315 (2014).
4 Powles SB and Yu Q, Evolution in action: plants resistant to herbicides. *Annu Rev Plant Biol* **61**:317–347 (2010).
5 Lagator M, Vogwill T, Mead A, Colegrave N and Neve P, Herbicide mixtures at high doses slow the evolution of resistance in experimentally evolving populations of *Chlamydomonas reinhardtii*. *New Phytol* **198**:938–945 (2013).
6 Neve P, Challenges for herbicide resistance evolution and management: 50 years after Harper. *Weed Res* **47**:365–369 (2007).
7 Sabba RP and Vaughn KC, Herbicides that inhibit cellulose biosynthesis. *Weed Sci* **47**:757–763 (1999).
8 Tompkins J, *Environmental Protection Agency Pesticide Fact Sheet*. [Online]. EPA (2010). Available: http://www.epa.gov/pesticides/chem_search/reg_actions/registration/fs_PC-080818_26-Jul-10.pdf [20 November 2016].
9 Brabham C, Lei L, Gu Y, Stork J, Barrett M and DeBolt S, Indaziflam herbicidal action: a potent cellulose biosynthesis inhibitor. *Plant Physiol* **166**:1177–1185 (2014).
10 Brosnan JT and Breeden GK, Application placement affects postemergence smooth crabgrass (*Digitaria ischaemum*) and annual bluegrass (*Poa annua*) control with indaziflam. *Weed Technol* **26**:661–665 (2012).
11 Kaapro J, Indaziflam – a new herbicide for pre-emergent control of weeds in turf, forestry, industrial vegetation, and ornamentals. *Proc 23rd Asian-Pacif Weed Science Society Conf*, Cairns, Queensland, Australia (2012).
12 Myers D, Hanrahan R, Michel J, Monke B, Mudge L, Olsen C *et al.*, Indaziflam/BCS AA170717 – a new herbicide for preemergent control of grasses and broadleaves in turf and ornamentals. *Proc Southern Weed Science Society*, Las Cruces, NM, p. 393 (2009).
13 Guerra N, Oliveira RS, Constantin J, Neto AMO, Puton G and Garrido THP, Influence of precipitation and sugarcane straw in aminocyclopyrachlor and indaziflam control efficiency. *Planta Daninha* **33**:535–542 (2015).
14 Sebastian DJ, Sebastian JR, Nissen SJ and Beck KG, A potential new herbicide for invasive annual grass control on rangeland. *Rangel Ecol Manag* **69**:195–198 (2016).
15 Brosnan JT, Reasor EH, Vargas JJ, Breeden GK, Kopsell DA, Cutulle MA *et al.*, A putative prodiamine-resistant annual bluegrass (*Poa annua*) population is controlled by indaziflam. *Weed Sci* **62**:138–144 (2014).
16 Sebastian DJ, Nissen SJ, Westra P, Shaner DL and Butters G, Influence of soil properties and soil moisture on the efficacy of indaziflam and flumioxazin on *Kochia scoparia* L. *Pest Manag Sci* in press (**2016**).
17 Tateno M, Brabham C and DeBolt S, Cellulose biosynthesis inhibitors – a multifunctional toolbox. *J Exp Bot* **67**:533–542 (2016).
18 Bashline L, Li S, Zhu X and Gu Y, The TWD40-2 protein and the AP2 complex cooperate in the clathrin-mediated endocytosis of cellulose synthase to regulate cellulose biosynthesis. *Proc Natl Acad Sci USA* **112**:12 870–12 875 (2015).
19 Mutwil M, Debolt S and Persson S, Cellulose synthesis: a complex complex. *Current Opin Plant Biol* **11**:252–257 (2008).
20 Jarvis MC, Cellulose biosynthesis: counting the chains. *Plant Physiol* **163**:1485–1486 (2013).
21 Dietrich H and Laber B, Inhibitors of cellulose biosynthesis, in *Modern Crop Protection Compounds, Vols 1 to 3*, 2nd edition, ed. by Krämer W, Schirmer U, Jeschke P and Witschel M. Wiley-VCH, Weinheim, Germany, pp. 339–369 (2012).
22 Paredez AR, Somerville CR and Ehrhardt DW, Visualization of cellulose synthase demonstrates functional association with microtubules. *Science* **312**:1491–1495 (2006).
23 Crowell EF, Bischoff V, Desprez T, Rolland A, Stierhof Y-D, Schumacher K *et al.*, Pausing of Golgi bodies on microtubules regulates secretion of cellulose synthase complexes in Arabidopsis. *Plant Cell* **21**:1141–1154 (2009).
24 DeBolt S, Gutierrez R, Ehrhardt DW and Somerville C, Nonmotile cellulose synthase subunits repeatedly accumulate within localized regions at the plasma membrane in Arabidopsis hypocotyl cells following 2,6-dichlorobenzonitrile treatment. *Plant Physiol* **145**:334–338 (2007).
25 Sebastian DJ and Nissen SJ, Winter annual grass control and remnant plant community response to indaziflam and imazapic. In *Western Society of Weed Science*: Albuquerque, NM, pp. 54–55 (2016).
26 Sebastian DJ, Hicks CT and Nissen SJ, *Indaziflam: potential new herbicide to control invasive winter annual grasses. Proc Weed Science Society of America*, San Juan, Puerto Rico (2015).
27 Park KW and Mallory-Smith CA, Multiple herbicide resistance in downy brome (*Bromus tectorum*) and its impact on fitness. *Weed Sci* **53**:780–786 (2005).

 © 2017 Society of Chemical Industry

28 Mueller-Warrant G, Mallory-Smith C and Hendrickson P, Non-target site resistance to ALS inhibitors in downy brome. *Proc Western Society of Weed Science*, p. 16 (1999).
29 Morris C, Monaco TA and Rigby CW, Variable impacts of imazapic rate on downy brome (*Bromus tectorum*) and seeded species in two rangeland communities. *Invas Plant Sci Manag* **2**:110–119 (2009).
30 Hirsch MC, Monaco TA, Ca CA and Ransom CV, Comparison of herbicides for reducing annual grass emergence in two Great Basin soils. *Rangel Ecol Manag* **65**:66–75 (2012).
31 Kyser GB, Wilson RG, Zhang JM and DiTomaso JM, Herbicide-assisted restoration of Great Basin sagebrush steppe infested with medusahead and downy brome. *Rangel Ecol Manag* **66**:588–596 (2013).
32 Mangold J, Parkinson H, Duncan C, Rice P, Davis E and Menalled F, Downy brome (*Bromus tectorum*) control with imazapic on Montana grasslands. *Invas Plant Sci Manag* **6**:554–558 (2013).
33 Tranel PJ and Wright TR, Resistance of weeds to ALS-inhibiting herbicides: what have we learned? *Weed Sci* **50**:700–712 (2002).
34 Sebastian DJ, Nissen SJ and De Souza Rodrigues J, Pre-emergence control of six invasive winter annual grasses with imazapic and indaziflam. *Invas Plant Sci Manag* **9**:308–316 (2016).
35 Fenesi A, Saura-Mas S, Blank RR, Kozma A, Lózer B-M and Ruprecht E, Enhanced fire-related traits may contribute to the invasiveness of downy brome (*Bromus tectorum*). *Invas Plant Sci Manag* **9**:182–194 (2016).
36 D'Antonio CM and Vitousek PM, Biological invasions by exotic grasses, the grass/fire cycle, and global change. *Annu Rev Ecol Syst* **23**:63–87 (1992).
37 Balch JK, Bradley BA, D'Antonio CM and Gómez-Dans J, Introduced annual grass increases regional fire activity across the arid western USA (1980–2009). *Global Change Biol* **19**:173–183 (2013).
38 Knapp PA, Cheatgrass (*Bromus tectorum* L) dominance in the Great Basin Desert: history, persistence, and influences to human activities. *Global Environ Change* **6**:37–52 (1996).
39 Crawford JA, Olson RA, West NE, Mosley JC, Schroeder MA, Whitson TD *et al.*, Ecology and management of sage-grouse and sage-grouse habitat. *Rangel Ecol Manag* **57**:2–19 (2004).
40 Chambers JC, Pyke DA, Maestas JD, Pellant M, Boyd CS, Campbell SB *et al.*, Using resistance and resilience concepts to reduce impacts of invasive annual grasses and altered fire regimes on the sagebrush ecosystem and greater sage-grouse: a strategic multi-scale approach. *General Technical Report RMRS-GTR-326.* [Online]. Rocky Mountain Research Station, Forest Service, US Department of Agriculture, Fort Collins, CO. Available: http://www.fs.fed.us/rm/pubs/rmrs_gtr326.pdf [10 July 2016].
41 Young JA and Longland WS, Impact of alien plants on Grant Basin rangelands. *Weed Technol* **10**:384–391 (1996).
42 Schneider CA, Rasband WS and Eliceiri KW, NIH Image to ImageJ: 25 years of image analysis. *Nat Meth* **9**:671–675 (2012).
43 Hughes J and McCully ME, The use of an optical brightener in the study of plant structure. *Stain Technol* **50**:319–329 (1975).
44 Nagata T and Takebe I, Cell wall regeneration and cell division in isolated tobacco mesophyll protoplasts. *Planta* **92**:301–308 (1970).
45 Fagard M, Desnos T, Desprez T, Goubet F, Refregier G, Mouille G *et al.*, PROCUSTE1 encodes a cellulose synthase required for normal cell elongation specifically in roots and dark-grown hypocotyls of Arabidopsis. *Plant Cell* **12**:2409–2423 (2000).
46 *Web Soil Survey.* [Online]. USDA-NRCS. Available: http://websoilsurvey.nrcs.usda.gov/ [12 September 2016].
47 *Cooperative Climatological Data Summaries.* [Online]. Western Regional Climate Center. Available: http://www.wrcc.dri.edu/climatedata/climsum/ [19 January 2015].
48 *Colorado Water Year Summary.* [Online]. CoCoRaHS. Available: http://www.cocorahs.org/WaterYearSummary/ [01 July 2016].
49 Oba G, Vetaas OR and Stenseth NC, Relationships between biomass and plant species richness in arid-zone grazing lands. *J Appl Ecol* **38**:836–845 (2001).
50 *SAS/STAT 9.3 User's Guide.* SAS Institute, Cary, NC (2010).
51 Desprez T, Vernhettes S, Fagard M, Refrégier G, Desnos T, Aletti E *et al.*, Resistance against herbicide isoxaben and cellulose deficiency caused by distinct mutations in same cellulose synthase isoform CESA6. *Plant Physiol* **128**:482–490 (2002).
52 Nicol F, His I, Jauneau A, Vernhettes S, Canut H and Höfte H, A plasma membrane-bound putative endo-1,4-β-D-glucanase is required for normal wall assembly and cell elongation in Arabidopsis. *EMBO J* **17**:5563–5576 (1998).
53 Arteca RN and Arteca JM, A novel method for growing *Arabidopsis thaliana* plants hydroponically. *Physiol Plant* **108**:188–193 (2000).
54 Vaughn KC and Lehnen LP, Jr, Mitotic disrupter herbicides. *Weed Sci* **39**:450–457 (1991).
55 Corio-Costet M-F, Dall'Agnese M and Scalla R, Effects of isoxaben on sensitive and tolerant plant cell cultures: I. *Metabolic fate of isoxaben. Pestic Biochem Physiol* **40**:246–254 (1991).
56 Burnside OC, Wilson RG, Weisberg S and Hubbard KG, Seed longevity of 41 weed species buried 17 years in eastern and western Nebraska. *Weed Sci* **44**:74–86 (1996).
57 Thill DC, Beck KG and Callihan RH, The biology of downy brome (*Bromus tectorum*). *Weed Sci* **32**:7–12 (1984).
58 Wolfe KH, Gouy M, Yang Y-W, Sharp PM and Li W-H, Date of the monocot–dicot divergence estimated from chloroplast DNA sequence data. *Proc Natl Acad Sci USA* **86**:6201–6205 (1989).
59 Herbicide Handbook. *Weed Science Society of America*, Lawrence, KS (2014).
60 Sebastian JR, Sebastian DJ and Beck KG, *Feral rye control in Colorado. Proc Western Society of Weed Science*, Colorado Springs, CO (2014).
61 Sebastian DJ, Nissen SJ, Sebastian JR, Meiman PJ and Beck KG, Pre-emergence control of nine invasive weeds with aminocyclopyrachlor, aminopyralid, and indaziflam. *Invas Plant Sci Manag* **10**:99–109 (2017).
62 Sebastian DJ, Nissen SJ, Sebastian JR and Beck KG, Seed bank depletion: the key to long-term downy brome (*Bromus tectorum* L.) management. *Rangel Ecol Manag* https://doi.org/10.1016/j.rama.2016.12.003 (2016).
63 Keane RE, Agee JK, Fule P, Keeley JE, Key C, Kitchen SG *et al.*, Ecological effects of large fires on US landscapes: benefit or catastrophe? *Int J Wildland Fire* **17**:696–712 (2009).

© 2017 Society of Chemical Industry

Natural Areas Program
PO Box 580
1745 Hoffman Mill Rd
Fort Collins, CO 80522

970.416.2815
970.416.2211 - fax
fcgov.com/naturalareas

Natural Areas Department Aerial Herbicide Application Checklist

This checklist/data sheet is to serve as an aid in preparation for aerial herbicide applications coordinated by the Natural Areas Department and performed by an aerial application contractor licensed by the State of Colorado.

Contractor _____ Date _____

Project Site _____ Project Area (acres) _____

3 Months Prior Preparation Work

Site Assessment

- ☐ Check with RM/LM staff to determine appropriateness of application
- ☐ Check rare plant layer
- ☐ Check wildlife layer
- ☐ Determine timing, herbicide, and rate

Contract Development

- ☐ Contact Purchasing Dept.
- ☐ Secure bids, finalize contract as needed

Outreach

- ☐ Determine need for letters to neighbors (within .5 miles) Mailed two weeks prior
- ☐ Determine need for press release (not typical, but may be needed for special cases)

1 Month Prior - Preparation Work

- ☐ Contact the county for sites sharing boundaries- collaboration and notification for trail closures
- ☐ Re-check site to confirm conditions
- ☐ Finalize date window with contractor
- ☐ Check NAD Event Calendar
- ☐ Send email to NA staff with project details

1 Week Prior Preparation Work

- ☐ Re-Check Event Calendar
- ☐ Confirm with Education and Administration staff – no events
- ☐ Finalize application date with contractor
- ☐ Contact Lead Ranger regarding site closure
- ☐ Post signage at site (include window of dates – with backup dates)
- ☐ Provide shapefile to contractor
- ☐ Update social media sites (Facebook, Twitter, Webpage, NOCO Trail)
- ☐ Determine need for parking lot monitor

Day of Work

- ☐ Bring herbicide and surfactant to contractor
- ☐ Post staff member in parking lot if necessary
- ☐ Monitor points where trails might enter site from other properties, ex. Rimrock into CRN
- ☐ Send follow-up email to NA staff regarding closure
- ☐ Notify staff in order to update social media sites

Current Weather (Time _____) **Forecasted Wx @ 1200** **Forecasted Wx @ 1500**

Temp	_____	Temp	_____	Temp	_____
Wind Speed	_____	Wind Speed	_____	Wind Speed	_____
Wind Direction	_____	Wind Direction	_____	Wind Direction	_____

File Attachments for Item:

10. Resolution 2022-082 Setting Forth Findings of Fact and Determinations Regarding the Peakview Annexation No. 1.

The purpose of this item is to determine substantial compliance and initiate annexation proceedings for the Peakview Annexation No. 1. The Applicant has submitted a written petition requesting the annexation and proposed zoning. The Peakview Annexation No. 1 totals 5.7-acres and is located generally northeast of the East Mulberry Street and Greenfields Court intersection.

The requested zoning for this annexation is General Commercial (C-G), Neighborhood Commercial (N-C), and Medium Density Mixed-Use Neighborhood (M-M-N), in compliance with the City of Fort Collins Structure Plan and the East Mulberry Corridor Plan. No project development plan proposal was submitted in conjunction with the annexation application.

This annexation request is in conformance with the State of Colorado Revised Statutes as they relate to annexations, the City of Fort Collins City Plan, and the Larimer County and City of Fort Collins Intergovernmental Agreement Regarding Growth Management.

August 16, 2022

AGENDA ITEM SUMMARY
City Council

STAFF

Kai Kleer, City Planner
Brad Yatabe, Legal

SUBJECT

Resolution 2022-082 Setting Forth Findings of Fact and Determinations Regarding the Peakview Annexation No. 1.

EXECUTIVE SUMMARY

The purpose of this item is to determine substantial compliance and initiate annexation proceedings for the Peakview Annexation No. 1. The Applicant has submitted a written petition requesting the annexation and proposed zoning. The Peakview Annexation No. 1 totals 5.7-acres and is located generally northeast of the East Mulberry Street and Greenfields Court intersection.

The requested zoning for this annexation is General Commercial (C-G), Neighborhood Commercial (N-C), and Medium Density Mixed-Use Neighborhood (M-M-N), in compliance with the City of Fort Collins Structure Plan and the East Mulberry Corridor Plan. No project development plan proposal was submitted in conjunction with the annexation application.

This annexation request is in conformance with the State of Colorado Revised Statutes as they relate to annexations, the City of Fort Collins City Plan, and the Larimer County and City of Fort Collins Intergovernmental Agreement Regarding Growth Management.

STAFF RECOMMENDATION

Staff recommends adoption of the Resolution.

BACKGROUND / DISCUSSION

The Peakview property has been under review by Larimer County for several years for a Planned Land Development and Preliminary Plat. The developers of Bloom Filing One (including property west of the Peakview site) would like to build the arterial street improvements for Greenfields Drive later this fall, part of which is within the Peakview development currently in the county. The Peakview project is anticipated to be gaining final county approval of the Preliminary Plat also this fall. The ability of having the arterial right-of-way be under one jurisdiction at the time of construction simplifies the issue of posting of collateral and of construction inspections. This annexation will allow the future arterial right-of-way to all be under city jurisdiction prior to construction.

The Peakview Annexation No. 1 includes street right-of-way only. A petition for the future Peakview Annexation No. 2, which includes the remainder of the property to the east, will be accepted by the City after Larimer County approval of the associated Peakview development plan (see attached annexation sequence map). The Peakview Annexation No. 1 has a total contiguous perimeter (2,646.37 feet) of 40%,

which satisfies the one-sixth (1/6) area required. Contiguity is gained from the Springer-Fisher and Whitham Farms Annexations.

The proposed Resolution makes a finding that the petition substantially complies with the Municipal Annexation Act, determines that a hearing should be established regarding the annexation, and directs that notice be given of the hearing. The hearing will be held at the time of First Reading of the annexation and zoning ordinances. The proposed zoning of a property to be annexed is not a requirement under § 31-12-107, C.R.S., and discussion of zoning issues should be reserved for the zoning review that will occur concurrent to the first reading for the annexation. At least 30 days prior notice of the hearing is required by state law.

The property is located within the Fort Collins Growth Management Area (GMA). According to policies and agreements between the City of Fort Collins and Larimer County contained in the Intergovernmental Agreement for the Fort Collins Growth Management Area, the City agrees to consider annexation of property in the GMA when the property is eligible for annexation according to State law.

CITY FINANCIAL IMPACTS

The annexation and zoning will not result in any initial direct significant financial/economic impacts. Electric service will be transferred from Poudre Valley REA to Fort Collins Light and Power. Future development will also trigger the transition of law enforcement from Larimer County Sheriff to Fort Collins Police Services. Water utility services will continue to be provided by the East Larimer Water (ELCO) District, and wastewater utility service by the Boxelder Sanitation District.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

The Planning and Zoning Commission will conduct a public hearing on the annexation and zoning request on August 18, 2022. The Commission's recommendation will be forwarded to Council as part of the First Reading of the annexation and zoning ordinances on September 20, 2022.

PUBLIC OUTREACH

There was no public outreach for this initiating Resolution, as this Resolution simply accepts the Annexation Petition and provides a schedule for upcoming Council hearings, with a schedule and notification requirements that comply with State Statutes.

ATTACHMENTS

1. Resolution for Consideration
2. Vicinity Map
3. Petition
4. Applicant Narrative
5. Annexation Map
6. Structure Plan Map
7. East Mulberry Corridor Plan Map
8. Existing Zoning Map
9. Sequence Map

RESOLUTION 2022-082
OF THE COUNCIL OF THE CITY OF FORT COLLINS
FINDING SUBSTANTIAL COMPLIANCE AND
INITIATING ANNEXATION PROCEEDINGS FOR THE
PEAKVIEW ANNEXATION NO. 1

WHEREAS, a written petition, together with four prints of an annexation map, have been filed with the City Clerk requesting the annexation of certain property to be known as the Peakview Annexation No. 1, as more particularly described below; and

WHEREAS, the City Council desires to initiate annexation proceedings for the Peakview Annexation No. 1 in accordance with the Municipal Annexation Act, Colorado Revised Statutes ("C.R.S.") Section 31-12-101, et seq.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. That the City Council hereby makes and adopts the determinations and findings contained in the recitals set forth above.

Section 2. That the City Council hereby accepts the annexation petition for the Peakview Annexation No. 1, located generally northeast of the East Mulberry Street and Greenfields Court intersection and more particularly described as situate in the County of Larimer, State of Colorado, to wit:

A PARCEL OF LAND LOCATED IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M. BEING MONUMENTED BY A 2-1/2" ALUMINUM CAP STAMPED "LS 23503" AT THE WEST END AND A 2-1/2" ALUMINUM CAP STAMPED "LS 22573" AT THE EAST END, SAID LINE BEING ASSUMED TO BEAR S89°11'21"E.

BEGINNING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 9;

THENCE ON THE NORTH LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 9, S88°55'11"E A DISTANCE OF 42.00 FEET;

THENCE DEPARTING SAID NORTH LINE, THE FOLLOWING THIRTY-EIGHT (38) COURSES:

1. S00°14'19"W A DISTANCE OF 827.07 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 84.00 FEET, A CENTRAL ANGLE OF 11°15'25" AND AN ARC LENGTH OF 16.50 FEET, TO A POINT OF TANGENT;
3. S11°01'07"E A DISTANCE OF 41.76 FEET, TO A POINT OF CURVE;
4. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 116.00 FEET, A CENTRAL ANGLE OF 11°15'25" AND AN ARC LENGTH OF 22.79 FEET, TO A POINT OF TANGENT;
5. S00°14'19"W A DISTANCE OF 75.11 FEET, TO A POINT OF CURVE;
6. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 166.00 FEET, A CENTRAL ANGLE OF 06°41'42" AND AN ARC LENGTH OF 19.40 FEET, TO A POINT OF TANGENT;
7. S06°56'01"W A DISTANCE OF 85.38 FEET, TO A POINT OF CURVE;
8. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 134.00 FEET, A CENTRAL ANGLE OF 06°41'42" AND AN ARC LENGTH OF 15.66 FEET, TO A POINT OF TANGENT;
9. S00°14'19"W A DISTANCE OF 182.11 FEET, TO A POINT OF CURVE;
10. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 84.00 FEET, A CENTRAL ANGLE OF 09°54'53" AND AN ARC LENGTH OF 14.54 FEET, TO A POINT OF TANGENT;
11. S09°40'35"E A DISTANCE OF 52.35 FEET, TO A POINT OF CURVE;
12. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 116.00 FEET, A CENTRAL ANGLE OF 09°54'53" AND AN ARC LENGTH OF 20.07 FEET, TO A POINT OF TANGENT;
13. S00°14'19"W A DISTANCE OF 102.11 FEET, TO A POINT OF CURVE;
14. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 166.00 FEET, A CENTRAL ANGLE OF 06°23'15" AND AN ARC LENGTH OF 18.51 FEET, TO A POINT OF TANGENT;
15. S06°37'34"W A DISTANCE OF 78.77 FEET, TO A POINT OF CURVE;
16. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 134.00 FEET, A CENTRAL ANGLE OF 09°33'20" AND AN ARC LENGTH OF 22.35 FEET, TO A POINT OF REVERSE CURVE;
17. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,033.00 FEET, A CENTRAL ANGLE OF 09°59'32" AND AN ARC LENGTH OF 180.15 FEET, TO A POINT OF COMPOUND CURVE;
18. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 84.00 FEET, A CENTRAL ANGLE OF 11°47'15" AND AN ARC LENGTH OF 17.28 FEET, TO A POINT OF TANGENT;
19. S24°42'34"E A DISTANCE OF 43.84 FEET, TO A POINT OF NON-TANGENT CURVE;
20. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S64°54'15"W, HAVING A RADIUS OF 108.19 FEET, A CENTRAL ANGLE OF 10°37'19" AND AN ARC LENGTH OF 20.06 FEET, TO A POINT OF NON-TANGENT;
21. S14°51'36"E A DISTANCE OF 50.10 FEET;
22. S13°42'52"E A DISTANCE OF 50.01 FEET;
23. S14°51'36"E A DISTANCE OF 36.74 FEET;

24. S14°51'36"E A DISTANCE OF 47.62 FEET, TO A POINT OF CURVE;
25. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 03°07'00" AND AN ARC LENGTH OF 1.09 FEET, TO A POINT OF REVERSE CURVE;
26. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 129.00 FEET, A CENTRAL ANGLE OF 08°04'32" AND AN ARC LENGTH OF 18.18 FEET, TO A POINT OF TANGENT;
27. S19°49'08"E A DISTANCE OF 108.53 FEET, TO A POINT OF CURVE;
28. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 179.00 FEET, A CENTRAL ANGLE OF 01°22'20" AND AN ARC LENGTH OF 4.29 FEET, TO A POINT OF TANGENT;
29. S21°11'28"E A DISTANCE OF 91.99 FEET, TO A POINT OF CURVE;
30. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 49.00 FEET, A CENTRAL ANGLE OF 62°31'40" AND AN ARC LENGTH OF 53.47 FEET, TO A POINT OF REVERSE CURVE;
31. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 541.00 FEET, A CENTRAL ANGLE OF 05°46'51" AND AN ARC LENGTH OF 54.58 FEET, TO A POINT OF COMPOUND CURVE;
32. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 291.00 FEET, A CENTRAL ANGLE OF 09°27'22" AND AN ARC LENGTH OF 48.03 FEET, TO A POINT OF COMPOUND CURVE;
33. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 29.00 FEET, A CENTRAL ANGLE OF 17°32'15" AND AN ARC LENGTH OF 8.88 FEET, TO A POINT OF TANGENT;
34. S50°56'41"E A DISTANCE OF 28.81 FEET, TO A POINT OF CURVE;
35. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 09°31'31" AND AN ARC LENGTH OF 3.32 FEET, TO A POINT OF REVERSE CURVE;
36. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 283.00 FEET, A CENTRAL ANGLE OF 25°29'51" AND AN ARC LENGTH OF 125.94 FEET, TO A POINT OF TANGENT;
37. S34°58'22"E A DISTANCE OF 155.19 FEET, TO A POINT OF CURVE;
38. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 217.00 FEET, A CENTRAL ANGLE OF 48°41'45" AND AN ARC LENGTH OF 184.43 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST MULBERRY STREET AND A POINT OF NON-TANGENT;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, N89°11'21"W A DISTANCE OF 161.98 FEET, TO A POINT OF NON-TANGENT CURVE;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING SIXTEEN (16) COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N41°03'41"E, HAVING A RADIUS OF 283.00 FEET, A CENTRAL ANGLE OF 13°57'58" AND AN ARC LENGTH OF 68.98 FEET, TO A POINT OF TANGENT;

2. N34°58'22"W A DISTANCE OF 155.19 FEET, TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 217.00 FEET, A CENTRAL ANGLE OF 12°12'50" AND AN ARC LENGTH OF 46.26 FEET, TO A POINT OF COMPOUND CURVE;
4. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 19°54'23" AND AN ARC LENGTH OF 6.95 FEET, TO A POINT OF TANGENT;
5. N67°05'34"W A DISTANCE OF 29.69 FEET, TO A POINT OF CURVE;
6. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 29.00 FEET, A CENTRAL ANGLE OF 07°34'05" AND AN ARC LENGTH OF 3.83 FEET, TO A POINT OF REVERSE CURVE;
7. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 189.00 FEET, A CENTRAL ANGLE OF 15°18'19" AND AN ARC LENGTH OF 50.49 FEET, TO A POINT OF COMPOUND CURVE;
8. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 409.00 FEET, A CENTRAL ANGLE OF 17°14'40" AND AN ARC LENGTH OF 123.10 FEET, TO A POINT OF COMPOUND CURVE;
9. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 54.00 FEET, A CENTRAL ANGLE OF 43°02'58" AND AN ARC LENGTH OF 40.57 FEET, TO A POINT OF COMPOUND CURVE;
10. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 79.00 FEET, A CENTRAL ANGLE OF 50°07'19" AND AN ARC LENGTH OF 69.11 FEET, TO A POINT OF TANGENT;
11. S05°14'45"E A DISTANCE OF 94.32 FEET, TO A POINT OF CURVE;
12. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 35°00'00" AND AN ARC LENGTH OF 6.11 FEET, TO A POINT OF NON-TANGENT REVERSE CURVE;
13. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S56°47'06"E, HAVING A RADIUS OF 10.12 FEET, A CENTRAL ANGLE OF 38°04'04" AND AN ARC LENGTH OF 6.73 FEET, TO A POINT OF NON-TANGENT REVERSE CURVE;
14. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S85°00'07"W, HAVING A RADIUS OF 517.00 FEET, A CENTRAL ANGLE OF 05°14'12" AND AN ARC LENGTH OF 47.25 FEET, TO A POINT OF TANGENT;
15. S00°14'19"W A DISTANCE OF 11.14 FEET, TO A POINT OF NON-TANGENT CURVE;
16. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N89°37'29"E, HAVING A RADIUS OF 30.51 FEET, A CENTRAL ANGLE OF 28°12'43" AND AN ARC LENGTH OF 15.02 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID EAST MULBERRY STREET AND A POINT OF NON-TANGENT;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, N89°11'21"W A DISTANCE OF 154.79 FEET, TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 9;

THENCE ON SAID WEST LINE, N00°14'19"E A DISTANCE OF 2,604.37 FEET, TO THE POINT OF BEGINNING.

Section 3. That the City Council hereby finds and determines that the annexation petition for the Peakview Annexation No. 1 is in substantial compliance with the Municipal Annexation Act in that the annexation petition contains the following:

(1) An allegation that it is desirable and necessary that such area be annexed to the municipality;

(2) An allegation that the requirements of C.R.S. Sections 31-12-104 and 31-12-105 exist or have been met;

(3) An allegation that the signers of the petition comprise more than fifty percent of the landowners in the area and own more than fifty percent of the area proposed to be annexed, excluding public streets and alleys and any land owned by the annexing municipality;

(4) The signatures of such landowners;

(5) A request that the annexing municipality approve the annexation of the area proposed to be annexed;

(6) The mailing address of each such signer;

(7) The legal description of the land owned by such signer;

(8) The date of signing of each signature; and

(9) The affidavit of the circulator of such petition that each signature therein is the signature of the person whose name it purports to be.

Section 4. That the City Council hereby finds and determines that the annexation map, four copies total, accompanying the annexation petition for the Peakview Annexation No. 1 is in substantial compliance with the Municipal Annexation Act in that the map contains the following:

(1) A written legal description of the boundaries of the area proposed to be annexed;

(2) A map showing the boundary of the area proposed to be annexed;

(3) Within the annexation boundary map, a showing of the location of each ownership tract in unplatted land and, if part or all of the area is platted, the boundaries and the plat numbers of plots or of lots and blocks; and

(4) Next to the boundary of the area proposed to be annexed, a drawing of the contiguous boundary of the annexing municipality and the contiguous boundary of any other municipality abutting the area proposed to be annexed.

Section 5. That the Notice attached hereto as Exhibit “A” is hereby adopted as a part of this Resolution. Said Notice establishes the date, time and place when a public hearing will be

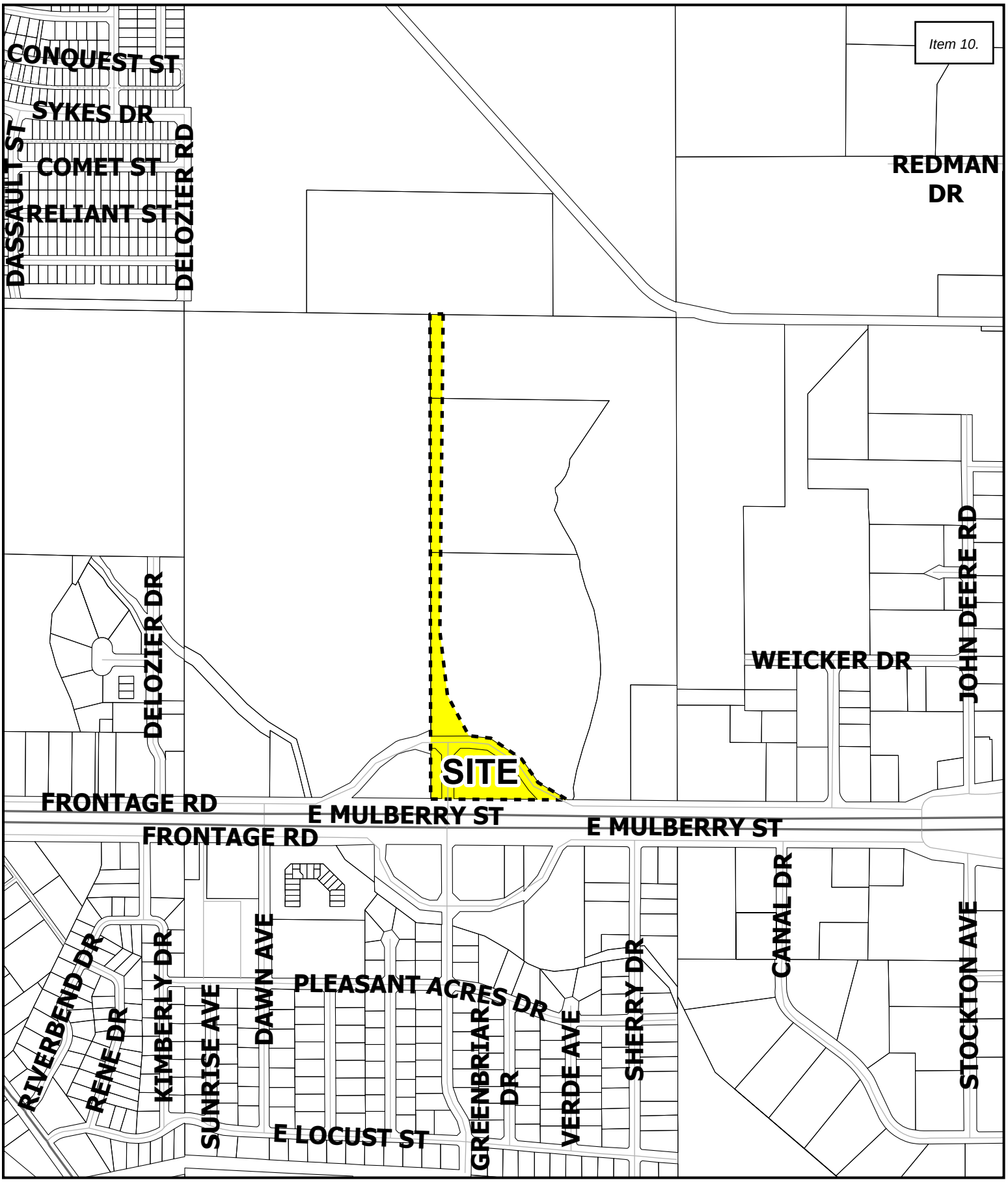
held regarding the passage of annexation and zoning ordinances pertaining to the above-described property. The City Clerk is directed to publish a copy of this Resolution and said Notice as provided in the Municipal Annexation Act.

Passed and adopted at a regular meeting of the Council of the City of Fort Collins this 16th day of August, A.D. 2022.

Mayor

ATTEST:

City Clerk



PEAKVIEW ANNEXATION NO. 1
VICINITY MAP

N

PETITION FOR ANNEXATION

THE UNDERSIGNED (hereinafter referred to as the "Petitioners") hereby petition the Council of the City of Fort Collins, Colorado for the annexation of an area, to be referred to as the Peakview Annexation Number One Annexation to the City of Fort Collins. Said area, consisting of approximately 251,753 sq. ft. (5.7794) acres, is more particularly described on Attachment "A," attached hereto.

The Petitioners allege:

1. That it is desirable and necessary that such area be annexed to the City of Fort Collins.

2. That the requirements of Sections 31-12-104 and 31-12-105, C.R.S., exist or have been met.

3. That not less than one-sixth (1/6) of the perimeter of the area proposed to be annexed is contiguous with the boundaries of the City of Fort Collins.

4. That a community of interest exists between the area proposed to be annexed and the City of Fort Collins.

5. That the area to be annexed is urban or will be urbanized in the near future.

6. That the area proposed to be annexed is integrated with or capable of being integrated with the City of Fort Collins.

7. That the Petitioners herein comprise more that fifty percent (50%) of the landowners in the area and own more than fifty percent (50%) of the area to be annexed, excluding public streets, alleys and lands owned by the City of Fort Collins.

8. That the City of Fort Collins shall not be required to assume any obligations respecting the construction of water mains, sewer lines, gas mains, electric service lines, streets or any other services or utilities in connection with the property proposed to be annexed except as may be provided by the ordinance of the City of Fort Collins.

Further, as an express condition of annexation, Petitioners consent to the inclusion into the Municipal Subdistrict, Northern Colorado Water Conservancy District (the "Subdistrict") pursuant to §37-45-136(3.6) C.R.S., Petitioners acknowledge that, upon inclusion into the Subdistrict, Petitioners' property will be subject to the same mill levies and special assessments as are levied or will be levied on other similarly situated property in the Subdistrict at the time of inclusion of Petitioners' lands. Petitioners agree to waive any right to an election which may exist pursuant to Article X, §20 of the Colorado Constitution before the Subdistrict can impose such mill levies and special assessments as it has the authority to impose. Petitioners also agree to waive, upon inclusion, any right which may exist to a refund pursuant to Article X, §20 of the Colorado Constitution.

WHEREFORE, said Petitioners request that the Council of the City of Fort Collins approve the annexation of the area described on Attachment "A." Furthermore, the Petitioners request that said area be placed in the MMN, NC, and GC Zone Districts pursuant to the Land Use Code of the City of Fort Collins, and more particularly described on Attachment "D," attached hereto.

☑ (Check box if applicable). The Petitioners reserve the right to withdraw this petition and their signatures therefrom at any time prior to the commencement of the roll call of the City Council for the vote upon the second reading of the annexation ordinance.

Individual Petitioners signing this Petition represent that they own the portion(s) of the area described on Attachment "A" as more particularly described below:

Cooper Slough Hunting Club, LLC Ownership

A tract of land situate in the East 1/2 of the Southwest 1/4 of Section 9, Township 7 North, Runge 68 West of the 6th P.M., Larimer County, Colorado which considering the South line of the said Southwest 1/4 as bearing N 890 11' 21" W and all bearings contained herein relative thereto is contained within the boundary lines which begin at a point on the North right of-way of C0 Highway No. 14 which bears N 890 11' 21" W 250.00 feet and again N 000 10' 34" E 37.00 feet from the South 1/4 comer of said Section 9 and run thence N00010'34" E 620.00 feet; thence S 890 11' 21" E 250.00 feet to a point on the East line of the Southwest 1/4; thence N 000 10' 34" E 1978.18 feet along the said East line to the Center 1/4 corner of said Section 9; thence N 880 55' 11" W 1323.28 feet along the North Line of the said Southwest 1/4 to the Northwest corner of the said East 1/2 of the Southwest 1/4; thence S00014'19" W 451.94 feet along the West of the said East 1/2 oft-he Southwest 1/4; thence S 880 5' Il" E 962.56 feet', thence S 340 15' 36" W 379.40 feet to a point on the Westerly Line of an existing wetland area; thence along the said Westerly line, S 05 043' 24" W 40.00 feet and again S 21 0 04' 13 " W 52.36 feet and again S 35 0 29' 50" W 28.76 feet and again S 380 56' 57" W 18.41 feet again S 29' 27" W 38.98 feet and again S 01 0 31' 15" E 23.23 feet and S 240 47' 42" E 27.37 feet and again S 000 7' 35" W 23.89 feet and again S 190 27' 45" W 51.00 feet and S 27 0 04' 46" E 98.28 feet and S 290 34' 26" E 121.27 feet and again S 190 51' 25" E 83.87 feet and again S 040 17' 36" E 42.42 feet and again S 15 0 47' 05" E 105.48 feet and again S 200 07'14" E 128.82 feet and again S 100 21' 14 1' E 122.97 feet and again S 04 0 04' 15" E 111.32 feet and again S 03 0 36' 34" E 65.40 feet and again S 000 28' 21" W 52.45 feet and again S 080 10'29" W 131.91 feet and S 15 0 08' 31"W 159.24 feet and S 18 0 20' 09" W 114.46 feet and again S 160 07' 52" W 126.85 feet and again S 11 0 03' 34" W 93.31 feet and again S 04 0 42'23" E 48.59 feet and again S 24 0 24' 43" W 18,25 feet to a point on the North right-of-way line of Colorado Highway No. 14; thence S 890 11' 21" E 312.33 feet to the point of beginning, containing 35.0108 Acres more or less.

IN WITNESS WHEROF, I/we have executed this Petition for Annexation this 5th day of July, 2022.

Petitioner's/Owner's Signature
(Cooper Slough Hunting Club, LLC by Michael L. Donaldson)

3384 East Mulberry Street
Address

Fort Collins, CO 80525
City State Zip

☑ (Check box if applicable). The Petitioners reserve the right to withdraw this petition and their signatures therefrom at any time prior to the commencement of the roll call of the City Council for the vote upon the second reading of the annexation ordinance.

Individual Petitioners signing this Petition represent that they own the portion(s) of the area described on Attachment "A" as more particularly described below:

Valley 14, LLC Ownership

(1) A TRACT OF LAND SITUATE IN THE EAST 1/2 OF THE SOUTHWEST 1/4 SECTION 9, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE SIXTH P.M., LARIMER COUNTY, COLORADO WHICH CONSIDERING THE SOUTH LINE OF SAID SOUTHEAST 1/4 AS BEARING NORTH 89 DEGREES 11 MINUTES 21 SECONDS WEST AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO IS CONTAINED WITHIN THE BOUNDARY LINES WHICH BEGIN AT A POINT ON THE EAST LINE OF THE SAID SOUTHWEST 1/4 WHICH BEARS NORTH 00 DEGREES 10 MINUTES 34 SECONDS EAST 1,353.04 FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION 9 AND RUN THENCE NORTH 88 DEGREES 53 MINUTES 14 SECONDS WEST 1,324.68 FEET TO THE WEST LINE OF THE SAID EAST 1/2; THENCE ALONG SAID WEST LINE, NORTH 00 DEGREES 14 MINUTES 19 SECONDS EAST 1,281.36 FEET TO THE NORTH LINE OF THE SAID SOUTHWEST 1/4; THENCE ALONG SAID NORTH LINE SOUTH 88 DEGREES 55 MINUTES 11 SECONDS EAST 1,323.28 FEET TO THE CENTER 1/4 CORNER OF SAID SECTION 9; THENCE ALONG THE EAST LINE OF THE SAID SOUTHWEST 1/4, SOUTH 00 DEGREES 10 MINUTES 34 SECONDS WEST 1,282.14 FEET TO THAT POINT OF BEGINNING;

(2) AND EXCEPTING THAT PORTION CONVEYED TO COOPER SLOUGH HUNTING CLUB, LLC, IN DEED RECORDED OCTOBER 27, 1998 AS RECEPTION NO. 989093295. **TOGETHER WITH** THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 7 NORTH RANGE 68 WEST OF THE 6TH PM, LARIMER COUNTY, COLORADO, DESCRIBED AS FOLLOWS; COMMENCING AT THE WEST 1/16TH CORNER COMMON TO SECTIONS 9 AND 16; THENCE N00°13'30"E, A DISTANCE OF 374.86 FEET ON THE WEST LINE OF SAID
SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 TO THE POINT OF BEGINNING; THENCE N00°13'30"E, A DISTANCE OF 985.09 FEET ON SAID WEST LINE; THENCE S88°54'03"E, A DISTANCE OF 789.69 FEET TO THE WEST LINE OF THAT PARCEL RECORDED AT RECEPTION NUMBER 98093295 IN THE LARIMER COUNTY CLERK AND RECORDERS OFFICE; THENCE ON SAID WEST LINE FOR THE FOLLOWING 15 COURCES;
1) THENCE S19°52'14"E, A DISTANCE OF 34.64 FEET;
2) THENCE S04°18'25"E, A DISTANCE OF 42.42 FEET;
3) THENCE S15°47'54"E, A DISTANCE OF 105.48 FEET;
4) THENCE S20°08'03"E, A DISTANCE OF 128.82 FEET;

5) THENCE S10°22'03"E, A DISTANCE OF 122.97 FEET;
6) THENCE S04°05'04"E, A DISTANCE OF 111.32 FEET;
7) THENCE S03°37'23"E, A DISTANCE OF 65.40 FEET;
8) THENCE S00°27'32"W, A DISTANCE OF 52.45 FEET;
9) THENCE S08°09'40"W, A DISTANCE OF 131.91 FEET;
10) THENCE S15°07'42"W, A DISTANCE OF 159.24 FEET;
11) THENCE S18°19'20"W, A DISTANCE OF 114.46 FEET;
12) THENCE S16°07'03"W, A DISTANCE OF 126.85 FEET;
13) THENCE S11°02'45"W, A DISTANCE OF 93.31 FEET;

14) THENCE S04°43'12"E, A DISTANCE OF 48.59 FEET;
15) THENCE S24°23'54"W, A DISTANCE OF 18.21 FEET;
THENCE N89°12'02"W, A DISTANCE OF 35.41 FEET ON A LINE 37.00 NORTH OF AND PARALLEL TO THE TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TO THE NORTHEAST LINE OF THAT PARCEL RECORDED AT RECEPTION NUMBER 20170044765 IN THE LARIMER COUNTY CLERK AND RECORDERS OFFICE, THE SAME BEING THE NORTH RIGHT OF WAY LINE OF THE REALIGNED NORTH FRONTAGE ROAD FOR EAST MULBERRY STREET; THENCE ON SAID NORTH LINE FOR THE FOLLOWING 5 COURCES;
1) THENCE ALONG A NONTANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 217.00 FEET, A CENTRAL ANGLE OF 46°59'53", A DISTANCE OF 178.00 FEET, A CHORD BEARING OF N58°13'16"W WITH A CHORD DISTANCE OF 173.05 FEET;
2) THENCE N34°43'20"W, A DISTANCE OF 155.19 FEET;
3) THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 283.00 FEET, A CENTRAL ANGLE OF 42°57'55", A DISTANCE OF 212.22 FEET, A CHORD BEARING OF N56°12'17"W WITH A CHORD DISTANCE OF 207.28 FEET;
4) THENCE ALONG A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 533.00 FEET, A CENTRAL ANGLE OF 11°49'23", A DISTANCE OF 109.99 FEET, A CHORD BEARING OF N83°35'56"W WITH A CHORD DISTANCE OF 109.79 FEET;
5) THENCE N89°30'38"W, A DISTANCE OF 210.05 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH
THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 7 NORTH RANGE 68 WEST OF THE 6TH PM, LARIMER COUNTY, COLORADO, DESCRIBED AS FOLLOWS; COMMENCING AT THE WEST 1/16TH CORNER COMMON TO SECTIONS 9 AND 16, MONUMENTED WITH A 2 ½" ALUMINUM CAP STAMPED PLS 23503; THENCE N00°13'30"E, A DISTANCE OF 37.00 FEET ON THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9; THENCE S89°12'02"E, A DISTANCE OF 124.82 FEET, PARALLEL WITH AND 37.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 TO THE RIGHT OF WAY LINE CREATED BY THAT DOCUMENT RECORDED AT RECEPTION NUMBER 20170044765 IN THE LARIMER COUNTY CLERK AND RECORDERS OFFICE, AND THE POINT OF BEGINNING; THENCE ON SAID RIGHT OF WAY LINE FOR THE FOLLOWING 7 COURSES;
1) THENCE N00°48'14"E, A DISTANCE OF 237.53 FEET;
2) THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90°00'07", A DISTANCE OF 54.98 FEET, A CHORD BEARING OF N45°29'19"E WITH A CHORD DISTANCE OF 49.50 FEET;
3) THENCE S89°30'38"E, A DISTANCE OF 47.37 FEET;
4) THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 467.00 FEET, A CENTRAL ANGLE OF 11°49'23", A DISTANCE OF 96.37 FEET, A CHORD BEARING OF S83°35'56"E WITH A CHORD DISTANCE OF 96.19 FEET TO A
POINT OF COMPOUND CURVATURE;
5) THENCE ALONG SAID COMPOUND CURVE TO THE RIGHT, HAVING A RADIUS OF 217.00 FEET, A CENTRAL ANGLE OF 42°57'55", A DISTANCE OF 162.73 FEET, A CHORD BEARING OF S56°12'17"E WITH A CHORD DISTANCE OF 158.94 FEET;
6) THENCE S34°43'20"E, A DISTANCE OF 155.19 FEET;
7) THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 283.00 FEET, A CENTRAL ANGLE OF 13°57'56", A DISTANCE OF 68.98 FEET, A CHORD BEARING OF S41°42'18"E WITH A CHORD DISTANCE OF 68.81 FEET; THENCE N89°12'02"W, A DISTANCE OF 447.89 FEET, PARALLEL WITH AND 37.00 FEET

NORTH OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 TO THE POINT OF BEGINNING.

TOGETHER WITH
THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 7 NORTH RANGE 68 WEST OF THE 6TH PM, LARIMER COUNTY, COLORADO, DESCRIBED AS FOLLOWS; COMMENCING AT THE WEST 1/16TH CORNER COMMON TO SECTIONS 9 AND 16, MONUMENTED WITH A 2 ½" ALUMINUM CAP STAMPED PLS 23503; THENCE N00°13'30"E, A DISTANCE OF 37.00 FEET ON THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 TO THE POINT OF BEGINNING; THENCE N00°13'30"E, A DISTANCE OF 271.86 FEET CONTINUING ON SAID WEST LINE TO THE SOUTH RIGHT OF WAY LINE OF THE REALIGNED NORTH FRONTAGE ROAD FOR EAST MULBERRY STREET; THENCE ON SAID SOUTH RIGHT OF WAY LINE FOR THE FOLLOWING 3 COURCES;
1) THENCE S89°30'38"E, A DISTANCE OF 26.38 FEET;
2) THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90°18'52", A DISTANCE OF 55.17 FEET, A CHORD BEARING OF S44°21'12"E WITH A CHORD DISTANCE OF 49.63 FEET;
3) THENCE S00°48'14"W, A DISTANCE OF 236.99 FEET; THENCE N89°12'02"W, A DISTANCE OF 58.82 FEET ON A LINE PARALLELL WITH AND 37.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 TO THE POINT OF BEGINNING.

IN WITNESS WHEROF, I/we have executed this Petition for Annexation this 5th day of July, 2022.

Petitioner's/Owner's Signature
(Valley 14, LLC by Michael L. Donaldson)

3384 East Mulberry Street
Address

Fort Collins, CO 80525
City State Zip

PEAKVIEW ANNEXATION NO. 1

TO THE CITY OF FORT COLLINS
LOCATED IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 9
TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M.
COUNTY OF LARIMER, STATE OF COLORADO

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M. (BEING MONUMENTED BY A 2-1/2" ALUMINUM CAP STAMPED "LS 23037" AT THE WEST END AND A 2-1/2" ALUMINUM CAP STAMPED "LS 22573" AT THE EAST END), SAID LINE BEING ASSUMED TO BEAR S89°11'31"E.

BEGINNING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 9;

THENCE ON THE NORTH LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 9, S89°55'11"E A DISTANCE OF 43.00 FEET;

THENCE DEPARTING SAID NORTH LINE, THE FOLLOWING THIRTY-EIGHT (38) COURSES:
1. S00°14'19"W A DISTANCE OF 877.00 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 84.00 FEET, A CENTRAL ANGLE OF 11°15'25" AND AN ARC LENGTH OF 16.50 FEET, TO A POINT OF TANGENT;
3. S11°01'07"E A DISTANCE OF 41.76 FEET, TO A POINT OF CURVE;
4. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 116.00 FEET, A CENTRAL ANGLE OF 11°15'25" AND AN ARC LENGTH OF 22.79 FEET, TO A POINT OF TANGENT;
5. S00°14'19"W A DISTANCE OF 75.11 FEET, TO A POINT OF CURVE;
6. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 166.00 FEET, A CENTRAL ANGLE OF 06°41'42" AND AN ARC LENGTH OF 19.40 FEET, TO A POINT OF TANGENT;
7. S06°56'01"W A DISTANCE OF 85.38 FEET, TO A POINT OF CURVE;
8. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 134.00 FEET, A CENTRAL ANGLE OF 06°41'42" AND AN ARC LENGTH OF 15.66 FEET, TO A POINT OF TANGENT;
9. S00°14'19"W A DISTANCE OF 182.11 FEET, TO A POINT OF CURVE;
10. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 84.00 FEET, A CENTRAL ANGLE OF 9°54'53" AND AN ARC LENGTH OF 14.54 FEET, TO A POINT OF TANGENT;
11. S09°40'38"E A DISTANCE OF 52.35 FEET, TO A POINT OF CURVE;
12. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 116.00 FEET, A CENTRAL ANGLE OF 09°54'53" AND AN ARC LENGTH OF 20.07 FEET, TO A POINT OF TANGENT;
13. S00°14'19"W A DISTANCE OF 102.11 FEET, TO A POINT OF CURVE;
14. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 166.00 FEET, A CENTRAL ANGLE OF 06°33'15" AND AN ARC LENGTH OF 18.61 FEET, TO A POINT OF TANGENT;
15. S06°37'34"W A DISTANCE OF 78.77 FEET, TO A POINT OF CURVE;
16. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 134.00 FEET, A CENTRAL ANGLE OF 09°33'20" AND AN ARC LENGTH OF 22.35 FEET, TO A POINT OF REVERSE CURVE;
17. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,033.00 FEET, A CENTRAL ANGLE OF 09°59'32" AND AN ARC LENGTH OF 180.15 FEET, TO A POINT OF COMPOUND CURVE;
18. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 84.00 FEET, A CENTRAL ANGLE OF 11°47'15" AND AN ARC LENGTH OF 17.28 FEET, TO A POINT OF TANGENT;
19. S24°42'34"E A DISTANCE OF 43.84 FEET, TO A POINT OF NON-TANGENT CURVE;
20. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S64°54'15"W, HAVING A RADIUS OF 108.18 FEET, A CENTRAL ANGLE OF 10°37'19" AND AN ARC LENGTH OF 20.06 FEET, TO A POINT OF NON-TANGENT;
21. S14°51'36"E A DISTANCE OF 50.10 FEET;
22. S13°42'52"E A DISTANCE OF 50.01 FEET;
23. S14°51'36"E A DISTANCE OF 50.74 FEET;
24. S14°51'36"E A DISTANCE OF 47.62 FEET, TO A POINT OF CURVE;
25. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 03°07'00" AND AN ARC LENGTH OF 1.09 FEET, TO A POINT OF REVERSE CURVE;
26. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 129.00 FEET, A CENTRAL ANGLE OF 08°14'32" AND AN ARC LENGTH OF 18.18 FEET, TO A POINT OF TANGENT;
27. S19°40'04"E A DISTANCE OF 106.83 FEET, TO A POINT OF CURVE;
28. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 179.00 FEET, A CENTRAL ANGLE OF 01°22'20" AND AN ARC LENGTH OF 4.28 FEET, TO A POINT OF TANGENT;
29. S21°11'23"E A DISTANCE OF 91.99 FEET, TO A POINT OF CURVE;
30. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 49.00 FEET, A CENTRAL ANGLE OF 62°07'40" AND AN ARC LENGTH OF 53.47 FEET, TO A POINT OF REVERSE CURVE;
31. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 541.00 FEET, A CENTRAL ANGLE OF 05°46'51" AND AN ARC LENGTH OF 54.58 FEET, TO A POINT OF COMPOUND CURVE;
32. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 591.00 FEET, A CENTRAL ANGLE OF 08°27'27" AND AN ARC LENGTH OF 48.63 FEET, TO A POINT OF COMPOUND CURVE;
33. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 29.50 FEET, A CENTRAL ANGLE OF 17°21'15" AND AN ARC LENGTH OF 8.88 FEET, TO A POINT OF TANGENT;
34. S50°56'11"E A DISTANCE OF 28.81 FEET, TO A POINT OF CURVE;
35. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 95.00 FEET, A CENTRAL ANGLE OF 01°31'31" AND AN ARC LENGTH OF 3.32 FEET, TO A POINT OF REVERSE CURVE;
36. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 283.00 FEET, A CENTRAL ANGLE OF 25°29'51" AND AN ARC LENGTH OF 125.94 FEET, TO A POINT OF TANGENT;
37. S34°59'23"E A DISTANCE OF 155.19 FEET, TO A POINT OF CURVE;
38. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 217.00 FEET, A CENTRAL ANGLE OF 48°41'45" AND AN ARC LENGTH OF 184.43 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST MULBERRY STREET AND A POINT OF NON-TANGENT;

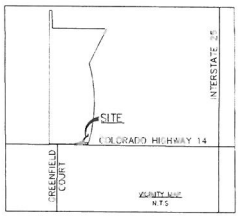
THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, N89°11'21"W A DISTANCE OF 161.96 FEET, TO A POINT OF NON-TANGENT CURVE;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING SIXTEEN (16) COURSES:
1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N41°53'41"E, HAVING A RADIUS OF 283.00 FEET, A CENTRAL ANGLE OF 17°57'35" AND AN ARC LENGTH OF 88.68 FEET, TO A POINT OF TANGENT;
2. N24°08'16"W A DISTANCE OF 113.11 FEET, TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 217.00 FEET, A CENTRAL ANGLE OF 12°17'57" AND AN ARC LENGTH OF 46.26 FEET, TO A POINT OF COMPOUND CURVE;
4. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 18°34'23" AND AN ARC LENGTH OF 9.89 FEET, TO A POINT OF TANGENT;
5. N60°05'34"W A DISTANCE OF 29.89 FEET, TO A POINT OF CURVE;
6. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 07°34'05" AND AN ARC LENGTH OF 3.83 FEET, TO A POINT OF REVERSE CURVE;
7. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 188.00 FEET, A CENTRAL ANGLE OF 15°16'19" AND AN ARC LENGTH OF 50.49 FEET, TO A POINT OF COMPOUND CURVE;
8. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 468.00 FEET, A CENTRAL ANGLE OF 17°14'40" AND AN ARC LENGTH OF 123.10 FEET, TO A POINT OF COMPOUND CURVE;
9. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 54.00 FEET, A CENTRAL ANGLE OF 43°42'58" AND AN ARC LENGTH OF 40.87 FEET, TO A POINT OF COMPOUND CURVE;
10. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 19.00 FEET, A CENTRAL ANGLE OF 50°57'19" AND AN ARC LENGTH OF 16.91 FEET, TO A POINT OF TANGENT;
11. S00°14'19"E A DISTANCE OF 34.32 FEET, TO A POINT OF CURVE;
12. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 39°03'00" AND AN ARC LENGTH OF 6.11 FEET, TO A POINT OF NON-TANGENT REVERSE CURVE;
13. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S38°17'36"E, HAVING A RADIUS OF 10.12 FEET, A CENTRAL ANGLE OF 38°04'04" AND AN ARC LENGTH OF 6.72 FEET, TO A POINT OF NON-TANGENT REVERSE CURVE;
14. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N75°50'07"W, HAVING A RADIUS OF 517.00 FEET, A CENTRAL ANGLE OF 05°14'12" AND AN ARC LENGTH OF 47.25 FEET, TO A POINT OF TANGENT;
15. S09°04'05" W A DISTANCE OF 11.14 FEET, TO A POINT OF NON-TANGENT CURVE;
16. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N08°37'25"E, HAVING A RADIUS OF 33.91 FEET, A CENTRAL ANGLE OF 26°12'45" AND AN ARC LENGTH OF 15.63 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID EAST MULBERRY STREET AND A POINT OF NON-TANGENT;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, N89°11'21"W A DISTANCE OF 154.79 FEET, TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 9;

THENCE ON SAID WEST LINE, N00°14'19"E A DISTANCE OF 2,614.37 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 251,793 SQUARE FEET OR 5.7794 ACRES



LEGEND

● = RECOVERED REBAR WITH ORANGE PLASTIC CAP, STAMPED PLS 23503

= EXISTING CITY OF FORT COLLINS LIMITS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S50°56'41"E	28.81'
L2	N67°05'34"W	29.89'
L3	S05°14'45"E	94.32'
L4	S00°14'19"W	11.14'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	52°31'40"	49.00'	53.47'
C2	5°46'51"	541.00'	54.58'
C3	9°27'27"	291.00'	48.03'
C4	17°32'15"	29.00'	8.88'
C5	9°31'31"	20.00'	3.32'
C6	25°29'51"	283.00'	125.94'
C7	12°51'56"	283.00'	68.98'
C8	12°12'50"	317.00'	68.26'
C9	11°54'23"	29.00'	6.95'
C10	7°34'05"	29.00'	3.83'
C11	10°18'19"	188.00'	50.49'
C12	17°14'40"	468.00'	123.10'
C13	4°02'58"	54.00'	4.57'
C14	50°07'19"	79.00'	69.11'
C15	35°00'00"	10.00'	6.11'
C16	38°04'04"	10.12'	6.72'
C17	5°14'12"	517.00'	47.25'
C18	28°12'43"	30.91'	15.02'

APPROVED

THIS PLAT IS TO BE KNOWN AS PEAKVIEW ANNEXATION TO THE CITY OF FORT COLLINS, COLORADO IS APPROVED AND ACCEPTED FOR ANNEXATION TO THE CITY OF FORTH COLLINS, COUNTY OF LARIMER, STATE OF COLORADO, BY ORDINANCE NO. _____, PASSED AND ADOPTED ON FINAL READING AT A REGULAR MEETING OF THE CITY COUNCIL OF FORT COLLINS, COLORADO, HELD ON THE _____ OF _____, 20__.

_____
CITY CLERK

APPROVED AS TO FORM

_____
CITY ENGINEER

SURVEYORS CERTIFICATE:

I, JARROD ADAMS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE MAP HEREON IS A CORRECT DELINEATION OF THE DESCRIBED PARCEL OF LAND AND THAT IT IS CONTIGUOUS TO THE CITY OF FORT COLLINS, COLORADO AND MEETS THE REQUIREMENTS SET FORTH IN COLORADO REVISED STATUTES 31-12-104(1)(a) THAT ONE-SIXTH (1/6) OR MORE OF THE PERIMETER TO BE ANNEXED IS CONTIGUOUS WITH THE ANNEXING MUNICIPALITY.

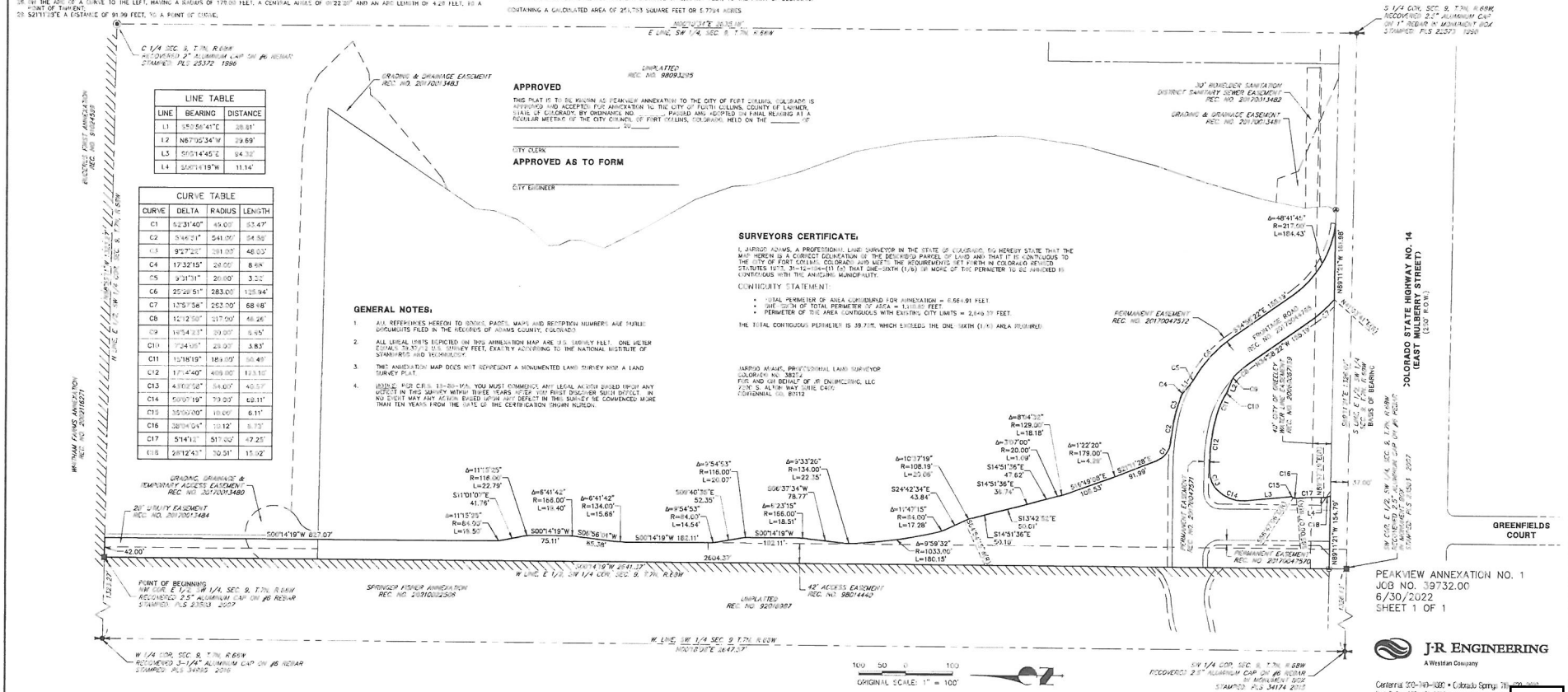
CONTIGUITY STATEMENT:
- TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION = 6,564.91 FEET.
- SUM TOUCH OF TOTAL PERIMETER OF AREA = 1,310.80 FEET.
- PERIMETER OF THE AREA CONTIGUOUS WITH EXISTING CITY LIMITS = 2,849.39 FEET.

THE TOTAL CONTIGUOUS PERIMETER IS 39.70% WHICH EXCEEDS THE ONE SIXTH (1/6) AREA REQUIRED

JARROD ADAMS, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38272
FOR AND ON BEHALF OF J.R. ENGINEERING, LLC
2200 S. ALTON WAY SUITE C400
CENTENNIAL CO, 80112

GENERAL NOTES:

1. ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF ADAMS COUNTY, COLORADO.
2. ALL LINEAL UNITS DEPICTED ON THIS ANNEXATION MAP ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37 / 12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
3. THIS ANNEXATION MAP DOES NOT REPRESENT A MONUMENTED LAND SURVEY NOR A LAND SURVEY PLAT.
4. [illegible] PER C.R.S. 13-80-105, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.



PEAKVIEW ANNEXATION NO. 1
JOB NO. 39732.00
6/30/2022
SHEET 1 OF 1

ORIGINAL SCALE: 1" = 100'

J·R ENGINEERING
A Westrian Company

Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

ATTACHMENT "A"
LEGAL DESCRIPTION OF THE "PEAKVIEW ANNEXATION NUMBER ONE"

A PARCEL OF LAND LOCATED IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M., BEING MONUMENTED BY A 2-1/2" ALUMINUM CAP STAMPED "LS 23503" AT THE WEST END AND A 2-1/2" ALUMINUM CAP STAMPED "LS 22573" AT THE EAST END, SAID LINE BEING ASSUMED TO BEAR S89°11'21"E.

BEGINNING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 9;

THENCE ON THE NORTH LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 9, S88°55'11"E A DISTANCE OF 42.00 FEET;

THENCE DEPARTING SAID NORTH LINE, THE FOLLOWING THIRTY-EIGHT (38) COURSES:

1. S00°14'19"W A DISTANCE OF 827.07 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 84.00 FEET, A CENTRAL ANGLE OF 11°15'25" AND AN ARC LENGTH OF 16.50 FEET, TO A POINT OF TANGENT;
3. S11°01'07"E A DISTANCE OF 41.76 FEET, TO A POINT OF CURVE;
4. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 116.00 FEET, A CENTRAL ANGLE OF 11°15'25" AND AN ARC LENGTH OF 22.79 FEET, TO A POINT OF TANGENT;
5. S00°14'19"W A DISTANCE OF 75.11 FEET, TO A POINT OF CURVE;
6. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 166.00 FEET, A CENTRAL ANGLE OF 06°41'42" AND AN ARC LENGTH OF 19.40 FEET, TO A POINT OF TANGENT;
7. S06°56'01"W A DISTANCE OF 85.38 FEET, TO A POINT OF CURVE;
8. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 134.00 FEET, A CENTRAL ANGLE OF 06°41'42" AND AN ARC LENGTH OF 15.66 FEET, TO A POINT OF TANGENT;
9. S00°14'19"W A DISTANCE OF 182.11 FEET, TO A POINT OF CURVE;
10. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 84.00 FEET, A CENTRAL ANGLE OF 09°54'53" AND AN ARC LENGTH OF 14.54 FEET, TO A POINT OF TANGENT;
11. S09°40'35"E A DISTANCE OF 52.35 FEET, TO A POINT OF CURVE;
12. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 116.00 FEET, A CENTRAL ANGLE OF 09°54'53" AND AN ARC LENGTH OF 20.07 FEET, TO A POINT OF TANGENT;
13. S00°14'19"W A DISTANCE OF 102.11 FEET, TO A POINT OF CURVE;
14. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 166.00 FEET, A CENTRAL ANGLE OF 06°23'15" AND AN ARC LENGTH OF 18.51 FEET, TO A POINT OF TANGENT;
15. S06°37'34"W A DISTANCE OF 78.77 FEET, TO A POINT OF CURVE;
16. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 134.00 FEET, A CENTRAL ANGLE OF 09°33'20" AND AN ARC LENGTH OF 22.35 FEET, TO A POINT OF REVERSE CURVE;

17. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,033.00 FEET, A CENTRAL ANGLE OF 09°59'32" AND AN ARC LENGTH OF 180.15 FEET, TO A POINT OF COMPOUND CURVE;

18. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 84.00 FEET, A CENTRAL ANGLE OF 11°47'15" AND AN ARC LENGTH OF 17.28 FEET, TO A POINT OF TANGENT;

19. S24°42'34"E A DISTANCE OF 43.84 FEET, TO A POINT OF NON-TANGENT CURVE;

20. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S64°54'15"W, HAVING A RADIUS OF 108.19 FEET, A CENTRAL ANGLE OF 10°37'19" AND AN ARC LENGTH OF 20.06 FEET, TO A POINT OF NON-TANGENT;

21. S14°51'36"E A DISTANCE OF 50.10 FEET;

22. S13°42'52"E A DISTANCE OF 50.01 FEET;

23. S14°51'36"E A DISTANCE OF 36.74 FEET;

24. S14°51'36"E A DISTANCE OF 47.62 FEET, TO A POINT OF CURVE;

25. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 03°07'00" AND AN ARC LENGTH OF 1.09 FEET, TO A POINT OF REVERSE CURVE;

26. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 129.00 FEET, A CENTRAL ANGLE OF 08°04'32" AND AN ARC LENGTH OF 18.18 FEET, TO A POINT OF TANGENT;

27. S19°49'08"E A DISTANCE OF 108.53 FEET, TO A POINT OF CURVE;

28. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 179.00 FEET, A CENTRAL ANGLE OF 01°22'20" AND AN ARC LENGTH OF 4.29 FEET, TO A POINT OF TANGENT;

29. S21°11'28"E A DISTANCE OF 91.99 FEET, TO A POINT OF CURVE;

30. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 49.00 FEET, A CENTRAL ANGLE OF 62°31'40" AND AN ARC LENGTH OF 53.47 FEET, TO A POINT OF REVERSE CURVE;

31. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 541.00 FEET, A CENTRAL ANGLE OF 05°46'51" AND AN ARC LENGTH OF 54.58 FEET, TO A POINT OF COMPOUND CURVE;

32. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 291.00 FEET, A CENTRAL ANGLE OF 09°27'22" AND AN ARC LENGTH OF 48.03 FEET, TO A POINT OF COMPOUND CURVE;

33. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 29.00 FEET, A CENTRAL ANGLE OF 17°32'15" AND AN ARC LENGTH OF 8.88 FEET, TO A POINT OF TANGENT;

34. S50°56'41"E A DISTANCE OF 28.81 FEET, TO A POINT OF CURVE;

35. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 09°31'31" AND AN ARC LENGTH OF 3.32 FEET, TO A POINT OF REVERSE CURVE;

36. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 283.00 FEET, A CENTRAL ANGLE OF 25°29'51" AND AN ARC LENGTH OF 125.94 FEET, TO A POINT OF TANGENT;

37. S34°58'22"E A DISTANCE OF 155.19 FEET, TO A POINT OF CURVE;

38. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 217.00 FEET, A CENTRAL ANGLE OF 48°41'45" AND AN ARC LENGTH OF 184.43 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST MULBERRY STREET AND A POINT OF NON-TANGENT;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, N89°11'21"W A DISTANCE OF 161.98 FEET, TO A POINT OF NON-TANGENT CURVE;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING SIXTEEN (16) COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N41°03'41"E, HAVING A RADIUS OF 283.00 FEET, A CENTRAL ANGLE OF 13°57'58" AND AN ARC LENGTH OF 68.98 FEET, TO A POINT OF TANGENT;

2. N34°58'22"W A DISTANCE OF 155.19 FEET, TO A POINT OF CURVE;

3. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 217.00 FEET, A CENTRAL ANGLE OF 12°12'50" AND AN ARC LENGTH OF 46.26 FEET, TO A POINT OF COMPOUND CURVE;

4. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 19°54'23" AND AN ARC LENGTH OF 6.95 FEET, TO A POINT OF TANGENT;

5. N67°05'34"W A DISTANCE OF 29.69 FEET, TO A POINT OF CURVE;

6. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 29.00 FEET, A CENTRAL ANGLE OF 07°34'05" AND AN ARC LENGTH OF 3.83 FEET, TO A POINT OF REVERSE CURVE;

7. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 189.00 FEET, A CENTRAL ANGLE OF 15°18'19" AND AN ARC LENGTH OF 50.49 FEET, TO A POINT OF COMPOUND CURVE;

8. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 409.00 FEET, A CENTRAL ANGLE OF 17°14'40" AND AN ARC LENGTH OF 123.10 FEET, TO A POINT OF COMPOUND CURVE;

9. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 54.00 FEET, A CENTRAL ANGLE OF 43°02'58" AND AN ARC LENGTH OF 40.57 FEET, TO A POINT OF COMPOUND CURVE;

10. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 79.00 FEET, A CENTRAL ANGLE OF 50°07'19" AND AN ARC LENGTH OF 69.11 FEET, TO A POINT OF TANGENT;

11. S05°14'45"E A DISTANCE OF 94.32 FEET, TO A POINT OF CURVE;

12. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 35°00'00" AND AN ARC LENGTH OF 6.11 FEET, TO A POINT OF NON-TANGENT REVERSE CURVE;

13. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S56°47'06"E, HAVING A RADIUS OF 10.12 FEET, A CENTRAL ANGLE OF 38°04'04" AND AN ARC LENGTH OF 6.73 FEET, TO A POINT OF NON-TANGENT REVERSE CURVE;

14. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S85°00'07"W, HAVING A RADIUS OF 517.00 FEET, A CENTRAL ANGLE OF 05°14'12" AND AN ARC LENGTH OF 47.25 FEET, TO A POINT OF TANGENT;

15. S00°14'19"W A DISTANCE OF 11.14 FEET, TO A POINT OF NON-TANGENT CURVE;

16. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N89°37'29"E, HAVING A RADIUS OF 30.51 FEET, A CENTRAL ANGLE OF 28°12'43" AND AN ARC LENGTH OF 15.02 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID EAST MULBERRY STREET AND A POINT OF NON-TANGENT;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, N89°11'21"W A DISTANCE OF 154.79 FEET, TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 9;

THENCE ON SAID WEST LINE, N00°14'19"E A DISTANCE OF 2,604.37 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 251,753 SQUARE FEET OR 5.7794 ACRES.

ATTACHMENT "B"

STATE OF COLORADO)
)ss.
COUNTY OF LARIMER)

The undersigned, being first duly sworn upon his oath states:

That he was the circulator of the attached Petition for Annexation and that each signature therein is the signature of the person whose name it purports to be.

Circulator's Signature

Subscribed and sworn to before me this 5th day of July, 2022, by Troy W Jones.

WITNESS my hand and official seal.

07/21/24
Commission Expiration

Notary Public

ALEXANDRA TELLEZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164027734
MY COMMISSION EXPIRES JULY 21, 2024

ATTACHMENT "C"

ATTORNEY CERTIFICATION

I, David Wyatt, an attorney licensed to practice in the State of Colorado, hereby certify that, as of the date of this certificate, the signers of this Annexation Petition for the area referred to as the Peakview Annexation Number One Annexation to the City of Fort Collins are the owners of real property in the area proposed for annexation. Furthermore, I certify that said owners constitute more than 50% of the landowners in the area proposed for annexation, as said area is described on Attachment "A" of said Annexation Petition, and own more than 50% of the land in said area, exclusive of streets and alleys.

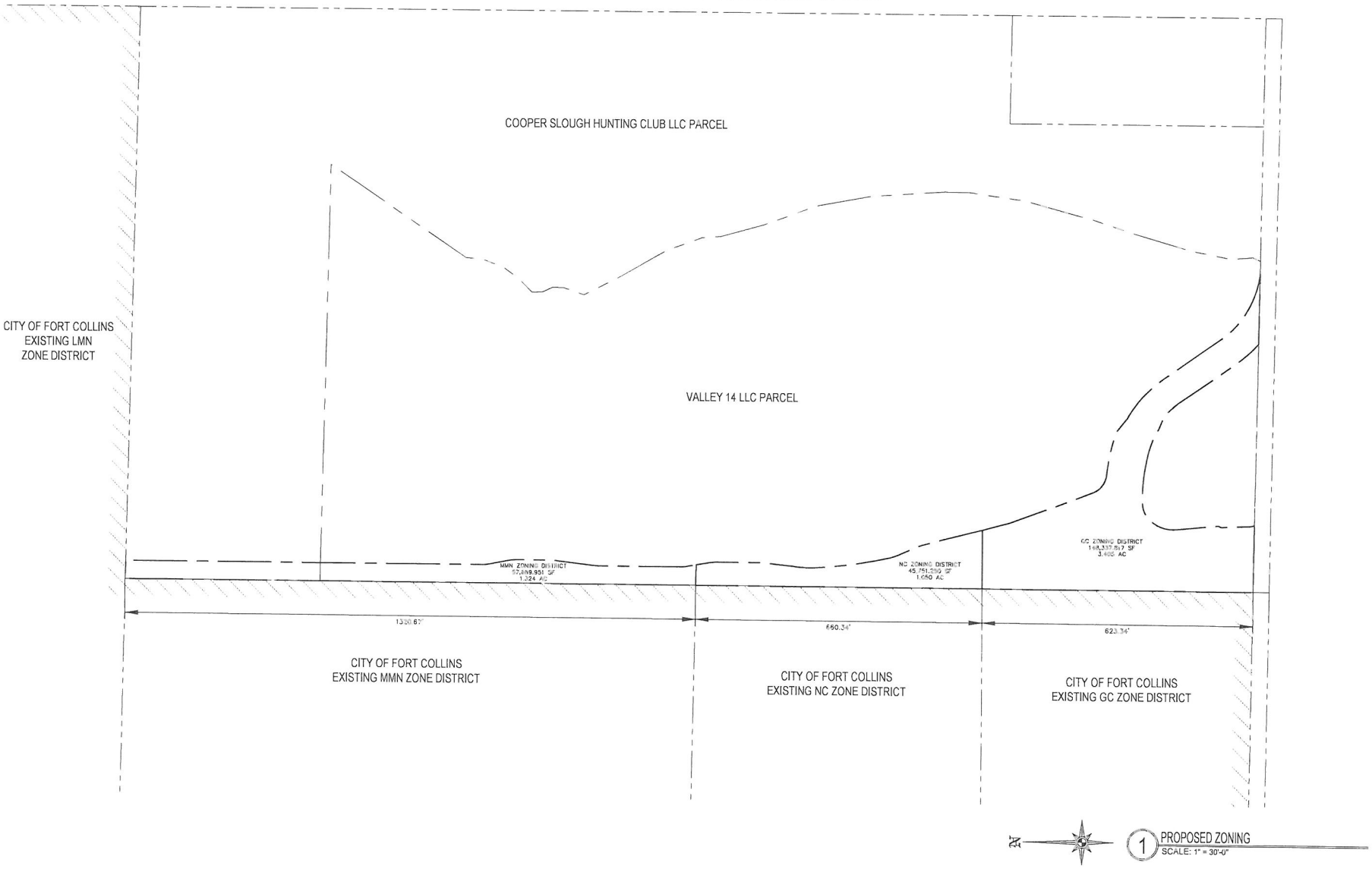
7-5-2022
Date

Signature

34223
Attorney Reg. No.

ATTACHMENT "D" TO THE
ANNEXATION PETITION FOR

PEAKVIEW ANNEXATION NUMBER ONE



ZONING

REVISIONS:

DATE: 7/1/2022

PEAKVIEW
ANNEXATION NUMBER ONE

MTA

Peakview Annexation Number One

Statements

(As required in the Annexation Submittal Requirements)

A statement as to why it is necessary and desirable for the City of Fort Collins to annex the area:

The Bloom developers would like to build the Greenfields arterial street improvements for Greenfields this fall, part of which is within the Peakview development (currently in the county). The Peakview project is anticipated to be gaining final county approval most likely by sometime in August or September, and Bloom would like to start construction on that arterial (both on their site and on the Peakview site) in October. As it turns out, having the arterial right-of-way be under one jurisdiction at the time of construction simplifies the issue of posting of collateral and simplifies the issue of construction inspections. This annexation will allow the future arterial right-of-way to all be under city jurisdiction prior to construction.

A description of the zoning classification being requested, and any conditions requested for that zone district classification:

For this annexation we are not including any of the developable areas of Peakview, but rather just the outlots west of the arterial, and the future right-of-way areas for the arterial improvements. For the purposes of this Peakview Annexation Number One, we propose to simply extend the MMN zoning, NC zoning, and GC zoning designations from the adjacent city limits to the west.

A statement of consistency of the requested zoning to the structure plan:

We are extending the zoning from the city limits directly west to the west, which was recently annexed and zoned, and was deemed to be consistent with the structure plan. We are simply just being consistent with that.

Statement of Principles and Policies Consistent with the City Structure Plan:

The structure plan shows "Mixed Neighborhood," "Suburban Mixed-use District," and "Neighborhood Mixed-use District" in the vicinity, the following principals and policies from City Plan are furthered with this annexation:

LIV 4.1 - New Neighborhoods. Encourage creativity in the design and construction of new neighborhoods that:

- Provides a unifying and interconnected framework of streets, sidewalks, walkway spines and other public spaces;
- Expands housing options, including higher- density and mixed-use buildings;
- Offers opportunities to age in place;
- Improves access to services and amenities; and
- Incorporates unique site conditions.

LIV 4.2 - Compatibility of Adjacent Development. Ensure that development that occurs in adjacent districts complements and enhances the positive qualities of existing neighborhoods. Developments that share a property line and/or street frontage with an existing neighborhood should promote compatibility by:

- Continuing established block patterns and streets to improve access to services and amenities from the adjacent neighborhood;
- Incorporating context-sensitive buildings and site features (e.g., similar size, scale and materials); and
- Locating parking and service areas where impacts on existing neighborhoods—such as noise and traffic—will be minimized.

List of Names, Addresses, and Phone Numbers of any retailers located with the boundaries of the Annexation:

There are no retailers located within the boundaries of the Annexation.

Staff Comments:

See attached email conversations between Troy Jones and Rebecca Everitt.

Troy Jones

From: Rebecca Everette <reverette@fcgov.com>
Sent: Monday, June 27, 2022 10:12 AM
To: Troy Jones; Noah Beals
Cc: Dave Betley; Sophie Buckingham; Pete Wray; Brandy Bethurem Harras
Subject: RE: Question on minor complication on Peakview Annexation

Hi Troy,

I see what you're saying, and I agree that those outlots should be included with the ROW annexation rather than creating enclaves. I'm still fine waiving the conceptual and neighborhood meeting with those outlots included, since the zoning designation has already been more or less confirmed through the Bloom project.

Thanks for checking about that!

Rebecca

Rebecca Everette, AICP
Planning Manager | City of Fort Collins
reverette@fcgov.com | 970.416.2625 direct

From: Troy Jones <troy@architex.com>
Sent: Monday, June 27, 2022 9:45 AM
To: Rebecca Everette <reverette@fcgov.com>; Noah Beals <nbeals@fcgov.com>
Cc: Dave Betley <dbetley@fcgov.com>; Sophie Buckingham <sbuckingham@fcgov.com>; Pete Wray <PWRAY@fcgov.com>; Brandy Bethurem Harras <BBethuremHarras@fcgov.com>
Subject: [EXTERNAL] Question on minor complication on Peakview Annexation

Rebecca,

Thank you for your quick decision and prompt follow-up! Thinking through the logistics of what to have my surveyor draw-up for the exact boundaries of each separate annexation, I wanted to follow-up on one minor complication that presents itself, in hopes of hearing the city's preference on how we should deal with it.

Here's the complication (see the attached jpeg): Ultimately the arterial will shift west to straddle the property line between Peakview and Bloom, but because the existing intersection of Greenfields and Mulberry is slightly east of the common property line, there are two small outlots between the Peakview's west property line and the right-of-way. Outlot A is 9,125 sq. ft., and outlot B is 6,674 sq. ft., and are both too small to be developed by themselves, and would need ultimately to be combined with the adjacent Bloom parcels to have any functional use on them. I'm thinking it would make sense to avoid making them enclaves. If you agree, my suggestion that we include them with the right-of-way annexation and just extend the adjacent Bloom zoning designations across these outlots. Does this make sense and does the city agree with this approach?

Or we could exclude them from the right-of-way annexation, but they would become two little enclaves, which may be worth avoiding. I can do it however the city would like, I was just seeking quick feedback so I know what annexation map boundaries to have my surveyor prepare.

Troy Jones, Land Planner, Architect
Peakview Project Manager

troy@architex.com
970-416-7431

From: Rebecca Everette <reverette@fcgov.com>
Sent: Monday, June 27, 2022 8:55 AM
To: Troy Jones <troy@architex.com>; Noah Beals <nbeals@fcgov.com>
Cc: Dave Betley <dbetley@fcgov.com>; Sophie Buckingham <sbuckingham@fcgov.com>; Pete Wray <PWRAY@fcgov.com>; Brandy Bethurem Harras <BBethuremHarras@fcgov.com>
Subject: RE: Peakview/Cooper Slough - maybe two back-to-back annexations??

Hi Troy,

Thanks for the follow up and creative thinking to find the best path forward. Noah and I are supportive of the 2 annexation approach, starting with the ROW.

I approve the waiver of the conceptual review and neighborhood meeting for the ROW annexation only. We will still need both steps in the process prior to annexing the rest of Peakview.

I'm copying Brandy Bethurem-Harras, who will be the Development Review Coordinator for this project and can assist with the annexation submittal and process. Please include her on any emails moving forward so she can ensure your getting the support you need.

Happy Monday!

Rebecca

Rebecca Everette, AICP
Planning Manager | City of Fort Collins
reverette@fcgov.com | 970.416.2625 direct

From: Troy Jones <troy@architex.com>
Sent: Saturday, June 25, 2022 7:58 AM
To: Noah Beals <nbeals@fcgov.com>; Rebecca Everette <reverette@fcgov.com>
Cc: Dave Betley <dbetley@fcgov.com>; Sophie Buckingham <sbuckingham@fcgov.com>; Pete Wray <PWRAY@fcgov.com>
Subject: [EXTERNAL] Peakview/Cooper Slough - maybe two back-to-back annexations??

Rebecca and Noah,

The Bloom developers and I had a group zoom call with county engineering staff (Steven Rothwell) and city engineering staff (including Dave Betley and Sophie Buckingham) on Friday, to discuss logistics of arterial road construction. As a result of the conversation, that group zoom attendies thinks we might have a workable solution for all parties, but it sounds like the two of you have the ultimate call on if this strategy would work on behalf of the city. As you know, the urgency upon us is that the Bloom developers would like to build the arterial street improvements for Greenfields this fall, part of which is within the Peakview development (currently in the county). The Peakview project is anticipated to be gaining final county approval most likely by sometime in August or September, and Bloom would like to start construction on that arterial (both on their site and on the Peakview site) in October.

As it turns out, having the arterial right-of-way be under one jurisdiction at the time of construction simplifies the issue of posting of collateral and simplifies the issue of construction inspections. As you know, I've sent you both an email recently asking for possible waivers of the conceptual review meeting to allow us to submit the annexation right away in an attempt to hopefully complete the annexation by October, in time for Bloom's target construction start date. Sophie

had mentioned in that zoom call that she is aware that the two of you have been giving my request some consid and are still in the process of thinking through the ramifications. She also mentioned that the idea of needing a neighborhood meeting may be on the table too.

At it turns out, the urgency for annexation as it relates to the road construction is really just the road right-of-way. The timing of the annexation the rest of Peakview isn't as urgent, and going through conceptual and neighborhood meetings for the developable parts of Peakview would be fine with us, so long as we the rights-of-way could be annexed more quickly. What if we had two back-to-back annexations? One for just the road rights-of-way (as shown in green hatch on the attached pdf), and one for the remainder of the Peakview/Cooper Slough parcels? What if the first annexation (of the right-of-way) was allowed to proceed without conceptual review and without a neighborhood meeting, since it wouldn't include any developable ground, and then the second annexation (the remainder of Peakview and all of the adjacent Cooper Slough parcel) could go through the conceptual review and neighborhood meeting process? Would that work from the city's development review process standpoint? If so, I believe I could get the first annexation submitted next week, and it would actually be realistic to expect 2nd reading for that annexation could happen by sometime in October. Simultaneously, I would sign up for the next available conceptual review for the second annexation, and we can schedule a neighborhood meeting for that second one whenever the city deems the timing of that to be appropriate. Would that concept work for the city?

Troy Jones, Land Planner, Architect
Project Manager for Peakview
troy@architex.com
970-416-7431

CC: Pete Wray, Dave Betley, Sophie Buckingham

PEAKVIEW ANNEXATION NO. 1

TO THE CITY OF FORT COLLINS
LOCATED IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 9
TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M.
COUNTY OF LARIMER, STATE OF COLORADO

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M. BEING MONUMENTED BY A 2-1/2" ALUMINUM CAP STAMPED "LS 23503" AT THE WEST END AND A 2-1/2" ALUMINUM CAP STAMPED "LS 22573" AT THE EAST END, SAID LINE BEING ASSUMED TO BEAR S89°11'21"E.

BEGINNING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 9;

THENCE ON THE NORTH LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 9, S88°55'11"E A DISTANCE OF 42.00 FEET;

THENCE DEPARTING SAID NORTH LINE, THE FOLLOWING THIRTY-EIGHT (38) COURSES:

1. S00°14'19"W A DISTANCE OF 827.07 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 84.00 FEET, A CENTRAL ANGLE OF 11°15'25" AND AN ARC LENGTH OF 16.50 FEET, TO A POINT OF TANGENT;
3. S11°01'07"E A DISTANCE OF 41.76 FEET, TO A POINT OF CURVE;
4. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 116.00 FEET, A CENTRAL ANGLE OF 11°15'25" AND AN ARC LENGTH OF 22.79 FEET, TO A POINT OF TANGENT;
5. S00°14'19"W A DISTANCE OF 75.11 FEET, TO A POINT OF CURVE;
6. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 166.00 FEET, A CENTRAL ANGLE OF 06°41'42" AND AN ARC LENGTH OF 19.40 FEET, TO A POINT OF TANGENT;
7. S06°56'01"W A DISTANCE OF 85.38 FEET, TO A POINT OF CURVE;
8. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 134.00 FEET, A CENTRAL ANGLE OF 06°41'42" AND AN ARC LENGTH OF 15.66 FEET, TO A POINT OF TANGENT;
9. S00°14'19"W A DISTANCE OF 182.11 FEET, TO A POINT OF CURVE;
10. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 84.00 FEET, A CENTRAL ANGLE OF 09°54'53" AND AN ARC LENGTH OF 14.54 FEET, TO A POINT OF TANGENT;
11. S09°40'35"E A DISTANCE OF 52.35 FEET, TO A POINT OF CURVE;
12. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 116.00 FEET, A CENTRAL ANGLE OF 09°54'53" AND AN ARC LENGTH OF 20.07 FEET, TO A POINT OF TANGENT;
13. S00°14'19"W A DISTANCE OF 102.11 FEET, TO A POINT OF CURVE;
14. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 166.00 FEET, A CENTRAL ANGLE OF 06°23'15" AND AN ARC LENGTH OF 18.51 FEET, TO A POINT OF TANGENT;
15. S06°37'34"W A DISTANCE OF 78.77 FEET, TO A POINT OF CURVE;
16. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 134.00 FEET, A CENTRAL ANGLE OF 09°33'20" AND AN ARC LENGTH OF 22.35 FEET, TO A POINT OF REVERSE CURVE;
17. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,033.00 FEET, A CENTRAL ANGLE OF 09°59'32" AND AN ARC LENGTH OF 180.15 FEET, TO A POINT OF COMPOUND CURVE;
18. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 84.00 FEET, A CENTRAL ANGLE OF 11°47'15" AND AN ARC LENGTH OF 17.28 FEET, TO A POINT OF TANGENT;
19. S24°42'34"E A DISTANCE OF 43.84 FEET, TO A POINT OF NON-TANGENT CURVE;
20. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S64°54'15"W, HAVING A RADIUS OF 108.19 FEET, A CENTRAL ANGLE OF 10°37'19" AND AN ARC LENGTH OF 20.06 FEET, TO A POINT OF NON-TANGENT;
21. S14°51'36"E A DISTANCE OF 50.10 FEET;
22. S13°42'52"E A DISTANCE OF 50.01 FEET;
23. S14°51'36"E A DISTANCE OF 36.74 FEET;
24. S14°51'36"E A DISTANCE OF 47.62 FEET, TO A POINT OF CURVE;
25. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 03°07'00" AND AN ARC LENGTH OF 1.09 FEET, TO A POINT OF REVERSE CURVE;
26. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 129.00 FEET, A CENTRAL ANGLE OF 08°04'32" AND AN ARC LENGTH OF 18.18 FEET, TO A POINT OF TANGENT;
27. S19°49'08"E A DISTANCE OF 108.53 FEET, TO A POINT OF CURVE;
28. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 179.00 FEET, A CENTRAL ANGLE OF 01°22'20" AND AN ARC LENGTH OF 4.29 FEET, TO A POINT OF TANGENT;
29. S21°11'28"E A DISTANCE OF 91.99 FEET, TO A POINT OF CURVE;
30. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 49.00 FEET, A CENTRAL ANGLE OF 62°31'40" AND AN ARC LENGTH OF 53.47 FEET, TO A POINT OF REVERSE CURVE;
31. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 541.00 FEET, A CENTRAL ANGLE OF 05°46'51" AND AN ARC LENGTH OF 54.58 FEET, TO A POINT OF COMPOUND CURVE;
32. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 291.00 FEET, A CENTRAL ANGLE OF 09°27'22" AND AN ARC LENGTH OF 48.03 FEET, TO A POINT OF COMPOUND CURVE;
33. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 29.00 FEET, A CENTRAL ANGLE OF 17°32'15" AND AN ARC LENGTH OF 8.88 FEET, TO A POINT OF TANGENT;
34. S50°56'41"E A DISTANCE OF 28.81 FEET, TO A POINT OF CURVE;
35. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 09°31'31" AND AN ARC LENGTH OF 3.32 FEET, TO A POINT OF REVERSE CURVE;
36. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 283.00 FEET, A CENTRAL ANGLE OF 25°29'51" AND AN ARC LENGTH OF 125.94 FEET, TO A POINT OF TANGENT;
37. S34°58'22"E A DISTANCE OF 155.19 FEET, TO A POINT OF CURVE;
38. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 217.00 FEET, A CENTRAL ANGLE OF 48°41'45" AND AN ARC LENGTH OF 184.43 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST MULBERRY STREET AND A POINT OF NON-TANGENT;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, N89°11'21"W A DISTANCE OF 161.98 FEET, TO A POINT OF NON-TANGENT CURVE;

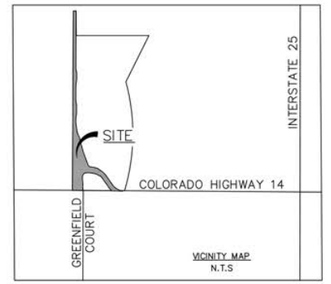
THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING SIXTEEN (16) COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N41°03'41"E, HAVING A RADIUS OF 283.00 FEET, A CENTRAL ANGLE OF 13°57'58" AND AN ARC LENGTH OF 68.98 FEET, TO A POINT OF TANGENT;
2. N34°58'22"W A DISTANCE OF 155.19 FEET, TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 217.00 FEET, A CENTRAL ANGLE OF 12°12'50" AND AN ARC LENGTH OF 46.26 FEET, TO A POINT OF COMPOUND CURVE;
4. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 19°54'23" AND AN ARC LENGTH OF 6.95 FEET, TO A POINT OF TANGENT;
5. N67°05'34"W A DISTANCE OF 29.69 FEET, TO A POINT OF CURVE;
6. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 29.00 FEET, A CENTRAL ANGLE OF 07°34'05" AND AN ARC LENGTH OF 3.83 FEET, TO A POINT OF REVERSE CURVE;
7. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 189.00 FEET, A CENTRAL ANGLE OF 15°18'19" AND AN ARC LENGTH OF 50.49 FEET, TO A POINT OF COMPOUND CURVE;
8. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 409.00 FEET, A CENTRAL ANGLE OF 17°14'40" AND AN ARC LENGTH OF 123.10 FEET, TO A POINT OF COMPOUND CURVE;
9. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 54.00 FEET, A CENTRAL ANGLE OF 43°02'58" AND AN ARC LENGTH OF 40.57 FEET, TO A POINT OF COMPOUND CURVE;
10. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 79.00 FEET, A CENTRAL ANGLE OF 50°07'19" AND AN ARC LENGTH OF 69.11 FEET, TO A POINT OF TANGENT;
11. S05°14'45"E A DISTANCE OF 94.32 FEET, TO A POINT OF CURVE;
12. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 35°00'00" AND AN ARC LENGTH OF 6.11 FEET, TO A POINT OF NON-TANGENT REVERSE CURVE;
13. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S56°47'06"E, HAVING A RADIUS OF 10.12 FEET, A CENTRAL ANGLE OF 38°04'04" AND AN ARC LENGTH OF 6.73 FEET, TO A POINT OF NON-TANGENT REVERSE CURVE;
14. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S85°00'07"W, HAVING A RADIUS OF 517.00 FEET, A CENTRAL ANGLE OF 05°14'12" AND AN ARC LENGTH OF 47.25 FEET, TO A POINT OF TANGENT;
15. S00°14'19"W A DISTANCE OF 11.14 FEET, TO A POINT OF NON-TANGENT CURVE;
16. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N89°37'29"E, HAVING A RADIUS OF 30.51 FEET, A CENTRAL ANGLE OF 28°12'43" AND AN ARC LENGTH OF 15.02 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID EAST MULBERRY STREET AND A POINT OF NON-TANGENT;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, N89°11'21"W A DISTANCE OF 154.79 FEET, TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 9;

THENCE ON SAID WEST LINE, N00°14'19"E A DISTANCE OF 2,604.37 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 251,753 SQUARE FEET OR 5.7794 ACRES.



LEGEND

▲ = RECOVERED REBAR WITH ORANGE PLASTIC CAP, STAMPED: PLS 23503

▨ = EXISTING CITY OF FORT COLLINS LIMITS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S50°56'41"E	28.81'
L2	N67°05'34"W	29.69'
L3	S05°14'45"E	94.32'
L4	S00°14'19"W	11.14'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	62°31'40"	49.00'	53.47'
C2	5°46'51"	541.00'	54.58'
C3	9°27'22"	291.00'	48.03'
C4	17°32'15"	29.00'	8.88'
C5	9°31'31"	20.00'	3.32'
C6	25°29'51"	283.00'	125.94'
C7	13°57'58"	283.00'	68.98'
C8	12°12'50"	217.00'	46.26'
C9	19°54'23"	20.00'	6.95'
C10	7°34'05"	29.00'	3.83'
C11	15°18'19"	189.00'	50.49'
C12	17°14'40"	409.00'	123.10'
C13	43°02'58"	54.00'	40.57'
C14	50°07'19"	79.00'	69.11'
C15	35°00'00"	10.00'	6.11'
C16	38°04'04"	10.12'	6.73'
C17	5°14'12"	517.00'	47.25'
C18	28°12'43"	30.51'	15.02'

APPROVED

THIS PLAT IS TO BE KNOWN AS PEAKVIEW ANNEXATION TO THE CITY OF FORT COLLINS, COLORADO IS APPROVED AND ACCEPTED FOR ANNEXATION TO THE CITY OF FORTH COLLINS, COUNTY OF LARIMER, STATE OF COLORADY, BY ORDINANCE NO. _____, PASSED AND ADOPTED ON FINAL READING AT A REGULAR MEETING OF THE CITY COUNCIL OF FORT COLLINS, COLORADO, HELD ON THE _____ OF _____, 20___.

_____
CITY CLERK

APPROVED AS TO FORM

_____
CITY ENGINEER

SURVEYORS CERTIFICATE:

I, JARROD ADAMS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE MAP HEREIN IS A CORRECT DELINEATION OF THE DESCRIBED PARCEL OF LAND AND THAT IT IS CONTIGUOUS TO THE CITY OF FORT COLLINS, COLORADO AND MEETS THE REQUIREMENTS SET FORTH IN COLORADO REVISED STATUTES 1973, 31-12-104-(1) (a) THAT ONE-SIXTH (1/6) OR MORE OF THE PERIMETER TO BE ANNEXED IS CONTIGUOUS WITH THE ANNEXING MUNICIPALITY.

CONTIGUITY STATEMENT:

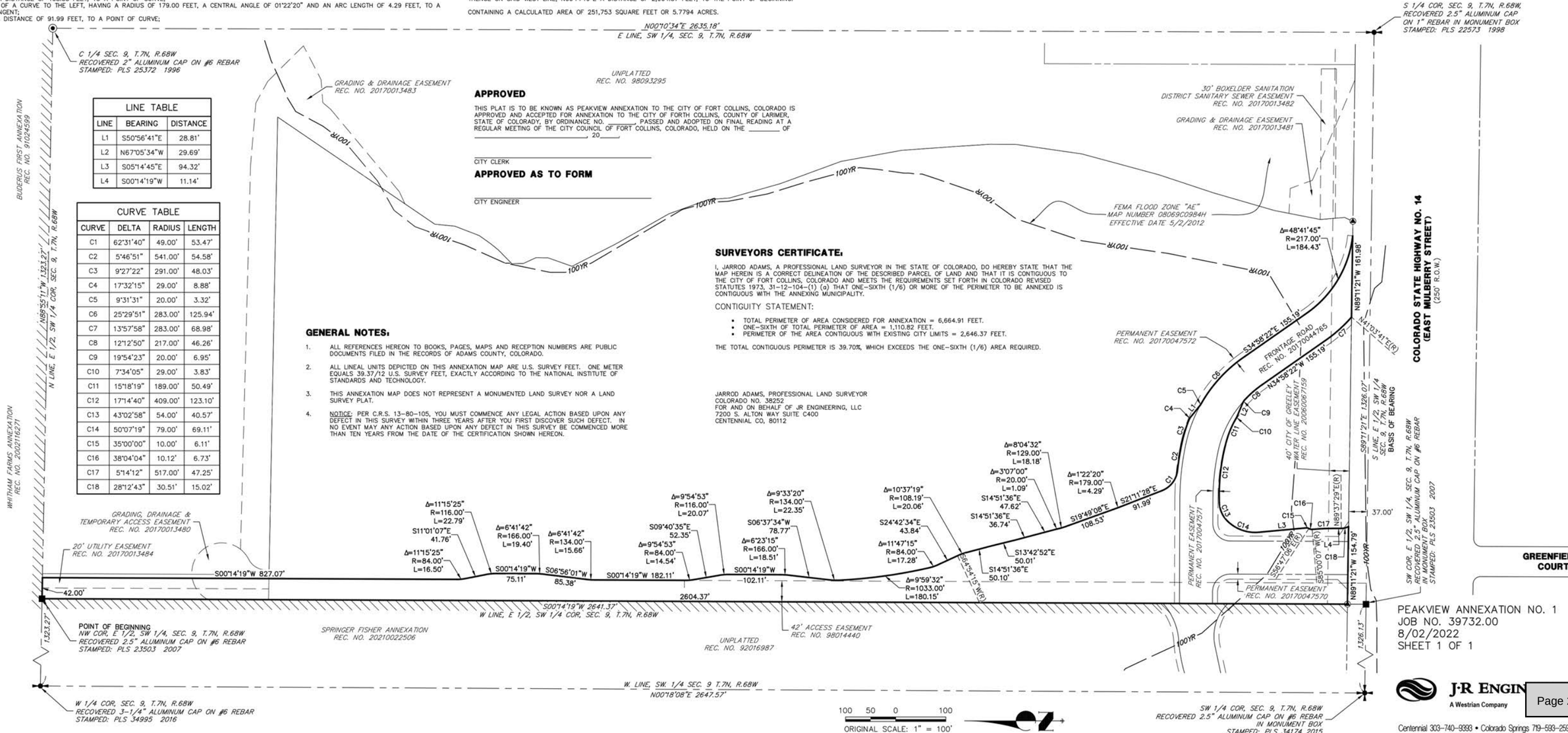
- TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION = 6,664.91 FEET.
- ONE-SIXTH OF TOTAL PERIMETER OF AREA = 1,110.82 FEET.
- PERIMETER OF THE AREA CONTIGUOUS WITH EXISTING CITY LIMITS = 2,646.37 FEET.

THE TOTAL CONTIGUOUS PERIMETER IS 39.70%, WHICH EXCEEDS THE ONE-SIXTH (1/6) AREA REQUIRED.

JARROD ADAMS, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38252
FOR AND ON BEHALF OF JR ENGINEERING, LLC
7200 S. ALTON WAY SUITE C400
CENTENNIAL CO, 80112

GENERAL NOTES:

1. ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF ADAMS COUNTY, COLORADO.
2. ALL LINEAL UNITS DEPICTED ON THIS ANNEXATION MAP ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
3. THIS ANNEXATION MAP DOES NOT REPRESENT A MONUMENTED LAND SURVEY NOR A LAND SURVEY PLAT.
4. NOTICE: PER C.R.S. 13-80-105, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.



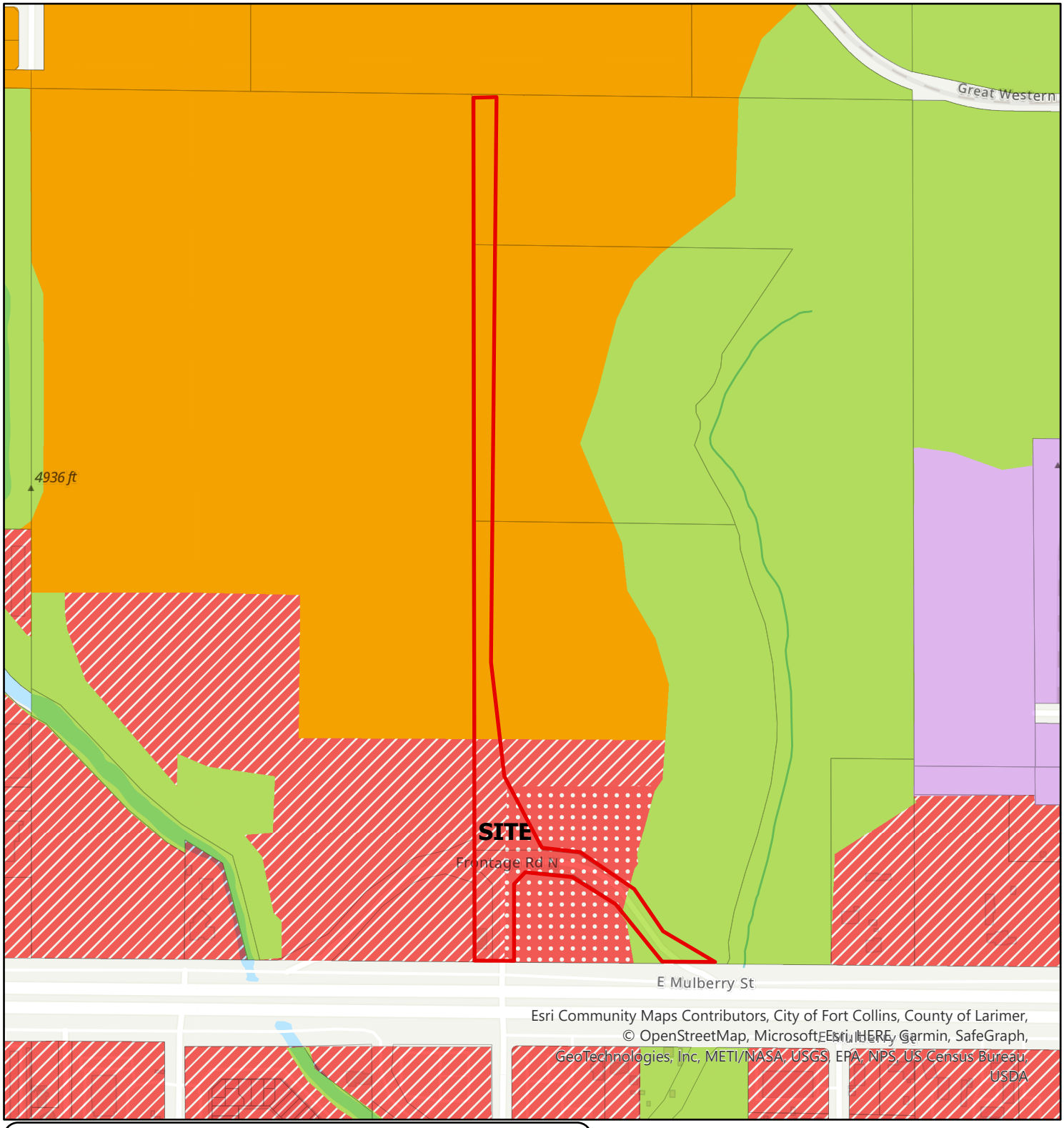
PEAKVIEW ANNEXATION NO. 1
JOB NO. 39732.00
8/02/2022
SHEET 1 OF 1

J·R ENGINEERING
A Westrian Company

Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

PEAKVIEW ANNEXATION NO. 1

Structure Plan Map



Legend

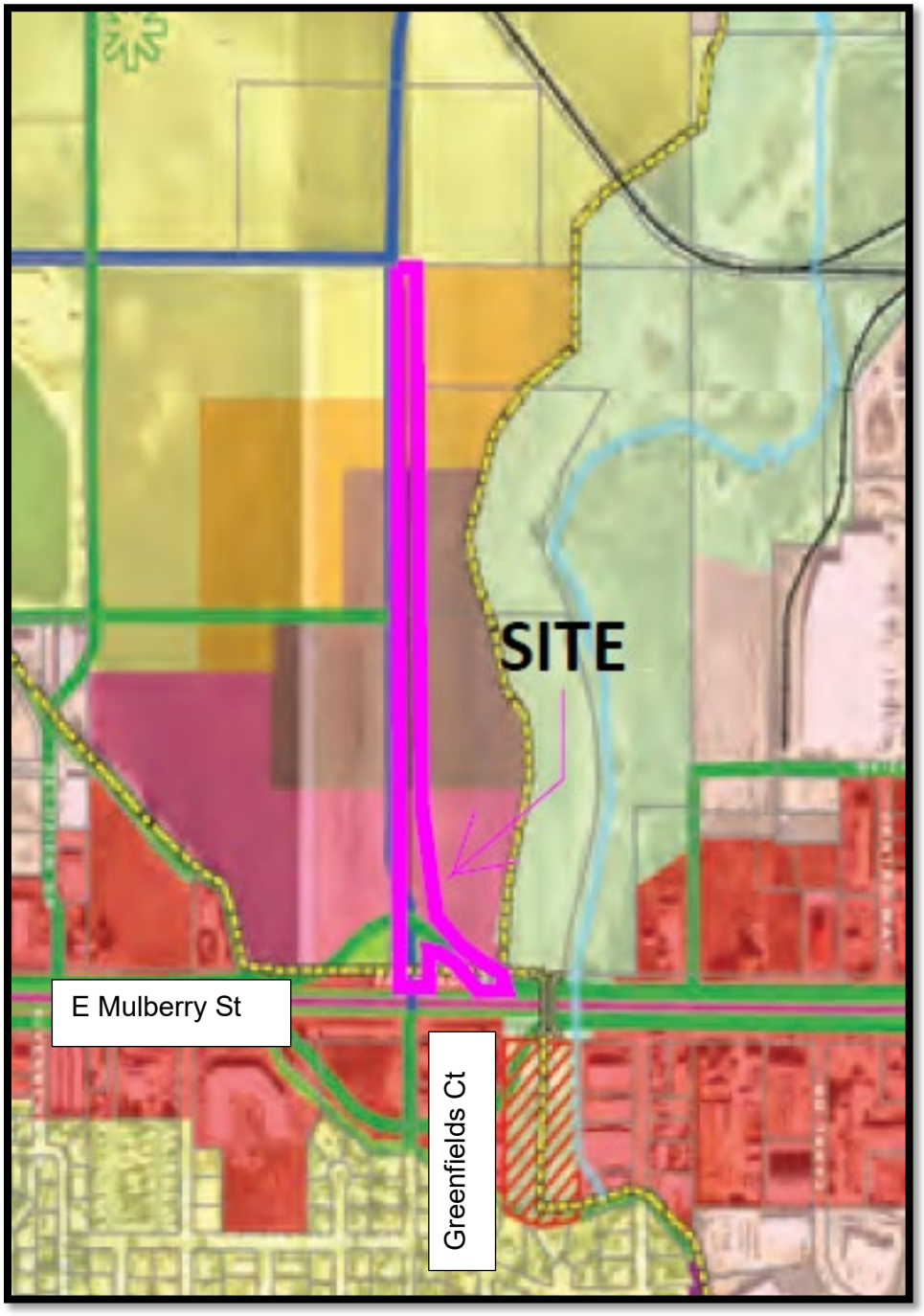
Structure Plan

- Adjacent Planning Area
- Campus District
- Community Separator
- Downtown District
- Industrial District
- Mixed Employment District
- Mixed Neighborhood
- Neighborhood Mixed Use District
- Parks and Natural/Protected Lands
- R&D/Flex District
- Rural Neighborhood
- Single Family Neighborhood
- Suburban Mixed Use District
- Urban Mixed Use District
- parcels

City of Fort Collins

Printed: Aug

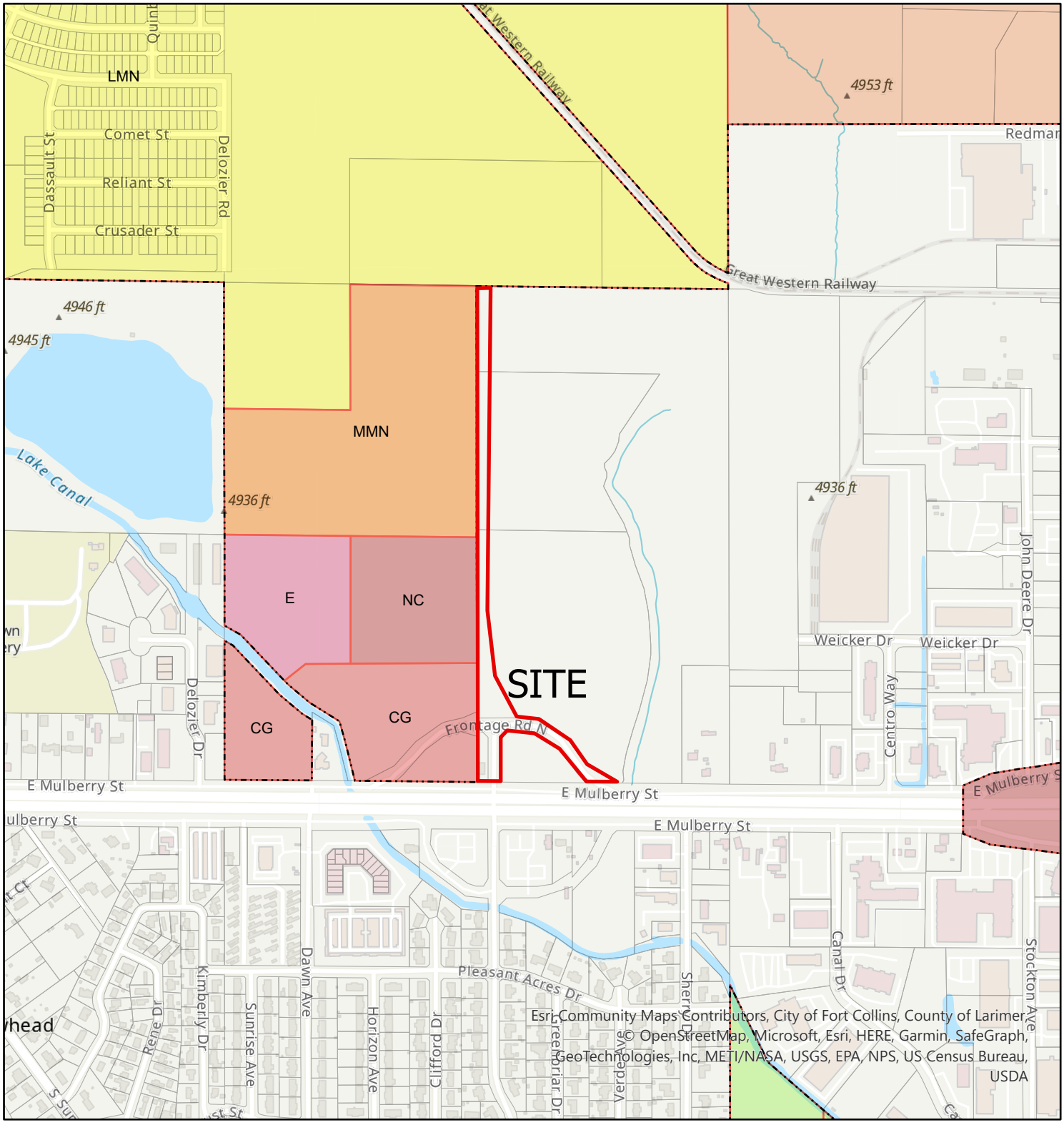
Peakview Annexation No. 1
East Mulberry Corridor Plan Map



Street Right-Of-Way

PEAKVIEW ANNEXATION NO. 1

Zoning Map

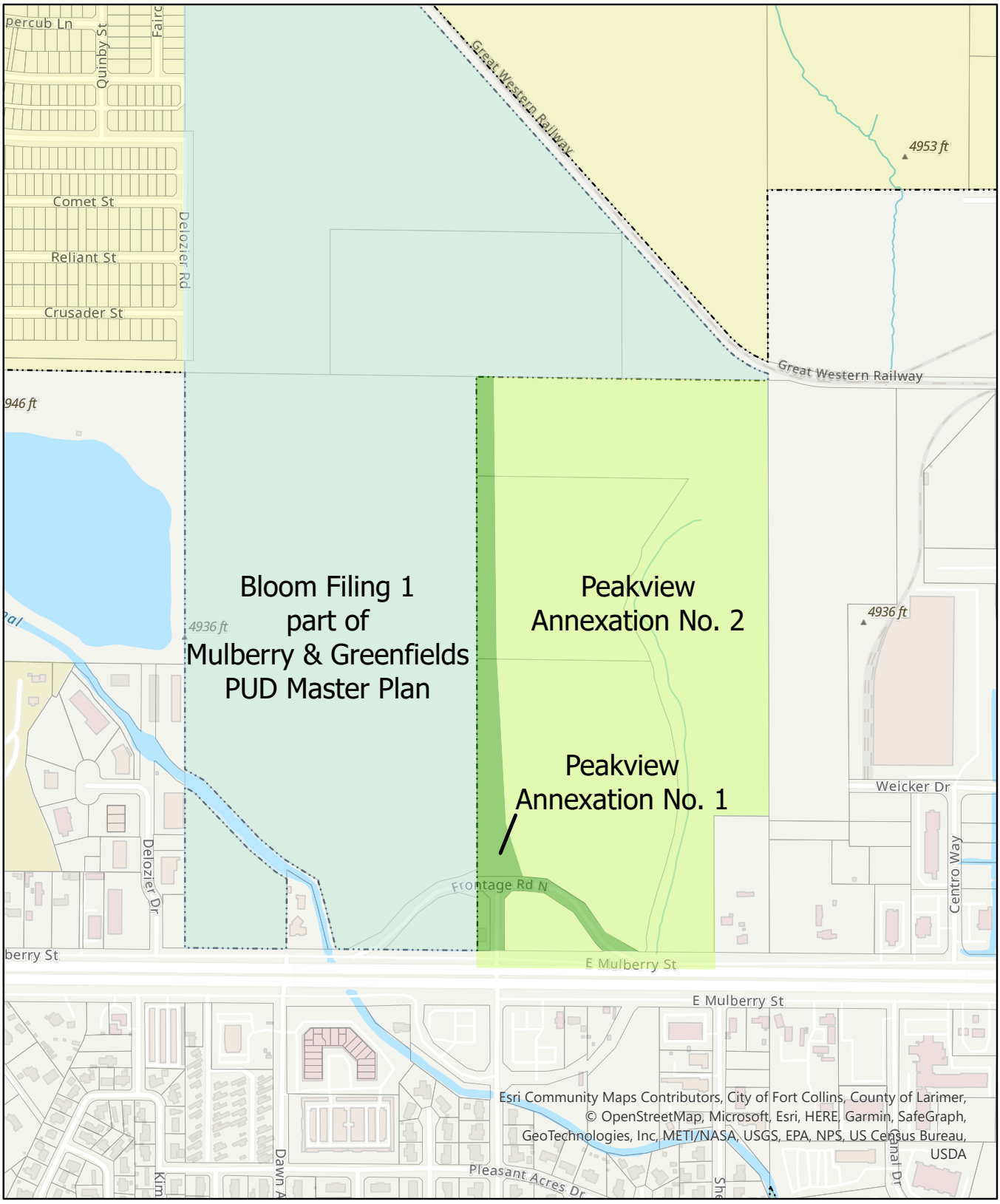


Legend

- Community Commercial (CC)
- General Commercial (CG)
- Employment (E)
- Industrial (I)
- Low Density Mixed-Use Neighborhood (LMN)
- Medium Density Mixed-Use Neighborhood (MMN)
- Neighborhood Commercial (NC)
- Urban Estate (UE)
- parcels
- City Limits

City of Fort Collins

Printed: Aug



PEAKVIEW ANNEXATION NO. 1

Annexation Sequence Map

City of Fort Collins

Printed: August 04, 2022

File Attachments for Item:

11. Resolution 2022-083 Approving the Acceptance of the Proposed Donation of a Sculpture to be Placed at Veterans Plaza in Spring Canyon Community Park.

This Resolution accepts the donation from Diggs Brown for a bronze sculpture entitled, *Arthur-My Hero, My Friend,* that will be placed at the Veterans Plaza located in Spring Canyon Community Park.

August 16, 2022

AGENDA ITEM SUMMARY
City Council

STAFF

Ellen Martin, Visual Arts Administrator
Ted Hewitt, Legal

SUBJECT

Resolution 2022-083 Approving the Acceptance of the Proposed Donation of a Sculpture to be Placed at Veterans Plaza in Spring Canyon Community Park.

EXECUTIVE SUMMARY

This Resolution accepts the donation from Diggs Brown for a bronze sculpture entitled, *Arthur-My Hero, My Friend,* that will be placed at the Veterans Plaza located in Spring Canyon Community Park.

STAFF RECOMMENDATION

Staff recommends adoption of the Resolution.

BACKGROUND / DISCUSSION

Section 23-309 of the City Code states works of art with a value of $300 or more donated to the City and placed in a public area may be accepted only with approval of the Art in Public Places (APP) Board. For all such works with a value of $10,000 or more, the City may only accept them with approval of the City Council, upon review of such proposed donation and the recommendation of the APP Board.

Established in November 2011, the Veterans Plaza serves as a remembrance of the valor and the sacrifices willingly made by our veterans, whether in times of war or times of peace.

A partnership between the City of Fort Collins and Veterans Plaza of Northern Colorado, the 3-acre park is located at 2626 W. Horsetooth Road, in the scenic Spring Canyon Community Park in southwest Fort Collins.

The concept of a public plaza to honor Northern Colorado veterans began in 2008 with a group of residents who formed the Veterans Plaza Committee to raise funds to design and build the Plaza. In addition to the donation of land, the City of Fort Collins contributed $350,000 to the community fundraising campaign to underwrite the construction of the Plaza. The Veterans Plaza Committee incorporated in 2012 as an independent not-for-profit 501c(3) corporation whose mission is to honor the service and sacrifice of the nation's military veterans.

The enduring partnership leverages the work and scope of both organizations through stewardship, passion, volunteerism and programming in service to a deeply valued community: U.S. military veterans.

The proposed life-sized sculpture by artist Susan Norris expresses the loyalty and devotion of a military service dog for his fallen master. The sculpture is intended to honor the many canine service animals that

have demonstrated brave dedication and loyalty to their human partners, both in times of war and in times of healing.

The sculpture was temporarily placed on a stone pedestal at the entrance to Veterans Plaza in Spring Canyon Community Park. If approved, the sculpture will remain in the same location, but will include the required APP plaque. This location also places the sculpture near the existing dog park.

CITY FINANCIAL IMPACTS

This item does not impact the City's general fund account. The value of the sculpture donation is $32,000. The annual cleaning of the bronze sculpture will be conducted by Veterans Plaza of Northern Colorado, at no charge to the City.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

The donation was reviewed and recommended for City Council approval by the APP Board at the June 15, 2022, regular board meeting.

PUBLIC OUTREACH

The APP Program will promote the gift of art to the City of Fort Collins.

ATTACHMENTS

1. Resolution for Consideration
2. Written Description and Images of Proposed Art Donation
3. Art in Public Places Board Minutes, June 15, 2022

RESOLUTION 2022-083
OF THE COUNCIL OF THE CITY OF FORT COLLINS
APPROVING THE ACCEPTANCE OF THE PROPOSED DONATION
OF A SCULPTURE TO BE PLACED AT VETERANS PLAZA IN
SPRING CANYON COMMUNITY PARK

WHEREAS, Diggs Brown has generously offered to donate a bronze sculpture entitled, *Arthur-My Hero, My Friend*, to be placed at the Veterans Plaza located in Spring Canyon Community Park; and

WHEREAS, Veterans Plaza serves as a remembrance of the valor and the sacrifices willingly made by our veterans, whether in times of war or times of peace, and was made possible by a partnership between the City of Fort Collins and Veterans Plaza of Northern Colorado, a Colorado nonprofit corporation; and

WHEREAS, the proposed life-sized sculpture by artist Susan Norris expresses the loyalty and devotion of a military service dog for his fallen master and is intended to honor the many canine service animals that have demonstrated brave dedication and loyalty to their human partners; and

WHEREAS, the sculpture was temporarily placed on a stone pedestal at the entrance to Veterans Plaza, near the existing dog park and if approved, the sculpture will remain in the same location, and include the required Art in Public Places plaque; and

WHEREAS, the value of the sculpture is $32,000 and the annual cleaning of the bronze sculpture will be conducted by Veterans Plaza of Northern Colorado, at no charge to the City; and

WHEREAS, City Code Section 23-309 states works of art with a value of $300 or more donated to the City and placed in a public area may be accepted only with approval of the Art in Public Places (APP) Board and for all such works with a value of $10,000 or more, the City may only accept them with approval of the City Council, upon review of such proposed donation and the recommendation of the APP Board; and

WHEREAS, at its regular meeting on June 15, 2022, the APP Board evaluated and approved the proposed donation of the Artwork based on the City's Art in Public Places Guidelines and recommended the City Council accept the donation.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. That the City Council hereby makes and adopts the determinations and findings contained in the recitals set forth above.

Section 2. That the City Council hereby accepts the proposed donation of the Artwork and related project work as described in this Resolution, to be placed at the entrance to Veterans Plaza in Spring Canyon Community Park.

Passed and adopted at a regular meeting of the Council of the City of Fort Collins this 16th day of August, A.D. 2022.

_____
Mayor

ATTEST:

_____
City Clerk

Proposed Art Donation by Diggs Brown

Arthur—My Hero, My Friend

ART IN PUBLIC PLACES



This life-size bronze sculpture by artist Susan Norris expresses the loyalty and devotion of a military service dog for his fallen master. The mission of this sculpture is to honor the many canine service animals that have demonstrated brave dedication and loyalty to their human partners, both in times of war and also in times of healing.

The location for this sculpture is at the entrance to Veterans Plaza in Spring Canyon Community Park. This location is also near the dog park, which will also attract an audience. The sculpture was temporary placed on a stone pedestal at this location. If approved, the sculpture will remain in the same location, but will include the required Art in Public Places plaque.

The annual cleaning of the bronze sculpture will be conducted by the Veteran Plaza Partners, at no charge to the City. The value of the sculpture is $32,000 (Edition #2 out of 3)

Proposed Location:





Veterans Plaza was dedicated in May 2011. Its located at 2626 West Horsetooth Rd. in Spring Canyon Community Park in southwest Fort Collins.

MINUTES

CITY OF FORT COLLINS • BOARDS AND COMMISSIONS

Art in Public Places

REGULAR MEETING

June 15, 2022, 3:30 pm
Virtual, Via Zoom

1. **CALL TO ORDER**

   3:33 pm

2. **ROLL CALL**

   - Board Members Present – Natalie Barnes, Kathy Bauer, Miriam Chase, Sabrina Davies, Gwen Hatchette, and Heidi Shuff
   - Board Members Absent – None
   - Staff Members Present – Ellen Martin, Liz Good, Nina Bodenhamer, Craig Kisling and Jen Torrey
   - Cultural Resources Board Liaison – Leslie Walker
   - Guests – Chelsea Ermer, Jennifer Ivanovic, Joshua Weiner,

3. **AGENDA REVIEW**

4. **CITIZEN PARTICIPATION**

5. **APROVAL OF MINUTES – April 20, 2022**

   Ms. Chase moved to approve the Minutes
   Ms. Shuff seconded.
   Unanimously approved. Ms. Barnes not present.

6. **BUSINESS, PRESENTATION, OR DISCUSSION:**

   A) VETERANS PLAZA ART DONATION

   Nina Bodenhamer with City Give presented the donation. Diggs Brown would like to donate *Author – My Hero, My Friend*, which is currently placed in the Veterans Plaza at Spring Canyon Park temporarily. The Veterans Plaza would like to add it permanently as part of the City's art collection. The statue by Susan Norris honors military service dogs and their relationship with service members. The sculpture is valued at $32,000 and it is proposed that it would be maintained and cleaned by the Veterans Plaza volunteers. The Board completed evaluations to see if the donation is accepted. The average score from the Board was 29.33, and a score of 21 and over is accepted. This donation will need to be approved by City Council.

   Ms. Shuff moved recommend the donation be accepted by Council.
   Ms. Barnes seconded
   Unanimously approved

   B) TRANSFORMER CABINET MURAL DESIGN REVIEW

   Ms. Martin presented designs from artists Chris Bates, Ren Burke, Chelsea Ermer, Chelsea Gilmore, Faith Johnson, Werner Schreiber, Larry Tucci and Kristen Vohs.

MINUTES
CITY OF FORT COLLINS • BOARDS AND COMMISSIONS

Art in Public Places
REGULAR MEETING

Jennifer Ivanovic was present to share her design. There were questions about the painting schedules, the adaptation of submitted designs to the dimensions of the cabinets, and how murals fit into locations, especially when near other murals.

Ms. Bauer moved to accept the designs as presented today
Ms. Chase seconded
Unanimously approved

C) BUCKING HORSE PARK DESIGN REVIEW

Ms. Martin gave an overview of the project. The artist was selected in a competitive process and worked with the project team. Craig Kisling and Jen Torrey with Park Planning & Development presented the park project, which will be renamed as it is developed. Jen shared the details of the neighborhood park design. Artist Josh Wiener shared images and an animation to give context to the artwork. The design incorporates three sculptural groupings placed in the native grass area along the Loop Walk near the entrances from Miles House Ave. The layers of twelve beams will align to form a solid wall as you enter the park and change as you move through the area. The sculptures will appear to emerge from the earth and create a gateway element for these entrances. This piece will need to be approved by City Council, so the board is making a recommendation to them. There were questions about skateboarding and climbing on the artwork.

Ms. Barnes moved to recommend the project to City Council to approve.
Ms. Chase seconded
Unanimously approved

D) BOARD PERIODIC REVIEW QUESTIONAIRE DRAFT

Ms. Martin presented the questionnaire with an initial draft of general information and space for discussion of the Board specific questions. A draft with the Board additions will be sent to the group before the next meeting.

E) PEDESTRIAN PAVER

Ms. Martin presented one of the Pedestrian Paver designs that was shaded to show how the design would need to be altered for fabrication. The Board felt that the intention of the original drawing was lost with this modification and that we should move to the juried alternate paver design.

Ms. Hatchette moved to go with an alternate due to shading and complexity of the originally accepted design
Ms. Bauer seconded
Unanimously approved

7. STAFF REPORT

Ms. Martin shared highlights. The report will be emailed to the APP Board.

MINUTES

CITY OF FORT COLLINS • BOARDS AND COMMISSIONS

Art in Public Places

REGULAR MEETING

8. OTHER BUISNESS

Ms. Chase recommends *A Walk in the Woods* at Bas Blu theater and Rita Theatre's *Love at Any Age* playing July 7–9. Lagoon Concerts start tonight. Ms. Good shared that Lincoln Center Art Gallery exhibit has a Closing Reception June 24, 5:00-6:30pm. The exhibit closes June 26. The Art Gallery is open 12-6 Wednesday and Friday.

9. ADJOURNMENT

5:54 pm

Respectfully submitted,

Liz Good

File Attachments for Item:

12. Resolution 2022-084 Approving an Art Project for the Glenmoor Pond Enhancement Project and Approving Expenditures from the Art in Public Places Stormwater Utility Account to Commission an Artist to Create the Art Project Pursuant to the Art in Public Places Program.

The purpose of this item is it to approve expenditures from the Art in Public Places (APP) Reserve Account to commission an artist to create art for the Glenmoor Pond Enhancement Project. The expenditures of $55,000 will be for design, materials, signage, fabrication, delivery, installation, and contingency for APP artist Lisa Cameron Russell to create the art for the Glenmoor Pond Project.

August 16, 2022

AGENDA ITEM SUMMARY
City Council

STAFF

Ellen Martin, Visual Arts Administrator
Ted Hewitt, Legal

SUBJECT

Resolution 2022-084 Approving an Art Project for the Glenmoor Pond Enhancement Project and Approving Expenditures from the Art in Public Places Stormwater Utility Account to Commission an Artist to Create the Art Project Pursuant to the Art in Public Places Program.

EXECUTIVE SUMMARY

The purpose of this item is it to approve expenditures from the Art in Public Places (APP) Reserve Account to commission an artist to create art for the Glenmoor Pond Enhancement Project. The expenditures of $55,000 will be for design, materials, signage, fabrication, delivery, installation, and contingency for APP artist Lisa Cameron Russell to create the art for the Glenmoor Pond Project.

STAFF RECOMMENDATION

Staff recommends adoption of the Resolution.

BACKGROUND / DISCUSSION

Section 23-303 of the Code, which was added in 1995, established the Art in Public Places Reserve Account, and designated it for use in acquiring or leasing works of art, maintenance, repair or display of works of art, and administrative expenses related to the APP Program, in accordance with the APP Guidelines adopted by the Council in Ordinance No. 20, 1995. In 1998, City Council permanently adopted the APP Program, and in 2012 reenacted City Code Chapter 23, Article XII, with certain modifications.

The Glenmoor Pond Enhancement Project aims to improve the overall aesthetic, enhance landscaping, add visual interest, and create better pedestrian access and movement. APP artist Lisa Cameron Russell was selected through a competitive process for this project. The artist worked with the Glenmoor Pond Enhancement Project Team and teacher Kaitlyn “Birdy” Birdsall-Thomas and 2nd Grade Elementary students at Polaris Expeditionary Learning School, which is located adjacent to Glenmoor Pond.

The theme for the site was pollinator gardens so the artist worked with the students to develop pollinator imagery to use for the art project. The artist and Polaris teacher worked with the students on the steps to creating a public art project and developing awareness of pollinators through illustrations.

The project, *Pollinator Salad Days,* was developed through this classroom engagement with the 2nd graders. The sculptural elements are inspired by the illustrations created during workshops. The sculptural elements will be fabricated from weathered steel and will be fastened to an existing 40’ guard rail on the

site. Complementary whimsical floral imagery by the artist is added to complete the composition and add structural support. The railing is visible from Taft Hill Rd. and located in the natural grasses area between two pollinator gardens. The art will add to the overall enhancement of the detention pond that will have pollinator gardens, trees, enhanced trails and an informal outdoor classroom.

CITY FINANCIAL IMPACTS

The funds for this item have been appropriated in the APP Stormwater Utility Account. The APP program also has available appropriated maintenance funds for the long-term care of the subject artwork and the rest of the APP art collection.

The Glenmoor Pond Enhancement Project art budget is $55,000 to be used for design, materials, fabrication, signage, delivery, installation, and contingency for these artworks.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

The design concept and budget for the art project was reviewed and recommended for City Council approval by the APP Board at the July 20, 2022, regular board meeting.

PUBLIC OUTREACH

The selected artist collaborates with the project team to develop concepts for the artwork based on the goals of the project and input from the team. The final design and budget are reviewed and approved by the project team and then the APP Board, who then recommends the project to City Council for approval.

This artist collaborated with the Project Team and the adjacent school to develop the art for this site. For the community engagement outreach, workshops were developed with Polaris Expeditionary Learning School teacher Kaitlyn “Birdy” Birsall-Thomas and her 2nd grade elementary art students. The pollinator illustrations developed in the classroom workshops are the images that will be used to create the sculptures for the project along with flower imagery by Lisa Cameron Russell.

The APP Program will promote the project throughout the fabrication, installation, and completion of the artwork.

ATTACHMENTS

1. Resolution for Consideration
2. Written Description and Images of Proposed Artwork
3. Art in Public Places Board Minutes, July 20, 2022

RESOLUTION 2022-084
OF THE COUNCIL OF THE CITY OF FORT COLLINS
APPROVING AN ART PROJECT FOR THE GLENMOOR POND ENHANCEMENT PROJECT AND APPROVING EXPENDITURES FROM THE ART IN PUBLIC PLACES STORMWATER UTILITY ACCOUNT TO COMMISSION AN ARTIST TO CREATE THE ART PROJECT PURSUANT TO THE ART IN PUBLIC PLACES PROGRAM

WHEREAS, the City is in the process of implementing the Glenmoor Pond Enhancement Project; and

WHEREAS, pursuant to Sections 23-303 and 23-304 of the City Code, one percent of the funds appropriated for the Glenmoor Pond Enhancement Project was set aside in the Art in Public Places Reserve Account for use in the acquisition, installation and maintenance of works of art in accordance with the Art in Public Places Guidelines adopted by the City Council in Ordinance No. 047, 1998 (the "Guidelines"); and

WHEREAS, artist Lisa Cameron Russell was selected through a competitive process to complete an art project for the Glenmoor Pond Enhancement Project (the "Art Project"); and

WHEREAS, the theme for the site was pollinator gardens, so Lisa Cameron Russell worked with students from the second grade at Polaris Expeditionary Learning School, which is located adjacent to Glenmoor Pond, and developed pollinator imagery to use for the Art Project; and

WHEREAS, the project, named *Pollinator Salad Days,* will be fabricated from weathered steel and will be fastened to an existing guard rail on the site with complementary whimsical floral imagery added to complete the composition and add structural support; and

WHEREAS, the railing is visible from Taft Hill Road and located in the natural grasses area between two pollinator gardens; and

WHEREAS, the art will add to the overall enhancement of the detention pond that will have pollinator gardens, trees, enhanced trails and an informal outdoor classroom; and

WHEREAS, the Art in Public Places Board ("the Board") approved the design concept of the Art Project and recommended Council approval at the Board's July 20, 2022, regular meeting; and

WHEREAS, the funds for this Art Project have been appropriated in the Art in Public Places Reserve Account in the Cultural Services and Facilities Fund and the Art in Public Places Stormwater Utility Account; and

WHEREAS, the budget for this Art Project, including design, materials, fabrication, signage, delivery, installation, and contingency for these artworks is $55,000 with the entire amount from the Art in Public Places Stormwater Utility Account; and

WHEREAS, Section 23-308 of the City Code requires that the Board's recommendations concerning the use of funds for the Art Project be presented for Council review and approval as the cost of the art exceeds $30,000; and

WHEREAS, pursuant to the Guidelines, a priority in selecting works of art to be acquired with restricted Utilities' Art in Public Places Funds is that the art relates to and logically connects with the source of the funds used to acquire the artworks; and

WHEREAS, City Code Section 23-303(c) provides that Art in Public Places funds shall only be expended for the acquisition or lease of works of art that provide a betterment to the utility or are otherwise determined by the City Council to be for a specific utility purpose that is beneficial to the rate payers of such utility; and

WHEREAS, the City Council finds that expending funds from the Utilities' Art in Public Places Funds for the selected Art Project relates to, logically connects with, and benefits the utility rate payers by providing a visual interpretation of how stormwater plays a vital role to the citizens of Fort Collins and the ecology of the City, thereby providing education to the public about such utility.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. That the City Council hereby makes and adopts the determinations and findings contained in the recitals above.

Section 2. That the City Council hereby approves the use of previously appropriated funds in an amount not to exceed $55,000 from the Art in Public Places Stormwater Utility Account for the Art Project described herein for inclusion in the Glenmoor Pond Enhancement Project, the conceptual design for which was reviewed and approved by the Art in Public Places Board on July 22, 2022.

Passed and adopted at a regular meeting of the Council of the City of Fort Collins this 16th day of August, A.D. 2022.

_____
Mayor

ATTEST:

_____
City Clerk

APP Glenmoor Pond Enhancement Project

Pollinator Salad Days

by Lisa Cameron Russell

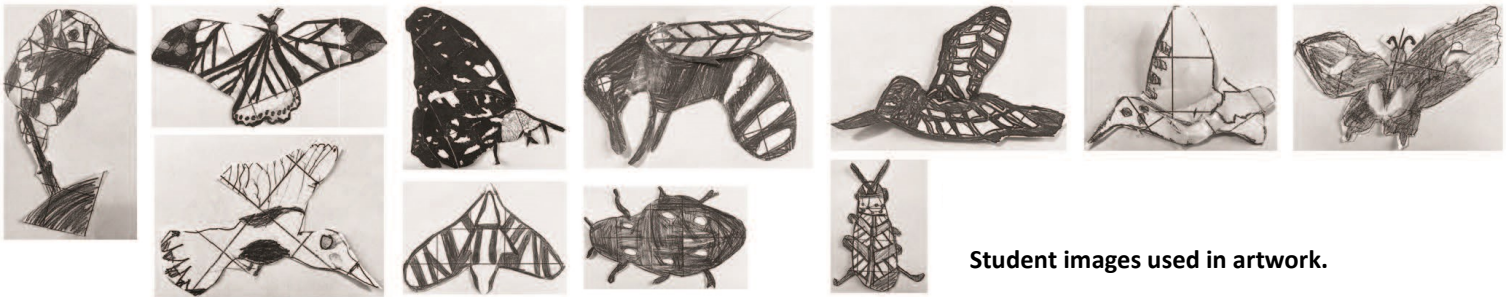
ART IN PUBLIC PLACES



The proposed 3-dimensional sculptures inspired by drawings from the Polaris Expeditionary Learning School 2nd grade students.

The Glenmoor Pond Enhancement Project aims to improve the overall aesthetic, enhance landscaping, add visual interest, and create better pedestrian access and movement

The project team worked with artist Lisa Cameron Russell to create the concept for *Pollinator Salad Days.* Pollinators was the theme for the site and classroom project. The project builds community pride through children's engagement with students from the adjacent Polaris Expeditionary Learning School. The sculptural elements are inspired by the illustrations created during workshops with 2nd grade art students where they learned about public art and drawing images of pollinators. The sculptural elements will be fabricated from weathered steel and will be fastened to an existing guard rail. Complementary whimsical floral imagery by the artist are added to complete the composition and add structural support. The project stretches the length of existing 40' guard rail at Glenmoor Pond, creating a focal point in the space for both pedestrians and motorists on Taft Hill Road.

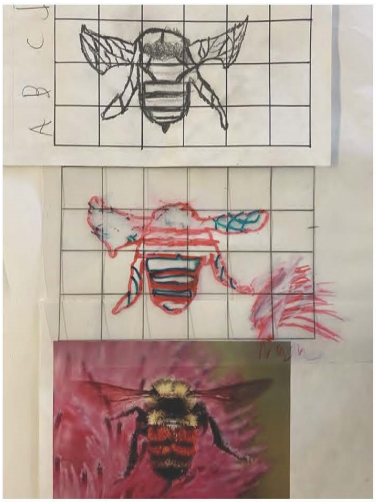


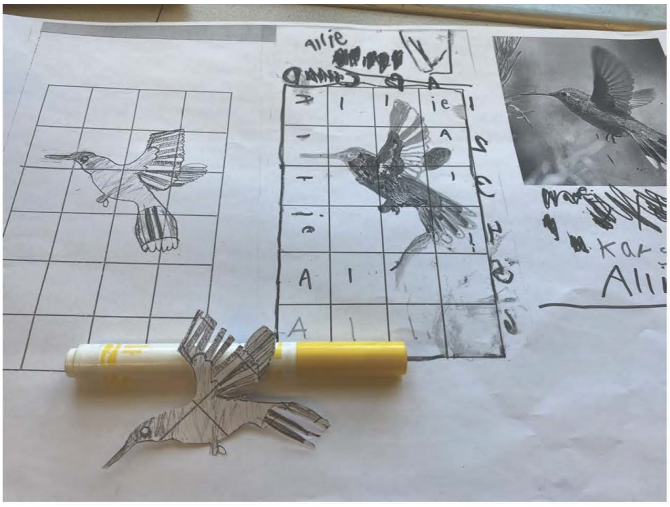
Student images used in artwork.

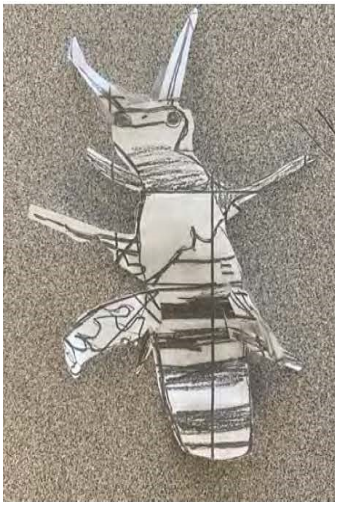








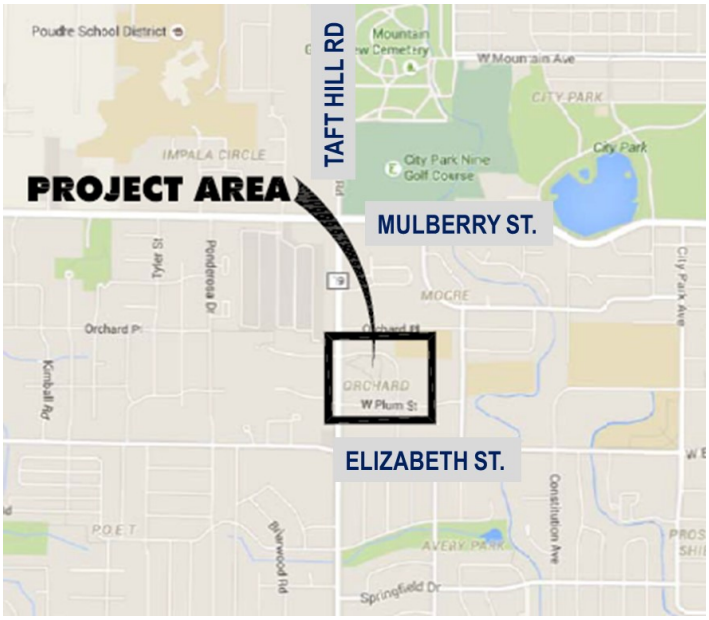




Second-grade students from the adjacent Polaris Expeditionary Learning School created imagery of pollinators to be used in the Glenmore Pond Art Project.

Teachers Classroom Motto: I make messes, I make mistakes, but deep down inside, I have what it takes. I am an ARTIST!

Proposed Location:



The Glenmoor stormwater detention pond is located at the southeast corner of Taft Hill Rd. and Glenmoor Dr., north of Elizabeth St.



The artwork will be fastened to an existing 40’ guard rail along Taft Hill Rd.

MINUTES

CITY OF FORT COLLINS • BOARDS AND COMMISSIONS

Art in Public Places

REGULAR MEETING

July 20, 2022, 3:30 pm
Virtual, Via Zoom

1. **CALL TO ORDER**

   3:33 pm

2. **ROLL CALL**

   - Board Members Present – Natalie Barnes, Kathy Bauer, Miriam Chase, Sabrina Davies, and Heidi Shuff
   - Board Members Absent – Gwen Hatchette
   - Staff Members Present – Ellen Martin, Liz Good, Heather McDowell
   - Cultural Resources Board Liaison – None Present
   - Guests – Lisa Cameron Russell, Aerica Van Dorn

3. **AGENDA REVIEW**

4. **CITIZEN PARTICIPATION**

   Aerica Van Dorn shared that she is presenting Lumance, an art and science exhibit, at Art Lab opening August 5 and on view for the first 3 weeks in August.

5. **APROVAL OF MINUTES – June 15, 2022**

   Ms. Chase moved to approve the Minutes as they stand.
   Ms. Barnes seconded.
   Unanimously approved.

6. **BUSINESS, PRESENTATION, OR DISCUSSION:**

   A) **TRANSFORMER CABINET MURAL DESIGN REVIEW**
   Ms. Martin presented designs from artists Allie Ogg, Noel Miller, and Terry McNerney. Aerica Van Dorn was in attendance to share her design. There was a discussion about vehicles on the private property near Aerica Van Dorn's cabinet.

   Ms. Bauer moved to accept the four designs that were presented.
   Ms. Shuff seconded
   Unanimously approved

   B) **GLENMOOR POND DESIGN REVIEW**
   Ms. Martin presented an overview of the project. Heather McDowell the Utilities Project Manager shared the background, and goals of the project to beautify the space and make the area more welcoming. The team worked with theme of pollinator gardens and incorporated a community project with Polaris Expeditionary Learning School. Artist Lisa Cameron Russell shared the concept for the artwork. Lisa worked with the second-grade students to create drawings of pollinators that will be combined with flower imagery by Lisa for the weathering

steel cutouts that will be attached to the existing guardrail fence along Taft Hill Rd. The intention is that people can see the art from the road. There will be a large area of tall grass between the sidewalk and guardrail. The pollinator gardens will be located north and south of the guardrail. There was discussion about materials in the budget and safety. Ms. Martin noted that the project will go to City Council for final approval.

Ms. Shuff moved to approve the design as presented for Glenmoor Pond
Ms. Bauer seconded
Unanimously approved

C) POUDRE RIVER PUBLIC LIBRARY MURAL DONATION DESIGN REVIEW

Ms. Martin gave an overview of the project that she brought to the Board earlier that is ready for next steps. The Poudre River Library District has selected artist Carla Gamboa and held community meetings to develop the design concept that Ms. Martin shared with the group. The mural features imagery that represents the Latinx community and the heart they bring to the community. There were concerns from the board about the large open areas in the background. Ms. Martin shared that the background can be activated with textures and doesn't need to be filled with imagery. Ms. Chase asked about signage and if it will share the symbolism of the imagery. The donation was evaluated and received an average score of 25, 21 and over is accepted.

Ms. Chase moved that we accept the joint library project.
Ms. Bauer seconded
Unanimously approved

D) MIDYEAR REPORT

Ms. Martin presented a draft based on the last mid-year report. Updates will be made to reflect project statuses after this meeting. Ms. Bauer shared how impressive the report is. Ms. Shuff agreed.

Ms. Barnes moved to accept the Mid-Year report with additions from this meeting
Ms. Shuff seconded
Unanimously approved

E) BOARD PERIODIC REVIEW QUESTIONAIRE DRAFT

Ms. Martin presented the questionnaire with suggested updates from the last meeting.

Ms. Barnes moved to the Board Periodic Review Questioner with modifications suggested
Ms. chase seconded
Unanimously approved

7. STAFF REPORT

Ms. Martin shared highlights. The report will be emailed to the APP Board.

MINUTES

CITY OF FORT COLLINS • BOARDS AND COMMISSIONS

Art in Public Places

REGULAR MEETING

8. OTHER BUISNESS

There was no other business.

9. ADJOURNMENT

4:56 pm

Respectfully submitted,

Liz Good

File Attachments for Item:

13. Resolution 2022-085 Approving an Art Project for the Bucking Horse Park Project and Approving Expenditures from the Art in Public Places Reserve Account in the Cultural Services and Facilities Fund to Create the Art Project Pursuant to the Art in Public Places Program.

The purpose of this item is to approve expenditures from the Art in Public Places (APP) Reserve Account to commission an artist to create art for the Bucking Horse Park Project. The expenditures of $67,000 will be for design, materials, signage, fabrication, delivery, installation, and contingency for APP artist Joshua Wiener to create the art for the Bucking Horse Park Project.

August 16, 2022

AGENDA ITEM SUMMARY
City Council

STAFF

Ellen Martin, Visual Arts Administrator
Ted Hewitt, Legal

SUBJECT

Resolution 2022-085 Approving an Art Project for the Bucking Horse Park Project and Approving Expenditures from the Art in Public Places Reserve Account in the Cultural Services and Facilities Fund to Create the Art Project Pursuant to the Art in Public Places Program.

EXECUTIVE SUMMARY

The purpose of this item is to approve expenditures from the Art in Public Places (APP) Reserve Account to commission an artist to create art for the Bucking Horse Park Project. The expenditures of $67,000 will be for design, materials, signage, fabrication, delivery, installation, and contingency for APP artist Joshua Wiener to create the art for the Bucking Horse Park Project.

STAFF RECOMMENDATION

Staff recommends adoption of the Resolution.

BACKGROUND / DISCUSSION

Section 23-303 of the Code, which was added in 1995, established the Art in Public Places Reserve Account, and designated it for use in acquiring or leasing works of art, maintenance, repair or display of works of art, and administrative expenses related to the APP Program, in accordance with the APP Guidelines adopted by the Council in Ordinance No. 20, 1995. In 1998, City Council permanently adopted the APP Program, and in 2012 reenacted City Code Chapter 23, Article XII, with certain modifications.

The City of Fort Collins is constructing a six-acre neighborhood park located along Miles House Road in the Bucking Horse neighborhood. The park will have elements that may include a multi-purpose field, restroom, picnic pavilion, playground, and concrete walks/paths that connect to the Bucking Horse internal neighborhood walks and the future adjacent Poudre River Trail.

Art in Public Places artist Joshua Wiener was selected through a competitive process for this project. The Park Planning & Design project team worked with Joshua to create artwork to incorporate into the Bucking Horse Park design. The proposed sculptures will create gateway elements for the park entrances off Miles House Avenue. The design incorporates the three sculptural groupings in the native grass area along the Loop Walk.

The three site-specific steel-beam sculptures appear to emerge from the earth, like brush strokes in the landscape. The beams that complement the park design will be approximately 8’tall above ground, leaning at approximately 45 degrees, and created from raw steel. The appearance of the sculptures will change as you walk through the space. The twelve beams in each sculpture will appear to form a solid wall as you

enter the park, and as you pass by, the layers will separate and create views between them. They will continue to change as park visitors move through the space and view the art from different angles.

CITY FINANCIAL IMPACTS

The funds for this item have been appropriated in the APP Reserve Account in the Cultural Services and Facilities Fund. The APP program also has available appropriated maintenance funds for the long-term care of the subject artwork and the rest of the APP art collection.

The Bucking Horse Park Project art budget is $67,000 to be used for design, materials, fabrication, signage, delivery, installation, and contingency for these artworks.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

The design concept and budget for the art project was reviewed and recommended for City Council approval by the APP Board at the June 15, 2022, regular board meeting.

PUBLIC OUTREACH

The selected artist collaborates with the project team to develop concepts for the artwork based on the goals of the project and input from the team. The final design and budget are reviewed and approved by the project team and then the APP Board, who then recommends the project to City Council for approval.

The information on the proposed artwork, including a video, is shared on the Park Planning & Development Bucking Horse Park website that includes the community/neighborhood information for the park www.fcgov.com/parkplanning/bucking-horse-park, with a link on the Art in Public Places website at www.fcgov.com/artspublic

The APP Program will promote the project throughout the fabrication, installation, and completion of the artwork.

ATTACHMENTS

1. Resolution for Consideration
2. Written Description and Images of Proposed Artwork
3. Art in Public Places Board Minutes, June 15, 2022

RESOLUTION 2022-085
OF THE COUNCIL OF THE CITY OF FORT COLLINS
APPROVING AN ART PROJECT FOR THE BUCKING HORSE PARK PROJECT AND APPROVING EXPENDITURES FROM THE ART IN PUBLIC PLACES RESERVE ACCOUNT IN THE CULTURAL SERVICES AND FACILITIES FUND TO CREATE THE ART PROJECT PURSUANT TO THE ART IN PUBLIC PLACES PROGRAM

WHEREAS, the City is constructing a six-acre neighborhood park located along Miles House Road in the Bucking Horse neighborhood (the "Park"); and

WHEREAS, pursuant to Sections 23-303 and 23-304 of the City Code, one percent of funds appropriated for the Park was set aside in the Art in Public Places Reserve Account in the Cultural Services and Facilities Fund for use in the acquisition and installation of works of art in accordance with the Art in Public Places Guidelines adopted by the City Council in Ordinance No. 047, 1998 (the "Guidelines"); and

WHEREAS, Art in Public Places artist Joshua Wiener was selected through a competitive process to complete an art project to integrate art into the Park; and

WHEREAS, the Park Planning and Design project team worked with Joshua Wiener to design sculptures to incorporate into the Park; and

WHEREAS, the design will create gateway elements for the Park entrances off Miles House Avenue and includes three sculptural groupings in the native grass area along the Park's Loop Walk (the "Art Project"); and

WHEREAS, the Art in Public Places Board ("the Board") approved the design concept of the Art Project and recommended Council approval at the Board's June 15, 2022, regular meeting; and

WHEREAS, the funds for this Art Project have been appropriated in the Art in Public Places Reserve Account in the Cultural Services and Facilities Fund; and

WHEREAS, the budget for this Art Project, including design, materials, fabrication, signage, delivery, installation, and contingency for these artworks is $67,000; and

WHEREAS, Section 23-308 of the City Code requires that the Board's recommendations concerning the use of funds for the Art Project be presented for Council review and approval as the cost of the art exceeds $30,000.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. That the City Council hereby makes and adopts the determinations and findings contained in the recitals above.

Section 2. That the City Council hereby approves the use of previously appropriated funds in an amount not to exceed $67,000 from the Art in Public Places Reserve Account in the

Cultural Services and Facilities Fund for the Art Project described herein for inclusion in the Bucking Horse Park Project, the conceptual design for which was reviewed and approved by the Art in Public Places Board on June 15, 2022.

Passed and adopted at a regular meeting of the Council of the City of Fort Collins this 16th day of August, A.D. 2022.

_____
Mayor

ATTEST:

_____
City Clerk

APP Bucking Horse Park Project

Artwork by Joshua Wiener

ART IN PUBLIC PLACES



The proposed artwork features three steel sculptures, one at each of the entrances from Miles House Avenue.

The City of Fort Collins is constructing a 6-acre neighborhood park located along Miles House Road in the Bucking Horse neighborhood. The park will have elements that include a multi-purpose field, restroom, picnic pavilion, playground, and concrete walks/paths that connect to the Bucking Horse internal neighborhood walks and the future adjacent Poudre River Trail.

Art in Public Places artist Joshua Wiener was selected through a competitive process for this project. The Park Planning & Design project team worked with Joshua to create artwork to incorporate into the Bucking Horse Park design. The proposed sculptures will be placed in the native grasses along the Loop Walk and create a gateway element for the park entrances off Miles House Avenue.

The three steel-beam sculptures appear to emerge from the earth, like brush strokes in the landscape. The beams will be approximately 8’ tall above ground and created from raw steel. The appearance of the sculptures will change as you walk through the space. The twelve beams in each sculpture will align to form a solid wall as you enter the park, and as you pass by, the layers will separate and create views between them. They will continue to change as park visitors move through the space and view the work from different angles.

Proposed Location:



Bucking Horse Park is a 6-acre neighborhood park located along Miles House Road in the Bucking Horse neighborhood.



The proposed three-sculpture artwork will be located by the park entrances along Miles House Road.

MINUTES

CITY OF FORT COLLINS • BOARDS AND COMMISSIONS

Art in Public Places

REGULAR MEETING

June 15, 2022, 3:30 pm
Virtual, Via Zoom

1. **CALL TO ORDER**

   3:33 pm

2. **ROLL CALL**

   - Board Members Present – Natalie Barnes, Kathy Bauer, Miriam Chase, Sabrina Davies, Gwen Hatchette, and Heidi Shuff
   - Board Members Absent – None
   - Staff Members Present – Ellen Martin, Liz Good, Nina Bodenhamer, Craig Kisling and Jen Torrey
   - Cultural Resources Board Liaison – Leslie Walker
   - Guests – Chelsea Ermer, Jennifer Ivanovic, Joshua Weiner,

3. **AGENDA REVIEW**

4. **CITIZEN PARTICIPATION**

5. **APROVAL OF MINUTES – April 20, 2022**

   Ms. Chase moved to approve the Minutes
   Ms. Shuff seconded.
   Unanimously approved. Ms. Barnes not present.

6. **BUSINESS, PRESENTATION, OR DISCUSSION:**

   A) VETERANS PLAZA ART DONATION

   Nina Bodenhamer with City Give presented the donation. Diggs Brown would like to donate *Author – My Hero, My Friend*, which is currently placed in the Veterans Plaza at Spring Canyon Park temporarily. The Veterans Plaza would like to add it permanently as part of the City's art collection. The statue by Susan Norris honors military service dogs and their relationship with service members. The sculpture is valued at $32,000 and it is proposed that it would be maintained and cleaned by the Veterans Plaza volunteers. The Board completed evaluations to see if the donation is accepted. The average score from the Board was 29.33, and a score of 21 and over is accepted. This donation will need to be approved by City Council.

   Ms. Shuff moved recommend the donation be accepted by Council.
   Ms. Barnes seconded
   Unanimously approved

   B) TRANSFORMER CABINET MURAL DESIGN REVIEW

   Ms. Martin presented designs from artists Chris Bates, Ren Burke, Chelsea Ermer, Chelsea Gilmore, Faith Johnson, Werner Schreiber, Larry Tucci and Kristen Vohs.

MINUTES

CITY OF FORT COLLINS • BOARDS AND COMMISSIONS

Art in Public Places

REGULAR MEETING

Jennifer Ivanovic was present to share her design. There were questions about the painting schedules, the adaptation of submitted designs to the dimensions of the cabinets, and how murals fit into locations, especially when near other murals.

Ms. Bauer moved to accept the designs as presented today
Ms. Chase seconded
Unanimously approved

C) BUCKING HORSE PARK DESIGN REVIEW

Ms. Martin gave an overview of the project. The artist was selected in a competitive process and worked with the project team. Craig Kisling and Jen Torrey with Park Planning & Development presented the park project, which will be renamed as it is developed. Jen shared the details of the neighborhood park design. Artist Josh Wiener shared images and an animation to give context to the artwork. The design incorporates three sculptural groupings placed in the native grass area along the Loop Walk near the entrances from Miles House Ave. The layers of twelve beams will align to form a solid wall as you enter the park and change as you move through the area. The sculptures will appear to emerge from the earth and create a gateway element for these entrances. This piece will need to be approved by City Council, so the board is making a recommendation to them. There were questions about skateboarding and climbing on the artwork.

Ms. Barnes moved to recommend the project to City Council to approve.
Ms. Chase seconded
Unanimously approved

D) BOARD PERIODIC REVIEW QUESTIONAIRE DRAFT

Ms. Martin presented the questionnaire with an initial draft of general information and space for discussion of the Board specific questions. A draft with the Board additions will be sent to the group before the next meeting.

E) PEDESTRIAN PAVER

Ms. Martin presented one of the Pedestrian Paver designs that was shaded to show how the design would need to be altered for fabrication. The Board felt that the intention of the original drawing was lost with this modification and that we should move to the juried alternate paver design.

Ms. Hatchette moved to go with an alternate due to shading and complexity of the originally accepted design
Ms. Bauer seconded
Unanimously approved

7. STAFF REPORT

Ms. Martin shared highlights. The report will be emailed to the APP Board.

MINUTES

CITY OF FORT COLLINS • BOARDS AND COMMISSIONS

Art in Public Places

REGULAR MEETING

8. OTHER BUISNESS

Ms. Chase recommends *A Walk in the Woods* at Bas Blu theater and Rita Theatre's *Love at Any Age* playing July 7–9. Lagoon Concerts start tonight. Ms. Good shared that Lincoln Center Art Gallery exhibit has a Closing Reception June 24, 5:00-6:30pm. The exhibit closes June 26. The Art Gallery is open 12-6 Wednesday and Friday.

9. ADJOURNMENT

5:54 pm

Respectfully submitted,

Liz Good

File Attachments for Item:

14. Items Relating to Appointments to Various Boards and Commissions:

A. Resolution 2022-086 Making Appointments to the Air Quality Advisory Board.B. Resolution 2022-087 Making an Appointment to the Art in Public Places Board.C. Resolution 2022-088 Making an Appointment to the Citizen Review Board.D. Resolution 2022-089 Making Appointments to the Historic Preservation Commission.E. Resolution 2022-090 Making Appointments to the Human Services and Housing Funding Board.F. Resolution 2022-091 Making Appointments to the Natural Resources Advisory Board.G. Resolution 2022-092 Making an Appointment to the Senior Advisory Board.

The purpose of this item is to fill vacancies on various boards and commissions.

August 16, 2022

AGENDA ITEM SUMMARY
City Council

STAFF

Anissa N. Hollingshead, City Clerk
Carrie M. Daggett, Legal

SUBJECT

Items Relating to Appointments to Various Boards and Commissions:
A. Resolution 2022-086 Making Appointments to the Air Quality Advisory Board.
B. Resolution 2022-087 Making an Appointment to the Art in Public Places Board.
C. Resolution 2022-088 Making an Appointment to the Citizen Review Board.
D. Resolution 2022-089 Making Appointments to the Historic Preservation Commission.
E. Resolution 2022-090 Making Appointments to the Human Services and Housing Funding Board.
F. Resolution 2022-091 Making Appointments to the Natural Resources Advisory Board.
G. Resolution 2022-092 Making an Appointment to the Senior Advisory Board.

EXECUTIVE SUMMARY

The purpose of this item is to fill vacancies on various boards and commissions.

STAFF RECOMMENDATION

Staff recommends adoption of the Resolutions.

BACKGROUND / DISCUSSION

These Resolutions appoint 12 individuals to fill vacancies left from previous board and commission members. These appointments will begin and expire as noted next to each recommended name shown below and in each of the individual resolutions.

Air Quality Advisory Board

Appointments	Term Effective Date	Expiration of Term
John McDonagh (Seat A)	August 16, 2022	12/31/2022
Thomas Gifford (Seat H)	August 16, 2022	12/31/2022
Sandra LeBrun (Seat I)	August 16, 2022	12/31/2022

Art in Public Places Board

Appointments	Term Effective Date	Expiration of Term
Christopher Staten (Seat G)	August 16, 2022	12/31/2022

Citizen Review Board

Appointments	Term Effective Date	Expiration of Term
Alex Shoaf (Seat E)	August 16, 2022	12/31/2024

Historic Preservation Commission

Appointments	Term Effective Date	Expiration of Term
Bonnie Gibson (Seat H)	August 16, 2022	12/31/2023
Jenna Edwards (Seat I)	August 16, 2022	12/31/2025

Human Services and Housing Funding Board

Appointments	Term Effective Date	Expiration of Term
Christine Koepnick (Seat C)	August 16, 2022	12/31/2024
Erma Woodfin (Seat H)	August 16, 2022	12/31/2022

Natural Resources Advisory Board

Appointments	Term Effective Date	Expiration of Term
Matt Zoccali (Seat G)	August 16, 2022	12/31/2022
Kelly Stewart (Seat I)	August 16, 2022	12/31/2022

Senior Advisory Board

Appointments	Term Effective Date	Expiration of Term
Gabby Rivera (Seat H)	August 16, 2022	12/31/2022

PUBLIC OUTREACH

Public outreach to seek applicants for boards and commissions included paid advertising in print publications, media releases for earned coverage in local media sources, and social media promotion of opportunities.

ATTACHMENTS

1. Resolutions for Consideration
2. Applications

RESOLUTION 2022-086
OF THE COUNCIL OF THE CITY OF FORT COLLINS
MAKING APPOINTMENTS TO THE AIR QUALITY ADVISORY BOARD

WHEREAS, the Air Quality Advisory Board has vacancies that have been open for an extended time, as well as one seat that was resigned by Jason Miller in July 2022; and

WHEREAS, Councilmembers interviewed candidates for this appointment on July 21, 2022; and

WHEREAS, the City Council desires to make an appointment to fill these vacancies on the Air Quality Advisory Board.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. That the City Council hereby makes and adopts the determinations and findings contained in the recitals set forth above.

Section 2. That the following named persons are hereby appointed to fill the open vacancies on the Air Quality Advisory Board with a term to begin and expire as noted below next to each appointee's name.

Air Quality Advisory Board

Appointments	Term Effective Date	Expiration of Term
John McDonagh (Seat A)	Immediately upon approval of this resolution	12/31/2022
Thomas Gifford (Seat H)	Immediately upon approval of this resolution	12/31/2022
Sandra LeBrun (Seat I)	Immediately upon approval of this resolution	12/31/2022

Passed and adopted at a regular meeting of the Council of the City of Fort Collins this 16th day of August, A.D. 2022.

_____
Mayor

ATTEST:

_____
City Clerk

RESOLUTION 2022-087
OF THE COUNCIL OF THE CITY OF FORT COLLINS
MAKING AN APPOINTMENT TO THE ART IN PUBLIC PLACES BOARD

WHEREAS, the Art in Public Places Board has a vacancy that has been open for an extended time; and

WHEREAS, Councilmembers interviewed candidates for this appointment on July 11, 2022; and

WHEREAS, the City Council desires to make an appointment to fill this vacancy on the Art in Public Places Board.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. That the City Council hereby makes and adopts the determinations and findings contained in the recitals set forth above.

Section 2. That the following named person is hereby appointed to fill the open vacancy on the Art in Public Places Board with a term to begin and expire as noted below next to the appointee's name.

Art in Public Places Board

Appointments	Term Effective Date	Expiration of Term
Christopher Staten (Seat G)	Immediately upon approval of this resolution	12/31/2022

Passed and adopted at a regular meeting of the Council of the City of Fort Collins this 16th day of August, A.D. 2022.

_____
Mayor

ATTEST:

_____
City Clerk

RESOLUTION 2022-088
OF THE COUNCIL OF THE CITY OF FORT COLLINS
MAKING APPOINTMENTS TO THE CITIZEN REVIEW BOARD

WHEREAS, the Citizen Review Board has a vacancy due to the resignation of Todd Newhouse on June 20, 2022; and

WHEREAS, Councilmembers interviewed candidates for this appointment on July 13, 2022; and

WHEREAS, the City Council desires to make an appointment to fill this vacancy on the Art in Citizen Review Board.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. That the City Council hereby makes and adopts the determinations and findings contained in the recitals set forth above.

Section 2. That the following named person is hereby appointed to fill the open vacancy on the Citizen Review Board with a term to begin and expire as noted below next to the appointee's name.

Citizen Review Board

Appointments	Term Effective Date	Expiration of Term
Alex Shoaf (Seat E)	Immediately upon approval of this resolution	12/31/2024

Passed and adopted at a regular meeting of the Council of the City of Fort Collins this 16th day of August, A.D. 2022.

_____
Mayor

ATTEST:

_____
City Clerk

RESOLUTION 2022-089
OF THE COUNCIL OF THE CITY OF FORT COLLINS
MAKING APPOINTMENTS TO THE HISTORIC PRESERVATION COMMISSION

WHEREAS, the Historic Preservation Commission has vacancies that have been open for an extended time; and

WHEREAS, Councilmembers interviewed candidates for these appointments on June 29, 2022; and

WHEREAS, the City Council desires to make appointments to fill these vacancies on the Historic Preservation Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. That the City Council hereby makes and adopts the determinations and findings contained in the recitals set forth above.

Section 2. That the following named persons are hereby appointed to fill the open vacancies on the Historic Preservation Commission with a term to begin and expire as noted below next to each appointee's name.

Historic Preservation Commission

Appointments	Term Effective Date	Expiration of Term
Bonnie Gibson (Seat H)	Immediately upon approval of this resolution	12/31/2023
Jenna Edwards (Seat I)	Immediately upon approval of this resolution	12/31/2025

Passed and adopted at a regular meeting of the Council of the City of Fort Collins this 16th day of August, A.D. 2022.

_____
Mayor

ATTEST:

_____
City Clerk

RESOLUTION 2022-090
OF THE COUNCIL OF THE CITY OF FORT COLLINS
MAKING APPOINTMENTS TO THE HUMAN SERVICES
AND HOUSING FUNDING BOARD

WHEREAS, the Human Services and Housing Funding Board has vacancies that have been open for an extended time; and

WHEREAS, Councilmembers interviewed candidates for these appointments on July 6, 2022; and

WHEREAS, the City Council desires to make appointments to fill these vacancies on the Human Services and Housing Funding Board.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. That the City Council hereby makes and adopts the determinations and findings contained in the recitals set forth above.

Section 2. That the following named persons are hereby appointed to fill the open vacancies on the Human Services and Housing Funding Board with a term to begin and expire as noted below next to each appointee's name.

Human Services and Housing Funding Board

Appointments	Term Effective Date	Expiration of Term
Christine Koepnick (Seat C)	Immediately upon approval of this resolution	12/31/2024
Erma Woodfin (Seat H)	Immediately upon approval of this resolution	12/31/2022

Passed and adopted at a regular meeting of the Council of the City of Fort Collins this 16th day of August, A.D. 2022.

_____
Mayor

ATTEST:

_____
City Clerk

RESOLUTION 2022-091
OF THE COUNCIL OF THE CITY OF FORT COLLINS
MAKING APPOINTMENTS TO THE NATURAL RESOURCES ADVISORY BOARD

WHEREAS, the Natural Resources Advisory Board has vacancies that have been open for an extended time; and

WHEREAS, Councilmembers interviewed candidates for these appointments on July 14, 2022; and

WHEREAS, the City Council desires to make appointments to fill these vacancies on the Natural Resources Advisory Board.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. That the City Council hereby makes and adopts the determinations and findings contained in the recitals set forth above.

Section 2. That the following named persons are hereby appointed to fill the open vacancies on the Natural Resources Advisory Board with a term to begin and expire as noted below next to each appointee's name.

Natural Resources Advisory Board

Appointments	Term Effective Date	Expiration of Term
Matt Zoccali (Seat G)	Immediately upon approval of this resolution	12/31/2022
Kelly Stewart (Seat I)	Immediately upon approval of this resolution	12/31/2022

Passed and adopted at a regular meeting of the Council of the City of Fort Collins this 16th day of August, A.D. 2022.

_____
Mayor

ATTEST:

_____
City Clerk

RESOLUTION 2022-092
OF THE COUNCIL OF THE CITY OF FORT COLLINS
MAKING AN APPOINTMENT TO THE SENIOR ADVISORY BOARD

WHEREAS, the Senior Advisory Board has a vacancy that has been open for an extended time; and

WHEREAS, Councilmembers interviewed candidates for this appointment on July 8, 2022; and

WHEREAS, the City Council desires to make an appointment to fill this vacancy on the Senior Advisory Board.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. That the City Council hereby makes and adopts the determinations and findings contained in the recitals set forth above.

Section 2. That the following named person is hereby appointed to fill the open vacancy on the Senior Advisory Board with a term to begin and expire as noted below next to the appointee's name.

Senior Advisory Board

Appointments	Term Effective Date	Expiration of Term
Gabby Rivera (Seat H)	Immediately upon approval of this resolution	12/31/2022

Passed and adopted at a regular meeting of the Council of the City of Fort Collins this 16th day of August, A.D. 2022.

_____
Mayor

ATTEST:

_____
City Clerk

VOLUNTEER APPLICATION

John McDonagh

[redacted]

6/7/2022 5:27 PM

Application: **Boards or Commission Membership**

Applicant Information

Birthday: [redacted] Gender: Male Education Level: Doctoral degree

Address: [redacted]
Fort Collins, CO 80526

Phone: [redacted]

Availability

	S	M	T	W	T	F	S
Morning	☐	☑	☑	☑	☑	☑	☐
Afternoon	☑	☑	☑	☑	☑	☑	☑
Evening	☑	☑	☑	☑	☑	☑	☑

Volunteer Groups Applied For

Air Quality Advisory Board, Natural Resources Advisory Board

Job Description

☑ I have read the job description

Questions

Please indicate which Board(s) you are interested in:	Air Quality Advisory Board, Natural Resources Advisory Board
Which Council District do you live in Please refer to the map at: https://gisweb.fcgov.com/HTML5Vie	4
Current Occupation:	Retired Attorney -- Environment, Energy, & Natural Resources (see attached resume)
Current Employer:	Retired
Prior work experience (please include dates):	Please see attached resume for details and functional responsibilities. DoD Office of the General Counsel (Environment, Energy & Installations). The Pentagon, Washington, DC. Associate General Counsel, July 2016 Dec. 2019. Army Office of the General Counsel (Installations, Environment & Civil Works). The Pentagon, Washington, DC. Associate Deputy General Counsel, Jan. 2015 July 2016. U.S. Army Environmental Command (USAEC), Office of Counsel. Ft. Sam Houston, TX. Energy and Environmental Assurance Counsel, Feb. 2011 Jan. 2015

2011 Jan. 2015.

DoD Office of the General Counsel (Environment & Installations).
The Pentagon, Washington, DC.
Associate General Counsel (Detailee), Sep. 2009 Oct. 2010.

U.S. Army Environmental Command, Massachusetts Military Reservation Impact Area Groundwater Study Program (USAEC-IAGWSP). Camp Edwards, Massachusetts. Program Counsel, Apr. 2003 Jan. 2011.

United States Army, Alaska (USARAK), Office of the Staff Judge Advocate (OSJA). Fort Richardson, Alaska. Environmental Attorney, Oct. 2000 Mar. 2003.

Alaska Department of Environmental Conservation (ADEC).
Anchorage, Alaska. Oil and Gas Coordinator, Mar. 1999 Sep. 2000.

BP Exploration (Alaska) Inc., Anchorage, Alaska. Senior Counsel, Environment and Regulatory Affairs, Apr. 1992 Feb. 1999.

State of Alaska, Attorney General's Office.
Fairbanks, Alaska. Assistant Attorney General, 1983 1992.

Volunteer experience (please include dates):

Current Volunteer Organizations & Activities:

Larimer Alliance for Health, Safety, and Environment (2022-present): Primary focus on regional and state-wide air quality, pollutant emission, climate change, oil & gas development impacts, and environmental health issues.

Sierra Club Poudre Canyon Group (2022-present): Primary focus on regional and state-wide air quality, pollutant emission, climate change, oil & gas development impacts, and environmental health issues.

Habitat Mosaics (2021-present): Provide background research and assistance in development and launch of a web app to support residential property owners in improving local habitat for birds, small mammals and pollinators.

MyPlanet Alliance (2021-present): Serve on Board of Advisors assisting in development and launch of a nonprofit to support building digital communities around local environment and climate projects and increasing crowdfunding environmental nonpro

	sponsoring those projects. Climate Action Ministry, Plymouth United Church of Christ (2022-present): Co-leader of new local UCC congregational team dedicated to acting internally and externally, in collaboration with other organizations, to promote climate change awareness, mitigation, and adaptation. Please see attached resume.
Are you currently serving on a City board or Commission If so, which one	No
Why do you want to become a member of this particular board or commission	Fort Collins faces numerous serious challenges with respect to both natural resources conservation and air quality degradation. These challenges will only increase as our population grows and as climate change compels changes in both resource availability resource demands, and use patterns. My experience working these issues from multiple perspectives and in multiple venues provides perspectives and skills useful in creatively balancing and resolving the inevitable tensions between between multiple user groups, value systems, and priorities.
Have you had any exposure to the board or commission you are applying for If yes, please explain:	No; No prior dealings with these specific City boards (Air Quality & Natural Resources) ; however, extensive exposure and expertise in the subject matter areas addressed by each board.
Specify any activities which might create a serious conflict of interest if you are appointed:	None.
How did you learn of a vacancy on this board or commission	Website; Sought out potential participation opportunities due to extreme interest and considerable past experience in the subject matter 9(Air Quality & Natural Resources)
Briefly explain what you believe are the three most important issues facing this board or commission, and how do you believe this board or commission should address each issue Feel free to upload a separate sheet of paper if necessary.	Air Quality: (i) Chronically elevated ozone levels (EPA Serious Non-Attainment Status; Am. Lung Assn. "F" grade) and their well-documented impacts on public health; (ii) Extensive methane and Hazardous Air Pollutant (HAPs) emissions from virtually unregulated area Oil & Gas wells and facilities; (iii) Transportation-related emissions (e.g., CO2, NOx, micro-particulates) adverse impacts upon local air quality (elevated smog/ozone), public health, and climate change. Natural Resources: (i) Habitat fragmentation and migration corridor loss due to often-uncoordinated development; (ii) Adverse impacts associated with climate change (e.g., drought-induced forest fires, decreased precipitation and water availability in the face of incre

[redacted]

water availability in the face of increasing consumptive and non-consumptive demands, heat-induced species and habitat degradation); (iii) Local and regional reduction in native pollinators, birds, and plant species due to incursion by non-native invasive vegetation (both wild and ornamental).

JOHN A. McDONAGH
[redacted]
Fort Collins, CO 80526
[redacted]

Accomplished retired attorney with extensive experience representing senior military, corporate, and regulatory officials on a broad range of complex energy, environmental, resilience, and natural resource matters.

SUMMARY OF QUALIFICATIONS

- Extensive experience managing complex energy, environmental, and sustainability legal and policy issues in high-level military, corporate, and regulatory agency settings.
- Extensive experience interpreting and applying all major environmental and energy statutes, regulations, Executive Orders, agency guidance, and judicial precedent in the context of world-class industrial and military facilities and operations.
- Proven track record of building and managing successful multi-disciplinary litigation and regulatory interface teams in high-stakes, high-pressure environments.
- In-depth familiarity with resilience science principles and their application in energy and environmental sustainability contexts.
- Achieved successful cleanups of numerous high-profile, environmentally sensitive contaminated sites on state, Federal, and private lands.
- Successful track record in multi-stakeholder dispute resolution, legislative and regulatory development, and enforcement negotiation and litigation.
- Formal training in negotiation strategy, risk communication, community outreach, disaster communication, and Federal grants.
- Practical experience as crisis response team legal advisor and regulatory agency counsel during high-profile oil spills and hazardous substance releases.
- Developed and implemented effective external outreach initiatives directed toward regulators and external stakeholders.

PROFESSIONAL EXPERIENCE

DoD Office of the General Counsel (Environment, Energy & Installations)
The Pentagon, Washington, DC
Associate General Counsel, July 2016 – Dec. 2019

- Served as primary counsel for all DoD natural resources and cultural resources issues, including matters arising under NEPA, ESA, NHPA, MBTA, ARPA, NAGPRA, and the Sikes Act.
- Served as primary DoD counsel for all Native American, Alaska Native, and Native Hawaiian matters, including implementation of DoD's Native American Lands Environmental Mitigation Program (NALEMP). Serve as core teaching faculty for DoD's Tribal Cultural Communication and Consultation Course taught at military commands and installations nationwide.
- Served as primary counsel for DoD Secretariat-level climate change matters and energy resilience initiatives, including DoD-wide Energy Resilience and Conservation Incentive Program (ERCIP).
- Served as primary counsel to DoD Office of Economic Adjustment (OEA) supporting OEA's community economic impact adjustment grant program under 10 U.S.C § 2391.
- Served as primary counsel for DoD's REPI and Sentinel Lands conservation programs.
- Represented DoD legal interests in high-level negotiations, inter-agency dispute resolution

proceedings, inter-Service legal and policy discussions, and external stakeholder forums.

Army Office of the General Counsel (Installations, Environment & Civil Works)
The Pentagon, Washington, DC
Associate Deputy General Counsel, Jan. 2015 – July 2016

- Served as the Department of Army's primary counsel for contaminated site remediation, including response activities performed under CERCLA, RCRA, SDWA, DERP, FUSRAP, and FUDS associated with Army activities and installations worldwide.
- Managed interdisciplinary litigation teams' efforts to develop and implement creative strategies to promote Army interests in high-profile enforcement litigation.
- Served as Army's primary counsel for RCRA solid and hazardous waste compliance matters, including legal issues pertaining to military munitions and UXO management and disposal.
- Represented Army Secretariat interests in high-level settlement negotiations, inter-agency dispute resolution proceedings, and inter-Service legal and policy forums.
- Awarded Commander's Award for Civilian Service for exceptional performance (2015).

U.S. Army Environmental Command (USAEC), Office of Counsel
Ft. Sam Houston, TX
Energy and Environmental Assurance Counsel, Feb. 2011 – Jan. 2015

- Served as USAEC and U.S. Army Installation Management Command (IMCOM) counsel for energy and environmental compliance in support of Army installations nationwide.
- Served as USAEC counsel for renewable energy, "net zero" sustainability, and environmental resilience initiatives.
- Co-developed unique Military Installation Resilience Assessment (MIRA) model that applies resilience science principles to identify and prioritize military installation energy and environmental vulnerabilities.
- Co-authored multiple articles on Resilience Science applications to DoD energy and environmental sustainability challenges published in academic and professional journals.
- Founded and co-led USAEC Resilience Initiative Team and Army-wide Resilience Science Community-of-Practice.
- Coordinated USAEC and intra-Army environmental legal assurance positions; supported nationwide environmental audit program, and assisted installations in resolving complex air, water, waste, and pesticide permitting and compliance matters (CWA, CAA, RCRA, SDWA, FIFRA, etc.).
- Developed and presented legal training sessions on DoD/Services energy mandates, legislation, policies, project financing options, and Renewable Energy Credit requirements.
- Awarded Department of Army Achievement Medal for Civilian Service (APR 2011).

DoD Office of the General Counsel (Environment & Installations)
The Pentagon, Washington, DC
Associate General Counsel (Detailee), Sep. 2009 – Oct. 2010

- Served as DoD-GC's primary counsel for all climate change and energy matters.
- Advised DoD senior staff and management on wide range of energy-related legal and policy issues impacting DoD facilities and operations. Advised Services counsel on interpretation and application of energy-related laws and policies.
- Interpreted and applied all relevant Federal energy statutes, Executive Orders, and DoD, DOE, CEQ, and EPA regulations and guidance in support of Federal and DoD energy security objectives; including EPAct 1992, EPAct 2005, EISA 2007, NDAA and Title 10 Ch. 173 energy provisions, FEMP protocols for PPA/EUL, ESPC, UESC, and DoD-administered renewable energy financing options.
- Conducted legal review of proposed energy-related legislation and policy documents; including Federal draft energy legislation introduced in U.S. House and Senate.
- Served as primary DoD counsel for legal review, coordination, and inter-agency negotiation of CEQ NEPA Greenhouse Gas Guidance.
- Prepared and reviewed responses to congressional inquiries and GAO audits pertaining to DoD energy programs.

- Assisted DoD efforts to develop uniform standards for accrual and accounting of Renewable Energy Credits (RECs) associated with DoD installation energy projects.
- Established DoD-GC sponsored Energy Attorney Working Group to facilitate information exchange and promote consensus among senior DoD and Services counsel on energy and climate change matters.
- Participated in DOE-FEMP and GovEnergy training sessions in Federal agency energy project financing options, including PPAs, EULs, ESPCs, UESCs, and hybrid financing models.
- Provided backup legal assistance on DoD-level environmental and natural resource issues.

U.S. Army Environmental Command, Massachusetts Military Reservation Impact Area Groundwater Study Program (USAEC-IAGWSP)
Camp Edwards, Massachusetts
Program Counsel, Apr. 2003 – Jan. 2011

- Served as primary counsel for Department of Army's largest and most controversial national contaminated site cleanup effort involving the $500+ million restoration of Cape Cod's sole-source aquifer at Massachusetts Military Reservation (MMR).
- Defined and implemented Army's legal strategy for responding to precedent-setting EPA SDWA Administrative Orders mandating shutdown of live-fire military training operations.
- Assisted in development of public and regulatory agency outreach strategies that improved Army's reputation and facilitated consensus-driven cleanup.
- Awarded USAEC Commander's Award for Civilian Service for exceptional performance (2007).

United States Army, Alaska (USARAK), Office of the Staff Judge Advocate (OSJA)
Fort Richardson, Alaska
Environmental Attorney, Oct. 2000 – Mar. 2003

- Represented Senior Command and staff on critical environmental legal matters related to Army's extensive military facilities and operations in Alaska. Responsible for advising USARAK Senior Command on compliance and permitting matters under CAA, CWA, RCRA, CERCLA, NEPA, SDWA, etc.
- Served as lead U.S. Army litigation counsel in USEPA's precedent-setting CAA administrative enforcement litigation concerning Ft. Wainwright Power Plant. Coordinated Army litigation team's preparation and submission of all briefs and motions before USEPA Chief Administrative Law Judge and USEPA Environmental Appeals Board.
- Primary USARAK counsel in Eagle River Flats litigation -- a Federal court citizen suit brought under CERCLA, RCRA, and CWA seeking to shut down critical USARAK artillery training range.
- Awarded USARAK Commanding General's Certificate of Appreciation (2002).
- Awarded U.S. Army Civilian Achievement Medal for exceptional performance (2001).
- Awarded back-to-back permanent civil service Quality Step Increases for exceptional service for 2001 and 2002 (permanent pay step awards are far rarer than annual performance awards).

Alaska Department of Environmental Conservation (ADEC)
Anchorage, Alaska
Oil and Gas Coordinator, Mar. 1999 – Sep. 2000

- Coordinated major oil and gas environmental policy issues on department-wide basis.
- Represented the ADEC Commissioner's Office on significant energy policy matters before government agencies, regulated companies, and public-interest groups.
- Served as the ADEC Liaison to the Federal-State Joint Pipeline Office (JPO); coordinated ADEC Trans-Alaska Oil Pipeline System (TAPS) environmental oversight activities.

BP Exploration (Alaska) Inc.
Anchorage, Alaska
Senior Counsel, *Environment and Regulatory Affairs*, Apr. 1992 – Feb. 1999

- Managed all environmental legal issues impacting the Alaska operations of world's third largest international energy company at both state and national levels; including all environmental legal matters associated with operation of massive, complex industrial energy production facilities located on Alaska's North Slope.
- Represented company at Federal and state levels on environmental legislative and regulatory issues affecting company's operations and reputation.
- Partnered with USEPA to develop award-winning program to minimize nationwide ozone-depleting chemical emissions, including establishment of non-profit Halon Recycling Corporation.
- Developed "beyond compliance" strategy and environmental educational outreach programs directed toward congressional staff, government regulators, and public interest organizations.
- Developed and taught lecture series on corporate environmental management strategies and environmental compliance law for senior oil company executives and external audiences.

State of Alaska, Attorney General's Office
Fairbanks, Alaska
Assistant Attorney General, 1983 – 1992

- Environment & Natural Resource Section Leader for the Fairbanks Office of the Alaska Attorney General. Responsible for day-to-day management of Section's caseload and attorneys.
- Provided primary legal counsel and litigation support for Departments of Environmental Conservation, Natural Resources, and Fish & Game on environmental and natural resources matters arising in Northern Alaska, including the North Slope oil fields.
- Drafted and successfully lobbied governor's post-Exxon Valdez environmental legislative reform package. Crafted state Superfund "mini-CERCLA" hazardous substance liability statute and enhanced state oil spill liability and spill response contingency planning statutes.
- Conducted successful, precedent setting enforcement actions addressing environmental and natural resource violations in Alaska's North Slope oil fields and throughout Northern Alaska:
  - Litigated state's first hazardous waste criminal prosecution.
  - Litigated state's first sector-based clean water enforcement actions targeted at illegally operating elements of the placer mining industry.
  - Litigated state and Federal court actions to break illegal international trafficking in subsistence-harvested salmon roe.
- Developed and refined state's administrative process for non-judicial resolution of environmental compliance disputes.

EDUCATION

- **J.D. (Conc. in Environmental Law)** ~ University of Oregon, Eugene, Oregon, 1982
- **M.S. (Aquatic Biology)** ~ University of Notre Dame, Notre Dame, Indiana, 1979
- **B.S. (Pre-Professional Studies)** ~ University of Notre Dame, Notre Dame, Indiana, 1977

LEGAL CLERKSHIPS

- **U.S. Nuclear Regulatory Commission**, Office of General Counsel, Washington, DC
- **National Wildlife Federation**, National Legal Office, Washington, DC

ADMISSIONS

- U.S. Court of Appeals for the Ninth Circuit (1983)
- U.S. District Court for the District of Alaska (1982)
- State of Alaska Supreme Court (1982)

PUBLICATIONS

- Sikula NR, Mancillas JW, Linkov I, McDonagh JA. *Risk management is not enough: a conceptual model for resilience and adaptation-based vulnerability assessments*. Environ Syst Decis (2015) 35:219–228. DOI 10.1007/s10669-015-9552-7
- Roege PE, Collier ZA, Mancillas JW, McDonagh JA, Linkov I. *Metrics for energy resilience*. Energy Policy (2014). DOI 10.1016/j.enpol.2014.04.012i
- Roege PE, Collier ZA, Mancillas JW, McDonagh JA, Linkov I. *Resilience: posturing for the unknown*. The Military Engineer (June 2014)
- Mancillas JW, Sikula NR, McDonagh JA. *Sequestration's silver lining: a more resilient U.S. Army*. National Defense (July 2013)

CURRENT VOLUNTEER ACTIVITIES

- **Larimer Alliance for Health, Safety, and Environment (2022-present):** Primary focus on regional and state-wide air quality, pollutant emission, climate change, oil & gas development impacts, and environmental health issues.

- **Sierra Club – Poudre Canyon Group (2022-present):** Primary focus on regional and state-wide air quality, pollutant emission, climate change, oil & gas development impacts, and environmental health issues.

- **Habitat Mosaics (2021-present):** Provide background research and assistance in development and launch of a web app to support residential property owners in improving local habitat for birds, small mammals and pollinators.

- **MyPlanet Alliance (2021-present):** Serve on Board of Advisors assisting in development and launch of a nonprofit to support building digital communities around local environment and climate projects and increasing crowdfunding environmental nonprofits sponsoring those projects.

- **Climate Action Ministry, Plymouth United Church of Christ (2022-present):** Co-leader of new local UCC congregational team dedicated to acting internally and externally, in collaboration with other organizations, to promote climate change awareness, mitigation, and adaptation.

VOLUNTEER APPLICATION

Thomas Gifford

[redacted]

5/26/2022 2:59 PM

Application: **Boards or Commission Membership**

Applicant Information

Birthday: [redacted] Gender: [redacted] Education Level: Masters degree

Address: [redacted] [redacted] (M) ([redacted] «

Fort Collins, CO 80525

Availability

	S	M	T	W	T	F	S
Morning	☐	☑	☐	☑	☐	☑	☐
Afternoon	☐	☐	☐	☑	☐	☐	☐
Evening	☐	☐	☑	☑	☑	☐	☐

Volunteer Groups Applied For

Air Quality Advisory Board, Natural Resources Advisory Board

Job Description

☑ I have read the job description

Questions

Please indicate which Board(s) you are interested in:	Air Quality Advisory Board, Natural Resources Advisory Board
Which Council District do you live in? Please refer to the map at: https://gisweb.fcgov.com/HTML5Vie	2
Current Occupation:	Graduate Teaching Assistant for the economics department at Colorado State University.
Current Employer:	The College of Liberal Arts at Colorado State University
Prior work experience (please include dates):	Research Experience Undergraduate Thesis in Economics: "The Effects of Emotional Rhetoric on Individual Contributions in U.S. Senate Races" (May 2018) • A data driven approach to analyzing the effects of emotional rhetoric on US Senate campaigns. • Compiled data from all public TV appearances of Senate candidates from 2008-2016 and fed those transcripts into the LIWC, which quantifies the emotion of rhetoric along several dimensions. I also incorporated census data to account for factors in the established literature. • The introduced emotion variables were ultimately insignificant, but the models were significant and confirmed

the models were significant and com
existing literature. The experience w
valuable in learning about model building and data collection.

Master's Thesis in Economics: "We All Want to Change The World: How Behavioral Insights can Help Reduce Carbon Emissions" (June 2021)

A thorough literature review of how behavioral insights can both explain and help solve market failures associated with climate change.

The first three chapters are an investigation into the history of economic thought and how Smith, Mill, Veblen, Fisher, Knight and others were all acutely aware of the ethical pitfalls of ignoring irrational' behavior in economic models.

The last three chapters examine how the omission of behavioral factors have contributed to an infrastructure of ubiquitous overconsumption in developed countries, but also provide insights that can help policymakers enact cost-effective carbon-reducing policy.

Professional Experience

Colorado State University: Economics Graduate Teaching Assistant
August 2021 Present

Perform responsibilities such as grading tests and essays, hosting weekly office hours, managing student questions, and attending undergraduate lectures.

Hold three, weekly, hour-long recitations for groups of up to thirty students, prepare discussions and slides on weekly lecture topics, and assist students with homework.

Mindfish Test Prep: SAT/ACT Tutor
November 2019- July 2021

Tutored 30 students in private SAT and ACT preparation including teaching grammar, math, reading, and data analysis skills.

Taught a small class of students via Zoom during the summer of 2020. Met with students as a group for two-hours and met each student individually for one hour on a weekly basis.

OnDeck Capital: Loan Operations Support Analyst
August 2018 September 2019

Assisted in processing over 1000 small business loans for companies throughout the country by authenticating bank statements, verifying payoff amounts, and other administrative tasks.

Maxletics Corporation: Business

Development Intern

July 2017 October 2017

Handled daily administrative tasks of a small sports marketing startup. Managed contact lists on Excel and stayed in communication with dozens of Olympic athletes.

Designed and executed Maxletics B2B email marketing campaign, participated in researching and pitching new clients, and coordinated a partnership to integrate a data crawler into weekly emails.

Quad Innovation Project: Project Manager June 2017

Worked with a team of students from CC, UCCS, USAFA, and PPCC to reduce peak energy demand in Colorado Springs for Colorado Springs Utilities.

Concluded the month-long project with a pitch in front of over 100 business leaders, entrepreneurs, and philanthropists from around the Springs, and was featured in the business section of the Springs Gazette.

After completing the project, Colorado Springs Utilities integrated data and graphs into their energy bills to communicate energy usage levels and patterns more clearly to customers to reduce demand during peak hours.

QuintilesIMS Shanghai: Marketing Intern September December 2016

Researched and created an animated video explaining the Affordable Care Act and the future of the American health care system to an Asian audience after the 2016 elections while living and studying in Shanghai.

Managed QuintilesIMS Asia's Twitter, Facebook, and LinkedIn accounts, maintaining a weekly schedule on the latest medical technology, newest product developments, and pharmaceutical

Volunteer experience (please include dates):	Please see resume
Are you currently serving on a City board or Commission If so, which one	No
Why do you want to become a member of this particular board or commission	During my undergraduate studies in Colorado Springs, I worked on a project with the municipal utility company toward a pro-environmental goal: reducing electricity demand during peak summer hours. At the end of the project, we presented our ideas to the board and actually saw some implemented in the ensuing months. They were small changes, but tangible, positive changes nonetheless.

	Since completing my bachelor s over years ago, I feel as though things are less and less in my control. Between pandemics, violence, war, and climate news, it s easy to feel defeated and to want to give up fighting these large, existential battles. However, I know from personal experience that on a local level, change is possible and there are many good people fighting for it every day. I love living in Fort Collins and have skills and knowledge that can be useful for the city. I have spent several years researching behavioral and environmental economics and would like the chance to do something real and useful for my neighbors with my narrow slice of expertise. While pursuing my master s at the University of Denver, my thesis focused on how behavioral interventions provide a largely untapped, inexpensive avenue to promote pro-environmental behavior, and I believe some of those ideas are worth exploring in Fort Collins. I want to join either the Air Quality Advisory Board or the Natural Resource Advisory Board for the same reasons. I want to educate myself on the current projects the city is engaged in, learn the ins and outs of what is involved in operating a city commission, and hopefully contribute some of my own ideas around promoting pro-social behavior to build a cleaner, more sustainable Fort Collins. As summers get hotter, wildfires become more frequent, and draught dominates the daily headlines, I think air quality control and natural resource management are both rising the ranks of problem areas facing the city today. I want to join in the efforts to confront these issues directly and believe I have skills that will aid and enhance the city s efforts.
Have you had any exposure to the board or commission you are applying for If yes, please explain:	No; Having moved to Fort Collins less than a year ago, I have not engaged with the local government much. I would like to reverse this trend.
Specify any activities which might create a serious conflict of interest if you are appointed:	None come to mind. Being a TA and still aspiring to get my degree, I cannot think of any potentially problematic conflicts of interest.
How did you learn of a vacancy on this board or commission	Website; Coloradan article.
Briefly explain what you believe are the three most important issues facing this board or commission, and how do you believe this board or commission should address each issue Feel free to upload a separate sheet of paper if necessary.	I am interested in both the Natural Resource and Air Quality committees because many of the issues overlap. A lack of water through rainfall leads to a cascade of environmental emergencies which directly affect the livelihood of everyone in Fort Collins. Not only does draught affect local ecosystems and biodiversity, b

ensuing fires, days when the AQI is well above healthy levels, and destruction of forests, grasslands, and wetlands all make Fort Collins a less desirable place to live. This has immediate negative effects on the local economy, but also makes Northern Colorado less environmentally and economically sustainable in the long run. I believe that at the core of many environmental issues is non-salience or, lack of attention. Research has shown that simply making people aware of issues and of the consequences of their actions compels them to change their behavior. Enough to stop climate change in its tracks No. But much like my project in Colorado Springs, it s a start.

My apologies for not following the prompt directly, but I believe that civic engagement is at the core of many problems this city, and many others, face. It s an incredibly difficult challenge to overcome, and I certainly do not believe there is a panacea to the problems around natural resource management and air quality control. Nothing the Fort Collins commission does can affect wildfires in California, Nevada. or even the western slope. However, I do believe there is pragmatism in Voltaire s advice to tend to your own garden. Fort Collins can take care of Fort Collins. If the people actually care about the long-term sustainability of the city, it can create a pro-social, virtuous cycle where people feel compelled to care for the city rather than obligated.

On a much more practical note, there are several behavioral interventions that have been shown to promote pro-social behavior at little to no cost. This includes getting people to volunteer, giving money to charitable causes, emitting less carbon, consuming less water, and using less energy during the hottest months of summer. Even a marginal improvement on one of these dimensions would improve the lives of everyone in Fort Collins. There are several ways the city can increase civic engagement and encourage environmental sustainability while working within the ever-present limitations of a city budget. Water management is, without a doubt, the most pressing issue facing the city (and state) today because of the long-term effects on everything else that makes Fort Collins such a great place to live in the first place. An effective strategy in confronting this issue should also have positive effects on

[redacted]

air quality, biodiversity, and economic sustainability.

VOLUNTEER APPLICATION

Sandra LeBrun

[redacted]

5/27/2022 7:46 AM

Application: **Boards or Commission Membership**

Applicant Information

Birthday: [redacted] Gender: Female Education Level: College degree

Address: [redacted]
Fort Collins, Co 80525

Phone: (M) ([redacted])

Availability

	S	M	T	W	T	F	S
Morning	☐	☑	☑	☑	☑	☐	☐
Afternoon	☐	☑	☑	☑	☑	☐	☐
Evening	☐	☐	☐	☐	☐	☐	☐

Volunteer Groups Applied For

Air Quality Advisory Board, Senior Advisory Board

Job Description

☑ I have read the job description

Questions

Please indicate which Board(s) you are interested in:	Air Quality Advisory Board, Senior Advisory Board
Which Council District do you live in Please refer to the map at: https://gisweb.fcgov.com/HTML5Vie	1
Current Occupation:	Retired
Current Employer:	N/a
Prior work experience (please include dates):	Degree in Biology/Environmental Science, worked in labs and field work with forest service at beginning of my career. Sincere interest in supporting natural environment. Am now a senior citizen (65) and want to learn about and help senior living support in Fort ollins.
Volunteer experience (please include dates):	Partners Program past year support youth.
Are you currently serving on a City board or Commission If so, which one	No
Why do you want to become a member of this particular board or commission	Air quality and/or Senior Support Services
Have you had any exposure to the board or commission you are applying for If yes, please explain:	No
Specify any activities which might create a serious conflict of interest if you are appointed:	None
How did you learn of a vacancy on this board or commission	Newspaper

Sandra LeBrun

[redacted]

5/27/2022 7:[redacted]

Briefly explain what you believe are the three most important issues facing this board or commission, and how do you believe this board or commission should address each issue Feel free to upload a separate sheet of paper if necessary.	Urban planning, air quality and good governing. I want to get involved in researching/ helping both air quality board and supporting senior living.

VOLUNTEER APPLICATION

Christopher Staten

[redacted]

5/26/2022 8:57 PM

Application: **Boards or Commission Membership**

Applicant Information

Birthday: [redacted] Gender: [redacted] Education Level: Bachelors degree

Address: [redacted]
FORT COLLINS, CO 80524

Phone: (M) ([redacted])

Availability

	S	M	T	W	T	F	S
Morning	☑	☑	☑	☑	☑	☑	☑
Afternoon	☑	☑	☑	☑	☑	☑	☑
Evening	☑	☑	☑	☑	☑	☑	☑

Volunteer Groups Applied For

Art in Public Places Board, Cultural Resources Board

Job Description

☑ I have read the job description

Questions

Please indicate which Board(s) you are interested in:	Art in Public Places Board, Cultural Resources Board
Which Council District do you live in Please refer to the map at: https://gisweb.fcgov.com/HTML5Vie	1
Current Occupation:	Senior copywriter in advertising/marketing
Current Employer:	Lemonade the Agency - full time WildRock Marketing - freelance
Prior work experience (please include dates):	Colorado State University (2018-2020) New Belgium Brewing (2014-2018)
Volunteer experience (please include dates):	KRFC programmer/DJ (2021-present)
Are you currently serving on a City board or Commission If so, which one	No
Why do you want to become a member of this particular board or commission	I ve lived in Fort Collins for eight years and owned a home for six, so I have a vested interest in the cultural and artistic vitality of this city I love so much. I would love to be part of its development in an active and meaningful way. My professional experience in marketing, journalism and the creative arts means I have skills to offer...and I also have the time!
Have you had any exposure to the board or commission you are applying for If yes, please explain:	No
Specify any activities which might create a serious conflict of interest if you are appointed:	N/A

Christopher Staten

[redacted]

How did you learn of a vacancy on this board or commission

Website

Briefly explain what you believe are the three most important issues facing this board or commission, and how do you believe this board or commission should address each issue Feel free to upload a separate sheet of paper if necessary.

I think the same answers can apply to both Art in Public Places and Cultural Resources Board.

Issue 1: Promoting Art and Culture
Fort Collins is a world-class city with a vibrant arts and cultural scene. This is partially why it s such a great destination for tourists. As the city grows, it s important to spotlight the artistic and cultural expressions of our area residents in order to maintain and grow our wonderful and unique identity.

Issue 2: Funding for Arts
Funding for Arts is foundational for not only promoting a love of arts within the population, but also for nourishing our collective cultural identity, which is a major selling point from a tourism perspective. From food to art to music, funding is key to lifting up authentic expression.

Issue 3: Inclusivity and Compassion
Inclusivity and compassion are so important to growing rich culture. The promotion of arts in public spaces (and general art funding) helps promote empathy, compassion and inclusivity, which in turn, grows our cultural cache and worth as a destination.

CHRISTOPHER STATEN

- COPYWRITER -

[redacted]

[redacted]

Fort Collins, CO

Story leads the way. I'm a creative brand builder specializing in campaign and content ideation, big idea development, creative direction and good, old-fashioned copywriting. Fully fluent in CPG, Web3, entertainment, gaming and travel.

- Copywriting
- Scriptwriting
- Creative development
- Pitching
- Product branding
- SEO

Senior Copywriter
Lemonade the Agency, Oakland, CA
2021-present

- Senior copywriter and client-facing idea guy for brands including IMAX, Manta Comics, Virgin Hotels.

Founder/Senior Copywriter
STATEN
2020-present

- Self-employed freelance business where I've developed content for national brands including Polaris Adventures, Sweetwood Smokehouse, High Road Craft Ice Cream, Numerica Corporation.

Copywriter
The Advertising Research Foundation, New York, NY
2021 (6-month contract)

- Lead copywriter for Foundation's marketing efforts around events and advertising research.

Marketing & Communications Specialist
Colorado State University, Fort Collins, CO
2018-2020

- Led marketing and communications strategy/execution for the college.
- Co-developed the College's rebranding with CSU's internal agency
- Reshaped how the College markets 21st-century agriculture to prospective students, research partners and donors.
- Wrote copy across departments, units.
- Coordinated with corporate partners for co-branded campaigns.

Senior Copywriter

New Belgium Brewing, Fort Collins, CO
2014-2018

- Co-created company's brand mascot Voodoo Ranger. Wrote all copy and scripts for the brand launch and developed content strategy across social, OOH, on/off premise and beyond.
    - The brand became best-selling offering in brewery's portfolio.
    - My content was recognized by Nielsen for humor/creativity in its class.
- Wrote marketing/sales copy across all brands, including flagship Fat Tire.
- Co-developed brands such as Citradelic IPA and The Hemporer.
- Ran strategy and execution for company's segmented email newsletter.
- Worked with Corporate Responsibility and Sustainability department to develop and articulate content and campaigns.

Editor
DRAFT Magazine, Phoenix, AZ
2008-2014

- Shaped the national discourse on craft beer during its escalation in the late 2000s.
- Edited and wrote editorial content for magazine's front-of-book, feature well and reviews section.
- Managed a panel a BJCP reviewers.
- Conducted a number of celebrity interviews.
- Managed magazine's social media accounts.

Editor/Reporter
The Connection Newspapers, McLean, VA
2005-2008

- Served as a general assignment reporter for local news.
- Developed newspaper's entertainment/culture section.

EDUCATION:
James Madison University
B.A., May 2005

PROFESSIONAL AWARDS/ACCOMPLISHMENTS:

Nielson Beverage Alcohol Media Report, 2017

- Voodoo Ranger content recognized above industry peers as being "clever and original," with "humor and entertainment" as the strongest content traits.

Virginia Press Association

- First Place: General Makeup, Laurel Hill Connection
- First Place: General Makeup, Great Falls Connection
- First Place: Specialty Sections, Fairfax Connection Entertainment Section.
- First Place: Combination Picture and Story: Alexandria Gazette-Packet.

VOLUNTEER APPLICATION

Alex Shoaf

[redacted]

5/27/2022 8:49 AM

Application: **Boards or Commission Membership**

Applicant Information

Birthday: [redacted] Gender: [redacted] Education Level: Doctoral degree

Address: [redacted]
Fort Collins, CO 80524

Phone: (M) ([redacted])

Availability

	S	M	T	W	T	F	S
Morning	☐	☐	☐	☐	☐	☐	☐
Afternoon	☐	☐	☐	☐	☐	☐	☐
Evening	☐	☐	☐	☐	☐	☐	☐

Volunteer Groups Applied For

Citizen Review Board

Job Description

☑ I have read the job description

Questions

Please indicate which Board(s) you are interested in:	Citizen Review Board
Which Council District do you live in Please refer to the map at: https://gisweb.fcgov.com/HTML5Vie	1
Current Occupation:	Attorney
Current Employer:	Self-employed
Prior work experience (please include dates):	See resume.
Volunteer experience (please include dates):	See resume.
Are you currently serving on a City board or Commission If so, which one	No
Why do you want to become a member of this particular board or commission	I have firsthand experience working with a variety of law enforcement. Police misconduct is not a complicated issue, but may require complicated solutions. It s important to have a variety of perspectives to gain the trust of the community and/or law enforcement leadership. I think my background would be helpful to the community in seeking solutions and remedies.
Have you had any exposure to the board or commission you are applying for If yes, please explain:	No
Specify any activities which might create a serious conflict of interest if you are appointed:	I do not anticipate any regular conflicts.
How did you learn of a vacancy on this board or commission	Newspaper

Alex Shoaf

[redacted]

5/27/2022 8:[redacted]

Briefly explain what you believe are the three most important issues facing this board or commission, and how do you believe this board or commission should address each issue Feel free to upload a separate sheet of paper if necessary.

-Gaining respect of community and law enforcement
(It can be very difficult to do both simultaneously, but a fair and measured approach to each case is essential)
-Assembling a diverse group of board members
(More concerted and varied recruitment efforts)
-Bringing about real change
(Networking with boards in other communities, publicizing meetings and reporting processes)

ALEX WEILL SHOAF

[redacted]

EDUCATION

WASHINGTON AND LEE UNIVERSITY SCHOOL OF LAW, Lexington, VA
Juris Doctor, May 2019

- Cumulative GPA: 3.571 (Top 33%)
- Honors: Charles V. Laughlin award (moot court), Omicron Delta Kappa
- Activities: Student Attorney, Criminal Justice Clinic; Independent research with Professor David Bruck (death penalty litigation in Virginia)
- Moot Court: Chair, Moot Court Executive Board
  Winner, Robert J. Grey, Jr. Negotiations Competition
  Semi-finalist, John W. Davis Appellate Advocacy Competition
  Semi-finalist, Client Counseling Competition
  Participant, ABA National Appellate Advocacy Competition

NEW YORK UNIVERSITY, New York, NY
Bachelor of Arts, English and American Literature, May 2010

- Minor: Business Studies

WORK EXPERIENCE

HALTZMAN LAW FIRM / SHOAF LAW LLC Fort Collins, CO
Attorney / Of Counsel, March 2022-Present

- Operate private practice while associating with Haltzman Law Firm
- Manage a varied caseload as appointed or private counsel in administrative, civil, and criminal matters in jurisdictions throughout the state in pre-adjudication, trial, or post-conviction proceedings
- Maintain contracts with the sate Office of Alternate Defense Counsel and Office of Respondent Parent Counsel to represent indigent clients in criminal matters, as well as parents in dependency and neglect cases

COLORADO STATE PUBLIC DEFENDER, Greeley, CO
Deputy State Public Defender, January 2020-March 2022

- Managed full caseload of felonies, including post-conviction proceedings
- First of hiring class to complete "Bootcamp" and be approved to handle serious felonies
- Advised clients and appear in court at every phase of litigation including bond hearings, pre-trial conferences, suppression hearings, and jury trials
- Drafted and argued motions and briefs for procedural, evidentiary, and appellate issues
- Supervised interns and mentored newer attorneys
- Interacted with other stakeholders regularly including law enforcement, social workers, and attorneys representing clients on ancillary family or civil matters
- Negotiated daily with opposing counsel to resolve cases short of trial where appropriate

PUBLIC DEFENDER SERVICE FOR THE DISTRICT OF COLUMBIA, Washington, D.C.
Law Clerk (Trial Division), Summer 2018

- Observed proceedings and drafted pleadings for pending cases, including a successfully litigated suppression motion

THE HONORABLE PAMELA L. REEVES
UNITED STATES DISTRICT JUDGE, EASTERN DISTRICT OF TENNESSEE, Knoxville, TN
Judicial Intern, Summer 2017

- Observed proceedings and composed bench memorandum, used in court's published order, for a motion to compel arbitration

ALEX WEILL SHOAF

[redacted]

KNOX COUNTY PUBLIC DEFENDER, Knoxville, TN
Intern, Summer 2017

- Engaged in jury research for felony drug case resulting in favorable verdict
- Researched gang enhancement statute and drafted motion resulting in dismissal of related charges in armed robbery case

TANDEM REALTY, LLC, Nashville, TN
Director of Marketing and Operations, Property Manager/Affiliate Broker, 2011-2016

- Managed fiscal, physical, and legal obligations for a diverse portfolio of 500 client-owned units

FREELANCE WRITING AND EDITING, Nashville, TN
Self-Employed Writer, 2009-2017

- Edited grant proposals and textbook chapters for faculty of Vanderbilt University
- Composed and edited articles for music magazine in the Nashville area

PROFESSIONAL CERTIFICATIONS AND ASSOCIATIONS

- Licensed in Colorado and Tennessee
- Colorado Bar Association
- Weld County Bar Association
- Larimer County Bar Association
- National Association of Criminal Defense Lawyers

PRIOR VOLUNTEER WORK

- Rockbridge Area Health Center event volunteer
- Court Appointed Special Advocate (CASA) for abused and neglected children in Nashville
- Nashville Talking Library reader for visually impaired programming

VOLUNTEER APPLICATION

Bonnie Gibson

[redacted]

5/19/2022 11:55 AM

Application: **Boards or Commission Membership**

Applicant Information

Birthday: [redacted] Gender: [redacted] Education Level: Masters degree

Address: [redacted]
Fort Collins, CO 80526

Phone: (M) ([redacted])

Availability

	S	M	T	W	T	F	S
Morning	☑	☑	☑	☑	☑	☑	☑
Afternoon	☑	☑	☑	☑	☑	☑	☑
Evening	☑	☑	☑	☑	☑	☑	☑

Volunteer Groups Applied For

Historic Preservation Commission, Natural Resources Advisory Board

Job Description

☑ I have read the job description

Questions

Please indicate which Board(s) you are interested in:	Historic Preservation Commission, Natural Resources Advisory Board
Which Council District do you live in Please refer to the map at: https://gisweb.fcgov.com/HTML5Vie	4
Current Occupation:	Regional Director for a cultural resource management firm
Current Employer:	Statistical Research, Inc.
Prior work experience (please include dates):	WSP USA, Inc. - District cultural resource, natural resource and planning lead (2020-2022) Ecology and Environment, Inc. - District cultural resource, natural resource and planning lead (2017-2020) Cultural Resource Analysts, Inc. - Cultural resource field director and project manager (2011-2017) Centennial Archaeology, Inc. - Cultural resource crew chief and laboratory director (2004-2011) Western Cultural Resource Management - Cultural resource field technician (2004) Animas Ceramic Consulting - Archaeological ceramic analyst (2002) Athenaeum International - Business consultant (1997-2002) MG Taylor Corp. - Business consultant (1995-1997)

Bonnie Gibson

[redacted]

5/19/2022 11:[redacted]

Volunteer experience (please include dates):	American Cultural Resource Association - Committee chair and board member (2019-present) Colorado Council of Professional Archaeologists - Public Education Committee Chair, treasurer, board member (2011-2021)
Are you currently serving on a City board or Commission If so, which one	No
Why do you want to become a member of this particular board or commission	I have spent my career managing cultural resources and determining best practices for historic properties. With my evolution into natural resource management, it has become clear that natural resources and cultural resources (historic preservation) go hand in hand. I would like to have an active role in our community and the preservation or best practices for historic properties and natural resources.
Have you had any exposure to the board or commission you are applying for If yes, please explain:	No
Specify any activities which might create a serious conflict of interest if you are appointed:	N/A
How did you learn of a vacancy on this board or commission	Website
Briefly explain what you believe are the three most important issues facing this board or commission, and how do you believe this board or commission should address each issue Feel free to upload a separate sheet of paper if necessary.	For Historic Preservation: 1) Climate change effects on historic properties - As our climate changes, historic building materials are deteriorating in ways that were not originally foreseen. The commission needs to look into appropriate preservation measures to combat these changes. 2) Development - All communities face development. The commission should have a role of walking the fine line between the growth of our community while maintaining the historic integrity and feeling of our historic town. This pertains to new developments and to renovations to historic homes. 3) Interest and education - With the societal changes, someone needs to make sure that our local citizens still hold an interest in the history and historic preservation of Fort Collins and Larimer County. The commission can play a role in public education, outreach, and championing the legacy of the town.

Bonnie K. Gibson, MBA, RPA

REGIONAL DIRECTOR – MOUNTAIN WEST

EDUCATION

M.A., Archaeology and Ancient History, University of Leicester, 2016

MBA, emphasis on Project Management, Keller Graduate School of Management, 2009

B.A., Anthropology, emphasis in Archaeology, University of Colorado, Boulder, 2003

QUALIFICATIONS

Bonnie has nearly 20 years of experience in cultural resource management in the High Plains, Intermountain West, Great Basin, and Southwest. Her archaeological experience paired with a background in project management and process facilitation allows her to take a fresh approach to cultural resource projects, working with clients and agencies to provide an efficient and streamlined process.

AREAS OF INTEREST AND EXPERTISE

Well versed in prehistoric ceramics of the Intermountain West and Great Basin, landscape archaeology, and public education and outreach.

PROFESSIONAL EXPERIENCE

2022–present, Regional Director, Statistical Research, Inc., Fort Collins, Colorado

2020-2022, West Region Heritage Lead, Southwest/Mountain Lead for Natural Resources and Planning, WSP, Boulder, Colorado

2017-2020, Rocky Mountain Group Lead for Cultural Resources, Natural Resources, and Planning, Ecology & Environment, Inc., Boulder, Colorado

2011-2017, Project Manager and Field Supervisor, Cultural Resource Analysts, Inc., Longmont, Colorado

2011, Field Supervisor, PaleoWest, Denver, Colorado

2010-2011, Archaeologist, ERO Resources Corp., Denver, Colorado

2004-2011; 2017, Staff Archaeologist, Centennial Archaeology, Inc., Fort Collins, Colorado

2004, Archaeologist, Northland Research, Inc., Phoenix, Arizona

2004; 2017, Archaeologist, Western Cultural Resource Management, Inc., Boulder, Colorado

2003, Ceramic Analyst, Animas Ceramic Consulting, Farmington, New Mexico

PROFESSIONAL AFFILIATIONS

American Cultural Resources Association (ACRA)
- ACRA Board Member, 2019 - 2022
- ACRA Conference Committee Chair, 2020 - Present

Colorado Council of Professional Archaeologists (CCPA)
CCPA Treasurer, 2011
CCPA Co-chair, Education Committee, 2015-2022
CCPA Executive Board Member, 2017-2019

Register of Professional Archaeologists (17301)

Society of American Archaeologists (SAA)

CULTURAL RESOURCE MANAGEMENT PROJECTS

Principal Investigator, Class III Cultural Resource Inventory of the SunPower Holcim PV+ESS Project, Fremont County, Colorado, for SunPower, September 2021 – January 2022.

Principal Investigator, Class III Cultural Resource Inventory of the Front Range Energy Storage Facility Project, Arapahoe County, Colorado, for Front Range Energy, August - October 2021.

Principal Investigator, Class III Cultural Resource Inventory for the Trailblazer Conversion Project, TIGT Lateral to Northwestern Kearney, Kearney County, Nebraska, for Tallgrass Interstate Gas Transmission, LLC., August 2021 – January 2022.

Principal Investigator, Class III Cultural Resource Inventory for the TPC Adams to TPC Heartwell Lateral, Adams County, Nebraska, for the Trailblazer Pipeline Company, August 2021 – January 2022.

Principal Investigator, Class III Cultural Resource Inventory for the Trailblazer Conversion Project, Weld, Logan, and Sedgwick Counties, Colorado, for the Trailblazer Pipeline Company, LLC and Rockies Express Pipeline, LLC, August 2021 – January 2022.

Principal Investigator, Class III Cultural Resource Inventory for the Trailblazer Conversion Project, Kimball, Lincoln, Perkins, Kearney, Franklin, Webster, Adams, Fillmore, Saline, and Jefferson Counties, Nebraska, for the Trailblazer Pipeline Company, LLC and Rockies Express Pipeline, LLC., August 2021 – January 2022.

Principal Investigator, Class III Cultural Resource Inventory of the Glen Canyon Solar A Project, Kane County, Utah, for AES Clean Energy, May – August 2021.

Principal Investigator, Class III Cultural Resource Inventory for the Belle Fourche Reservoir Project, Butte County, South Dakota, for the Bureau of Reclamation – Dakotas Area Office, March – September 2021.

Section 106 Lead, Interstate Bridge Replacement Program, for the Federal Highway Administration (FHWA), Federal Transit Administration (FTA), Oregon Department of Transportation (ODOT), and Washington Department of Transportation (WSDOT), 2019 – 2022.

Staff Archaeologist, Private Property Debris Removal (PPDR) for Major Disaster Declarations FEMA-4558- DR-CA and FEMA-4569-CA, Bay Branch Wildfire Disaster Response Operations, Multiple Counties, California, for Federal Emergency Management Agency (FEMA), 2021.

Principal Investigator, Cultural Resource Inventory for the Miller Road VRP Project, Maricopa County, Arizona, for the Bureau of Land Management (BLM), Phoenix District Office, 2020.

Principal Investigator, Cultural Resource Desktop Review of the Amethyst Property, Maricopa County, Arizona, for Pinegate Renewables, 2020.

Principal Investigator, Cultural Resource Desktop Review of the Bolo Property, Pinal County, Arizona, for Pinegate Renewables, 2020.

Principal Investigator, Cultural Resource Desktop Review of the Estrella Solar Project, Pinal County, Arizona, for Pinegate Renewables, 2020.

Principal Investigator, Cultural Resource Desktop Review of the Agate Project, Coshise County, Arizona, for Pinegate Renewables, 2020.

Principal Investigator, Cultural Resource Desktop Review of the Palomas Solar Project Area, Yuma County, Arizona, for Pinegate Renewables, 2020.

Principal Investigator/Project Manager, Cultural Resource Inventory for the Delta Lateral Pipeline Project, Millard County, Utah, for Kern River Gas Transmission, 2020 - 2022.

Principal Investigator/Project Manager, Cultural Resource Inventory for the Fisher's Peak Archaeological Project, Las Animas County, Colorado, for the Colorado Parks and Wildlife (CPW), 2020.

Principal Investigator/Project Manager, Cultural Resource Inventory for the North Park, North Sand Hills Project, Jackson County, Colorado, for the Bureau of Land Management (BLM), Kremmling Field Office, 2019.

Principal Investigator/Project Manager, Cultural Resource Monitoring at Site 5LR12290, Larimer County, Colorado, for the Western Area Power Administration (WAPA), 2019.

Principal Investigator/Project Manager, Cultural Resource Reconnaissance of the Ridgegate Southwest Project, Douglas County, Colorado, for CTL Thompson, 2018

Principal Investigator/Project Manager, Cultural Resource Inventory of the Prairie Ridge and Sunset Vista Project, Larimer County, Colorado, for the City of Loveland, 2018.

Crew Chief, Cultural Resource Inventory of the Chalk Bluffs 3D Seismic Project, Weld County, Colorado, for Seitel, March – May 2017.

Field Director, Cultural Resource Inventory of the Walker Recharge Project, Morgan and Weld Counties, Colorado, for the Bureau of Reclamation and Central Colorado Water Conservancy District, January – September 2017.

Field Director, Cultural Resource Inventory and Site Re-Evaluation within the Windy Gap Firming Project's Chimney Hollow Reservoir Site, Larimer County, Colorado, for Northern Water, September – November 2017.

Archaeologist, Cultural Resource Inventory of NRCS Utah Range Management Projects near Rosette, Kelton Pass, and Lynn Reservoir, Box Elder County, Utah, for Natural Resource Conservation Service, October 2017.

Archaeologist, Cultural Resource Inventory of NRCS Utah Range Management Project near Warm Creek, Box Elder County, Utah, for Natural Resource Conservation Service, October 2017.

Archaeologist, Cultural Resource Inventory of the Arimo Corporation Sand Wash Range Improvement Project, Box Elder County, Utah, for Arimo Corporation, October 2017.

Field Director, Cultural Resource Inventory of the Kilgore Exploration Drilling Project, Clark County, Idaho, for Klepfer Mining Services. LLC, September – October 2017.

Field Director, Cultural Resource Inventory of the Jackson Hole Airport, Teton County, Wyoming, for SEH-Denver and the National Park Service – Grand Teton National Park, September – October 2017.

Field Director, Cultural Resource Inventory of the Tallgrass Energy Colby TBS 2 HCA Pipeline Replacement Project, Thomas County, Kansas, for Tallgrass Energy, September 2017.

Field Director, Cultural Resource Inventory of the Berthoud Gathering Line, Weld County, Colorado, for Platte River Midstream, August 2017.

Field Director, Cultural Resource Inventory of Four Wetland Areas within the Proposed DCP Mewbourne Pipeline Project, Weld County, Colorado, for Kleinfelder, August 2017.

Archaeologist, Cultural Resource Inventory of the Tallgrass Energy Sterling Lateral Top of Ground Pipeline Replacement Project, Logan County, Colorado, for Tallgrass Energy, July 2017.

Field Director/Project Manager, Cultural Resource Inventory of FY2016 NRCS Range Management Projects near Lofgreen, Tooele County, Utah, for Natural Resource Conservation Service, October 2016.

Field Director/Project Manager, Cultural Resource Inventory of FY2016 NRCS Range Management Projects in Western Box Elder County, Utah, for Natural Resource Conservation Service, September – October 2016.

Field Director/Project Manager, Cultural Resource Inventory of FY2016 NRCS Range Management Project in the West Tintic and Sheeprock Mountains, Juab County, Utah, for Natural Resource Conservation Service, September 2016.

Field Director/Project Manager, Cultural Resource Inventory for the NRCS Environmental Quality Incentives Program (EQIP) Project in Little Dog Valley, Utah County, Utah, for Natural Resource Conservation Service, August – September 2016.

Field Director/Project Manager, Cultural Resource Inventory for the NRCS Environmental Quality Incentives Program (EQIP) Project Near Emory, Summit County, Utah, for Natural Resource Conservation Service, August 2016.

Staff Archaeologist, Cultural Resource Inventory for the NRCS Range Management Project on Spring Creek Flat, White Pine County, Nevada, for Natural Resource Conservation Service, June 2016.

Field Director, Cultural Resource Inventory for the Dawson Geophysical Bairoil 3D Seismic Inventory, Carbon, Fremont, and Sweetwater Counties, Wyoming, for Dawson Geophysical, October 2015 – March 2016.

Staff Archaeologist, Cultural Resource Inventory for the NRCS Range Management Projects near Rosette and Dove Creek, Box Elder County, Utah, for Natural Resource Conservation Service, October 2015.

Staff Archaeologist, Cultural Resource Inventory for the NRCS Range Management Project near Wahsatch, Summit County, Utah, for Natural Resource Conservation Service, October 2015.

Staff Archaeologist, Cultural Resource Inventory of the Williams Draw Lease by Application Project Area, Emery County, Utah, for Bureau of Land Management, Price Field Office, September 2015.

Field Supervisor/Project Manager, Cultural Resource Inventory of the Gore Pass – Windy Gap Access Road Improvement Project, Grand County, Colorado, for Tri-State Generation and Transmission Association, Inc., August 2015.

Staff Archaeologist, Cultural Resource Inventory of the Genesis Southern Pipeline, Converse, Niobrara, and Platte Counties, Wyoming, for Conestoga-Rovers & Associates, July 2015.

Field Supervisor/Project Manager, Cultural Resource Inventory for the Garcia Water Tap, Weld County, Colorado, for a private client, April 2015.

Field Director/Project Manager, Cultural Resource Inventory for the Whispering Pines Development, Arapahoe and Douglas Counties, Colorado, for the US Army Corps of Engineers, March – October 2015.

Field Director/Project Manager, Cultural Resource Inventory for the Noble DP 204 Pipeline, Weld County, Colorado, for Noble Energy, Inc., February – March 2015.

Field Director, Cultural Resource Monitoring of the Fidelity Natural Gas Gathering Line System for the Dead Horse Lateral Pipeline, Grand County, Utah, for Fidelity E&P, October 2014 – February 2015.

Staff Archaeologist, Cultural Resource Inventory of the Hatch Point and Hatch Mesa Well Pads and Access Project, San Juan County, Utah, for Fidelity E&P Company, July 2014 – February 2015.

Staff Archaeologist, Cultural Resource Inventory of the Fidelity 16 West Fertilizer Proposed Well Pads and Access Roads, Grand County, Utah, for Fidelity E&P, July 2014 – February 2015.

Staff Archaeologist, Cultural Resource Inventory of a Natural Gas Gathering Line System to the Dead Horse Lateral Pipeline, Grand County, Utah, for Fidelity E&P, February – May 2014.

Field Director, Cultural Resource Inventory for the NRCS Range Management Project in Dry Canyon, near Grouse Creek, Box Elder County, Utah, Natural Resource Conservation Service, October 2014.

Field Director, Cultural Resource Inventory for the NRCS Range Management Projects near Snowville, Box Elder County, Utah, for Natural Resource Conservation Service, October 2014.

Field Director/Project Manager, Cultural Resource Inventory for the Wiley 3D Seismic Project, Moffat and Rio Blanco Counties, Colorado, for Dawson Geophysical, July 2014- June 2015.

Field Director/Project Manager, Cultural Resource Inventory for the Dublin North Filing No. 7 Parcel Annexation, El Paso County, Colorado, for William Guman & Associates, Ltd., June 2014.

Staff Archaeologist, Data Recovery and Construction Monitoring Program for the Fidelity Exploration & Production Company Dead Horse Lateral Pipeline Project, Grand County, Utah, for Fidelity E&P, March 2013 – October 2014.

Staff Archaeologist, Cultural Resource Inventory for the Sublette Mule Deer Rehabilitation Project, Sublette County, Wyoming, for BLM, October – November 2013.

Field Director, Cultural Resource Inventory for the St. Charles Industrial Park, Pueblo County, Colorado, for Scanio Family, Ltd., September – October 2013.

Staff Archaeologist, Cultural Resource Inventory for the Grand County Hazardous Trees Project, Grand County, Colorado, for BLM, September 2013.

Staff Archaeologist, Cultural Resource Inventory for the Devon Energy PRCC Well Pads and Access Roads, Converse County, Wyoming, for Devon Energy, August 2013.

Staff Archaeologist, Cultural Resource Inventory for the Devon Energy Davis Family Well Pad and Access Road, Converse County, Wyoming, for Devon Energy, August 2013.

Staff Archaeologist, Cultural Resource Inventory for the Shoshone Grazing Agreements Project, Park County, Wyoming, for BLM, August 2013.

Staff Archaeologist, Cultural Resource Inventory of Two Parcels in the North Training Area, Camp Guernsey, Platte County, Wyoming, for Wyoming Military Department, May – July 2013.

Staff Archaeologist, Cultural Resource Inventory of the Dead Horse Lateral Pipeline, Grand County, Utah, for Fidelity E&P, March 2013.

Field Supervisor, Cultural Resource Inventory for Huntington Valley 3D Seismic Project, Elko County, Nevada, for Noble Energy, Inc., October 2012 – August 2013.

Staff Archaeologist, Cultural Resource Inventory for the Flat Top 2 Fire Rehabilitation Project, Lincoln and Minidoka Counties, Idaho, for BLM, October 2012.

Staff Archaeologist, Cultural Resource Inventory for the SilverSpur 3D Seismic Project, Jackson County, Colorado, for BLM, June – July 2012.

Staff Archaeologist, Cultural Resource Inventory for the Dawson Geophysical, Uinta County 3D Seismic Project, Uinta County, Wyoming, for Golder Associates, Inc., September 2011 – November 2012.

Project Archaeologist, Mitigative Excavations of the Hurdy Gurdy Site, Del Norte County, California, for Caltrans, August 2011.

Field Director/Project Manager, Cultural Resource Inventory for the South Platte Fuels Reduction Project, Pike National Forest, Douglas County, Colorado, for the US Forest Service, May 2011.

Staff Archaeologist, Cultural Resource Inventory for the Dugout Fuels Reduction Project, Carbon County, Utah, for the BLM, July 2011.

Field Director/Project Manager, Cultural Resource Inventory for the Tri-State Rangely Transmission Line, Rio Blanco County, Colorado, for Tri-State Generation and Transmission Association, Inc., June - July 2011.

Field Director/Project Manager, Cultural Resource Inventory for the Agile Canyon Solar Farm Survey, Pueblo County, Colorado, for Golder Associates, Inc., June 2011.

Staff Archaeologist, Evaluative Testing for the Over the River Art Installation Project, Chaffee and Fremont Counties, Colorado, for BLM, August 2010.

Field Supervisor, Evaluative Testing for the Parker Jordan Open Space Project, Arapahoe County, Colorado, for J3 Engineering Consultants, June 2010.

Project Archaeologist, Test Excavations for the Eastern New Mexico Rural Water Supply Project, Curry County, New Mexico, for the Eastern New Mexico Water Utility Authority, May 2010.

Staff Archaeologist, Cultural Resource Inventory for the CIG Raton Expansion Pipeline Project, Pueblo, Huerfano, and Las Animas Counties, Colorado, for Colorado Interstate Gas, May 2008 – April 2010.

Crew Chief, Class III Cultural Resource Inventory of the Lost Creek South Project, Sweetwater County, the Bureau of Land Management, April - May 2010.

Staff Archaeologist, Mitigative Excavations for the Rockies Express West Pipeline Project, Weld County, Colorado, Laramie and Sweetwater Counties, Wyoming, for Rockies Express Pipeline, LLC, July – October 2009.

Crew Chief, Class III Cultural Resource Inventory of the Colorado Highlands Wind Project; Logan County, Colorado, for a confidential energy client, August 2008.

Crew Chief, Class III Cultural Resource Inventory of Greater Bison Basin Project, Fremont County, Wyoming, for the Bureau of Land Management, July 2008.

Staff Archaeologist/ Ceramicist/Lithic Analyst, Mitigative Excavations of the Ridgegate Site (5DA1000), Douglas County, Colorado, for the Colorado Department of Transportation, April 2006 – August 2008.

Staff Archaeologist/Lithic Analyst, Mitigative Excavations of the Rock Ridge Site, Fremont County, Wyoming, for Encana, July 2005 – February 2006.

Staff Archaeologist/Lithic Analyst, Mitigative Excavations of the Monument Creek Site (5EP211), El Paso County, Colorado, for the Colorado Department of Transportation, September 2004 – June 2005.

Staff Archaeologist/ Ceramicist/Lithic Analyst, Mitigative Excavations of the Burke's Bend Sites, Pinon Canyon Maneuver Site, Las Animas County, Colorado, for the US Department of Defense, September 2004 – August 2007.

Staff Archaeologist/ Ceramicist/Lithic Analyst, Mitigative Excavations of the Rueter-Hess Reservoir Sites, Douglas County, Colorado, for US Army Corp of Engineers, August 2004 – July 2007.

Project Archaeologist, Class III Cultural Resource Inventory of the Southern Delivery System, El Paso County, Colorado, for US Army Corp of Engineers, February – June 2004.

Project Archaeologist, Excavation of Classic Hohokam residential site, Pinal County, Arizona, for Arizona Department of Transportation, June - July 2004.

Ceramic Analyst, Ceramic Analysis of the Aztec and Salmon Ruins Ceramic Collections, for Animas Ceramic Consulting, June – August 2003.

Project Archaeologist, The Yalahau Human Ecology Project (excavation of Mayan archaeological sites), Quintana Roo, Mexico, for the University of California Riverside, May – June 2003.

Project Archaeologist, Excavations at the Bluff Great House, San Juan County, Utah, for the University of Colorado, May – June 2002.

NEPA AND PERMITTING PROJECT EXPERIENCE

Project Manager, Front Range Energy Storage 1041 Permitting Application Project, for Front Range Energy, July 2021 – January 2022.

Project Manager/Cultural Resource Lead, Bureau of Land Management, Bakersfield Field Office, Supplemental EIS, for the Bureau of Land Management (BLM), Bakersfield Field Office, cultural resource subject matter expert, managed public comments and comment responses, and assumed project management responsibilities near the completion of the project, 2019-2020.

Public Comment Manager, Bureau of Reclamation, Lake Powell Pipeline Project EIS, for the Bureau of Reclamation (BOR), manager of public comments and comment responses for the Draft EIS portion of the project, 2020.

Project Manager, Evraz 1041 Permitting Application Project, for Evraz Pueblo, July 2021 – January 2022.

NATURAL RESOURCE PROJECTS

Project Manager, Multiple projects, Larimer County, Colorado, for the City of Loveland, oversaw natural resource tasks including wildlife surveys, wetland delineation, vegetation surveys, avian surveys, and associated reports, 2019 – 2022.

Project Manager, Corriedale Wind Project, Laramie County, Wyoming, for Black Hills Corporation, oversaw natural resource tasks including wildlife surveys, wetland delineation, vegetation surveys, and avian surveys, 2019 – 2022.

Environmental Scientist, Cheyenne Ridge Wind Project, Kit Carson and Cheyenne Counties, Colorado, for Tradewind Energy, Inc., conducted preconstruction wildlife surveys within a large wind farm project area, supporting Colorado Parks and Wildlife and Bald and Golden Eagle Protection Act compliance, including aerial raptor nest surveys, prairie dog colony delineations, swift fox surveys and burrowing owl surveys, October 2018 – December 2020.

Environmental Scientist, Cow Creek Wind Project, Kit Carson and Cheyenne Counties, Colorado, for Tradewind Energy, Inc., conducted monthly avian surveys within a large wind farm project area, in support of Migratory Bird Treaty Act and Bald and Golden Eagle Protection Act compliance, October 2018 – December 2020.

Environmental Scientist, Bureau of Land Management Winnemucca Field Office AIM Vegetation Monitoring, Multiple Counties Northwest Nevada, for the BLM, vegetation and soil surveys on 50 survey plots following BLM AIM (Assessment, Inventory and Monitoring) program protocol within the Great Basin region of northwest Nevada, August 2018.

Environmental Scientist, Niyol Wind Project, Logan County, Colorado, for a confidential client, conducted biweekly avian surveys within a wind farm project area, in support of Migratory Bird Treaty Act and Bald and Golden Eagle Protection Act compliance, December 2017 – May 2018.

Environmental Scientist, Pacific Connector Pipeline Project, Jackson and Klamath Counties, Oregon, for Pacific Connector, conducted wetland delineations in support of Section 404 of the Clean Water Act compliance, August 2017.

CULTURAL RESOURCE MANAGEMENT PUBLICATIONS

2021 Addendum 1 to *Class III Cultural Resource Inventory for the Trailblazer Conversion Project, Logan County, Colorado*. Prepared for the Trailblazer Pipeline Company, LLC and Rockies Express Pipeline, LLC. WSP USA, Inc., Boulder.

2021 Addendum 1 to *Class III Cultural Resource Inventory for the Trailblazer Conversion Project, Adams, Clay, Jefferson, Kearney, and Lincoln, Nebraska*. Prepared for the Trailblazer Pipeline Company, LLC and Rockies Express Pipeline, LLC. WSP USA, Inc., Boulder.

2021 *Class III Cultural Resource Inventory for the Trailblazer Conversion Project, TIGT Lateral to Northwestern Kearney, Kearney County, Nebraska*. Prepared for Tallgrass Interstate Gas Transmission, LLC. WSP USA, Inc., Boulder.

2021 *Class III Cultural Resource Inventory for the TPC Adams to TPC Heartwell Lateral, Adams County, Nebraska*. Prepared for the Trailblazer Pipeline Company. WSP USA, Inc., Boulder.

2021 *Class III Cultural Resource Inventory for the Trailblazer Conversion Project, Weld, Logan, and Sedgwick Counties, Colorado*. Prepared for the Trailblazer Pipeline Company, LLC and Rockies Express Pipeline, LLC. WSP USA, Inc., Boulder.

2021 *Class III Cultural Resource Inventory for the Trailblazer Conversion Project, Kimball, Lincoln, Perkins, Kearney, Franklin, Webster, Adams, Fillmore, Saline, and Jefferson Counties, Nebraska*. Prepared for the Trailblazer Pipeline Company, LLC and Rockies Express Pipeline, LLC. WSP USA, Inc., Boulder.

2021 *Class III Cultural Resource Inventory of the Bobcat Ridge Undocumented Dump Remediation and RACS Removal Project, Larimer County, Colorado*. Prepared for the City of Fort Collins. WSP USA, Inc., Boulder.

2021 *Class III Cultural Resource Inventory of the Glen Canyon Solar A Project, Kane County, Utah*. Prepared for AES Clean Energy. WSP USA, Inc., Boulder.

2021 *Class III Cultural Resource Inventory for the Belle Fourche Reservoir Project, Butte County, South Dakota*. Prepared for the Bureau of Reclamation – Dakotas Area Office. WSP USA, Inc., Boulder.

2021 *Addendum Report: Class III Cultural Resource Inventory for the Delta Lateral Project, Millard County, Utah (Addendum to U20OL0378 and U20OL0865)*. Submitted to Bureau of Land Management, Fillmore Office. WSP USA, Inc., Boulder.

2020 *Class III Cultural Resource Inventory for the Miller Road VRP Project, Maricopa County, Arizona*. Submitted to Bureau of Land Management, Phoenix District Office. Ecology & Environment, Inc., Boulder.

2020 *Cultural Resource Review of the Amethyst Property, Maricopa County, Arizona*. Submitted to Pinegate Renewables. Ecology & Environment, Inc., Boulder.

2020 *Cultural Resource Review of the Bolo Property, Pinal County, Arizona*. Submitted to Pinegate Renewables. Ecology & Environment, Inc., Boulder.

2020 *Cultural Resource Review of the Estrella Solar Project, Pinal County, Arizona*. Submitted to Pinegate Renewables. Ecology & Environment, Inc., Boulder.

2020 *Cultural Resource Review of the Agate Project, Coshise County, Arizona*. Submitted to Pinegate Renewables. Ecology & Environment, Inc., Boulder.

2020 *Cultural Resource Review of the Palomas Solar Project Area, Yuma County, Arizona*. Submitted to Pinegate Renewables. Ecology & Environment, Inc., Boulder.

2020 *Addendum Report: Class III Cultural Resource Inventory for the Delta Lateral Project, Millard County, Utah (U20OL0865, Addendum to U20OL0378)*. Submitted to Bureau of Land Management, Fillmore Office. Ecology & Environment, Inc., Boulder.

2020 *Supplemental Report: Inventory of Geotechnical Test Locations for the Delta Lateral Project, Millard County, Utah*. Submitted to Bureau of Land Management, Fillmore Office. Ecology & Environment, Inc., Boulder.

2020 *Class III Cultural Resource Inventory for the Delta Lateral Pipeline Project, Millard County, Utah*. Submitted to Bureau of Land Management, Fillmore Office. Ecology & Environment, Inc., Boulder.

2020 *Class I Cultural Resource Inventory (Records Review) for the Proposed Great Divide Fire Breaks in Moffat County, Colorado*. Submitted to Bureau of Land Management, Little Snake Field Office. Ecology & Environment, Inc., Boulder.

2020 *Cultural Resource Reconnaissance Inventory of the Fisher's Peak Archaeological Project, Las Animas County, Colorado*. Submitted to Colorado Parks and Wildlife. Ecology & Environment, Inc., Boulder.

2020 *Class III Cultural Resource Inventory of the Fisher's Peak Archaeological Project, Las Animas County, Colorado*. Submitted to Colorado Parks and Wildlife. Ecology & Environment, Inc., Boulder.

2019 *Class III Cultural Resource Inventory of the North Park, North Sand Hills Project, Jackson County, Colorado*. Submitted to the Bureau of Land Management, Kremmling Field Office. Ecology & Environment, Inc., Boulder.

2019 *Cultural Monitoring at Site 5LR12290: Monitoring Memo*. Prepared for the Western Area Power Administration. Ecology & Environment, Inc., Boulder.

2019 *Shea Homes Ridgegate Southwest Village Archaeological Reconnaissance Inventory, Douglas County, Colorado*. Submitted to CTL Thompson. Ecology & Environment, Inc., Boulder.

2019 *Class III Cultural Resource Inventory of the City of Loveland Prairie Ridge Natural Area and City of Fort Collins Coyote Ridge Natural Area, Larimer County, Colorado*. Submitted to the City of Loveland. Ecology & Environment, Inc., Boulder.

2018 *A Cultural Resource Inventory of the Walker Recharge Project, Morgan and Weld Counties, Colorado*. Submitted to the Central Colorado Water Conservancy District and the Bureau of

Reclamation, Eastern Colorado Area Office. Western Cultural Resource Management, Inc., Boulder.

2017 *A Class III Cultural Resource Inventory and Site Re-Evaluation within the Windy Gap Firming Project's Chimney Hollow Reservoir Site, Larimer County, Colorado*. Submitted to Northern Water and the Bureau of Reclamation, Eastern Colorado Area Office. Western Cultural Resource Management, Inc., Boulder.

2017 *Cultural Resource Inventory of the Kilgore Exploration Drilling Project; Class III Cultural Resource Inventory in Clark County, Idaho*. Submitted to Klepfer Mining Services, LLC. and the US Forest Service, Caribou-Targhee National Forest. Western Cultural Resource Management, Inc., Boulder.

2017 *Class III Cultural Resource Inventory of the Jackson Hole Airport, Teton County, Wyoming*. Submitted to SEH-Denver and National Park Service, Grand Teton National Park. Western Cultural Resource Management, Inc., Boulder.

2017 *Class III Cultural Resource Inventory of the Tallgrass Energy Colby TBS 2 HCA Pipeline Replacement Project, Thomas County, Kansas*. Submitted to Tallgrass Energy. Ecology & Environment, Inc., Boulder.

2017 *Class III Archaeological Inventory of the Berthoud Gathering Pipeline, Weld County, Colorado*. Submitted to Platte River Midstream. Alpine Archaeological Consultants, Inc., Fort Collins.

2017 *Class III Cultural Resource Inventory of the Tallgrass Energy Sterling Lateral Top of Ground Pipeline Replacement Project, Logan County, Colorado*. Submitted to Tallgrass Energy. Ecology & Environment, Inc., Boulder.

2016 *A Class III Cultural Resource Inventory of FY2016 NRCS Range Management Projects near Lofgreen, Tooele County, Utah*. Submitted to the USDA-NRCS-Utah State Office, Salt Lake City. Cultural Resource Analysts, Inc., Longmont.

2016 *A Class III Cultural Resource Inventory of FY2016 NRCS Range Management Projects in Western Box Elder County, Utah*. Submitted to the USDA-NRCS-Utah State Office, Salt Lake City. Cultural Resource Analysts, Inc., Longmont.

2016 *A Class III Cultural Resource Inventory of a FY2016 NRCS Range Management Project in the West Tintic and Sheeprock Mountains, Juab County, Utah*. Submitted to the USDA-NRCS-Utah State Office, Salt Lake City. Cultural Resource Analysts, Inc., Longmont.

2016 *A Class III Cultural Resource Inventory for the NRCS Environmental Quality Incentives Program (EQIP) Project in Little Dog Valley, Utah County, Utah*. Submitted to the USDA-NRCS-Utah State Office, Salt Lake City. Cultural Resource Analysts, Inc., Longmont.

2016 *A Class III Cultural Resource Inventory for the NRCS Environmental Quality Incentives Program (EQIP) Project Near Emory, Summit County, Utah*. Submitted to the USDA-NRCS-Utah State Office, Salt Lake City. Cultural Resource Analysts, Inc., Longmont.

2016 *Class III Cultural Resource Inventory of Phase 2 of the Dawson Geophysical Bairoil 3D Seismic Project, Carbon, Fremont, and Sweetwater Counties, Wyoming*. Prepared for Dawson

Geophysical and the Bureau of Land Management. Cultural Resource Analysts, Inc., Longmont.

2016 *Class III Cultural Resource Inventory of Phase 1 of the Dawson Geophysical Bairoil 3D Seismic Project, Carbon, Fremont, and Sweetwater Counties, Wyoming*. Prepared for Dawson Geophysical and the Bureau of Land Management. Cultural Resource Analysts, Inc., Longmont.

2016 *A Class III Cultural Resource Inventory for the NRCS Range Management Project on Spring Creek Flat, White Pine County, Nevada*. Submitted to the USDA-NRCS-Utah State Office, Salt Lake City. Cultural Resource Analysts, Inc., Longmont.

2015 *A Class III Cultural Resource Inventory for the NRCS Range Management Projects near Rosette and Dove Creek, Box Elder County, Utah*. Submitted to the USDA-NRCS-Utah State Office, Salt Lake City. Utah Project U15RL0737. Cultural Resource Analysts, Inc., Longmont.

2015 *A Class III Cultural Resource Inventory for the NRCS Range Management Project near Wahsatch, Summit County, Utah*. Submitted to the USDA-NRCS-Utah State Office, Salt Lake City. Utah Project U15RL0738. Cultural Resource Analysts, Inc., Longmont.

2015 *Cultural Resource Inventory of the Williams Draw Lease by Application Project Area, Emery County, Utah*. Submitted to the Bureau of Land Management-Price Field Office. Utah Project U15RL0690. Cultural Resource Analysts, Inc., Longmont.

2015 *Cultural Resource Monitoring of the Fidelity Natural Gas Gathering Line System for the Deadhorse Lateral Pipeline, Grand County, Utah. Utah*. Submitted to the Bureau of Land Management–Moab Field Office. Utah Project U14RL1102. Cultural Resource Analysts, Inc., Longmont.

2015 *Class III Cultural Resource Inventory of Fidelity E&P Company's Seven Hatch Point Wells, San Juan County, Utah*. Submitted to the Bureau of Land Management–Moab Field Office. Utah Project U14RL0627. Cultural Resource Analysts, Inc., Longmont.

2015 *Class III Cultural Resource Inventory of Fidelity E&P Company's 15 West Fertilizer Well Pads, Access Roads, and Gas Gathering Lines, Grand County, Utah*. Submitted to the Bureau of Land Management–Moab Field Office. Utah Project U13RL0927. Cultural Resource Analysts, Inc., Longmont.

2015 *Class III Cultural Resource Inventory of the Noble DP 204 Pipeline, Weld County, Colorado*. Prepared for Noble Energy. Cultural Resource Analysts, Inc., Longmont.

2015 *A Class III Cultural Resource Inventory of the Gore Pass – Windy Gap Access Road Improvement Project, Grand County, Colorado*. Prepared for Tri-State Generation and Transmission Association, Inc. and the Bureau of Land Management. Cultural Resource Analysts, Inc., Longmont.

2015 *Class III Cultural Resource Inventory of the Whispering Pines Development, Arapahoe County, Colorado*. Prepared for CTL Thompson. Cultural Resource Analysts, Inc., Longmont.

2014 *A Class III Cultural Resource Inventory for the NRCS Range Management Project in Dry Canyon Near Grouse Creek, Box Elder County, Utah*. Submitted to the USDA-NRCS-Utah State Office. Utah Project U14RL1042. Cultural Resource Analysts, Inc., Longmont.

2014 *A Class III Cultural Resource Inventory for the NRCS Range Management Projects Near Snowville, Box Elder County, Utah*. Submitted to the USDA-NRCS-Utah State Office. Utah Project U14RL1041. Cultural Resource Analysts, Inc., Longmont.

2014 *Class III Cultural Resource Inventory of the Fidelity E&P Company Natural Gas Gathering Lines to the Dead Horse Lateral Pipeline, Grand County, Utah*. Prepared for Fidelity Exploration & Production Company. Submitted to Utah Bureau of Land Management – Moab Field Office. Utah Project U14RL0047. Cultural Resource Analysts, Inc., Longmont.

2014 *Class III Cultural Resource Inventory for the Wiley 3D Seismic Project in Rio Blanco and Moffat Counties, Colorado*. Prepared for Dawson Geophysical and the Bureau of Land Management. Cultural Resource Analysts, Inc., Longmont.

2014 *Class III Cultural Resource Inventory of the Sublette Mule Deer Habitat Project, Sublette County, Wyoming*. Prepared for Wyoming Fish and Game. Cultural Resource Analysts, Inc., Longmont.

2014 *Class III Cultural Resource Inventory of the Dublin North Filing Number 7 Parcel Annexation, El Paso County, Colorado*. Prepared for William Guman and Associates, Ltd. Cultural Resource Analysts, Inc., Longmont.

2013 *A Class III Cultural Resource Inventory of the St. Charles Industrial Park Project, Pueblo County, Colorado*. Prepared for Scanio Family, Ltd. Cultural Resource Analysts, Inc., Longmont.

2013 *Class III Cultural Resource Inventory of the Fidelity Exploration and Production Company Dead Horse Lateral Pipeline, Grand County, Utah*. Prepared for the Bureau of Land Management, Moab Field Office and Fidelity Exploration & Production. Cultural Resource Analysts, Inc., Longmont.

2013 *A Class III Cultural Resource Inventory of the Marys River Exploration Project, Elko County, Nevada*. Prepared for Noble Energy. Cultural Resource Analysts, Inc., Longmont.

2013 *A Class III Cultural Resource Inventory of the Huntington Valley 3D Seismic Project, Elko County, Nevada*. Prepared for Noble Energy Inc. Submitted to Nevada Bureau of Land Management – Tuscarora Field Office, Elko District. Cultural Resource Analysts, Inc., Longmont.

2013 *Architectural Survey of the Marys River 3D Seismic Project, Noble Energy Company, Elko County, Nevada*. Prepared for Noble Energy. Cultural Resource Analysts, Inc., Longmont.

2012 *A Class III Cultural Resource Inventory of the Proposed Chokecherry and Sierra Madre Wind Energy Project, Carbon County, Wyoming* (3 Volumes). Prepared for AECOM Environment, Fort Collins, Colorado and Bureau of Land Management – Rawlins Field Office, Rawlins, Wyoming. Centennial Archaeology, Inc., Fort Collins.

2012 *A Class III Cultural Resource Inventory for the SilverSpur 3D Seismic Project in Jackson County, Colorado*. Prepared for Dawson Geophysical and the Bureau of Land Management Kremmling Field Office. Cultural Resource Analysts, Inc., Longmont.

2012 *An Addendum to the Class III Cultural Resource Inventory for the Dawson Geophysical, Uinta County 3D Seismic Survey, Uinta County, Wyoming*. Prepared for Golder Associates. Cultural Resource Analysts, Inc., Longmont.

2012 *Class III Cultural Resource Inventory for the Dawson Geophysical, Uinta County 3D Seismic Survey, Uinta County, Wyoming*. Prepared for Golder Associates. Cultural Resource Analysts, Inc., Longmont.

2011 *Cultural Resources Inventory of the Proposed Agile Canyon Solar Project, Pueblo County, Colorado*. Prepared for Golder Associates. Cultural Resource Analysts, Inc., Longmont. Cultural Resource Analysts, Inc., Longmont.

2011 *A Class III Cultural Resource Inventory for the Epoch Southwest, LLC Hideaway Federal 2-1H Well Pad and Access Road, Uinta County, Wyoming*. Prepared for Golder Associates. Cultural Resource Analysts, Inc., Longmont.

2011 *A Class II and III Cultural Resource Inventory of the Proposed South Platte Fuels Management Project, Pike National Forest, Douglas County, Colorado*. Prepared for the U.S. Forest Service. Paleowest, Denver.

2010 *Mitigative Excavation of Three Archaeological Sites and Evaluative Testing of One Site for the Rockies Express-West (REX-West) Pipeline Project, Northeastern Colorado and Southern Wyoming*. Prepared for Rockies Express Pipeline LLC, Lakewood, Colorado. Centennial Archaeology, Inc., Fort Collins.

2010 *Class III Cultural Resource Inventory and Test Excavations for the Over the River Art Installation Project, Chaffee and Fremont Counties, Colorado*. Prepared for AECOM and Bureau of Land Management, Royal Gorge Field Office. Centennial Archaeology, Inc., Fort Collins.

2010 *Cultural Resource Survey and Results of Evaluative Testing at Sites 5AH3216 and 5AH3217, Parker Jordan Open Space Project, Arapahoe County, Colorado*. Prepared for the U.S. Army Corps of Engineers, J3 Engineering Consultants, and the Parker Jordan Metropolitan District. ERO Resources, Corp., Denver.

2010 *A Cultural Resource Inventory of the Lost Soldier Creek Property for the Proposed Lost Soldier Creek ISR, LLC Project in Sweetwater County, Wyoming*. Prepared for AATA International, Inc. and Ur-Energy USA, Inc. Centennial Archaeology, Inc., Fort Collins.

2009 *A Class III Cultural Resource Inventory and Test Excavation for the Proposed 2010 Raton Expansion Project in Las Animas, Huerfano, Pueblo, and El Paso Counties, Colorado*. Prepared for AECOM Environment and Colorado Interstate Gas – Western Pipelines. Centennial Archaeology, Inc., Fort Collins.

2008 *A Class III Cultural Resource Inventory of the Proposed Colorado Highlands Wind Project, Logan County, Colorado*. Prepared for ENVIRON International Corporation. Centennial Archaeology, Inc., Fort Collins.

2008 *Mitigative Excavations at the Ridgegate Site (5DA1000) in the Vicinity of the Interstate 25/Ridgegate Parkway Interchange, Douglas County, Colorado*. Prepared for the Colorado Department of Transportation. Centennial Archaeology, Inc., Fort Collins.

2008 *A Cultural Resource Inventory of Four Areas and a Proposed Water Supply Well Location for the Greater Bison Basin Project for WildHorse Energy, Inc. in Fremont County, Wyoming*. Prepared for AATA International, Inc. and WildHorse Energy, Inc. Centennial Archaeology, Inc., Fort Collins.

2007 *Mitigative Excavations at the Hess (5DA1951), Oeškeso (5DA1957), and 5DA1936 Archaeological Sites at the Rueter-Hess Reservoir, Douglas County, Colorado*, Volumes I and II. Prepared for States West Water Resources Corporation, Cheyenne, Wyoming and Parker Water and Sanitation District, Parker, Colorado. Centennial Archaeology, Inc., Fort Collins.

2007 *Mitigative Excavations at Burke's Bend (5LA3186, 5LA3188, 5LA3189) on the Pinon Canyon Maneuver Site, Las Animas County, Colorado*. Prepared for The Directorate of Environmental Compliance and Management (DECAM). Centennial Archaeology, Inc., Fort Collins.

2007 *A Class III Cultural Resource Inventory of a proposed Quarry and Associated Facilities for the Pete Lien and Sons Jonathan Project, Albany County, Wyoming*. Prepared for the RETEC Group and Pete Lien and Sons, Inc. Centennial Archaeology, Inc., Fort Collins.

2005 *Mitigative Excavations at the Monument Creek Site (5EP211) in Colorado Springs, El Paso County, Colorado*. Prepared for the Colorado Department of Transportation. Centennial Archaeology, Inc., Fort Collins.

UNPUBLISHED REPORTS

Masters Thesis: Navajo Pottery Emulation or Puebloan Migration: A Case Study of Gobernador Polychrome and its Origins. Defended February 2016.

CONFERENCE AND POSTER PRESENTATIONS

2013 Publication Education and Archaeology Stewardship. Paper presented at the 71st Annual Plains Anthropological Conference in Loveland, Colorado.

2012 What's Your Point? Inspectional Analysis of Projectile Points from South-central Wyoming. Poster presented at the 2012 Annual Meeting of the Colorado Council of Professional Archaeologists, Durango, Colorado.

2010 Filling Holes by Digging Holes: New Data on Three Early Archaic Sites along the Western High Plains of Northeastern Colorado and Southeastern Wyoming. Poster presented at the 68th Annual Plains Anthropological Conference in Bismarck, North Dakota.

2009 Four Newly Discovered Archaeological Sites along the Western High Plains of Northeastern Colorado and Southeastern Wyoming. Paper presented at the 67th Annual Plains Anthropological Conference, Norman, Oklahoma.

2009 The Corner Saloon: Middle Class Comforts in a Working Man's Bar. Poster presented at the Ninth Biennial Rocky Mountain Anthropological Conference, Gunnison, Colorado.

2009 The Good, The Bad, and The Ugly: An Overview of Prehistoric Pottery in Colorado. Paper presented for the Loveland Archaeological Society.

2008 Breaking Down the Vessel Walls: Natural Clay Sources and Plains vs. Southwestern Pottery. Class taught to the Indian Peaks Chapter of the Colorado Archaeological Society, Boulder.

2008 The Good, The Bad, and The Ugly: An Overview of Prehistoric Pottery in Colorado. Paper presented at the 2008 Stone Age Fair, Loveland, Colorado.

2007 Oeškeso Ceramics. Paper presented at the 2007 Annual Meeting of the Colorado Council of Professional Archaeologists, Glenwood Springs, Colorado.

2007 Analysis and Comparison of Ceramic Collections in Eastern Colorado. Paper presented at the 2007 Annual Meeting of the Colorado Archaeological Society.

2006 The Hess Site (5DA1951) and the Oeškeso Site (5DA1957): Preliminary Results of Excavations and an Overview of Archaic Land Use in the Cherry Creek Valley Abstract. Poster presented at the 64th Annual Plains Anthropological Conference, Topeka, Kansas.

2006 Analysis and Comparison of Ceramic Collections in Eastern Colorado. Poster presented at the 64th Annual Plains Anthropological Conference, Topeka, Kansas.

RESEARCH GRANTS AND AWARDS

Graduate Student Paper Award, Colorado Council of Professional Archaeologists, 29th Annual Meeting, Glenwood Springs, Colorado, 2007.

VOLUNTEER APPLICATION

Jenna Edwards

[redacted]

6/7/2022 12:53 PM

Application: **Boards or Commission Membership**

Applicant Information

Birthday: [redacted] Gender: Female Education Level: Masters degree

Address: [redacted]
Fort Collins, CO 80525

Phone: [redacted]

Availability

	S	M	T	W	T	F	S
Morning	☐	☐	☐	☐	☐	☐	☐
Afternoon	☐	☐	☑	☑	☐	☑	☐
Evening	☐	☑	☑	☑	☑	☑	☐

Volunteer Groups Applied For

Historic Preservation Commission, Parks & Recreation Board

Job Description

☑ I have read the job description

Questions

Please indicate which Board(s) you are interested in:	Historic Preservation Commission, Parks and Recreation Board
Which Council District do you live in Please refer to the map at: https://gisweb.fcgov.com/HTML5Vie	2
Current Occupation:	Supervisory Technical Information Specialist
Current Employer:	USDA (US Department of Agriculture) APHIS (Animal Plant Health Inspection Service) PPQ (Plant, Protection and Quarantine) Fort Collins, CO 04/2022 - Present
Prior work experience (please include dates):	USDA USDA (US Department of Agriculture) APHIS (Animal Plant Health Inspection Service) WS (Wildlife Services) NWRC (National Wildlife Research Center) Fort Collins, CO Supervisory Technical Information Specialist 10/2013 - 04/2022 DOI (Department of Interior) NPS (National Park Service) Everglades National Park Homestead, FL

	Homestead, FL Archivist 06/2010 - 09/2013 DOI (Department of Interior) NPS (National Park Service) Mary McLeod Bethune Council House NHS/ National Archives for Black Women s History Washington, D.C. Archives Technician/Park Ranger 06/2009-06/2010 DOI (Department of Interior) NPS (National Park Service) Dayton Aviation Heritage NHS Dayton, OH Park Ranger 01/2008-03/2009
Volunteer experience (please include dates):	Fossil Creek Meadows Home Owner s Association Board Member 03/2020 - Present Soul Dog Rescue - Animal Foster 08/2021 - Present Denkai Animal Sanctuary - Animal Foster 07/2019 - 08/2021 Scotch Pines Condos Homeowner s Association - Board Member 2015- 05/2019
Are you currently serving on a City board or Commission If so, which one	No
Why do you want to become a member of this particular board or commission	I am interested in joining the Historic Preservation Commission because I have an interest in preserving the historic architecture of this city. My background in archives and records management could prove useful as I have an understanding of historic preservation and documentation including the National Register for Historic Places. I am also interested in joining the Parks and Recreation Board. I use the park system in Fort Collins often and have a vested interest in ensuring that these community resources are maintained long term for all people in the Fort Collins.
Have you had any exposure to the board or commission you are applying for If yes, please explain:	No
Specify any activities which might create a serious conflict of interest if you are appointed:	N/A
How did you learn of a vacancy on this board or commission	Other (please specify); Facebook advertisement

Jenna Edwards

[redacted]

Briefly explain what you believe are the three most important issues facing this board or commission, and how do you believe this board or commission should address each issue Feel free to upload a separate sheet of paper if necessary.

Historic Preservation Commission
The Historic Preservation Commission has the important task of preserving the historic structures in Fort Collins and ensuring that they represent all constituencies within the community.

1.) Ensure proper identification and preservation of historic structures, neighborhoods and other historic areas in the City of Fort Collins.

2.) Ensure that the important history of these areas is communicated to the people that live in and around them. Why are these places significant and what part of our history do they share How can learning about this history help us better understand our interactions with these spaces and our future

3.) Ensure that all aspects of history are incorporated into the Historic Preservation for the City including a wide and diverse range of races, religions and ethnicities.

Parks and Recreation Board
The City of Fort Collins has a robust parks and recreation system. It is one of the highlights of living in Fort Collins. But, it is important to continue to evaluate these spaces as our community continues to grow.

1.) Evaluate the Parks and Recreation plan to ensure that all parks are being utilized to their full capacity. Is there one area in the city lacking where another area of the city has unused facilities

2.) Ensure that proper staffing is available to assist and maintain facilities. Is the city parks and recreation department facing a staffing shortage like many other areas How to recruit and retain staff members In the meantime, what is the plan to handle the workload with less-than-ideal staffing levels

3.) Evaluate recreational activities and services to determine community satisfaction. Are there general improvements that can take place

VOLUNTEER APPLICATION

Christine Koepnick

[redacted]

5/27/2022 11:52 AM

Application: **Boards or Commission Membership**

Applicant Information

Birthday: [redacted] Gender: [redacted] Education Level: Masters degree

Address: [redacted]
Fort Collins, CO 80524

Phone: [redacted]

Availability

	S	M	T	W	T	F	S
Morning	☐	☑	☑	☐	☐	☑	☐
Afternoon	☐	☑	☐	☐	☐	☑	☐
Evening	☐	☐	☑	☑	☐	☐	☐

Volunteer Groups Applied For

Affordable Housing Board, Human Services and Housing Funding Board

Job Description

☑ I have read the job description

Questions

Please indicate which Board(s) you are interested in:	Human Services and Housing Funding Board, Affordable Housing Board
Which Council District do you live in? Please refer to the map at: https://gisweb.fcgov.com/HTML5Vie	6
Current Occupation:	Housing Services Manager
Current Employer:	Homeward Alliance
Prior work experience (please include dates):	Medical Receptionist - Ottman Eye Group - 3/2015 - July 2017 Care Manager - North Colorado Health Alliance - 10/2019 - 3/2021 Research Assistant - CU Denver - 12/2020 - present
Volunteer experience (please include dates):	Member/Volunteer - Junior League of Fort Collins - 2018 - present Community Advisory Council - LCDPHE/ CU Denver - 2018 - 2019 Volunteer - Homeward Alliance - 2018
Are you currently serving on a City board or Commission? If so, which one?	No
Why do you want to become a member of this particular board or commission?	I am passionate about the issues surrounding affordable housing and would love the opportunity to collaborate with others in addressing these issues.
Have you had any exposure to the board or commission you are applying for? If yes, please explain:	No

Christine Koepnick

[redacted]

5/27/2022 11:[redacted]

Specify any activities which might create a serious conflict of interest if you are appointed:	I cannot think of any at this time; however, I have been on other committees where I needed to abstain or express my conflicting interests and will make sure to do so if I am given the opportunity to join the board or commission I am applying for.
How did you learn of a vacancy on this board or commission	Other (please specify); Colleagues at work.
Briefly explain what you believe are the three most important issues facing this board or commission, and how do you believe this board or commission should address each issue Feel free to upload a separate sheet of paper if necessary.	The three most important issues that come to mind: COVID 19 Impacts - The pandemic continues to impact communities in several ways. One way we are seeing the impact is changes in the housing and rental market. Housing demand is high and as prices continue to increase that causes more people to rent. The rental market, however, is also becoming increasingly difficult to navigate as landlords increase rent and enforce stricter screening criteria. While we must understand landlords and property managers have their reasons for increasing rent, we must find and advocate for more affordable housing options to ensure members of our community can sustain housing. This leads into another issue facing this board or commission: homelessness. The Northern Colorado Continuum of Care s By Name List of single adults experiencing homelessness far exceeds the housing resources available. This means that single adults will continue to experience homelessness and the longer they go without housing and routine access to medical, mental and behavioral health care, the more intensive supports they will require. We also face challenges with low income families doubling up to afford a roof over their heads. Strategic Solutions - there has been an influx of funding due to ESG/ESG CV funds, ARPA funds and other COVID relief dollars becoming available since the pandemic. With this influx of funds comes opportunity to address issues related to housing. With my background in public health, I believe in taking the time to plan and design interventions that have long-lasting impacts. We must step back and review how other organizations/agencies in the community are allocating these funds and identify where the gaps exist. We do not want to duplicate efforts.

VOLUNTEER APPLICATION

Matthew Zoccali

[redacted]

5/27/2022 11:01 AM

Application: **Boards or Commission Membership**

Applicant Information

Birthday: [redacted] Gender: [redacted] Education Level: Bachelors degree

Address: [redacted]
Fort Collins, CO 80521

Phone: (M) ([redacted])

Availability

	S	M	T	W	T	F	S
Morning	☐	☐	☐	☐	☐	☐	☐
Afternoon	☐	☐	☐	☐	☐	☐	☐
Evening	☐	☐	☐	☑	☑	☐	☐

Volunteer Groups Applied For

Natural Resources Advisory Board

Job Description

☑ I have read the job description

Questions

Please indicate which Board(s) you are interested in:	Natural Resources Advisory Board
Which Council District do you live in Please refer to the map at: https://gisweb.fcgov.com/HTML5Vie	GMA
Current Occupation:	Senior Environmental Scientist
Current Employer:	CGRS Inc
Prior work experience (please include dates):	Environmental Regulatory Affairs Division Manager for the City of Fort Collins Water Resources and Treatment Service Area. (March 2014 to present) Environmental Regulatory Specialist for City of Fort Collins Regulatory and Government Affairs Division. (October 2008 to March 2014) Industrial Pretreatment Specialist for the City of Fort Collins Water Resources and Treatment Division. (January 2007 to October 2008) Wastewater Collection and Treatment Specialist for Boxelder Sanitation District. (January 2005- January 2007)
Volunteer experience (please include dates):	Since 2017, I have been a regular volunteer for various events and activities with No Barriers USA, a non-profit organization based in Fort Collins

	Colorado. My roles have included, ev preparation, retreat support, cooking and cleaning, and other tasks related to programing and events.
Are you currently serving on a City board or Commission If so, which one	No
Why do you want to become a member of this particular board or commission	I worked for the City of Fort Collins for 15 years and always enjoyed interacting with citizens on Council and Boards and Commissions. I believe my experience with the organization, understanding of budget processes, and expertise in natural resource and environmental stewardship will be helpful. I am a life-long learner who is always seeking opportunities for personal growth and development, and being on this board will allow for yet another adventure, while allowing me to give back to the community in some small way.
Have you had any exposure to the board or commission you are applying for If yes, please explain:	Yes; I can t recall if it was the Land Stewardship or Natural Resources Advisory Board, but I presented several times in front of one of these groups, along with routine presentations before City Council, Water Commission, and the Air Quality Board
Specify any activities which might create a serious conflict of interest if you are appointed:	This is possible. The company I work for is a prefeed contractor of the City s for the General Environmental Services contract and we have performed work for the organization for many years. That work includes fueling system installation, groundwater remediation, environmental site assessment and other related tasks. I will be thoughtful, transparent, and honest to ensure any potential conflicts of interest are avoided. For 3 years, I was the main City of Fort Collins contact for the on-going Larimer County Landfill groundwater contamination issue and so that is an example of where experience could be beneficial but also need to be cognizant of conflict of interest. Happy to discuss further.
How did you learn of a vacancy on this board or commission	Website
Briefly explain what you believe are the three most important issues facing this board or commission, and how do you believe this board or commission should address each issue Feel free to upload a separate sheet of paper if necessary.	I don t have three specific issues to highlight, but believe natural resource management in general is critical as Front Range communities are impacted by expanding populations. Environmental compliance, stewardship and management of open space and resources is as vital as ever, especially as it relates to water quality and quantity, air quality, and soil conservation. Proposed developments along the Mulberry Corridor and north of Vine Drive must be thoughtful and visionary to support competing needs and outcomes.

Matthew Zoccali

[redacted]

5/27/2022 11[illegible]

VOLUNTEER APPLICATION

Kelly Stewart

[redacted]

5/26/2022 12:06 PM

Application: **Boards or Commission Membership**

Applicant Information

Birthday: [redacted] Gender: [redacted] Education Level: Bachelors degree

Address: [redacted]
Fort Collins, CO 80525

Phone: (M) ([redacted])

Availability

	S	M	T	W	T	F	S
Morning	☑	☐	☐	☐	☐	☐	☑
Afternoon	☑	☐	☐	☐	☐	☐	☑
Evening	☑	☑	☑	☑	☑	☑	☑

Volunteer Groups Applied For

Natural Resources Advisory Board

Job Description

☑ I have read the job description

Questions

Please indicate which Board(s) you are interested in:	Natural Resources Advisory Board
Which Council District do you live in Please refer to the map at: https://gisweb.fcgov.com/HTML5Vie	1
Current Occupation:	Project Manager
Current Employer:	New Belgium Brewing Company, Inc.
Prior work experience (please include dates):	2013-present - NBB
Volunteer experience (please include dates):	I haven t had consistent volunteer experience in a number of years. I do my best to take advantage of volunteer opportunities through my employer and the occasional food bank shift, etc. I realize I can do better here and would like to further engage with my community through this opportunity and others.
Are you currently serving on a City board or Commission If so, which one	No; Note: The GSI map link is broken, so I m not sure what Council District I live in.
Why do you want to become a member of this particular board or commission	Like many, I myself get overwhelmed thinking of all the current issues facing the world today. For too long I ve let this overbearing emotion result in inaction thinking if I can t do it all, why do anything at all I regret this inaction, and rather than let this overbearing emotion paralyze me for any longer, I ve made the decision to get involved in two ways by choosing one

Kelly Stewart

[redacted]

5/26/2022 12:[redacted]

	opportunity to get involved at the community level, and another at a high level. With my degree being in Environmental Health, I ve always had a passion for the environment from climate change to conservation. I d like to take this passion and apply it to a program that makes a difference in the community.
Have you had any exposure to the board or commission you are applying for If yes, please explain:	No
Specify any activities which might create a serious conflict of interest if you are appointed:	I have a full time job M-F 9-5pm, but my schedule can often be flexible.
How did you learn of a vacancy on this board or commission	City News (Utility Bill Insert); Newsletter
Briefly explain what you believe are the three most important issues facing this board or commission, and how do you believe this board or commission should address each issue Feel free to upload a separate sheet of paper if necessary.	1. Climate change - I believe the board should address through it s Climate Future Plan to outline goals on waste reduction, carbon neutral targets, utility sourcing, etc. 2. Equity/access to programs - I believe the board should partner with other boards and commissions including Human Resources, Human Services, Disability Advisory, and more if they haven t already to increase access to programs related to the environment. 3. Growth/future planning - I believe the board needs strong programming to account for the growth we expect in the area in the next 5,10, 20 years to ensure they are scalable to meet the need without making sacrifices to access and impact.

VOLUNTEER APPLICATION

Gabby Rivera

[redacted]

4/19/2022 11:34 AM

Application: **Boards or Commission Membership**

Applicant Information

Birthday: [redacted] Gender: [redacted] Education Level: Bachelors degree

Address: [redacted]
Fort Collins, CO 80526

Phone: ([redacted]

Availability

	S	M	T	W	T	F	S
Morning	☑	☐	☐	☐	☐	☐	☑
Afternoon	☑	☐	☐	☐	☐	☐	☑
Evening	☑	☑	☑	☑	☑	☑	☑

Skills Interests

Preferred Subjects: Outreach, Partnership, Public Meeting, Special Event, Volunteer Opportunity

Special Skills:

Primary Volunteer Interest:

Additional Skills / Interests: Work with dementia and long term care facilities.

Job Description

☑ I have read the job description

Questions

Please indicate which Board(s) you are interested in:	Senior Advisory Board
Which Council District do you live in Please refer to the map at: https://gisweb.fcgov.com/HTML5Vie	2
Current Occupation:	Admissions Director at New Mercer Commons Assisted Living since April of 2020
Current Employer:	New Mercer Commons- Columbine Health Systems
Prior work experience (please include dates):	January 2018-April 2020: Social Services and Admissions Coordinator at New Mercer Commons November 2016-January 2018: Caregiver at Home Instead Senior Care August 2014- December 2017: Student Coordinator at Human Development and Family Studies Graduate Office May 2015-November 2016- Cashier at Walgreens
Volunteer experience (please include dates):	January 2020-Current: Community Educator with Alzheimer s Association
Are you currently serving on a City board or Commission If so, which one	No

Gabby Rivera

4/19/2022 11[redacted]

[redacted]

Why do you want to become a member of this particular board or commission	I am interested in helping to find ways to promote well-being for older adults in my community as well as ensuring all have access to resources that are available. I would like to be on this board to become an advocate for community members. I also look forward to making connections with other community members of different backgrounds to share ideas and experiences that could assist in creating a thriving community with improved quality of life for older adults.
Have you had any exposure to the board or commission you are applying for If yes, please explain:	Yes; I have attended monthly meetings since February 2022. I am currently assisting in a project aimed at developing a survey for care communities regarding how residents learn about events in the community as well as how communication could be improved between facilities and the community.
Specify any activities which might create a serious conflict of interest if you are appointed:	None
Optional: How did you learn of a vacancy on this board or commission	Other (please specify); Myles Crane

GABRIELLA (GABBY) RIVERA

[redacted] ● FORT COLLINS, CO 80525

PROFESSIONAL PROFILE

Deeply committed and motivated individual dedicated to improving the quality of life for older adults. Education and experience in Social Work and Gerontology with a passion for working with older adults and families. Ability to work with multidisciplinary teams to improve client quality of life. Seeking experience within the older adult community to capitalize on my education and experience.

EDUCATION

Bachelor of Social Work & Minor in Gerontology, *cum laude* **December 2017**
Colorado State University

RELEVANT EXPERIENCE

New Mercer Commons, Admissions Director **April 2020-Present**

- Provided tours both scheduled and unscheduled along with information about facility.
- Evaluates prospective residents for appropriateness of placement and level of care.
- Marketing for facility and attending events in community.
- Create in facility census including hospital/ therapy stays, discharges, future admissions, and room changes.
- Create and maintain relationships with other facilities and agencies such as home health, skilled nursing, independent living, and hospitals.
- Maintain HIPPA confidentiality and maintain accurate and timely records.

New Mercer Commons, Social Services and Admissions Coordinator **January 2018-April 2020**

- Provided tours both scheduled and unscheduled.
- Completed assessments for potential admissions from community, hospitals, and other facilities.
- Provided inquires and information regarding potential admissions to Admissions Director.
- Provide resident check ins after admission to ensure smooth transition. Complete social history and communicate with family regarding transition and needs.
- Coordinate services with external service providers such as home health, companion care, hospice/palliative care, and various others.
- Work alongside interdisciplinary team to care plan and communicate resident needs.
- Facilitate, schedule, and document resident care conferences.
- Create routing slips and communicate resident send outs, admissions, discharges, and changes in care.
- Coordinate with facilities and families regarding discharge process.
- Experience working the front desk including: answering/ directing calls, greeting and directing visitors, scheduling and coordinating transportation.

New Mercer Commons, Social Services and Activities Intern **August 2017-Present**

- Assisted with daily duties in the Social Services and Activities Departments.
- Updated resident care plans, documented meetings, communicated with families, scheduled meetings, and completed necessary paperwork.
- Interacted with and assisted residents on all levels of care to meet social, emotional, and environmental needs.
- Worked as liaison between facility and others involved in resident care to determine appropriate level of care.
- Facilitated Resident Care Conferences, House Meetings, and resident activities.
- Assisted Interdisciplinary Team with assessing client systems and the effects on the resident.

Home Instead Senior Care, Caregiver **November 2016- January 2018**

- Provided non-medical care to seniors living in their homes as well as in facilities.
- Provided companionship, personal care, and dementia care.
- Assisted with activities of daily living and instrumental activities of daily living.

Social Work 286 Practicum Course at Golden Peaks, Student **August 2015-December 2015**

- Social work course involving working in the community through a local skilled nursing facility.

- Worked with an older individual on a weekly basis to practice communication, relationship development, and professional social work skills.
- Created various activities for bonding and relationship building with my "mentor".

Human Development and Family Studies Graduate Office, Student Coordinator **August 2014-December 2017**

- Provided support to department professors and HDFS staff.
- Interacted with students, faculty, and others on a day to day basis.
- Assisted with day to day office duties including answering phones, filing, keeping records, and scheduling.

PERSONAL STRENGTHS

- Works well with a variety of individuals, including low-income, culturally diverse, veteran, older adult, physically disabled, cognitively disabled, and individuals with Alzheimer's or Dementia.
- Highly organized, detail oriented, self-starter.
- Patient, friendly, and effective communicator with individuals, families, groups, and organizations.
- Realistic and creative problem solver.
- Skilled in Microsoft Office: Word, PowerPoint, Excel, and proficient with Matrix.

Three of the most important issues facing the board and residents of Larimer County are housing, social isolation, and transportation. The Senior Advisory Board can act as advocates for older adults and their caregivers regarding policy and procedure changes for all of these issues. This board can partner with agencies and programs within the community to assist community members in finding affordable and appropriate housing that can meet someone's individual needs alongside bringing awareness to issues surrounding housing that are specific to older adults. We can advocate for transportation options that are reliable, affordable, and accessible for older adults. Isolation has increased during the pandemic and finding ways to connect older adults with other generations and forms of technology can help reduce feelings of isolation. I also believe it is very important to educate community members and community partners on resources and programs in the community regarding these topics and more.

File Attachments for Item:

15. Resolution 2022-094 Adopting an Interim Greenhouse Gas Reduction Goal.

(staff: Honore Depew, John Phelan; 10 minute presentation; 30 minute discussion)

The purpose of this item is to consider adoption of a Resolution setting an interim target for community greenhouse gas (GHG) reductions between now and the 2030 goal of 80% below 2005 levels. The specific date and reduction target in the Resolution may be determined by City Council during discussion.

In support of Council's discussion regarding the establishment of an additional interim goal between now and 2030, staff have projected the community GHG inventory for 2026. The expected range, based on currently planned projects and known variability factors is between 28% and 48% below 2005 baseline. If a Resolution is adopted, staff recommends choosing 2026 as the target year for an interim goal because it falls halfway between the current year and 2030, allowing for two full City budget cycles before and after the interim goal year.

August 16, 2022

AGENDA ITEM SUMMARY
City Council

STAFF

Honoré Depew, Climate Program Manager
John Phelan, Energy Services Manager and Policy Advisor

SUBJECT

Resolution 2022-094 Adopting an Interim Greenhouse Gas Reduction Goal.

EXECUTIVE SUMMARY

The purpose of this item is to consider adoption of a Resolution setting an interim target for community greenhouse gas (GHG) reductions between now and the 2030 goal of 80% below 2005 levels. The specific date and reduction target in the Resolution may be determined by City Council during discussion.

In support of Council's discussion regarding the establishment of an additional interim goal between now and 2030, staff have projected the community GHG inventory for 2026. The expected range, based on currently planned projects and known variability factors is between 28% and 48% below 2005 baseline. If a Resolution is adopted, staff recommends choosing 2026 as the target year for an interim goal because it falls halfway between the current year and 2030, allowing for two full City budget cycles before and after the interim goal year.

STAFF RECOMMENDATION

None.

BACKGROUND / DISCUSSION

The Fort Collins community and its elected leaders have long put a high priority on being a regional, national, and global leader in addressing the climate emergency.

1999 – City's first Climate Action Plan adopted

2008 – Resolution establishing community-wide GHG goals

2015 – Resolution updating GHG goals and reconfirming climate commitment

2018 – Resolution committing to 100% renewable electricity

2019 – Resolution declaring a climate emergency. Platte River Power Authority has also expressed commitment with the adoption of the Resource Diversification Policy and 100% non-carbon electricity goal for 2030.

2021 – adoption of the Our Climate Future plan, centering equity and resilience alongside mitigation.

Our Climate Future (OCF) implementation intensifies our community efforts to achieve these primary environmental goals:

- Reduce 2030 greenhouse gas emissions by 80% below 2005 baseline levels
  - Carbon neutral by 2050
- Provide 100% renewable electricity by 2030 with grid and local sources
- Achieve zero waste, or 100% landfill diversion, by 2030

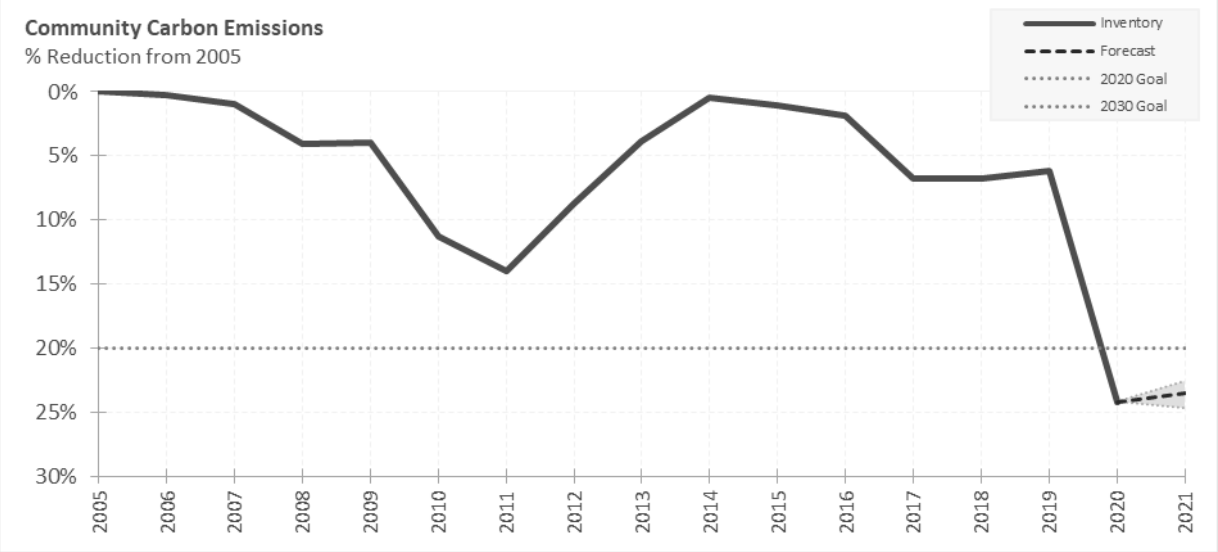
Community Greenhouse Gas Inventory – History and Goal Setting

Fort Collins has conducted annual greenhouse gas inventories since 1999, with ongoing improvements in the carbon accounting as reporting protocols and data sources have evolved. Current reporting uses the Global Protocol for Community-scale Greenhouse Gas Emissions Inventories.

The 2020 inventory showed a 24.5% reduction from the baseline year. Based on preliminary estimates without all the final data, 2021 inventory is expected to be within 1% of the 2020 inventory, resulting in between a 23-25% reduction below 2005 levels.

The historical results of the inventory illustrate that progress towards lower and lower emissions has not been a linear process (see Fig. 1). Variations from year to year can result from a variety of factors, from weather to local economic activity to changes in renewable electricity production. More context about the drivers of change in the historic is available in the staff presentation for this item.

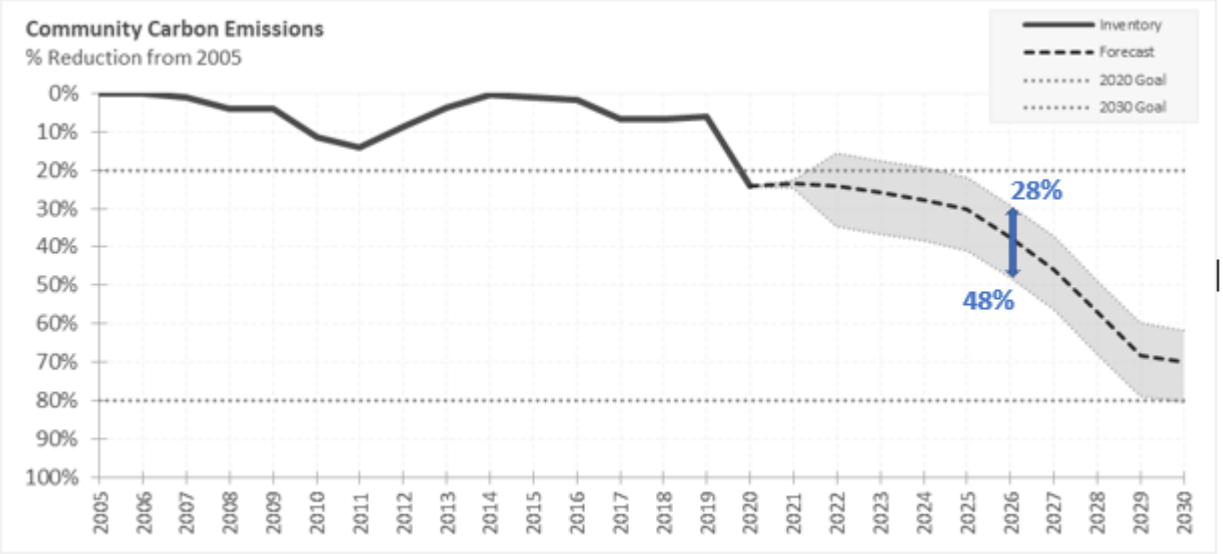
Figure 1: Community Carbon Emissions (Percent Reduction from 2005 baseline)



Looking forward, an 80% reduction in GHG by 2030 has been established as an ambitious interim milestone towards the end goal of being a carbon neutral community by 2050. “80 by 30” goes beyond the expectations in the global Paris Climate Agreement for local mitigation progress.

In support of Council’s discussion regarding the establishment of an additional interim goal between now and 2030, staff have staff have projected the community GHG inventory for 2026. This value provides a lower range estimate for potential goals.[1] A near linear estimate for between 2020 and 2030 for the year 2026 sets an upper limit for potential progress. However, as noted above, linear progress in the inventory has not been demonstrated, nor is it expected.

[1] The forecast includes the next utility-scale solar project planned by Platte River in 2025, population growth and impacts of two city budget cycles.



Interim Goal Considerations

This information is presented to inform Council discussion of a specific GHG goal for the year 2026. If the Resolution is adopted, staff recommends choosing 2026 as the target year for an interim goal because it falls halfway between the current year and 2030, allowing for two full City budget cycles before and after the interim goal year.

- 28%-48%: Forecasted range for 2026 inventory reduction based on currently planned projects and known factors
    - This range is a reflection of the variability in weather, population growth, and resource areas (e.g., electricity, natural gas, petroleum) as seen in past inventories

Upcoming Climate-Related Council Discussions

There are several climate related Council topics and discussions scheduled in the coming months.

- The City Manager's Recommended 2023/2024 Budget will be published at the beginning of September. Staff will prepare a companion memo that summarizes the anticipated impacts to OCF outcomes, including greenhouse gas impacts.
- The New Revenue topic, including sustainable funding for climate work, will again be discussed at Council Finance Committee on September 1 with a full Council Work Session on December 13. This includes estimates of funding needs for climate initiatives that do not have any established mechanisms for new resources.
- Our Climate Future is scheduled as a Work Session topic for October 11.
    - Staff will provide data-based pathways and decision points to achieve 2030 waste, energy, and climate goals that embed resilience and equity. The pathways will include a year-over-year forecast of GHG emissions, providing the opportunity to inform Council decision points and potential interventions.
    - Staff will finalize the 2021 Community Inventory and share a draft Next Moves Plan with strategic actions for 2023-24.
    - If this Resolution is adopted, staff will share 2030 Pathways in the context of the new interim GHG target.
    - If this Resolution is not adopted, staff will propose an interim GHG goal at Council's October 11 Work Session in alignment with 2030 Pathways and relevant science-based targets (i.e., Intergovernmental Panel on Climate Change reports and global goals for addressing the climate emergency), and in the context of OCF commitments to climate resilience and equity.

ATTACHMENTS

1. Resolution for Consideration
2. Powerpoint Presentation

RESOLUTION 2022-094
OF THE COUNCIL OF THE CITY OF FORT COLLINS
ADOPTING AN INTERIM GREENHOUSE GAS REDUCTION GOAL

WHEREAS, the Fort Collins Community and its elected leaders have long put a high priority on being a regional, national, and global leader in addressing the climate change; and emergency recognized by Council's adoption of Resolution 2019-091; and

WHEREAS, on May 20, 2008, City Council adopted Resolution 2008-051establishing the goals to reduce greenhouse gas emissions 20% below 2005 levels by 2020 and 80% below 2005 levels by 2050; and

WHEREAS, on December 2, 2008, City Council adopted Resolution 2008-122 approving and adopting the 2008 Fort Collins Climate Action Plan; and

WHEREAS, on March 3, 2015, City Council adopted Resolution 2015-030 updating the goals to reduce greenhouse gas emissions by 80% below 2005 levels by 2030 and achieve carbon neutrality by 2050; and

WHEREAS, on August 20, 2019, City Council adopted Resolution 2019-091 acknowledging the global climate emergency, reaffirming its commitment to reduce greenhouse gas emissions as set forth in Resolution 2015-030, directing review and reconsideration of the emissions goals established for 2030 and 2050 to remain in alignment with ongoing scientific findings at five-year intervals commencing in 2021, and calling for updates to the City's Climate Action Plan; and

WHEREAS, on March 16, 2021, City Council adopted Resolution 2021-031 approving and adopting the Our Climate Future Plan, as a combined and comprehensive update to the 2008 Climate Action Plan, accompanied by a two-year tactical plan, both of which include the goals to reduce greenhouse gas emissions by 80% below 2005 levels by 2030 and achieve carbon neutrality by 2050; and

WHEREAS, to facilitate progress and provide an additional benchmark, City Council desires to set an interim target for greenhouse gas reductions between now and the 2030 goal of 80% below 2005 levels; and

WHEREAS, City Council finds that setting such an interim goal is in the best interest of the City and its residents.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. That the City Council hereby makes any and all determinations and findings contained in the recitals set forth above.

Section 2. That the Council hereby reaffirms its goal to reduce Fort Collins's community-wide greenhouse gas emissions to 80% below 2005 levels by 2030 and achieve carbon neutrality by 2050, without compromising key community economic and social values.

Section 3. That Council hereby adopts an interim goal to reduce community-wide greenhouse gas emissions to __% below 2005 levels by 2026 to facilitate progress toward and provide an additional benchmark on its path to reaching an 80% reduction below 2005 levels by 2030 and carbon neutrality by 2050, without compromising key community economic and social values.

Passed and adopted at a regular meeting of the Council of the City of Fort Collins this 16th day of August, A.D. 2022.

_____
Mayor

ATTEST:

_____
City Clerk



08-16-2022

Adopting an Interim Greenhouse Gas Reduction Goal

Presented by:

Honore Depew

Climate Program Manager

John Phelan

Energy Services Manager and Policy Advisor

City of Fort Collins

Strategic Objective 4.1: Intensify efforts to meet 2030 climate, energy and 100% renewable electricity goals that are centered in equity and improve community resilience

Council Priority: Explore climate emergency messaging and action

OCF Approach in Practice – Flexible Systems Approach

Adaptive goals based on new analysis enabling more effective actions.



Fort Collins Climate Commitments History

1999 – City's first Climate Action Plan adopted

2008 – Resolution establishing community-wide GHG goals

2015 – Resolution updating GHG goals and reconfirming climate commitment

2018 – Resolution committing to 100% renewable electricity

2019 – Resolution declaring a climate emergency. Platte River Power Authority adopted of the Resource Diversification Policy and 100% non-carbon electricity goal for 2030.

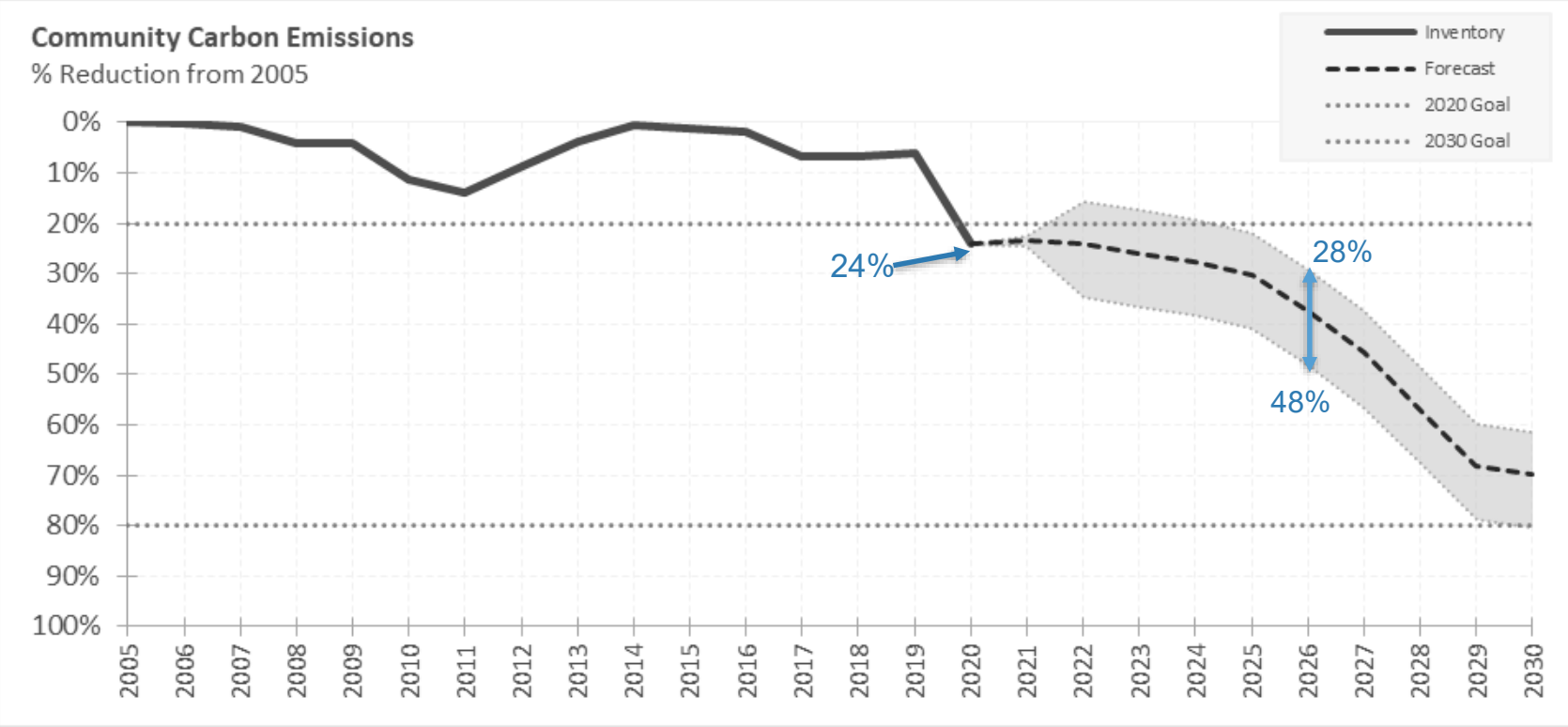
2021 – Adoption of the Our Climate Future plan, centering equity and climate resilience alongside mitigation.

Our Climate Future (OCF) implementation intensifies our community efforts to achieve these primary environmental goals:

- Reduce greenhouse gas emissions **80% below 2005 baseline levels by 2030**
    - Carbon neutral by 2050
- Provide **100% renewable electricity by 2030** with grid and local sources
- Achieve zero waste, or **100% landfill diversion, by 2030**



Projected range for 2026: 28-48% below 2005 baseline



2026 is anticipated to include the next increment of large-scale renewable elect

Resolution 2022 – 094

- Reaffirms current goals for 2030 and 2050
- Provides section for Council to establish an interim goal between now and 2030 by **selecting a target percentage** reduction below 2005 levels for 2026
- Recognizes the importance of community economic and social values

Our Climate Future Next Steps

- City Manager's Recommended 2023/2024 Budget
    - Published September
    - Staff prepared companion memo summarizing the anticipated impacts to OCF outcomes, including greenhouse gas impacts
- New Revenue - Includes sustainable funding for climate work
    - Council Finance Committee on September 1 and Council Work Session on December 13
- Our Climate Future Work Session October 11
    - Pathways and decision points to achieve 2030 waste, energy, and climate goals that embed resilience and equity with year-over-year forecast of GHG emissions
    - Finalized 2021 Community Inventory
    - Draft Next Moves Plan with strategic actions for 2023-24

Discussion

File Attachments for Item:

16. Sanctuary on the Green Project Development Plan Appeal.

(staff: Paul Sizemore, Jenny Axmacher; estimated hearing time 3 hours)

The purpose of this quasi-judicial item is to consider an appeal of the Administrative Hearing Officer's Decision on May 2, 2022, approving the Sanctuary on the Green Project Development Plan (#PDP210018) located near the northwest corner of N. Taft Hill Road and Laporte Avenue. A Notice of Appeal was filed on May 31, 2022, alleging that the Administrative Hearing Officer considered evidence relevant to their findings which was substantially false or grossly misleading including misrepresentations and mischaracterizations of several items from the Applicant and City staff. The Notice of Appeal further alleges that the Administrative Hearing Officer was biased against the appellant by reason of a conflict of interest or other close business, personal or social relationship that interfered with the Decision Maker's independence because the application was allowed to go through a Type 1 hearing. The appellant also believes the public hearing structure, which does not allow rebuttal from the public to final statements made by the Applicant or staff, is unfair.

Lastly, the Notice of Appeal alleges the Administrative Hearing Officer failed to properly interpret and apply relevant provisions of six sections of the Land Use Code including Section 1.2.2 (Purpose), Section 3.5.1 (Building and Project Compatibility), Section 4.5.D.1 (Low Density Mixed-Use Neighborhood District Density Standard), Section 3.4.7 (Historic and Cultural Resources), Section 3.5.2(D)(1) (Orientation to a Connecting Walkway) and 4.5 (D)(2)(a) (Mix of Housing).

August 16, 2022

AGENDA ITEM SUMMARY
City Council

STAFF

Paul Sizemore, Director, Community Development & Neighborhood Services
Jenny Axmacher, Senior City Planner
Aaron Guin, Legal

SUBJECT

Sanctuary on the Green Project Development Plan Appeal.

EXECUTIVE SUMMARY

The purpose of this quasi-judicial item is to consider an appeal of the Administrative Hearing Officer's Decision on May 2, 2022, approving the Sanctuary on the Green Project Development Plan (#PDP210018) located near the northwest corner of N. Taft Hill Road and Laporte Avenue. A Notice of Appeal was filed on May 31, 2022, alleging that the Administrative Hearing Officer considered evidence relevant to their findings which was substantially false or grossly misleading including misrepresentations and mischaracterizations of several items from the Applicant and City staff. The Notice of Appeal further alleges that the Administrative Hearing Officer was biased against the appellant by reason of a conflict of interest or other close business, personal or social relationship that interfered with the Decision Maker's independence because the application was allowed to go through a Type 1 hearing. The appellant also believes the public hearing structure, which does not allow rebuttal from the public to final statements made by the Applicant or staff, is unfair.

Lastly, the Notice of Appeal alleges the Administrative Hearing Officer failed to properly interpret and apply relevant provisions of six sections of the Land Use Code including Section 1.2.2 (Purpose), Section 3.5.1 (Building and Project Compatibility), Section 4.5.D.1 (Low Density Mixed-Use Neighborhood District Density Standard), Section 3.4.7 (Historic and Cultural Resources), Section 3.5.2(D)(1) (Orientation to a Connecting Walkway) and 4.5 (D)(2)(a) (Mix of Housing).

BACKGROUND / DISCUSSION

Sanctuary on the Green PDP210018 Project Overview:

- The PDP includes developing 41.34 acres for residential uses with a total of 212 dwelling units and an overall maximum density of 5.13 dwelling units per gross acre.
- Three housing types are proposed, including alley-loaded single family, two-family, and single-family attached with a total of 453 off-street parking spaces.
- Outdoor amenity areas, open space, natural habitat buffering, a neighborhood center and small neighborhood park are provided. Bicycle and pedestrian connections are provided throughout the project to connect to existing neighborhood streets and the Soldier Creek Trail.

- Two Modifications of Standards Requests to address walkway requirements and number of housing types.

- The property is zoned L-M-N, Low Density Mixed-Use Neighborhood, and is located within the Northwest Subarea Plan area.

Project Timeline

The Applicant submitted its first PDP application (PDP190003) for the subject site on February 15, 2019. At that time, the application proposed a different mix of residential development than the PDP that is the subject of this appeal. The first PDP application submitted in 2019 required a Type 2 Review before the Planning and Zoning Commission. The PDP190003 application was reviewed and eventually was brought to hearing before the Planning and Zoning Commission on June 17, 2021. The Commission voted to continue the item to a future hearing date to allow the applicant an opportunity to address some of their concerns. The Applicant subsequently withdrew their application on July 28, 2021, with the Commission not rendering a final decision.

The Applicant submitted a substantially different application on November 5, 2021 (PDP210018), which is the subject of this appeal. This new application no longer contained multifamily dwelling units, which required a change of the applicable review process to an Administrative (Type 1) Review under section 4.5(B)(2)(a) of the Land Use Code.

On May 2, 2022, an Administrative Hearing was held to consider the application for the Sanctuary on the Green Project Development Plan #PDP210018. The Hearing Officer issued a Decision on May 16, 2022 to approve the PDP application with two modifications of standards, alternative compliance for LUC Section 3.6.3(D) – (F), and two conditions. The Decision also urges the Applicant/Owner to voluntarily continue to engage with surrounding property owners and City staff during final development plan review to explore how the PDP/FDP may be modified to further reduce overall residential density and lower the height of the some of the proposed three-story single-family attached buildings to two-stories.

A Notice of Appeal (the “Notice”) was filed on May 31, 2022, by the Sanctuary Field Neighborhood Network, alleging that the Administrative Hearing Officer failed to conduct a fair hearing because he considered evidence relevant to its findings that was substantially false or grossly misleading. The Notice also alleges that the Hearing Officer failed to conduct a fair hearing because the Hearing Officer was biased against the appellant by reason of a conflict of interest or other close business, personal or social relationship that interfered with the Hearing Officer’s independence of judgement. Lastly, the Notice of Appeal alleges that the Hearing Officer failed to properly interpret and apply six sections of the Land Use Code.

Relevant materials and files on record for the appeal from the May 2, 2022, Administrative Hearing and for the City Council Appeal hearing are attached with this staff report and highlighted below:

May 2 Administrative Hearing

- Video of hearing and Verbatim transcript
- Staff report and list of attachments such as site plan, landscaping plan, building elevations
- Staff presentation
- Applicant presentation

August 16 City Council Appeal Hearing:

- Notice of Appeal
- Public Hearing Notice
- Staff report
- Staff presentation

The issues for Council to consider in the appeal are:

1. Did the Hearing Officer fail to conduct a fair hearing by considering relevant evidence, presented by the Applicant and City staff, which was substantially false or grossly misleading?

2. Did the Hearing Officer fail to conduct a fair hearing because he was biased against the Appellant by reason of a conflict of interest or other close business, personal or social relationship that interfered with the Hearing Officer's independence of judgement?

3. Did the Hearing Officer fail to properly interpret and apply Land Use Code Section 1.2.2 (Purpose), and specifically subsections (A), (E), (I), (M), and (N) by approving the PDP and associated modifications and alternative compliance?

4. Did the Hearing Officer fail to properly interpret and apply Land Use Code Section 3.5.1 (Building and Project Compatibility) in allowing the Applicant to reference two specific comparable properties: Bellwether Farms and Ramblewood Apartments?

5. Did the Hearing Officer fail to properly interpret and apply Land Use Code Section 4.5.D.1 (Low Density Mixed-Use Neighborhood District Density Standard) by finding that the project meets the maximum density allowed by Code?

6. Did the Hearing Officer fail to properly interpret and apply Land Use Code Section 3.4.7 (Historic and Cultural Resources); specifically that the VonLong/Slagle House (5LR.14498) was not properly considered in the area of adjacency because it is located across an arterial roadway, N. Taft Hill.

7. Did the Hearing Officer fail to properly interpret and apply Land Use Code Section 3.5.2(D)(1) (Orientation to a Connecting Walkway) and Section 4.5 (D)(2)(a)3 (Mix of Housing) in granting the two Modifications of Standards for the PDP?

First Issue on Appeal:

Did the Hearing Officer fail to conduct a fair hearing by considering evidence presented by the Applicant and City staff, that was substantially false or grossly misleading?

The appeal asserts misrepresentations and mischaracterizations by the Applicant on a number of topics including:

- Collaboration with the Neighbors
- Efforts to create open space and buffers
- Historic sites and historic natural resources
- Prior density reductions
- Stepping down of buildings and comparisons to local structures
- Need for housing in Fort Collins

The appeal also alleges misleading or false information from City staff including:

- Access to documents and notifications in a timely manner
- Residential unit number discrepancy in the Hearing Officer's Decision

On page seven of the Decision, the Hearing Officer found that the hearing was properly noticed.

Staff does note that there is a typo in the Hearing Officer's Decision as mentioned by Appellant in the Notice on page one (that the development proposes 242 dwelling units); however, the typo does not impact the validity of the decision. Throughout the remainder of the Decision, and in both staff and Applicant's submittals, the correct number of dwelling units – 212 – is property stated.

Staff acknowledges there are challenges with the electronic document management system and the development review website (staff is working with IT to remedy these challenges).

Pertinent evidence addressing Appellant's argument may be found at the following locations in the record:

	Page Numbers					
Document	Collaboration with Neighbors	Building Height	Grading	Outreach	Step Downs	Need for Housing
Staff Report	13,14	7, 13, 14, 22, 33, 35, 36, 47, 48	4-6, 13	13-14	23, 35, 37	n/a
Verbatim Transcript	6 (34-44), 7(1-5), 12 (21-24), 23 - 24, 27 (30-41), 31 (24-41), 37 (17-24), 60, 61	7 (1-5), 8 (10-14), 11 (17-31), 18, 21, 22 (31-41), 23 (16-22), 24, 26 (3-8), 28, 31 (2-42), 32 (28-33), 33 (28-40) 35 (4-13), 37 (25-34), 41 (22-29), 50, 51, 52, 53, 61 (1-15)	17, 22, 50 (1-9)	17 (10-17)	24 (17-28), 37 (25-34)	36, 61
Staff Presentation	n/a	50	n/a	21	n/a	n/a
Staff Report Attachment	27, 30, 37	2, 6, 26	18	27, 30, 37	6	n/a
Other	n/a	n/a	n/a	n/a	n/a	n/a

Second Issue on Appeal

Did the Hearing Officer fail to conduct a fair hearing because he was biased against the Appellant by reason of a conflict of interest or other close business, personal or social relationship that interfered with the Hearing Officer's independence of judgment?

The Appellant asserts that the Hearing Officer was biased against the Appellant because this application was allowed to go through a Type 1 Hearing instead of being brought back to the Planning and Zoning Commission for a decision as was required with the prior PDP application (PDP210018).

The decision on what type of review is required is not made by the Hearing Officer; that determination is made at the time the application is submitted to staff, based on the requirements of the Land Use Code. The Land Use Code outlines the permitted uses and required review type for the LMN zone district in section 4.5 (B) (2) (a).

2) The following uses are permitted in the L-M-N District, subject to administrative review:

(a) Residential Uses:
1. Single-family detached dwellings.
2. Two-family dwellings.
3. Single-family attached dwellings.
4. Two-family attached dwellings.
5. Any residential use consisting in whole or in part of multi-family dwellings (limited to eight [8] or less dwelling units per building) that contain fifty (50) dwelling units or less, and seventy-five (75) bedrooms or less.
6. Group homes for up to eight (8) developmentally disabled or elderly persons.
7. Mixed-use dwellings.
8. Extra occupancy with four (4) or more tenants.

(3) The following uses are permitted in the L-M-N District, subject to Planning and Zoning Board review:

(a) Residential Uses:
1. Manufactured housing communities.
2. Group homes, other than allowed in subparagraph (2)(a)5 above.
3. Any residential use consisting in whole or in part of multi-family dwellings that contain more than eight (8) units per building, or more than fifty (50) dwelling units, or more than seventy-five (75) bedrooms.

(4) The following uses are permitted in the L-M-N District, subject to an administrative hearing officer, or Type 1 review:

(a) Residential uses:

1. Single-family detached dwellings,
2. Two-family dwellings,
3. Single-family attached dwellings; and
4. Neighborhood centers.

The prior PDP application that was withdrawn following the P&Z meeting on June 17, 2021, was determined by staff to be substantially different that the current application (in compliance with 2.2.11 (E)(9)), as it contained multi-family dwellings with more than eight (8) units per building, or more than fifty (50) dwelling units, or more than seventy-five (75) bedrooms. Under those circumstances, a Type 2 Review before P&Z would be required under Section 4.5(B)(2)(a). As revised and resubmitted however, the current PDP application was subject to administrative (Type 1) review under Section 4.5(B)(2)(a).

The appellant also alleges that there was bias against them because they were not allowed to refute information presented by the applicant or staff. The Order of Proceedings at Public Hearing is established by LUC Section 2.2.7(C) and sets the times during the administrative hearing when the public is offered an opportunity to provide testimony (Step 5).

Pertinent evidence addressing Appellant's argument may be found at the following locations in the record:

Document	Page Numbers
Staff Report	14, 15
Verbatim Transcript	4,6, 21, 22, 24, 37
Staff Presentation	n/a
Staff Report Attachments	29
Other	Link to P& Z minutes

Third Issue on Appeal

Did the Hearing Officer fail to properly interpret and apply Land Use Code Section 1.2.2 (Purpose), and specifically subsections (A), (E), (I), (M), and (N) by approving the PDP and associated modifications and alternative compliance?

1.2.2 Purpose

The purpose of this Code is to improve and protect the public health, safety and welfare by:

(A) ensuring that all growth and development which occurs is consistent with this Code, City Plan and its adopted components, including, but not limited to, the Structure Plan, Principles and Policies and associated sub-area plans.

(B) encouraging innovations in land development and renewal.

(C) fostering the safe, efficient and economic use of the land, the city's transportation infrastructure, and other public facilities and services.

(D) facilitating and ensuring the provision of adequate public facilities and services such as transportation (streets, bicycle routes, sidewalks and mass transit), water, wastewater, storm drainage, fire and emergency services, police, electricity, open space, recreation, and public parks.

(E) avoiding the inappropriate development of lands and providing for adequate drainage and reduction of flood damage.

(F) encouraging patterns of land use which decrease trip length of automobile travel and encourage trip consolidation.

(G) increasing public access to mass transit, sidewalks, trails, bicycle routes and other alternative modes of transportation.

(H) reducing energy consumption and demand.

(I) minimizing the adverse environmental impacts of development.

(J) improving the design, quality and character of new development.

(K) fostering a more rational pattern of relationship among residential, business and industrial uses for the mutual benefit of all.

(L) encouraging the development of vacant properties within established areas.

(M) ensuring that development proposals are sensitive to the character of existing neighborhoods.

(N) ensuring that development proposals are sensitive to natural areas and features.

(O) encouraging a wide variety of housing opportunities at various densities that are well-served by public transportation for people of all ages and abilities.

It is important here to understand that the statement of purpose under Section 1.2.2 is not reviewed as a specific regulation; rather, it lays out what the Code is trying to achieve throughout the document in subsequent sections that establish standards. For example, the standards outlined in Articles 3 and 4 of the LUC, are reviewed specifically for compliance and are outlined in the Staff Report prior to the administrative hearing.

It also is worth noting that floodplain regulations are not contained within the Land Use Code; instead they are part of the Municipal Code and not within the purview of the Hearing Officer's Decision. As noted in the record at _____,Utilities staff found in their review that the PDP complies with the applicable floodplain regulations.

Pertinent evidence addressing Appellant's argument may be found at the following locations in the record:

	Page Numbers				
Document	Plan Compliance	Floodplain	Impact of Development	Sensitivity to Existing Neighborhoods	Natural Features
Staff Report	6-14	2, 4-6, 14, 40-41	24, 28-33	3,6-13, 34-36, 50	2, 4, 8-9,12,14,19,24,28-33,39-42, 50
Verbatim Transcript	4, 5 (20-21), 8(24-25), 10 (6-19), 11(10-31), 14(35-45), 15, 16 (3-22), 17 (18-34), 21, 22(42-44), 23 (1-15), 24 (14-16), 25 (1-10, 40-45), 26 (3-8), 27 (18-41), 28 (23-42), 32 (5-7), 37 (25-34, 39-41), 38 (1-2), 39(5-10), 41 (11-21), 44 (25-35), 59 (28-35) 61 (29-43), 62	8 (39-43), 9 (1-2), 17 (35-44), 22 (31-41), 23 (1-15), 24 (29-45), 26 (22-30), 30 (16-22), 34 (3-29), 46 (23-38), 47 (1-2, 31-39), 48 (8-22), 54 (17-35)	7-9, 10 (39-2), 15 (24-29), 16 (36-44), 18 (12-15), 19 (1-13), 21, 22, 25, 26, 29, 30 (10-15), 49, 54, 55, 61	4, 11, 21 (19-34), 24 (17-28), 26 (3-8), 51 (14-20), 12, 21, 40 (27-36)	7-9, 10 (39-2), 15 (24-29), 16 (36-44), 18 (12-15), 19 (1-13), 21, 22, 25, 26, 29, 30 (10-15), 49, 54, 55, 61
Staff Presentation	22-28	29-35	n/a	n/a	n/a
Staff Report Attachments	34	15-17	7, 9-14	2, 33, 34,37	7, 9-14
Other	n/a	Link 3 (Drainage Report)	n/a	n/a	n/a

Fourth Issue on Appeal

1. Did the Hearing Officer fail to properly interpret and apply Land Use Code Section 3.5.1 (Building and Project Compatibility) in allowing the Applicant to reference two specific properties as comparable: Bellwether Farms and Ramblewood Apartments?

The Appellant asserts that Bellwether Farms, located immediately north of the project, and Ramblewood Apartments, across Laporte Avenue to the south of the project, should not have been given consideration under building and project compatibility.

The PDP for Bellwether Farms was approved in 2005, with a majority of the homes being constructed between 2007 and 2009. Appellant contends that the row of one- and two-story homes with walk-out basements on the south side of W. Tarragon Lane are not representative of the overall development.

The three story Ramblewood Apartments complex was built in 1970 according to the Larimer County Assessor's data and was remodeled in 1998. Appellant points out that this complex was constructed before the 2006 adoption of the Northwest Subarea Plan.

As stated on page 35 of the Staff Report, "[c]ompatibility shall be achieved through techniques such as the repetition of roof lines, the use of similar proportions in building mass and outdoor spaces, similar relationships to the street, similar window and door patterns and/or the use of building materials that have color shades and textures similar to those existing in the immediate area of the proposed infill development." Because Bellwether Farms and Ramblewood Apartments are both located in the immediate vicinity of the PDP, it is appropriate to consider compatibility with these developments. The Staff Report and hearing presentations addressed the issue of compatibility, and the issue is summarized in the Staff Report as follows:

The proposed Sanctuary on the Green architecture includes both two and three-story buildings. Primary techniques to achieve compatibility and reduce the overall apparent mass/bulk of the buildings include:

- Utilizing masonry on the ground level to define the base of the larger buildings;
- Ground level entrances on all three-story buildings include a shed or hip roof component, which further emphasizes the ground level;
- Providing secondary massing elements at the second level, including projecting covered balconies and bay window treatments;
- Large windows are provided within the majority of the building modules to further break down the scale of the buildings.

Pertinent evidence addressing Appellant's argument may be found at the following locations in the record:

	Page Numbers		
Document	Three-Story Buildings	Bellwether Farms	Ramblewood Apartments
Staff Report	2, 13, 14, 35, 36, 47, 48	3, 35	3
Verbatim Transcript	7 (1-5), 8 (10-14), 11 (17-31), 18, 21, 22 (31-41), 23 (16-22), 24, 26 (3-8), 28, 31 (2-42), 32 (28-33), 33 (28-40) 35 (4-13), 37 (25-34), 41 (22-29), 50, 51, 52, 53, 61 (1-15)	4 (24-27), 9 (13-14), 27 (1-14), 50, 51	n/a
Staff Presentation	13, 40-43	7	n/a
Staff Report Attachments	n/a	n/a	n/a
Other	n/a	n/a	n/a

Fifth Issue on Appeal

Did the Hearing Officer fail to properly interpret and apply Land Use Code Section 4.5.D.1 (Low Density Mixed-Use Neighborhood District Density Standard) by finding that the project meets the maximum density allowed by the Code?

Division 4.5 – Low Density Mixed-Use Neighborhood District (L-M-N)

(D) ***Land Use Standards.***

(1) *Density.*

(a) Residential developments in the Low Density Mixed-Use Neighborhood District shall have an overall minimum average density of four (4) dwelling units per net acre of residential land, except that residential developments (whether overall development plans or project

development plans) containing twenty (20) acres or less shall have an overall minimum average density of three (3) dwelling units per net acre of residential land.

(b) The maximum density of any development plan taken as a whole shall be nine (9) dwelling units per gross acre of residential land, except that affordable housing projects (whether approved pursuant to overall development plans or project development plans) containing ten (10) acres or less may attain a maximum density, taken as a whole, of twelve (12) dwelling units per gross acre of residential land.

Additionally, affordable housing projects containing more than ten (10) acres but no more than twenty (20) acres may attain a maximum density, taken as a whole, of twelve (12) dwelling units per gross acre of residential land so long as the term of lease or sale of all of the dwelling units associated with the acreage exceeding ten (10) acres, but no more than twenty (20) acres, are available on terms that would be affordable to households earning sixty (60) percent or less, on average, of the area median income for the applicable household size in the Fort Collins-Loveland metropolitan statistical area, as published by the Department of Housing and Urban Development. The dwelling units associated with the acreage exceeding ten (10) acres, but no more than twenty (20) acres, shall not be counted as contributing to the required percentage of affordable housing units necessary to qualify as an affordable housing project. The number of dwelling units that must be available to those earning sixty (60) percent or less, on average, of the area median income shall be calculated as follows:

Number of Dwelling Units That Must Be Made Available to Households Earning Sixty (60) Percent or less of the Area Median Income, Rounded to the Nearest Whole Number = (Number of Total Dwelling Units Constructed ÷ Number of Total Gross Acres of Residential Land) X Number of Acres Over Ten (10) Acres, Up To A Limit of Twenty (20) Acres.

(c) The maximum density of any phase in a multiple-phase development plan shall be twelve (12) dwelling units per gross acre of residential land, and the maximum density of any portion of a phase containing a grouping of two (2) or more multi-family structures shall be twelve (12) dwelling units per gross acre of residential land.

Appellant asserts that the density of the project should be 13 dwelling units per acre because so much of the project area is made up of "unbuildable land" such as floodplain. Section 4.5(D) of the Land Use Code sets maximum density in the L-M-N District at 9 dwelling units **per gross acre**. Also, the NSP recommends that the density for L-M-N zoned properties within the subarea should not exceed "8 units **per acre overall**." In calculating **gross density** required under the LUC, the 20 unbuilt acres of the PDP is not to be subtracted.

Pertinent evidence addressing Appellant's argument may be found at the following locations in the record:

Document	Page Numbers
Staff Report	2, 11, 44
Verbatim Transcript	4, 6, 7, 10, 14, 15, 16, 17, 19 (14-18), 21, 26 (3-8, 32-41), 27 (1-14), 31 (38-42), 32 (9-17, 28-33) 35 (25-42), 38 (25-37), 43, 44, 49 (19-25), 59, 60 (1-11, 30-38), 61, 62, 63
Staff Presentation	48
Staff Report Attachments	n/a
Other	n/a

Sixth Issue on Appeal

Did the Hearing Officer fail to properly interpret and apply Land Use Code Section 3.4.7 (Historic and

Cultural Resources); specifically, that the VonLong/Slagle House (5LR.14498) was not properly considered in the area of adjacency because it is located across an arterial roadway, N. Taft Hill?

Section 3.4.7 of the Land Use Code language specifies that all six compatibility requirements are applicable only when historic resources are directly abutting (property lines touching) are located across a side alley (which covers a few scenarios in Old Town where abutting properties are very close but separated only by a narrow alley space), or are located on the development site itself. Otherwise, the design of new construction must reflect a minimum of two of the six standards if there are historic resources nearby that don't fall under the above scenarios but still are within the "area of adjacency" (200 feet from the perimeter of the development site). This allows for some referential design elements to occur, but does not anticipate that the historic resources will play a significant role in influencing the design of the new construction.

Section 3.4.7(E) provides:

> [p]roposed development may represent the architecture and construction standards of its own time but must also convey a standard of quality and durability appropriate for infill in a historic context and protect and complement the historic character of historic resources both on the development site and within the area of adjacency.

This provision allows for design flexibility for new construction that does not constrict new buildings to a specific historic style, as long as the new development is found to be compatible with the existing resource. Even when historic resources are abutting rather than some distance away or across a right-of-way, there are many examples of new construction that meets all six design compatibility requirements in 3.4.7(E) Table 1 but represent those elements in a different architectural style. In other words, the Code standard was not written to require duplication of nearby architectural style—that choice is at the discretion of the applicant and/or subject to other Land Use Code requirements - but is not driven by Section 3.4.7. While some applicants choose similar or even the same style of architecture (in a modern expression, such as neo-farmhouse), others may be able to meet the requirements while using the compatible design elements in a different architectural style.

Pertinent evidence addressing Appellant's argument may be found at the following locations in the record:

Document	Page Numbers
Staff Report	8, 33-34,
Verbatim Transcript	18, 21, 22, 25, 28 (23-30), 34 (3-29), 37
Staff Presentation	38-39
Staff Report Attachments	n/a
Other	n/a

Seventh Issue on Appeal

Did the Hearing Officer fail to properly interpret and apply Land Use Code Section 3.5.2(D)(1) (Orientation to a Connecting Walkway) and Section 4.5(D)(2)(a)3 (Mix of Housing) in the granting of the two Modifications of Standards for the PDP?

Appellant alleges that the Hearing Officer improperly interpreted and applied the two sections of the LUC in granting the Applicant's request for two modifications of standards: Section 3.5.2(D)(1) (Orientation to a Connecting Walkway), and Section 4.5(D)(2)(a)3 (Mix of Housing).

The first modification requested by the Applicant was for building entrances to dwellings be oriented to a walkway that is longer than 350 feet, and within walkway open space that is narrower than 35 feet.

The second modification requested sought approval of the PDP with only three housing types (Alley Loaded SFD, Two Family, and SFA), instead of four.

Section 2.8.1 of the LUC addresses "Purpose and Applicability" of Modification of Standards:

"The decision maker is empowered to grant modifications to the General Development Standards contained in Article 3 and the Land Use Standards and Development Standards contained in Article 4…either for: (1) overall development plans, project development plans, and/or applications subject to basic development review that are pending approval at the time that the request for proposed modification is filed..."

The Land Use Code was adopted with the recognition that there will be instances where a project would support the implementation of City Plan, but due to unique and unforeseen circumstances would not meet a specific standard of the Land Use Code as stated. The modification of standards process and criteria in Land Use Code Division 2.8.2(H) provide for evaluation of these instances on a case-by-case basis, as follows:

> *… [T]he decision maker may grant a modification of standards only if it finds that the granting of the modification would not be detrimental to the public good, and that:*
>
> > *(1) the plan as submitted will promote the general purpose of the standard for which the modification is requested equally well or better than would a plan which complies with the standard for which a modification is requested; or*
> >
> > *(2) the granting of a modification from the strict application of any standard would, without impairing the intent and purpose of this Land Use Code, substantially alleviate an existing, defined and described problem of city-wide concern or would result in a substantial benefit to the city by reason of the fact that the proposed project would substantially address an important community need specifically and expressly defined and described in the city's Comprehensive Plan or in an adopted policy, ordinance or resolution of the City Council, and the strict application of such a standard would render the project practically infeasible; or*
> >
> > *(3) by reason of exceptional physical conditions or other extraordinary and exceptional situations, unique to such property, including, but not limited to, physical conditions such as exceptional narrowness, shallowness or topography, or physical conditions which hinder the owner's ability to install a solar energy system, the strict application of the standard sought to be modified would result in unusual and exceptional practical difficulties, or exceptional or undue hardship upon the owner of such property, provided that such difficulties or hardship are not caused by the act or omission of the applicant; or*
> >
> > *(4) the plan as submitted will not diverge from the standards of the Land Use Code that are authorized by this Division to be modified except in a nominal, inconsequential way when considered from the perspective of the entire development plan and will continue to advance the purposes of the Land Use Code as contained in Section 1.2.2.*
>
> *Any finding made under subparagraph (1), (2), (3) or (4) above shall be supported by specific findings showing how the plan, as submitted, meets the requirements and criteria of said subparagraph (1), (2), (3) or (4).*

The Hearing Officer found that granting both modifications of standards requested by the Applicant for Orientation to a Connecting Walkway and Mix of Housing would not be detrimental to the public good and the justifications (1) and (4) were used to support both modifications, while justification (3) also found by the Hearing Officer to support the first modification to Section 3.5.2(D)(1) (Orientation to a Connecting

Walkway).

Pertinent evidence addressing Appellant's argument may be found at the following locations in the record:

Document	Page Numbers
Staff Report	17 - 24, 38, 44, 50
Verbatim Transcript	5 (3-9), 7 (28-31), 11 (36-38), 13 (21-38), 14, 19,
Staff Presentation	19, 20, 51-60
Staff Report Attachments	22, 23
Hearing Officer Decision	8, 9, 10, 11

PUBLIC OUTREACH

A neighborhood meeting was held for the Sanctuary on the Green proposal on September 13, 2021. More detailed information on the public process and neighborhood concerns is included in the Staff Report.

ATTACHMENTS

1. Clerk Public Hearing Notice, Site Visit Notice, Mailing List
2. Notice of Appeal
3. Staff Report to Administrative Hearing Officer (with attachments)
4. Appellant Presentation to Administrative Hearing Officer
5. Correspondence Provided to Administrative Hearing Officer
6. Link to Video of Administrative Hearing
7. Verbatim Transcript – Administrative Hearing
8. Administrative Hearing Officer Decision
9. Staff Presentation to Council

ATTACHMENT 1

City Clerk's
Public Hearing Notice
Site Visit Notice
Mailing List

City Clerk
300 LaPorte Avenue
PO Box 580
Fort Collins, CO 80522

970.221.6515
970.221-6295 - fax
fcgov.com/cityclerk

PUBLIC HEARING NOTICE

Appeal of the Administrative Hearing Officer Decision regarding the Approval of PDP #210018 Sanctuary on the Green located at North Impala Drive and Cherry Street (see map)

The Fort Collins City Council will hold a public hearing on the enclosed appeal.

Appeal Hearing Date: August 16, 2022

Time: 6:00 pm (or as soon thereafter as the matter may come on for hearing)

Location: Council Chambers, City Hall, 300 LaPorte Avenue, Fort Collins, CO

Agenda Materials: Available after 3 pm, August 11, 2022, in the City Clerk's office and at fcgov.com/agendas.

Why am I receiving this notice? City Code requires that a Notice of Hearing be provided to Parties-in-Interest, which means you are the applicant of the project being appealed, have a possessory or proprietary interest in the property at issue, received a City mailed notice of the hearing that resulted in the decision being appealed, submitted written comments to City staff for delivery to the decision maker prior to the hearing resulting in the decision being appealed, or addressed the decision maker at the hearing that resulted in the decision being appealed.

Further information is available in the Appeal guidelines online at fcgov.com/appeals.

The Notice of Appeal and any attachments, any new evidence that has been submitted and presentations for the Appeal Hearing can be found at fcgov.com/appeals.

If you have questions regarding the appeal process, please contact the City Clerk's Office (970.221.6515). For questions regarding the project itself, please contact Paul Sizemore, Community Development and Neighborhood Services Interim Deputy Director (psizemore@fcgov.com 970.224.6140).

The City of Fort Collins will make reasonable accommodations for access to City services, programs, and activities and will make special communication arrangements for persons with disabilities. Please call the City Clerk's Office at 970.221.6515 (V/TDD: Dial 711 for Relay Colorado) for assistance.

A petición, la Ciudad de Fort Collins proporcionará servicios de acceso a idiomas para personas que no dominan el idioma inglés, o ayudas y servicios auxiliares para personas con discapacidad, para que puedan acceder a los servicios, programas y actividades de la Ciudad. Para asistencia, llame al 221-6515 (V/TDD: Marque 711 para Relay Colorado). Por favor proporcione 48 horas de aviso previo cuando sea posible.

Anissa Hollingshead, City Clerk

Notice Mailed: July 22, 2022
Cc: City Attorney
Community Development and Neighborhood Services
Administrative Hearing Officer

Please see other side for Site Visit Notice

City Clerk
300 LaPorte Avenue
PO Box 580
Fort Collins, CO 80522

970.221.6515
970.221-6295 - fax
fcgov.com/cityclerk

NOTICE OF SITE INSPECTION

An appeal of the Administrative Hearing Officer decision of May 16, 2022 regarding the Approval of PDP #210018 Sanctuary on the Green will be heard by the Fort Collins City Council on August 16, 2022.

Pursuant to Section 2-53 of the City Code, members of the City Council will be inspecting the site of the proposed project on August 15, 2022 at 2:00 pm. Notice is hereby given that this site inspection constitutes a meeting of the City Council that is open to the public, including the appellants and all parties-in-interest. The gathering point for the site visit will be North Impala Drive and Cherry Street (see map), Fort Collins, Colorado.

The purpose of the site inspection is for the City Council to view the site and to ask related questions of City staff to assist Council in ascertaining site conditions. There will be no opportunity during the site inspection for the applicant, appellants, or members of the public to speak, ask questions, respond to questions, or otherwise provide input or information, either orally or in writing. Other than a brief staff overview and staff responses to questions, all discussion and follow up questions or comments will be deferred to the hearing on the subject appeal to be held on August 16, 2022.

Any Councilmember who inspects the site, whether at the date and time above, or independently shall, at the hearing on the appeal, state on the record any observations they made or conversations they had at the site which they believe may be relevant to their determination of the appeal.

If you have any questions or require further information, please feel free to contact the City Clerk's Office at 970.221.6515.

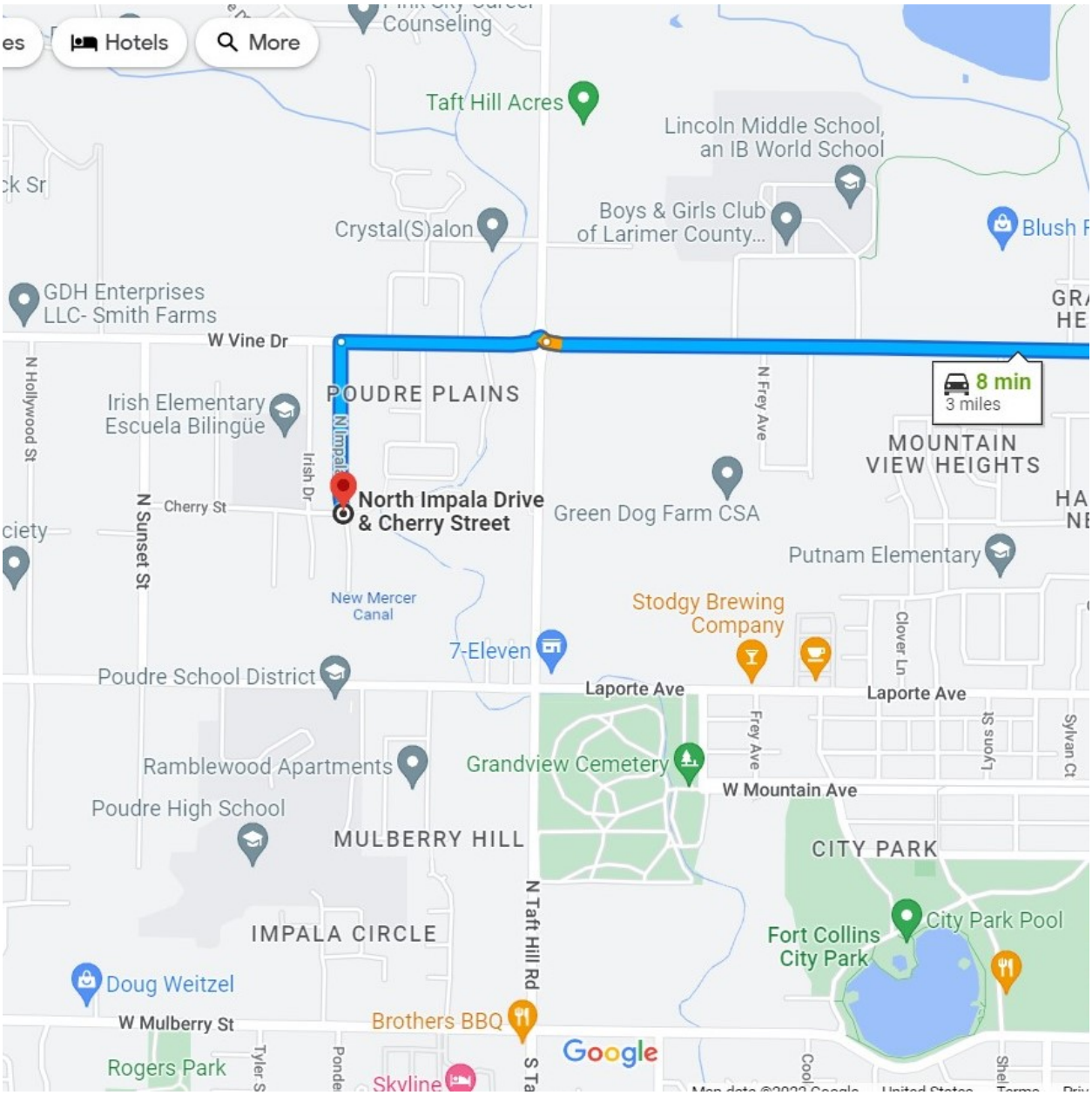
Anissa Hollingshead, City Clerk

Notice Mailed: July 22, 2022

Please see other side for Public Hearing Notice

Cc: City Attorney
Community Development and Neighborhood Services

Location Map and Site Inspection Meeting Point for Sanctuary on the Green Appeal



2028 LAPORTE AVENUE LLC
125 S HOWES ST STE 120
FORT COLLINS, CO 80521

317 IRISH LLC
345 PASCAL ST
FORT COLLINS, CO 80524

7-ELEVEN INC
3200 HACKBERRY RD
IRVING, TX 75063

AARDRUP JEFF AND MARY PAT PROFIT SHARING TRUST`
PROFIT SHARING TRUST`
416 WEBB AVE
FORT COLLINS, CO 80521

ACHZIGER WAYNE A/JOYLEYN M
613 N BRIARWOOD RD
FORT COLLINS, CO 80521

ACKELSON MARTY D/DONNA KATHERINE
PO BOX 997
LAPORTE, CO 80535

ADDINGTON ANN H/ROBERT N
2308 TARRAGON LN
FORT COLLINS, CO 80521

ADLEMAN ROBERT L JR/KAREN J
535 N SUNSET ST
FORT COLLINS, CO 80521

AGUIRRE VIRGINIA J
2709 LAPORTE AVE
FORT COLLINS, CO 80521

ALIE KALEY A/ANDREW
501 SUNRISE LN
FORT COLLINS, CO 80521

ALLEN-MORLEY JIMMY R/CAROLE R
ROMSEY HANTS S051 7LB
UNITED KINGDOM

ARCHAMBAULT SYDNE DAMIEN ARCHAMBAULT
DAMIEN ARCHAMBAULT
2314 LAPORTE AVE
FORT COLLINS, CO 80521

ARELLANO JOE L/FAYE E
509 SUNRISE LN
FORT COLLINS, CO 80521

ARNOLD DEAN M
636 N TAFT HILL RD
FORT COLLINS, CO 80521

AUER FAMILY 2017 REVOCABLE TRUST
1382 CORDELIA AVE
SAN JOSE, CA 95129

AYDT KRISTIN S
636 N BRIARWOOD RD
FORT COLLINS, CO 80521

BACZEK ERICA
404 WEBB AVE
FORT COLLINS, CO 80521

BALTIC LAINA DAY
1946 LAPORTE AVE
FORT COLLINS, CO 80521

BATES LYNSEY MALIA
2303 TARRAGON LN
FORT COLLINS, CO 80521

BATHORY DONNA
2422 OBENCHAIN RD
LAPORTE, CO 80535

BEARLY RONALD C SHIRLEY M
SHIRLEY M
421 IRISH DR
FORT COLLINS, CO 80521

BENNETT ANNE
10102 W 64TH PL
ARVADA, CO 80004

BENSTEINS PHILIP M
PO BOX 64
BELLVUE, CO 80512

BENTON MELISSA DIANE/WILLIAM SCOTT
521 N IMPALA DR
FORT COLLINS, CO 80521

BERCH-WEGNER MEGAN A WEGNER JOSHUA M
WEGNER JOSHUA M
532 BASIL LN
FORT COLLINS, CO 80521

BERENATO MARY JOAN ROSENTHAL JULIE E
ROSENTHAL JULIE E
2217 NORTHRIDGE CT
FORT COLLINS, CO 80521

BERGMAN 1999 REVOCABLE TRUST
1566 BENIK RD
LA HABRA HEIGHTS, CA 90631

BILYEU CHRISTIAN M
242 N HOLLYWOOD ST
FORT COLLINS, CO 80521

BIXBY HETTY L
1807 W VINE DR
FORT COLLINS, CO 80521

BLEAKLEY JAMES F III VIDA HOLLANDER
VIDA HOLLANDER
2212 LAPORTE AVE
FORT COLLINS, CO 80521

BLEWITT ERIC
PEEKEN TIFFANY
504 N HOLLYWOOD ST
FORT COLLINS, CO 80521

BOLLACKER BRADLEY JOHN
607 N TAFT HILL RD
FORT COLLINS, CO 80521

BONDURANT VERNON ROSS
404 N IMPALA DR
FORT COLLINS, CO 80521

BOWMAN CAROL A
2302 BELLWETHER LN
FORT COLLINS, CO 80521

BOWSER THOMAS L DENISE L H
DENISE L H
2811 W VINE DR
FORT COLLINS, CO 80521

BOYER GILBERT G
241 N TAFT HILL RD
FORT COLLINS, CO 80521

BRASURE ALEXANDRIA
ANDERSON JOHN H
500 SUNRISE LN
FORT COLLINS, CO 80521

BREWEN JAESON ALAN/JULIE JOY
538 N HOLLYWOOD ST
FORT COLLINS, CO 80521

BRIARWOOD POND LLC
4108 CORK DR
LAPORTE, CO 80535

BRIDGHAM JOHN L/LAURA J
305 N SUNSET ST
FORT COLLINS, CO 80521

BROOKINS MCKENZIE
2210 LAPORTE AVE
FORT COLLINS, CO 80521

BROWN BRADLEY/KRISTINA
2204 W VINE DR
FORT COLLINS, CO 80521

BROWN CARRIE D
635 IRISH DR
FORT COLLINS, CO 80521

BUCHOLZ ETHAN R/CATHERINE T
2274 BELLWETHER LN
FORT COLLINS, CO 80521

BURR FAMILY REVOCABLE LIVING TRUST
127 S SUNSET ST
FORT COLLINS, CO 80521

BURR RICHARD A
125 S SUNSET ST
FORT COLLINS, CO 80521

BUSH TREVOR W/CHRISTINE E
508 N SUNSET ST
FORT COLLINS, CO 80521

CADMUS PETER J/KYRAN J
687 IRISH DR
FORT COLLINS, CO 80521

CALVARY BAPTIST TEMPLE
2420 LAPORTE AVE
FORT COLLINS, CO 80521

CAPLAN SUSAN JAY
2435 W VINE DR
FORT COLLINS, CO 80521

CARPENTER COLIN/MEGAN
2321 TARRAGON LN
FORT COLLINS, CO 80521

CARRON DAVID
413 N IMPALA DR
FORT COLLINS, CO 80521

CARTWRIGHT COREY W
509 N IMPALA DR
FORT COLLINS, CO 80521

CAUSER LAURIE/MICHAEL
2315 BELLWETHER LN
FORT COLLINS, CO 80521

CHENEY-PHILP JOEL A/LISA C
2802 LAPORTE AVE
FORT COLLINS, CO 80521

CHIARAMONTE WILLIAM ROGER/LINDA JOYCE
625 N TAFT HILL RD
FORT COLLINS, CO 80521

CHRISTENSEN MARK A
59 S TAFT HILL RD
FORT COLLINS, CO 80521

CITY OF FORT COLLINS
300 LAPORTE AVE
FORT COLLINS, CO 80521

CITY OF FORT COLLINS
PO BOX 580
FORT COLLINS, CO 80522

CITY PARK CONGREGATION OF JEHOVAHS WITNESSES
JEHOVAHS WITNESSES
2217 W VINE DR
FORT COLLINS, CO 80521

CLARK MITCHELL
520 N IMPALA DR
FORT COLLINS, CO 80521

COLLINS MICHAEL R
613 3RD AVE S
SURFSIDE BEACH, SC 29575

CONKLIN MICHAEL/ALLYSON
2275 BELLWETHER LN
FORT COLLINS, CO 80521

CONNELLY DANIEL W MARY ANN
MARY ANN
524 N SUNSET ST
FORT COLLINS, CO 80521

CONWAY COLLEEN ANNE
1305 GREEN ST
FORT COLLINS, CO 80524

COODE PETER
3755 BALSAWOOD LN
JOHNSTOWN, CO 80534

COOPER ALWENA/H PAUL JR
527 CORIANDER LN
FORT COLLINS, CO 80521

COOPERSTEIN ANDREA E
505 N TAFT HILL RD
FORT COLLINS, CO 80521

CORLEY TIM R
49 S TAFT HILL RD
FORT COLLINS, CO 80521

COUNTY OF LARIMER
200 W OAK ST STE 3000
FORT COLLINS, CO 80521

COUNTY OF LARIMER
PO BOX 1190
FORT COLLINS, CO 80522

COX ROBERT LELAND/NINA BANCKER
(.50) CAMP LIS ANASTASI (.50)
CAMP LIS ANASTASI (.50)
526 N HOLLYWOOD ST
FORT COLLINS, CO 80521

COX SHAWNA L LIVING TRUST THE
2613 LAPORTE AVE
FORT COLLINS, CO 80521

COY CHRISTOPHER D PIERZ TIMOTHY P
PIERZ TIMOTHY P
65 S TAFT HILL RD
FORT COLLINS, CO 80521

CRAIN WILLIAM L GERALDINE E
GERALDINE E
204 S HOLLYWOOD ST
FORT COLLINS, CO 80521

CRISAFULLI DANIEL P
321 N SUNSET ST
FORT COLLINS, CO 80521

CRISAFULLI DANIEL P
323 N SUNSET ST
FORT COLLINS, CO 80521

CROCKETT HARRY J MICHELE R
MICHELE R
316 N HOLLYWOOD ST
FORT COLLINS, CO 80521

CRONEN LAURA SMITH RICHARD G
SMITH RICHARD G
2326 TARRAGON LN
FORT COLLINS, CO 80521

DALAGER STEPHANIE L/PRETAK
STEPHEN C IV
43 S TAFT HILL RD
FORT COLLINS, CO 80521

DALRYMPLE CHAD SCOBEY SARAH E
SCOBEY SARAH E
2314 TARRAGON LN
FORT COLLINS, CO 80521

DANTONIO ALBERT V/MARY S
125 WOODMERE CT
PAOLI, PA 19301

DAVIS BRIAN JOHN/LAURA SEELEY
2002 CHURCHILL CT
FORT COLLINS, CO 80526

DAVIS NATHANIEL D/ALICIA M
513 SUNRISE LN
FORT COLLINS, CO 80521

DEAL TIMOTHY K/CORSON SHELLEY A
BIGGS DANIELLE
BIGGS DANIELLE
2411 W VINE DR
FORT COLLINS, CO 80521

DEAN CASSANDRA A
241 N SUNSET ST
FORT COLLINS, CO 80521

DECRESCENTIS BILL J
216 N HOLLYWOOD ST
FORT COLLINS, CO 80521

DENNE CHRISTOPHER W
519 N TAFT HILL RD
FORT COLLINS, CO 80521

DENNY BARBARA L
420 N SUNSET ST
FORT COLLINS, CO 80521

DERMAN MERLIN C/BERNICE
321 IRISH DR
FORT COLLINS, CO 80521

DESANTIS SUSAN D/+E92:H92CATHLEEN E
KIMBERLY DESANTIS
3900 BUCKSKIN TRL
LAPORTE, CO 80535

DESILIO PASCAL R
321 N IMPALA DR
FORT COLLINS, CO 80521

DETTMAN DANIEL H/PATRICIA I
437 N SUNSET ST
FORT COLLINS, CO 80521

DISTASO CHERYL
135 S SUNSET ST
FORT COLLINS, CO 80521

DOHRMAN SHERRY L
533 CORIANDER LN
FORT COLLINS, CO 80521

DOLPH DAVINA F/RANDY JOE
2809 W VINE DR
FORT COLLINS, CO 80521

DORNSEIF MARY A
26734 PEACH ST #89
PERRIS, CA 92570

DOUBLE IRISH LLC
940 W MOUNTAIN AVE
FORT COLLINS, CO 80521

DUBOIS MATT ALAN
306 N HOLLYWOOD ST
FORT COLLINS, CO 80521

DUNCAN BETTY A
617 SUNRISE LN
FORT COLLINS, CO 80521

EASTER MARK J BROWN LESLIE IDA
BROWN LESLIE IDA
2820 CHERRY LN
FORT COLLINS, CO 80521

EETEN DAWN R
2256 BELLWETHER LN
FORT COLLINS, CO 80521

EKSTROM ERIN KUEHNEL MICHAEL
KUEHNEL MICHAEL
440 N SUNSET ST
FORT COLLINS, CO 80521

ELLIS CATHERINE
309 N SUNSET ST
FORT COLLINS, CO 80521

EMERSON ROBERT J
614 N HOLLYWOOD ST
FORT COLLINS, CO 80521

ENELL JANET E
725 W COUNTY ROAD 68
FORT COLLINS, CO 80524

ERICKSON NANCY/DEBRA MORTIMORE
BRUCE/GUERRA PAULA
MORTIMORE BRUCE/GUERRA PAULA
PO BOX 216
NUNN, CO 80648

FEINSTEIN JONAS A GIGLIOTTI CHRISTY
K
GIGLIOTTI CHRISTY K
545 CORIANDER LN
FORT COLLINS, CO 80521

FENCL GREGORY LOUIS
240 N HOLLYWOOD ST
FORT COLLINS, CO 80521

FERRIE JOHN D
115 S SUNSET ST
FORT COLLINS, CO 80521

FERRO KEITH THOMAS FERRO
KIMBERLEY K
FERRO KIMBERLEY K
609 N SUNSET ST
FORT COLLINS, CO 80521

FIESELER KIRK C
1950 LAPORTE AVE
FORT COLLINS, CO 80521

FIX MATTHEW J/CAROL L ZOE &
BRANDON DUNN
ZOE & BRANDON DUNN
510 N TAFT HILL RD
FORT COLLINS, CO 80521

FORDT ZACHARY/DAKOTA
508 N IMPALA DR
FORT COLLINS, CO 80521

FOREMAN SCOTT S
2312 PLAINS CT
FORT COLLINS, CO 80521

FRANK ERNEST C
242 N SUNSET ST
FORT COLLINS, CO 80521

FRANK LESTER M/RENEE S/JENNIFER R
HARBER DANIEL J
HARBER DANIEL J
716 PECAN DR
BELLVUE, CO 80512

FURLONG PATRICIA M
329 N SUNSET ST
FORT COLLINS, CO 80521

GABEL ANDREA C
420 N IMPALA DR
FORT COLLINS, CO 80521

GALLAGHER FRANCIS J CHRISTINE A
CHRISTINE A
520 SUNRISE LN
FORT COLLINS, CO 80521

GAONA JASON LEE PHILP CAITLIN ELIZABETH
PHILP CAITLIN ELIZABETH
601 N IMPALA DR
FORT COLLINS, CO 80521

GARCIA MANUEL
351 N SUNSET ST
FORT COLLINS, CO 80521

GARZA HORACIO JR
212 N HOLLYWOOD ST
FORT COLLINS, CO 80521

GENSKE FRED
220 PENNSYLVANIA ST
FORT COLLINS, CO 80521

GILBRETH LUCAS E
528 N IMPALA DR
FORT COLLINS, CO 80521

GILLILAND MATTHEW M PENELOPE G
PENELOPE G
2309 TARRAGON LN
FORT COLLINS, CO 80521

GOGIRL LLC
2227 BRECKENRIDGE DR
BERTHOUD, CO 80513

GORANSSON MARIA ELISABET
307 N SUNSET ST
FORT COLLINS, CO 80521

GOULART EMMA J SCOTT ZACHARY F
SCOTT ZACHARY F
616 N TAFT HILL RD
FORT COLLINS, CO 80521

GREEN ROBERT A GREEN NANCY DIANNE
GREEN NANCY DIANNE
417 N TAFT HILL RD
FORT COLLINS, CO 80521

GREYBAR WILLIAM L SANDRA K
SANDRA K
413 N TAFT HILL RD
FORT COLLINS, CO 80521

GRIFFIN JULIE
2274 TARRAGON LN
FORT COLLINS, CO 80521

GRILLEY RAYMOND R BARBARA E
BARBARA E
612 N BRIARWOOD RD
FORT COLLINS, CO 80521

GRINDEL RYAN MICHAEL/MIKOLE HEATHER
606 N BRIARWOOD RD
FORT COLLINS, CO 80521

GROSSE ELIZABETH MARIE
136 S SUNSET ST
FORT COLLINS, CO 80521

GRUMMERT DAVID LYNN ANN M
ANN M
533 N IMPALA DR
FORT COLLINS, CO 80521

GUBER DANA
232 N HOLLYWOOD ST
FORT COLLINS, CO 80521

GUERDRUM JONATHAN HARALD
517 SUNRISE LN
FORT COLLINS, CO 80521

GUERRIERO MICHAEL GENE
107 N SUNSET ST
FORT COLLINS, CO 80521

GUILLAUME CINDY
2301 PLAINS CT
FORT COLLINS, CO 80521

GUILLAUME CINDY/RYAN
2307 PLAINS CT
FORT COLLINS, CO 80521

HAGDORN GEORGE G/NANCY
2320 BELLWETHER LN
FORT COLLINS, CO 80521

HAGMAN ALEXANDER O/JESSICA E
540 N HOLLYWOOD ST
FORT COLLINS, CO 80521

HAINES THOMAS HOOVER LAURA
HOOVER LAURA
328 N SUNSET ST
FORT COLLINS, CO 80521

HALL SARAH N
5100 JOHN D RYAN BLVD APT 1811
SAN ANTONIO, TX 78245

HANNON JOANN
608 N SUNSET ST
FORT COLLINS, CO 80521

HANSEN RODNEY A
1944 LAPORTE AVE
FORT COLLINS, CO 80521

HARRISON GARY N HARRISON-SCHMIDT PAULA G
HARRISON-SCHMIDT PAULA G
438 N HOLLYWOOD ST
FORT COLLINS, CO 80521

HECKART FRANK B
2105 LAPORTE AVE
FORT COLLINS, CO 80521

HEDLESTON JO ANN/ZANKEY GLENN J
138 S HOLLYWOOD ST
FORT COLLINS, CO 80521

HENERY GABRIELLE NICOLE BOSCO-LAUTH ANGELA M
BOSCO-LAUTH ANGELA M
75 S TAFT HILL RD
FORT COLLINS, CO 80521

HENSLEY JAMES
10513 CRESCENDO LN
AUSTIN, TX 78747

HESS KEITH E/SHERALYN D R[illegible]E TRUST RESTATED THE
3913 VALLEY CREST DR
TIMNATH, CO 80547

HILLIGOSS DAVID E/CAROLINE J
321 WEBB AVE
FORT COLLINS, CO 80521

HINES SHAWN DAVID/ALLISON ELAINE
2327 TARRAGON LN
FORT COLLINS, CO 80521

HINNEGAN ROBERT W HINNEGAN ELISE
HINNEGAN ELISE
532 IRISH DR
FORT COLLINS, CO 80521

HINOJOSA ALFONSO
2830 LAPORTE AVE
FORT COLLINS, CO 80521

HINOJOSA ALFONSO D
1305 N HIGHWAY 287
FORT COLLINS, CO 80524

HOBBS SELINA/DEREK WAYNE
616 IRISH DR
FORT COLLINS, CO 80521

HOFFMAN DAVID ALLYN
601 SUNRISE LN
FORT COLLINS, CO 80521

HOLLORAN MATTHEW J/ALISON G
2636 CHERRY ST
FORT COLLINS, CO 80521

HOOVER JOHN F/MARY JOY
330 N SUNSET ST
FORT COLLINS, CO 80521

HORNKOHL DANA POWELL
417 N IMPALA DR
FORT COLLINS, CO 80521

HOUGH NANCY R
2533 W VINE DR
FORT COLLINS, CO 80521

HPA BORROWER 2018-1 MS LLC
120 S RIVERSIDE PLZ STE 2000
CHICAGO, IL 60606

HUBER CLAUDIA L
111 S SUNSET ST
FORT COLLINS, CO 80521

HUDSON DAVID S CORY
CORY
2715 IOWA DR APT 307
FORT COLLINS, CO 80525

HUGHES CRAIG R/LAURA R
213 S SUNSET ST
FORT COLLINS, CO 80521

HUMPAL JASON P/LINDA J
5203 BLACK BARK CT
FORT COLLINS, CO 80528

HUNT PATRICK
2263 BELLWETHER LN
FORT COLLINS, CO 80521

HUPPERT WILLARD L MARY JO
MARY JO
137 N SUNSET ST
FORT COLLINS, CO 80521

IAFELIECE MATTHEW R/HOLLY M
503 IRISH DR
FORT COLLINS, CO 80521

IRELAND DONNA L
2201 W VINE DR
FORT COLLINS, CO 80521

JACKAM CHRISTOPHER L/SANDRA E
2710 LAPORTE AVE
FORT COLLINS, CO 80521

JACKSON MARK D/KERRY L
2244 THOREAU DR
FORT COLLINS, CO 80524

JACOBSEN PETER W/JAIME L
404 IRISH DR
FORT COLLINS, CO 80521

JOHNSON MEGAN/CHAD
25 S TAFT HILL RD
FORT COLLINS, CO 80521

JOHNSON MELVIN L
1004 N MASON ST
FORT COLLINS, CO 80524

JOHNSTON MIA
2208 LAPORTE AVE
FORT COLLINS, CO 80521

JONES CARLENE ANN
206 N HOLLYWOOD ST
FORT COLLINS, CO 80521

JUNIPER MICHAEL GRAY ANGELA
GRAY ANGELA
2268 TARRAGON LN
FORT COLLINS, CO 80521

JUSTICE JOHN J
2318 PLAINS CT
FORT COLLINS, CO 80521

KABATEK MICHAEL J
612 SUNRISE LN
FORT COLLINS, CO 80521

KAPLAN LINDSEY/WILLIAM
2801 W VINE DR
FORT COLLINS, CO 80521

KECHTER ROBERT E/GEORGIA L
504 N IMPALA DR
FORT COLLINS, CO 80521

KECK DANIEL J KECK HOLLY A
KECK HOLLY A
27847 ARIKAREE RD
LOVELAND, CO 80534

KELLY KARMEN K
144 S SUNSET ST
FORT COLLINS, CO 80521

KELLY LESLIE P OWENS JOYCE A
OWENS JOYCE A
2835 W VINE DR
FORT COLLINS, CO 80521

KENT MADELINE HAYES BOTT SETH THOMAS
BOTT SETH THOMAS
525 N SUNSET ST
FORT COLLINS, CO 80521

KETTLE RALPH KETTLE SHANN
KETTLE SHANN
10606 N COUNTY ROAD 17
FORT COLLINS, CO 80524

KINNAIRD MARIS HAUGLAND KEVIN
HAUGLAND KEVIN
630 N BRIARWOOD RD
FORT COLLINS, CO 80521

KNOX SANDRA R
2309 W VINE DR
FORT COLLINS, CO 80521

KOCH P DAMIEN WRIGHT CATHERINE ANN
WRIGHT CATHERINE ANN
406 N HOLLYWOOD ST
FORT COLLINS, CO 80521

KOHLMEIER IRVIN E/JOYCE E
273 N SUNSET ST
FORT COLLINS, CO 80521

KOHLMEIER JOYCE E/IRVIN E
635 N SUNSET ST
FORT COLLINS, CO 80521

KORTE PATRICK JOSEPH
2810 CHERRY LN
FORT COLLINS, CO 80521

KREISBERG MICHAEL P
2517 W VINE DR
FORT COLLINS, CO 80521

KROENCKE A LIVING TRUST (.20)
316 WEBB AVE
FORT COLLINS, CO 80521

KROOK COLTON M
501 N TAFT HILL RD
FORT COLLINS, CO 80521

KUHN M SANDRA
2256 TARRAGON LN
FORT COLLINS, CO 80521

KUHNS LONNIE E TRUST
2605 W VINE DR
FORT COLLINS, CO 80521

KUNZIE DANIEL W
10167 WALDO LN
WELLINGTON, CO 80549

KURST PETER JAMES JONAS MEGAN M
JONAS MEGAN M
608 SUNRISE LN
FORT COLLINS, CO 80521

LAKEN MARK ANDREW LANE LAURA RENEE
LANE LAURA RENEE
128 S SUNSET ST
FORT COLLINS, CO 80521

LAPORTE LLC
PO BOX 972
FORT COLLINS, CO 80522

LAPORTE OUTREACH MINISTRIES INC
220 N TAFT HILL RD
FORT COLLINS, CO 80521

LARSEN STEPHANIE
640 IRISH DR
FORT COLLINS, CO 80521

LARSON LAURA M
320 N IMPALA DR
FORT COLLINS, CO 80521

LASALA JOSEPH M FULLER DEVAN C
FULLER DEVAN C
2216 LAPORTE AVE
FORT COLLINS, CO 80521

LAUCHER WILLIAM G/CHERYL C
2811 LAPORTE AVE
FORT COLLINS, CO 80521

LAWRENCE MICHAEL B KATRINA D
KATRINA D
141 S SUNSET ST
FORT COLLINS, CO 80521

LEBLANC DANIEL J/RACHEL S
420 IRISH DR
FORT COLLINS, CO 80521

LENOCH JULIANNA B/TOREY D
417 N GRANT AVE
FORT COLLINS, CO 80521

LINDWALL DAVIN/HOLLY YOUNG
CLETUS LESLIE
YOUNG CLETUS LESLIE
121 N SUNSET ST
FORT COLLINS, CO 80521

LONGORIA LEE P LONGORIA CONNIE L
LONGORIA CONNIE L
637 N BRIARWOOD RD
FORT COLLINS, CO 80521

LOVE PAULA J CUNNINGHAM
224 PENNSYLVANIA ST
FORT COLLINS, CO 80521

LOYD RICHARD D/DIXIE L
2316 LAPORTE AVE
FORT COLLINS, CO 80521

LUCERO BERNIE LUCERO GLORIA
LUCERO GLORIA
224 N HOLLYWOOD ST
FORT COLLINS, CO 80521

LUJAN RAYMOND B JR VIRGINIA M
VIRGINIA M
209 PENNSYLVANIA ST
FORT COLLINS, CO 80521

LYNHAM SUSAN A
539 CORIANDER LN
FORT COLLINS, CO 80521

LYNN CHERYL C
413 WEBB AVE
FORT COLLINS, CO 80521

LYON COLLEEN E
2817 CHERRY LN
FORT COLLINS, CO 80521

MALONY MATTHEW JAMES
320 WEBB AVE
FORT COLLINS, CO 80521

MANION MARY L
143 S SUNSET ST
FORT COLLINS, CO 80521

MAPLE DOROTHY L
503 N TAFT HILL RD
FORT COLLINS, CO 80521

MARTIN ANDREW R
35 S TAFT HILL RD
FORT COLLINS, CO 80521

MARTIN DAVID M/AMANDA B
WARREN
2320 TARRAGON LN
FORT COLLINS, CO 80521

MARTIN MICHAEL W
41 S TAFT HILL RD
FORT COLLINS, CO 80521

MATTHIAS JANEL L JUDY JUSTIN M
JUDY JUSTIN M
2345 W VINE DR
FORT COLLINS, CO 80521

MAXWELL ARTHUR E MAXWELL
GLORIA E
MAXWELL GLORIA E
421 N IMPALA DR
FORT COLLINS, CO 80521

MAY LINDA D
609 SUNRISE LN
FORT COLLINS, CO 80521

MAYER WILLIAM A
129 N SUNSET ST
FORT COLLINS, CO 80521

MCCAIN MICHAEL B/ERIN S
2262 BELLWETHER LN
FORT COLLINS, CO 80521

MCCAMBRIDGE GEORGE E
607 MERCER DR
FORT COLLINS, CO 80521

MCCARTHY CARL O II/MARGARET A
605 N TAFT HILL RD
FORT COLLINS, CO 80521

MCCLELLAND BRENDA JEWELL
MICHAEL
JEWELL MICHAEL
514 SHADBURY CT
FORT COLLINS, CO 80525

MCDONALD WILLIAM PULLMAN DAILEY
SUSAN
DAILEY SUSAN
140 S HOLLYWOOD ST
FORT COLLINS, CO 80521

MCEWAN SETH W ERIN C
ERIN C
25057 GIANT GULCH RD
EVERGREEN, CO 80439

MCHUGH JOSEPH L III MICHELLE A
MICHELLE A
621 IRISH DR
FORT COLLINS, CO 80521

MCKENNA ABBE
2333 TARRAGON LN
FORT COLLINS, CO 80521

MEIN DOROTHY E TRUST
515 N SUNSET ST
FORT COLLINS, CO 80521

MEIN WILLIAM W
505 SUNRISE LN
FORT COLLINS, CO 80521

MEUNIER KATHRYN A/SAMUEL W
408 WEBB AVE
FORT COLLINS, CO 80521

MEYER KELLY R (2/3) ROMER KEVIN (1/3)
ROMER KEVIN (1/3)
1203 BALDRIDGE DR
SEVERANCE, CO 80615

MICHAEL DANIELLE
2262 TARRAGON LN
FORT COLLINS, CO 80521

MILAN RANDOLPH S
1402 CATALPA CT
FORT COLLINS, CO 80521

MILLER CALVIN DALE JR WINBORN KATRINA ALICE
WINBORN KATRINA ALICE
2302 TARRAGON LN
FORT COLLINS, CO 80521

MITCHELL ROGER W
1209 LAKECREST CT
FORT COLLINS, CO 80526

MOLINARI EVELYN LIVING TRUST
2332 BELLWETHER LN
FORT COLLINS, CO 80521

MOONEY DON E/CATHERINE P
2839 W VINE DR
FORT COLLINS, CO 80521

MORALES KAREN BROUSSARD SARAH RUTH
BROUSSARD SARAH RUTH
320 IRISH DR
FORT COLLINS, CO 80521

MORGAN RONALD J BARBARA G
BARBARA G
55 S TAFT HILL RD
FORT COLLINS, CO 80521

MOUTTET LUCAS M BRIGHT L SHAY
BRIGHT L SHAY
PO BOX 774801
STEAMBOAT SPRINGS, CO 80477

MUELLER MATTHEW J/REBECCA WREN
504 SUNRISE LN
FORT COLLINS, CO 80521

MULLER EDMUND B
2819 W VINE DR
FORT COLLINS, CO 80521

MYERS JILLIAN C/SHEILA M
409 WEBB AVE
FORT COLLINS, CO 80521

NELSON SAMUEL E MARGARET E
MARGARET E
512 N IMPALA DR
FORT COLLINS, CO 80521

NETH SHELLEY
529 N IMPALA DR
FORT COLLINS, CO 80521

NEW DIRECTION IR INC FBO JOHN JACOBI IRA
JOHN JACOBI IRA
1305 LINDEN LAKE RD
FORT COLLINS, CO 80524

NEWLUN DENNIS E
2811 CHERRY LN
FORT COLLINS, CO 80521

NEWMAN JOHN MARTIN
417 IRISH DR
FORT COLLINS, CO 80521

NEYLON ANTHONY M RAPACZ PATRICIA R
RAPACZ PATRICIA R
412 N IMPALA DR
FORT COLLINS, CO 80521

NICULAE ANCA M
400 WEBB AVE
FORT COLLINS, CO 80521

NIEBUR SHIRLEY
12856 CLARKSON CT
THORNTON, CO 80241

NORBY ANTHONY L/LINDA M
526 BASIL LN
FORT COLLINS, CO 80521

NOTAROS BRANISLAV OLIVERA
OLIVERA
802 GILGALAD WAY
FORT COLLINS, CO 80526

OHARROW KATHRYN L
130 S SUNSET ST
FORT COLLINS, CO 80521

OLEARY MATTHEW ADDUCCI KELLY
ADDUCCI KELLY
2313 PLAINS CT
FORT COLLINS, CO 80521

OLIBEROS MICHAEL D DIANE W
DIANE W
405 WEBB AVE
FORT COLLINS, CO 80521

OLIBEROS MICHELLE ROSARIO TEDDY JR
ROSARIO TEDDY JR
401 WEBB AVE
FORT COLLINS, CO 80521

OLICK RAYMOND A/LINDA M
530 N TAFT HILL RD
FORT COLLINS, CO 80521

OLIVER BRIAN P PEGGY K
PEGGY K
5023 SANDSTONE DR
FORT COLLINS, CO 80526

OLSEN WILLIAM RAY/RUBY A
600 SUNRISE LN
FORT COLLINS, CO 80521

OLSON JEAN M
2269 BELLWETHER LN
FORT COLLINS, CO 80521

OMARA JASON M
605 IRISH DR
FORT COLLINS, CO 80521

ORTIZ JORGE L MARCIA
MARCIA
400 IRISH DR
FORT COLLINS, CO 80521

OSTROM CAROL
324 IRISH DR
FORT COLLINS, CO 80521

OZOLS ALEX C/REBECCA A
2224 LAPORTE AVE
FORT COLLINS, CO 80521

PALS RICHARD W
613 SUNRISE LN
FORT COLLINS, CO 80521

PANELLA CLARA L
3606 PLATTE DR
FORT COLLINS, CO 80526

PAPA ALTIN/LISSA
624 N SUNSET ST
FORT COLLINS, CO 80521

PARKER CAROL L/JESSE M
2319 PLAINS CT
FORT COLLINS, CO 80521

PARKS REBECCA D
611 IRISH DR
FORT COLLINS, CO 80521

PAYTON JO SHARON
2704 LAPORTE AVE
FORT COLLINS, CO 80521

PERINA BEVERLY A/ANSON
521 N TAFT HILL RD
FORT COLLINS, CO 80521

PETERSEN ALEXANDER ROHICH
ELIZABETH
ROHICH ELIZABETH
524 SUNRISE LN
FORT COLLINS, CO 80521

PISCULICH ANTHONY/DANA
2333 W VINE DR
FORT COLLINS, CO 80521

PLACE DARRELL D/CONNIE J
2025 W VINE DR
FORT COLLINS, CO 80521

PLAUT JOSETTE M HARRINGTON ERIC J
HARRINGTON ERIC J
109 S TAFT HILL RD
FORT COLLINS, CO 80521

PLEASANT VALLEY PROPERTIES LLC
PO BOX 282
BELLVUE, CO 80512

POUDRE R-1 SCHOOL DISTRICT
2407 LAPORTE AVE
FORT COLLINS, CO 80521

POWELL CHRISTOPHER EVAN
2324 PLAINS CT
FORT COLLINS, CO 80521

POWELL DORA LEE
500 N HOLLYWOOD ST
FORT COLLINS, CO 80521

POWELL PARIS/WEITZEL LARRY MINOR
LAURA
MINOR LAURA
1321 TEAKWOOD DR
FORT COLLINS, CO 80525

POWER MICHAEL J/MARTHA A
2804 WAKONDA DR
FORT COLLINS, CO 80521

PRING-WILSON MAGGIE
218 S SUNSET ST
FORT COLLINS, CO 80521

QUIGLEY DAVID G MINEO KATHLEEN A
MINEO KATHLEEN A
515 CORIANDER LN
FORT COLLINS, CO 80521

RAGUSE JOHN GALTO SHAY MARIE
GALTO SHAY MARIE
502 IRISH DR
FORT COLLINS, CO 80521

RAGUSE JOHN MICHAEL GALTO SHAY
MARIE
GALTO SHAY MARIE
2268 BELLWETHER LN
FORT COLLINS, CO 80521

RAISI ELLY THOMS SALLY ANN
THOMS SALLY ANN
326 WOOD ST
FORT COLLINS, CO 80521

RAMBLEWOOD APARTMENTS ASSOCIATES LLC III
ASSOCIATES LLC III
2195 N HIGHWAY 83 STE 14B
FRANKTOWN, CO 80116

RICHARDS ARRON W RICHARDS SHIRLEY M
RICHARDS SHIRLEY M
208 S SUNSET ST
FORT COLLINS, CO 80521

ROGERS DANNY D
2214 LAPORTE AVE
FORT COLLINS, CO 80521

ROHMAN ERIK MICHAEL GOFF KATHRYN ANNE
GOFF KATHRYN ANNE
605 SUNRISE LN
FORT COLLINS, CO 80521

ROUCH SETH A/STEPHANIE C
19451 E NAVARRO DR
AURORA, CO 80013

RUTHERFURD HUGO
2227 MATHEWS ST
FORT COLLINS, CO 80525

SAKKAL HANIA
636 N SUNSET ST
FORT COLLINS, CO 80521

SCHIEL MEGAN SIMMONS TODD
SIMMONS TODD
637 N TAFT HILL RD
FORT COLLINS, CO 80521

SCHNEIDMILLER PATRICIA D
517 N SUNSET ST
FORT COLLINS, CO 80521

SCHUMP MAGGIE
2327 BELLWETHER LN
FORT COLLINS, CO 80521

REYNOLDS LOUIS R TRUST 2006
TRUST 2006
545 N SUNSET ST
FORT COLLINS, CO 80521

ROBERTS CATHERINE L LIVING TRUST
113 N SUNSET ST
FORT COLLINS, CO 80521

ROGERS PRICILLA L
2806 LAPORTE AVE
FORT COLLINS, CO 80521

ROLL MARLA C
2326 BELLWETHER LN
FORT COLLINS, CO 80521

ROYBAL LEAH A TROUW MICHAEL F
TROUW MICHAEL F
2805 W VINE DR
FORT COLLINS, CO 80521

RUTSTEIN PAM
2303 BELLWETHER LN
FORT COLLINS, CO 80521

SALMANS PATRICK L
2122 LAPORTE AVE
FORT COLLINS, CO 80521

SCHMIDTBERGER ERNEST M/KRISTEN K
1900 LAPORTE AVE
FORT COLLINS, CO 80521

SCHROEDER DIANNE GANT JASON C
GANT JASON C
538 BASIL LN
FORT COLLINS, CO 80521

SCOTT GARY/BARBARA
521 CORIANDER LN
FORT COLLINS, CO 80521

RICH JOHN/ALIE D SWEANY ROBERT DALE/TERRIE ANN
SWEANY ROBERT DALE/TERRIE ANN
444 N SUNSET ST
FORT COLLINS, CO 80521

ROBERTS EMILY B/JORDAN F
405 N IMPALA DR
FORT COLLINS, CO 80521

ROGERS RICHARD C/MARY F MCKEEGAN
MCKEEGAN
105 S SUNSET ST
FORT COLLINS, CO 80521

ROSS ELLIOT D ALLISON GENEVIEVE M
ALLISON GENEVIEVE M
219 S SUNSET ST
FORT COLLINS, CO 80521

RRT INVESTMENTS LLC
6316 JOCELYN HOLLOW RD
NASHVILLE, TN 37205

SAFTLER KIRI L
230 N SUNSET ST
FORT COLLINS, CO 80521

SANTOLLA JENNIFER L/CHRISTOPHER D
2321 BELLWETHER LN
FORT COLLINS, CO 80521

SCHNEIDER MITCHELL L/KATE WILHOIT
629 N SUNSET ST
FORT COLLINS, CO 80521

SCHRUPP FORREST W
2318 LAPORTE AVE
FORT COLLINS, CO 80521

SEAY MICHAEL
108 N SUNSET ST
FORT COLLINS, CO 80521

SEILER MICHAEL F BLINDE GAIL L
BLINDE GAIL L
2812 CHERRY LN
FORT COLLINS, CO 80521

SERNA STEVE E BETH ANN
BETH ANN
409 IRISH DR
FORT COLLINS, CO 80521

SHADER KEITH E/BARBARA J
610 N TAFT HILL RD
FORT COLLINS, CO 80521

SHAW BRUCE A SHAW ROXIE LAVINA
SHAW ROXIE LAVINA
2622 LAPORTE AVE
FORT COLLINS, CO 80521

SHIPMAN LOIS J TRUST DTD 11-8-01
941 N COUNTY ROAD 5
FORT COLLINS, CO 80524

SHROPSHIRE ERIC W DIANA LORD
DIANA LORD
PO BOX 1887
FORT COLLINS, CO 80522

SIMON CAROL L/ROBERT E
2619 LAPORTE AVE
FORT COLLINS, CO 80521

SLAUSON VIRGINIA R
144 S HOLLYWOOD ST
FORT COLLINS, CO 80521

SMITH KRISTOPHER RYAN
719 LOCUST ST
FORT COLLINS, CO 80524

SMITH SAMANTHA RENAUD MATT
RENAUD MATT
2813 W VINE DR
FORT COLLINS, CO 80521

SNYDER DARREL E SNYDER MARYANN B
SNYDER MARYANN B
619 N SUNSET ST
FORT COLLINS, CO 80521

SOBRIETY HOME PARTNERS LLC
PO BOX 5482
GREENWOOD VILLAGE, CO 80155

SOLBERG ROBERT L/SUSAN
525 SUNRISE LN
FORT COLLINS, CO 80521

SOLITAIRE HOMES EAST LLC
6645 E HERITAGE PL S
CENTENNIAL, CO 80111

SOMMER HENRIK/SHERRY S
910 S PALISADE CT
LOUISVILLE, CO 80027

SPANGLER LORIN
316 N IMPALA DR
FORT COLLINS, CO 80521

SPENCE JAY D/LEORA M
316 IRISH DR
FORT COLLINS, CO 80521

SPINDEL MIRANDA E
330 N TAFT HILL RD
FORT COLLINS, CO 80521

SPIREK RAY W
401 IRISH DR
FORT COLLINS, CO 80521

STECHERT JUDITH HILARY
534 N HOLLYWOOD ST
FORT COLLINS, CO 80521

STEFFENHAGEN MARGOT L
400 N IMPALA DR
FORT COLLINS, CO 80521

STEPHENSON JEFFREY
2128 LAPORTE AVE
FORT COLLINS, CO 80521

STEWART JAMES F/BRANDIE L
505 N IMPALA DR
FORT COLLINS, CO 80521

STILWELL MATTHEW S/JILL A
2250 BELLWETHER LN
FORT COLLINS, CO 80521

STOCKTON EVERETT R SHARON L
SHARON L
345 BRADLEY DR
FORT COLLINS, CO 80524

STOUT LOIS D
210 S SUNSET ST
FORT COLLINS, CO 80521

STOVER317 LLC
PO BOX 2165
FORT COLLINS, CO 80522

SUNDERLAND JENNIFER M
117 S TAFT HILL RD
FORT COLLINS, CO 80521

SWAZO ABLE J/DIANA M
618 N BRIARWOOD RD
FORT COLLINS, CO 80521

TACORONTE ERIC J/MARY F
317 WEBB AVE
FORT COLLINS, CO 80521

TAMEZ GUADALUPE MARIA TERESA
MARIA TERESA
2821 W VINE DR
FORT COLLINS, CO 80521

TAMEZ RICARDO JR
2211 W MULBERRY ST LOT 252
FORT COLLINS, CO 80521

TATUM JEFFREY/CLIFF
529 MERCER DR
FORT COLLINS, CO 80521

TEDESCO RICHARD A TEDESCO AMY J
TEDESCO AMY J
2651 POYDRAS ST APT 2407
NEW ORLEANS, LA 70119

THANASOULAS SPYRIDON
1948 LAPORTE AVE
FORT COLLINS, CO 80521

THEELE PAULA
532 N IMPALA DR
FORT COLLINS, CO 80521

THOMAS CATHY REVOCABLE TRUST
512 SUNRISE LN
FORT COLLINS, CO 80521

TIMBERLINE EQUITY GROUP LLC
1522 DOVE HAVEN LN
BERTHOUD, CO 80513

TIMBY MARY
627 IRISH DR
FORT COLLINS, CO 80521

TOMAS CARLOS J GARCIA BERNICE P
GARCIA BERNICE P
101 S TAFT HILL RD
FORT COLLINS, CO 80521

TORGERSON GABRIELLA/TRAVIS
2843 W VINE DR
FORT COLLINS, CO 80521

TOTH JASON ALLEN/KIERANN
ELIZABETH SMITH
1408 EXPEDITION CT
FORT COLLINS, CO 80521

TREMBLE ROLAND B GILLIAN H
GILLIAN H
2155 RYELAND LN
FORT COLLINS, CO 80526

TUCKER MATTHEW B/JENNIFER N
516 N IMPALA DR
FORT COLLINS, CO 80521

UMBREIT ERIC C UMBREIT DIANE T
UMBREIT DIANE T
3013 LISETTE CT
FORT COLLINS, CO 80526

UNREIN DANIELLE/JUSTIN
412 WEBB AVE
FORT COLLINS, CO 80521

VAN DER SLUYS DERRICK
217 PENNSYLVANIA ST
FORT COLLINS, CO 80521

VAN DER SLUYS MELISSA
4412 IRONGATE CT
FORT COLLINS, CO 80526

VANDERHEIDEN DENNIS
2225 W VINE DR
FORT COLLINS, CO 80521

VANDEVER MARK/MICHELLE
2315 TARRAGON LN
FORT COLLINS, CO 80521

VATTANO KURT
2210 1/2 LAPORTE AVE
FORT COLLINS, CO 80521

VELASQUEZ RAMON P/NINA I
500 IRISH DR
FORT COLLINS, CO 80521

VOELKER LISA B
2610 CHERRY ST
FORT COLLINS, CO 80521

VOGELER PHILIP E/VALERIE J
520 N TAFT HILL RD
FORT COLLINS, CO 80521

VON VOIGTLANDER JOSEPHINE A
2314 BELLWETHER LN
FORT COLLINS, CO 80521

VOS THOMAS J
313 N SUNSET ST
FORT COLLINS, CO 80521

WADDEN-CHARKEY WHITNEY L
626 N HOLLYWOOD ST
FORT COLLINS, CO 80521

WAHLQUIST LYNNE C NADEAU/DUKE
FRANK
2309 BELLWETHER LN
FORT COLLINS, CO 80521

WALKER KEVIN L/AUDREE D/KENNETH
S
2630 LAPORTE AVE
FORT COLLINS, CO 80521

WEEKS CHRISTOPHER J/SARAH S
317 N IMPALA DR
FORT COLLINS, CO 80521

WEIXELMAN MARY A/PAUL
416 N IMPALA DR
FORT COLLINS, CO 80521

WENZ JOHN
1034 TOLO TRL
MOSCOW, ID 83843

WEST VINE BUNGALOWS HOMEOWNERS ASSOCIATION ASSOCIATION
3030 S COLLEGE AVE
FORT COLLINS, CO 80525

WIEBE ZACHARY PASCHIS NICOLE
PASCHIS NICOLE
412 IRISH DR
FORT COLLINS, CO 80521

WILLIAMS GEORGE M JR BOND CAROLYNN
BOND CAROLYNN
212 S HOLLYWOOD ST
FORT COLLINS, CO 80521

WILSON ANDREW L/SARAH
508 SUNRISE LN
FORT COLLINS, CO 80521

WILSON CHRISTINE S
2325 PLAINS CT
FORT COLLINS, CO 80521

WILSON EMILIO R/JILL M
610 N HOLLYWOOD ST
FORT COLLINS, CO 80521

WILSON KIRK WILSON DEBRA
WILSON DEBRA
310 N SUNSET ST
FORT COLLINS, CO 80521

WILSON KIRK DEAN
PO BOX 631
AURORA, CO 80040

WILSON MARY JANE
517 N IMPALA DR
FORT COLLINS, CO 80521

WILSON RODNEY CAROLINA
CAROLINA
544 N HOLLYWOOD ST
FORT COLLINS, CO 80521

WIN NAOMI
233 N TAFT HILL RD
FORT COLLINS, CO 80521

WINKLER FRED J
624 IRISH DR
FORT COLLINS, CO 80521

WOLF BRIAN T
2308 BELLWETHER LN
FORT COLLINS, CO 80521

WORMUS TYSON D/GAELLE M
423 N SUNSET ST
FORT COLLINS, CO 80521

WORMUS TYSON DREW BERGES GAELLE WORMUS
BERGES GAELLE WORMUS
325 N SUNSET ST
FORT COLLINS, CO 80521

WRIGHT WILLARD L/JANICE L
512 N HOLLYWOOD ST
FORT COLLINS, CO 80521

YORK
2001 CREEKWOOD DR
FORT COLLINS, CO 80525

YOUNG MICHAEL B/LAURA
604 SUNRISE LN
FORT COLLINS, CO 80521

YOUNKIN PHILIP L/DEBRA J/JENNI M
2727 LAPORTE AVE
FORT COLLINS, CO 80521

YTURIAGA GREG A
PO BOX 271187
FORT COLLINS, CO 80527

ZAKELY BETSY J
504 IRISH DR
FORT COLLINS, CO 80521

ZEIGLER EMILY T
619 N BRIARWOOD RD
FORT COLLINS, CO 80521

ZHANG WEN NKA JONES WENDY ZHANG
2218 LAPORTE AVE
FORT COLLINS, CO 80521

ZUELLIG LEA ANN/ROBERT EARL
324 N SUNSET ST
FORT COLLINS, CO 80521

ZUELLIG ROBERT E/LEA ANN
1415 CATALPA CT
FORT COLLINS, CO 80521

ZWEYGARDT SHANE
416 IRISH DR
FORT COLLINS, CO 80521

ANDY NELSON
501 SUNRISE LN
FORT COLLINS, CO 80521

BARBARA GRAHAM
2220 SUN ROSE WAY
FORT COLLINS, CO 80521

BILL/DENISE STEFFENHAGEN
4021 BRACKADALE PL
FORT COLLINS, CO 80524

CHRIS SAWYER
216 PENNSYLVANIA ST
FORT COLLINS, CO 80521

HILARY FREEMAN
2208 TREVOR ST
FORT COLLINS, CO 80521

JOE ROWAN
621 GILGALAD WAY
FORT COLLINS, CO 80526

JULIE & BRAD STEPHENS
339 N OVERLAND TRL
FORT COLLINS, CO 80521

LLOYD WALKER
3431 TERRY RIDGE RD
FORT COLLINS, CO 80524

MARY BECK
503 N HOLLYWOOD
FORT COLLINS, CO 80521

MATTHEW BEHUNIN
1613 WATERFORD LN
FORT COLLINS, CO 80525

NICOLE SWAN
311 WILLOW ST #213
FORT COLLINS, CO 80524

ROREY KING
510 HANNA ST
FORT COLLINS, CO 80521

SAM COUTTS, RIPLEY DESIGN INC
419 CANYON AVE, STE 200
FORT COLLINS, CO 80521

ANDREA FAUDEL
2022 W VINE DR
FORT COLLINS, CO 80521

CHARLES KOPP
501 HANNA ST
FORT COLLINS, CO 80521

CRISTYN HYPNAR
510 HANNA ST
FORT COLLINS, CO 80521

DONALD ROBINSON
168 FREY AVE
FORT COLLINS, CO 80521

JENNA OLCOTT
517 SUNRISE LN
FORT COLLINS, CO 80521

KEVIN STEINBOCK
731 N TAFT HILL RD
FORT COLLINS, CO 80521

LUCY/DANNY HEAD
709 N TAFT HILL RD
FORT COLLINS, CO 80521

MELISSA BENTON
521 N IMPALA DR
FORT COLLINS, CO 80521

NANCY FREDERICK
1801 LAPORTE AVE
FORT COLLINS, CO 80521

ATTACHMENT 2

Notice of Appeal

Filed by
Barbara Denny
Cheryl Distaso
Rory King
Laura Larson
Kiri Saftler
Miranda Spindel
Valerie Vogeler

Filed May 31, 2022

NOTICE OF APPEAL

FOR CITY CLE USE ONLY:
DATE FILED: 5/31/22
INITIALS: RKH

Action Being Appealed: Approval of PDP #210018 Sanctuary on the Green

Date of Action: 05/16/2022 **Decision Maker:** Marcus McKaskin

Appellant/Appellant Representative (if more than one appellant):

Name: Laura Larson **Phone #:** (413) 320-9392

Address: 320 N. Impala, Fort Collins, CO 80521 **Email:** laura_larson@hotmail.com

INSTRUCTIONS

For *each allegation* marked below, **attach a separate summary of the facts contained in the record which support the allegation** of no more than two pages, Times New Roman 12-point font. Please restate allegation at top of first page of each summary.

GROUNDS FOR APPEAL

The Decision Maker committed one (1) or more of the following errors (check all that apply):

☑ Failure to properly interpret and apply relevant provisions of the City Code, the Land Use Code, and Charter. **List relevant Code and/or Charter provision(s) here, by specific Section and subsection/ subparagraph:**

Section 1.2.2 of the LUC
Section 3.5.1 of the LUC
Section 4.5 D.1 of the LUC
Section 3.4.7 of the LUC
Section 3.5.2 (D)(1) of the LUC
Section 4.5(D)(2)(a) of the LUC

Failure to conduct a fair hearing in that:

☐ (a) The Board, Commission, or other Decision Maker exceeded its authority or jurisdiction as contained in the Code or Charter. [*New evidence not allowed*]

☐ (b) The Board, Commission or other Decision Maker substantially ignored its previously established rules of procedure. [*New evidence not allowed*]

☑ (c) The Board, Commission or other Decision Maker considered evidence relevant to its findings which was substantially false or grossly misleading. [*New evidence allowed*]

☐ (d) The Board, Commission or other Decision Maker improperly failed to receive all relevant evidence offered by the appellant. [*New evidence allowed*]

☑ (e) The Board, Commission or other Decision Maker was biased against the appellant by reason of a conflict of interest or other close business, personal or social relationship that interfered with the Decision Maker's independence of judgment. [*New evidence allowed*]

NEW EVIDENCE

All new evidence the appellant wishes Council to consider at the hearing on the appeal must be submitted to the City Clerk within seven (7) calendar days after the deadline for filing a Notice of Appeal and must be clearly marked as new evidence. No new evidence will be received at the hearing in support of these allegations unless it is submitted to the City Clerk by the deadline (7 days after the deadline to file appeal) or offered in response to questions posed by Councilmembers at the hearing.

APPELLANTS

Parties-in-interest have the right to file an appeal.

A party-in-interest is a person who, or organization which, has standing to appeal the final decision of a board, commission or other decision maker. Such standing to appeal is limited to the following:

- The applicant.
- Anyone who owns or occupies the property which was the subject of the decision made by the board, commission or other decision maker.
- Anyone who received the mailed notice of, or spoke at, the hearing of the board, commission or other decision maker.
- Anyone who provided written comments to the appropriate City staff for delivery to the board, commission or other decision maker prior to or at the hearing on the matter that is being appealed.
- A City Councilmember.

Signature: [signature]	**Date:** 5/27/2022
Name: Miranda Spindel	**Email:** allskyline524@gmail.com
Address: 330 N Taft Hill Road	**Phone #:** (970) 217-6088
Describe how you qualify as a party-in-interest: I received the mailed notice of decision and gave written comments	

Signature: Valerie Vogeler	**Date:** 5-27-2022
Name: Valerie Vogeler	**Email:** pv_vogeler@sbcglobal.net
Address: 520 N. Taft Hill Rd	**Phone #:** 314-952-2327
Describe how you qualify as a party-in-interest: I submitted written comments and was at the Hearing/gave comment	

Signature: Barbara Denny	**Date:** 5/27/2022
Name: ~~BARBARA~~ Denny	**Email:** barbarawaves@gmail.com
Address: 420 N. Sunset St. F.C. 80521	**Phone #:**
Describe how you qualify as a party-in-interest: SUBMITTED written & oral comments -	

ATTACH ADDITIONAL SIGNATURE SHEETS AS NECESSARY

Form updated 4/22/2020

APPELLANTS

Parties-in-interest have the right to file an appeal.

A party-in-interest is a person who, or organization which, has standing to appeal the final decision of a board, commission or other decision maker. Such standing to appeal is limited to the following:

- The applicant.
- Anyone who owns or occupies the property which was the subject of the decision made by the board, commission or other decision maker.
- Anyone who received the mailed notice of, or spoke at, the hearing of the board, commission or other decision maker.
- Anyone who provided written comments to the appropriate City staff for delivery to the board, commission or other decision maker prior to or at the hearing on the matter that is being appealed.
- A City Councilmember.

Signature: RK	**Date:** 5/27/22
Name: RAFE KING	**Email:** cgking7@gmail.com
Address: 510 Hana St. Fort Collins, 80521	**Phone #:** 785-218-4880
Describe how you qualify as a party-in-interest: I received the mailed notice and gave virtual comment during (type 1 hearing)	

Signature: Cheryl Distaso	**Date:** 5/27/22
Name: Cheryl Distaso	**Email:** cdistaso@frii.com
Address: 135 S Sunset St Ft Collins CO 80521	**Phone #:** 970 310 6563
Describe how you qualify as a party-in-interest: I received the mailed notice of decision & gave in person comment during hearing	

Signature: Laura M. Larson	**Date:** 5/29/22
Name: Laura M. Larson	**Email:** laura_larson@hotmail.com
Address: 320 N. Impala, Ft. Collins 80521	**Phone #:** 413-320-9392
Describe how you qualify as a party-in-interest: I spoke at the hearing & received mailed notice of decision.	

ATTACH ADDITIONAL SIGNATURE SHEETS AS NECESSARY

Form updated 4/22/2020

APPELLANTS

Parties-in-interest have the right to file an appeal.

A party-in-interest is a person who, or organization which, has standing to appeal the final decision of a board, commission or other decision maker. Such standing to appeal is limited to the following:

- The applicant.
- Anyone who owns or occupies the property which was the subject of the decision made by the board, commission or other decision maker.
- Anyone who received the mailed notice of, or spoke at, the hearing of the board, commission or other decision maker.
- Anyone who provided written comments to the appropriate City staff for delivery to the board, commission or other decision maker prior to or at the hearing on the matter that is being appealed.
- A City Councilmember.

Signature: Kiri L. Saftler	**Date:** 5/26/22
Name: Kiri Saftler	**Email:** Kirilynn@bajabb.com
Address: 230 N Sunset	**Phone #:** 970-215-7581
Describe how you qualify as a party-in-interest: I live adjacent to the Sanctuary property + spoke + received mailing	

Signature:	**Date:**
Name:	**Email:**
Address:	**Phone #:**
Describe how you qualify as a party-in-interest:	

Signature:	**Date:**
Name:	**Email:**
Address:	**Phone #:**
Describe how you qualify as a party-in-interest:	

ATTACH ADDITIONAL SIGNATURE SHEETS AS NECESSARY

Appeal Letter for Sanctuary Field Neighborhood Network

May 27, 2022

Fort Collins City Council Members: Jenny Arndt (Mayor), Susan Gutowsky, Julie Pignataro, Tricia Canonico, Shirley Peel, Kelly Ohlson, Emily Francis

City Hall
300 Laporte Avenue
Fort Collins, CO 80521

RE: Notice of Appeal for Sanctuary on the Green PDP 210018 Type 1 Administrative Hearing Decision

Dear City of Fort Collins Councilmembers,

This appeal is made by the Sanctuary Field Neighborhood Network (SFNN), an organization of over 150 neighbors that formed in 2018. SFNN members are from the Green Acres, Sunset St., Taft Hill and Laporte Ave. neighborhoods that surround the property proposed for development. The attached form contains signatures from our steering committee. This written Notice of Appeal is filed within the required 14 calendar days following the decision dated May 16, 2022, in accordance with the written notice provided to us by the City.

We are appealing the decision to approve this proposal based on the following grounds:

1) Failure to properly interpret and apply relevant provisions of the City Code, the Land Use Code, and Charter

2) Failure to conduct a fair hearing in that:
   - The Board, Commission or other Decision Maker considered evidence relevant to its findings which was substantially false or grossly misleading.
   - The Board, Commission or other Decision Maker was biased against the appellant by reason of a conflict of interest or other close business, personal or social relationship that interfered with the Decision Maker's independence of judgment.

Failure to properly interpret and apply relevant provisions of the City Code, the Land Use Code, a Charter

This development proposal violates multiple sections of the LUC, as noted in the prior review of this proposal by the Planning & Zoning Commission on June 17, 2021.

Section 1.2.2 of the LUC states 15 ways that Code supports development that improves and protects the public health, safety and welfare. This proposal violates this section as follows:

A) ensuring that all growth and development which occurs is consistent with this Code, City Plan and its adopted components, including, but not limited to, the Structure Plan, Principles and Policies ***and associated sub-area plans***.

E) avoiding the inappropriate development of lands and providing for adequate drainage and reduction of flood damage.

I) minimizing the adverse environmental impacts of development.

M) ensuring that development proposals are sensitive to the character of existing neighborhoods.

N) ensuring that development proposals are sensitive to natural areas and features.

In 2006, with citizen participation from both County and City residents, and considerable expense to taxpayers, the Northwest Subarea Plan (NSP) was created. The NSP has been ignored by this developer, but the LUC makes clear that subarea plans must be considered as part of ensuring the public health, safety and welfare. This plan was specifically designed to ensure that the public good be served for County/City residents in considering development in our area. The NSP addresses the preservation of specific features and the character of our area, including wildlife corridors/habitats, historic farm sites, foothills vistas, open fields. It specifically states that the City "should protect stable neighborhoods from incompatible development" (p. 9). The plan states that its strategies are "the specific actions the City, County, and others will take to implement this Plan and its policies" (p. 2). Strategy #3 is "Make development approvals consistent with this Plan" (p. 10).

The 3-story height of the majority of the buildings, which will exceed 40 feet due to the considerable infill required for floodplain mitigation, will destroy wildlife corridors, bird flight paths, foothills vistas and historic trees – all of which are identified for protection in the NSP. This project will negatively impact both human and wildlife residents with air, light and noise pollution in one of the few dark-sky areas of Fort Collins. It will devalue our properties and degrade our quality of life. None of this promotes public health and welfare nor does it constitute serving the public good. It violates both the spirit and intent of the NSP.

Section 3.5.1 of the LUC requires that there is "compatible building massing" with surrounding neighborhoods. This proposal calls for twenty-eight 3-story attached single-family buildings (166 dwelling units) on 41 acres. Less than half of the acreage is buildable due to floodplain, wetlands and other factors. Each of these buildings is 3 times the height, and at least 5 times the overall building massing of any of the houses abutting this property. We assert that City staff did not perform due diligence in allowing the developer to use the following two comparable properties:

- Bellwether Farms: A total of five houses are 2-story with walk-out basements. The developer's attorney repeatedly showed images of these houses, purporting that they were representative of all neighboring properties. These homes do not abut the development site, or represent the majority of Bellwether Farms' houses, of which 90% are 1- and 2-story homes. The only actual abutting properties are sin

story, single family detached homes, many on 1-acre plots. The project clearly does not meet the L compatible building massing requirement.

- Ramblewood Apartments: This is a commercial leasing complex that lies to the south, across LaPorte Ave., built in 1976, 30 years prior to the creation of the NSP. Because the apartment complex is commercial (not individually owned), does not abut the developer's property, and buildings pre-date the NSP, we assert that the City should not have allowed this to be used as a comparable property.

Had these two developments been properly vetted and the HO properly informed, we believe the HO would have come to the same conclusion that P & Z Commission did when they stated that the compatible building massing requirement had not been met.

Section 4.5 D.1: LMN zoning allows for up to 9 units per gross acre. NSP density may be up to 8 units per acre overall (or up to 12 units per acre for affordable housing). This property has buildable acreage of less than 65%; with 212 dwelling units (DU), the actual net DU/acre ratio is 13 DU/acre – exceeding the max allowed. This property lies in the floodplain, has an irrigation ditch bisecting it, two wetlands, a high water table through much of it, and borders unincorporated county land.

Section 3.4.7: Proposed development is to be compatible with/protect historic resources and not adversely affect the integrity of historic resources on nearby property. The VonLong/Slagle House (5LR.14498), registered on the state register, borders most of the east boundary of the parcel to be developed. Staff waived a historic preservation commission review of the proposed development. This resource has been essentially ignored by the developer. Staff indicated in their report that, although the east side of the development is included in the area of adjacency, because the historic property is across an arterial (N. Taft Hill) the applicant has only to comply with minimum of two of the design compatibility requirements in Table 1, of 3.4.7 (E) per column B. The Staff Report further says that because the resource is across an arterial, building massing requirements are not applicable under 3.4.7. This contradicts the logic used in including Ramblewood Apartments as a legitimate comparison property, since it is also across a major arterial street (LaPorte Ave.).

The two modifications that the developer has requested should not be approved for the following reasons:

Section 3.5.2 (D)(1): *Orientation to a Connecting Walkway* was granted by staff "because of the combination of the unusual shape of the property, location of the New Mercer Ditch, location of the existing flood control channels, and the location of excising development are exceptional practical difficulties...." We believe this staff's argument underscores the fact that this property is simply too complicated for this development. This modification should not be granted.

Section 4.5(D)(2)(a)3: *a minimum of (4) housing types is required on any such project development plan containing (30) acres or more.* We maintain that there is not adequate variation in the housing models and that significant repetition is problematic, particularly given the mass of these buildings.

The Board, Commission or other Decision Maker considered evidence relevant to its findings which substantially false or grossly misleading.

1) The developer presented misleading information that we believe led to an improper decision by the Hearing Officer (HO). Specifically, his staff presented misleading statements in regard to:

a) Collaboration with neighbors:

- SFNN attended community meetings in good faith, only to have our solution-oriented modification suggestions rejected. Our requests for further meetings were also rejected.
- Because the developer had the last say in the hearing, based on the prescribed format, he was able to make substantially false statements to the HO about his efforts to collaborate with us, and we were not given any opportunity to refute.

b) Efforts to create open space on the property and buffers to address neighbor concerns:

- While the City allows for buildings up to 40 feet in height, the added elevation to the existing grade will mean that our single story homes will be surrounded by structures that rise 45 feet from the existing grade of our properties. In combination with the issue of incompatible building massing addressed by the LUC, the height of these buildings will have immeasurable destructive consequences for wildlife.
- The developer asserted that they have "created 35% open space" on their land in order to provide buffering, wildlife corridors and address neighbors' concerns about the impact of this high-density development. The "open space" the developer is claiming to have created on this property is comprised almost entirely of unbuildable land and includes stormwater swales/channels, land with a high water table, and actual wetlands.

c) Presenting false comparisons of local structures by using improper comparable properties to justify how 3-story row houses could be considered "compatible" with existing homes. The City allowed them to be presented as "abutting," which is substantially false.

d) Historic sites and historic natural resources on the property and within the adjacency area have been disrespected and destroyed by the developer. Requirements for preservation have been ignored and omitted by City staff.

- Misrepresentation of the eastern bordering properties as "commercial". The VonLong/Slagle House (5LR.14498), registered on the state register, borders most of the east boundary of the parcel to be developed. Until the final Staff Report, this property was never mentioned or included in site maps..
- Table 3.4.7 Column B calls for the development to meet at least 2 of the requirements numbered 1-6. The Staff Report further says that because the resource is across an arterial, building massing requirements are not applicable under 3.4.7. Numbers 1 and 2 are massing and building articulation, so this is incorrect information to have presented to the Hearing Officer.
- Although the developer is calling this development "farmhouse style," the planned modern 3-story buildings look nothing like the actual historic farmhouse across the street within the adjacency area. None of the requirements in Table E Column A 1- 6 are met.
- In May of 2018, prior to annexing the property into the City, the developer had the farmhouse on site burned down and disassembled the barns in order to avoid the City's historic preservati

commission review. These buildings are actually pictured in the NSP as prime examples of historic sites to be preserved.

- Historic silver maple and cottonwood trees on the property meet the guidelines for preservation of natural resources in the NSP but have been ignored by the developer and City ecologists.

e) The developer's claim that density reduction from the original 371 units proposed in 2018 was in response to neighbors' requests is misleading. The property is located in the floodplain and the City Codes (as well as LMN Zoning) prohibit building Assisted Living facilities on it. The developer falsely asserted to the Hearing Officer that they had dropped this aspect of their plan as a concession to neighbors (part of their efforts at "collaboration" over the past 4 years), rather than because they are building over the floodplain and were forced to comply with City codes.

f) Assertions that they have "stepped down" their 3 stories to 2, by lowering a unit on each side of a 45-foot tall structure.

g) The developer argued in the hearing that housing is a critical need in Fort Collins, and that they are addressing it with this proposal. However, this is not an affordable housing project; in fact, the developer has not been willing to state how much these houses will cost once built, only that they will have "multiple price points."

2) City staff did not follow the development review requirements relating to providing timely and accurate information as well as public access to documents. This prevented informed public participation.

   a) The City's development review website is extremely difficult to navigate even for those experienced with technology (this has been acknowledged by City staff directly to our network). Some files are so large they cannot be viewed online.
   b) We had to request submittal documents and staff comment letters by google drive for each round of submittals because the documents were not uploaded in a timely manner. While this has been helpful and appreciated individually, it does not fix the problem that the general public lacks access that the City is obligated by its own policies to provide. The City of Fort Collins Land Use Code indicates that it is Step 5 out of 12 to issue a Staff Report and Step 6 out of 12 to notify neighbors of a hearing. Notification for this hearing was mailed with a date of April 13, 2022. One week before the scheduled hearing for this project, the Round 3 documents were still not posted on the City's development review website. The Staff Report was also not available. It is unreasonable for a development of this size/impact not to have the staff report and documents for the hearing publically available when the hearing notice is mailed...let alone one week before the hearing. This delay did not allow the public sufficient time to read through all the documents.
   c) The decision by the HO contained a dwelling unit total of 242 residential dwelling units on p. 1 first paragraph. This is contradictory to all of the City documents including the Notice of Decision which refers to 212 dwelling units in the proposal description.

Failure to conduct a fair hearing in that the Board, Commission or other Decision Maker was biased against the appellant by reason of a conflict of interest or other close business, personal or social relationship that interfered with the Decision Maker's independence of judgment.

We believe that this development proposal should not have been allowed to go through a Type 1 Hearing. The proposal was altered only very slightly after the P&Z Commission Hearing on June 17th, 2021. Two of the four seated Commissioners indicated they would reject it because it did not properly conform to the NSP or sections of the LUC. Specifically, Commissioners noted that the requirement for compatible building massing was not being met (see p. 2 of this document). Commissioners noted that Neighborhood opposition needed to be addressed, that neighbors with existing properties had rights too. The developer withdrew their proposal before a formal vote could occur, to avoid a negative ruling.

City Staff allowed the developer a Type 1 Hearing after only minor changes to their proposal. The only notable change was a substitution of row house units (considered single-family attached homes by the City) for the multi-family condominiums in the first iteration of the plan. This change did not result in a substantive change in building massing. This applicant essentially achieved a run around the P & Z Commission to get a favorable ruling from a less-informed, single decision-maker, who is paid by the City and is not from or familiar with northwest Fort Collins. We assert this is a conflict of interest and the process unethical.

City Staff told us that there is no precedent for this being done for a project this large, and were unable to provide any similar examples where a developer was allowed to avoid a negative ruling by the P & Z Commission and instead present their proposal to a single decision maker who comes from outside our area. As evidenced by the Hearing Officer's questions, he was unfamiliar with the rural nature of this area, with the subarea plans governing County and City adjoining properties, irrigation ditch ownership/ditch company authority, and other important aspects that are critical to a proper review of this proposal. The developer's attorneys and contractors were able to make misleading and factually incorrect statements because the HO lacked local reference points to identify the deceptive assertions made. We were particularly concerned and disheartened that City Staff did not correct these statements, especially when the developer's attorney asserted to the Officer that City-owned Parks property to the north of the site was their own, and that their plan to build over the floodplain was inconsequential to surrounding neighborhoods.

We also find fault with the structure of the public hearing process, in that only the applicant and City staff are allowed to answer questions from the Hearing Officer. If information is presented that is known by the public to be inaccurate, misleading, or incomplete, citizens attending the hearing have no opportunity to refute it or provide information that would correct the record as part of the actual hearing. Instead, our only recourse is to file a formal appeal (as we are doing). The onus, then, is on the public to show evidence of misleading information presented. We believe that this gives an unfair advantage to developers and does not hold City staff to the highest standard of integrity. If staff know that they cannot be challenged as part of the hearing, there is an increased likelihood that they will just accept statements made by the developer at face value, which is what occurred in the case of the May 2nd hearing, and resulted in the flawed decision that we are appealing.

This project is being built on a parcel that several City stormwater/floodplain staff members have described as an "extremely challenging piece of property". Hundreds of neighbors have advocated for modifications to the development plan for over four years. This development, as proposed, will have an irreversible destructive

effect on wildlife and historic ecosystems in our area. Given all of this, this proposal deserves the careful scrutiny of our City Council-appointed Planning and Zoning Commission.

ATTACHMENT 3

Staff Report
(with attachments)
Presented to the
Administrative Hearing Officer
May 2, 2022

Development Review Staff Report

Agenda Item 1

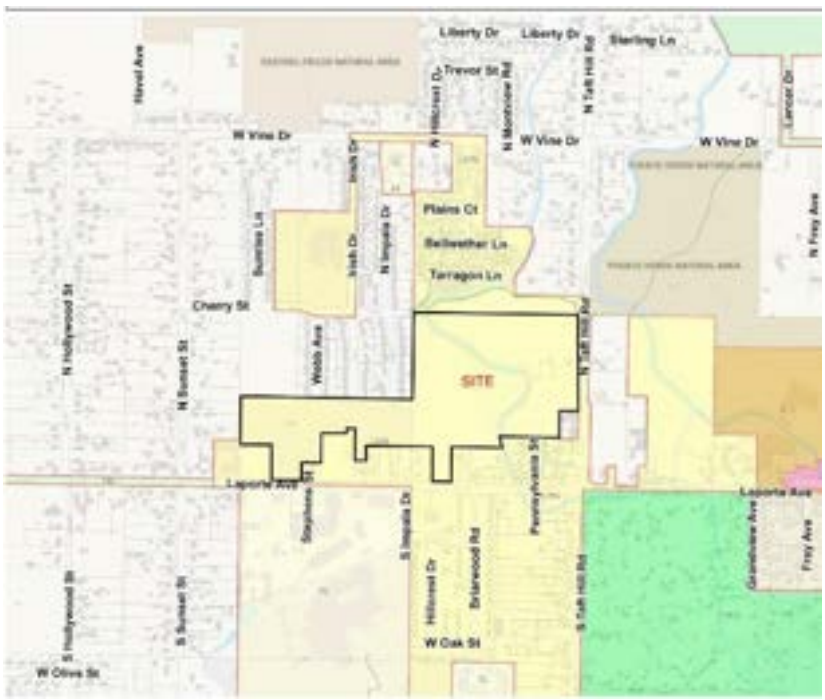
Administrative Hearing: May 2, 2022

Sanctuary on the Green, PDP210018

Summary of Request

This is a request to develop 41.34 acres for residential uses. A total of 212 dwelling units are proposed with an overall maximum density of 5.13 dwelling units per gross acre. Three housing types are proposed, including alley-loaded single family, two-family, and single-family attached. The proposal includes 453 off-street parking spaces. Outdoor amenity areas, open space, natural habitat buffering, a neighborhood center and small neighborhood park are provided. Bicycle and pedestrian connections are provided throughout the project to connect to existing neighborhood streets and the Soldier Creek Trail. The property is zoned L-M-N, Low Density Mixed-Use Neighborhood. Modifications of Standards are proposed to address walkway requirements and number of housing types.

Zoning Map (ctrl + click map to follow link)



Next Steps

If approved by the decision maker, the applicant will be eligible to apply for a Final Development Plan (FDP). Subsequent rounds of review would be required to finalize site, landscape, and utility plans before recording. Once recorded, the applicant can apply for site and building permits.

Site Location

Located near the northwest corner of N. Taft Hill Road and Laporte Avenue

Zoning

Low Density Mixed-Use Neighborhood (L-M-N)

Property Owner

Solitaire Fort Collins, LLC
6645 E Heritage Place South
Centennial, CO 80524

Applicant/Representative

Sam Coutts
Ripley Design, Inc.
419 Canyon Avenue, Suite 200
Fort Collins, CO 80521

Staff

Jenny Axmacher, Senior City Planner

Contents

1. Project Introduction 2
2. Comprehensive Plans 6
3. Public Outreach 133
4. Article 2 – Applicable Standards 15
5. Article 3 - Applicable Standards 24
6. Article 4 – Applicable Standards: 44
7. Findings of Fact/Conclusion 49
8. Recommendation 50
9. Attachments 51

Staff Recommendation

Approval of two Modifications of Standards, Alternative Compliance, and approval of the PDP, with two conditions.

1. Project Introduction

A. PROJECT DESCRIPTION

- This is a request to develop 41.34 acres for residential uses. A total of 212 dwelling units are proposed with an overall maximum density of 5.13 dwelling units per gross acre. The property is zoned L-M-N, Low Density Mixed-Use Neighborhood.
- Three housing types are proposed, including 32 alley-loaded single-family units, 14 two-family units, and 166 single-family attached units. A modification is requested for the fourth required housing type.
- The New Mercer Ditch runs through the eastern portion of the site. 10.48 acres of the site are reserved as natural habitat buffer, one acre of park space is provided, and 0.14 acre of right-of-way is proposed to be dedicated. This results in a net density of 7.13 dwelling units per acre.
- Proposed architecture for the site includes 75 residential buildings. This includes:
    - 7 two-family buildings; all two-story.
    - 36 single-family attached buildings; 8 are two-story, 28 are three-story.
    - 32 single-family detached buildings with rear-loaded garages.
- The street and sidewalk pattern within the site is designed to fit within the site's constraints, including several existing floodway channels, the New Mercer Ditch corridor and the existing neighborhood pattern around the property. A public street system is proposed through the property, with a new connection planned to Laporte Avenue and N. Taft Hill Road. An additional future public street connection is planned to Laporte Avenue, for a total of three public street connections. No other local street connections are proposed, and Alternative Compliance is proposed to allow connections to the neighborhood to the north to be limited to bicycles, pedestrians, and emergency access.
- The proposal includes a total of 453 off-street parking spaces. This includes 47 off-street surface parking spaces and 400 garage spaces. All unit types have two garage spaces. The proposed Neighborhood Center has 6 parking spaces, based on 2 spaces/1000 square foot average parking space demand. Additionally, 41 on-street parking spaces are planned along portions of the new street system.
- A network of bicycle and pedestrian greenspace corridors and gathering areas are provided throughout the project to connect to existing neighborhood streets and the Soldier Creek Trail. Other outdoor amenities include a small privately-owned neighborhood park fronting on N. Taft Hill Road, which contains a neighborhood center, playground and landscape areas.
- City staff are working on additional sidewalk, bicycle lane and bridge improvements through a separate capital project, which are proposed along Laporte Avenue between Fishback Avenue and Sunset Street. Funding is anticipated to be provided through local municipal programs and State of Colorado grants. Bridge improvements are currently funded, and roadway improvements are tentatively planned for the Fall of 2022 (dependent on funding). Here is a link to the program.
- All turning movements and intersection levels of service continue to comply with City standards. The short-range and long-range total peak hour traffic volumes continue to operate acceptably and do not cause any movements to fail to meet the Fort Collins operational criteria. A center turn lane will be constructed on Taft Hill Road to mitigate turning impacts by the additional cars, and a westbound right turn lane is proposed on Laporte Avenue.
- 10.36 acres of Natural Habitat Buffer Zone (NHBZ) are proposed along the New Mercer Ditch and wetland areas. 13.72 acres of additional open space area and landscaping are also proposed, with the detention and flood channel portions of the open space area to be restored to native grasses. The result is 24.08 acres of landscaped area that will be of higher habitat value than what exists today. Restoration will include weed mitigation and enhancement plantings, wetland restoration, pocket pollinator gardens, berming and dense plantings – particularly near more developed areas to mitigate impacts to adjacent properties, such as noise and lighting. Mitigation also covers vegetation being removed to replace habitat loss and includes 88 trees and 410 shrubs.

- Modifications of Standards are proposed to address housing type variation and connecting walkway requirements:
    - Modification to Section 3.5.2(D)(1) Orientation to a Connecting Walkway, requesting that building entrances to dwellings be oriented to a walkway that is longer than 350 feet, and within walkway open space that is narrower than 35 feet.
    - Modification to Section 4.5(D)(2)(a)3. Housing Types, requesting approval of three housing types instead of four.
- Stormwater improvements and floodplain mapping information are provided below in the "Overview of Main Considerations" section of the staff report.

B. SITE CHARACTERISTICS

1. Current Conditions

The Sanctuary on the Green development area is located just west of North Taft Hill Road and just north of Laporte Avenue and includes approximately 41 acres of property. The site generally slopes from south to north, and the New Mercer Ditch runs through the eastern portion of the site. Existing ground cover on the site is comprised mostly of non-native grass species. An overhead electric powerline crosses the southeast portion of the site.



2. Surrounding Zoning and Land Use

	North	South	East	West
Zoning	City of Fort Collins Low Density Mixed-Use Neighborhood District (LMN)	City of Fort Collins Low Density Mixed-Use Neighborhood District (LMN)	Larimer County RR-2 Rural Residential	Larimer County RR-2 Rural Residential
Land Use	City Open Space; Single-family detached (Bellwether Farm Subdivision)	Single-family detached lots; Multifamily (Ramblewood Apartments)	Single-family detached lots on either side of N. Taft Hill Road; East side also includes Commercial uses and Laporte Outreach Ministry	Green Acres Subdivision – single-family detached Rostek Subdivision

County Zoning Information:

Rural Residential (RR-2): The RR-2 district is intended to accommodate rural residential uses, along with compatible agricultural and civic uses. It serves as a transition between rural and urban areas. Development options include conservation development or subdivision depending on the size of property being developed. Minimum lot sizes are based on the availability of public water and sewer serving the property. Lot Area (Minimum) 21,780 SF; 100,000 SF if on well/septic. Setbacks: front: 25 feet; side: 5 feet; rear 10 feet. Maximum building height: 40 feet.

C. OVERVIEW OF MAIN CONSIDERATIONS

Main considerations with the project review include architectural design variation for the proposed housing types, neighborhood compatibility and compliance with the Northwest Subarea Plan guidelines, habitat buffering, stormwater design and floodplain remapping. These subjects are discussed in subsequent sections of the staff report.

The following provides an overview of the stormwater and floodplain considerations.

Existing Stormwater Conditions:
Existing offsite stormwater flow enters the site from the west and south sides of the property. The New Mercer Canal traverses the site and receives a portion of the existing historic flow from a portion of the site. Additionally, the Larimer No. 2 Canal is located just to the east of the site and receives existing flows from the site via an existing culvert under Taft Hill Road.

Overview of Proposed Stormwater Improvements:
Stormwater flow from the offsite basins and the property are conveyed through the site by the regional channel running through the center of the site and then along the northern portion of the site. These channels provide large open space tracts running through the central and northern portions of the site. New grading is proposed to create new detention areas and improve these conveyance channels throughout the project site, also improving the natural habitat characteristics of these existing channel areas. The grading and stormwater improvements are proposed for the site per City criteria, including five surface detention areas, rain gardens, and underground detention to improve stormwater quality and reduce the rate of stormwater discharge from the site. The proposed drainage plan routes existing and additional stormwater flows under the New Mercer Canal and directs all developed flows from the site into the Larimer No. 2 Canal.

As part of the West Vine Basin Stormwater Master Plan, a future City-funded regional improvement project will construct the Forney regional detention pond and regional channel located east of N. Taft Hill Road.

The open space tracts/conveyance channels on the Sanctuary on the Green site, and to the north of the site within the Bellwether Farm City Open Space, will be improved and used for stormwater detention in the interim period between now and when the remaining regional City improvements are completed. Once these future City improvements are in place, they will serve as the outfall for the project site, and on-site stormwater detention will not be necessary. The detention volume for the proposed site can be shifted to the proposed Forney regional detention pond, with the on-site channels then limited to only stormwater conveyance, while still providing habitat and open space. Once this shift occurs, the temporary detention ponds will function as the regional drainage channel and will not be freed up for potential future development.

As part of the future anticipated regional channel improvements, two box culverts will be put in place with the proposed Sanctuary on the Green project under “Street A”. Just upstream of the box culvert, the interim stormwater detention is proposed by partially blocking the box culvert with a concrete wall. When the City regional channel and Forney pond is completed in the future, the concrete wall will be removed to allow full regional flow through the box culvert, and the regional channel will have capacity for master planned discharges.

Overview of Floodplain Mapping Requirements:
Much of the project area is impacted by the current effective and draft City of Fort Collins’ West Vine Basin floodplain boundaries. There is no federally designated (FEMA) floodplain on the site. Currently, a Stormwater

master plan is in progress for the City's West Vine Basin. Ultimately, this City master plan proposes an open channel to remain through the project site to convey stormwater, and these channels are incorporated into the Sanctuary on the Green grading and landscaping improvements. A City floodplain map adoption process is underway to remap the portions of the project that are currently shown in floodway and flood fringe. Fill with the proposed Sanctuary on the Green project will move and revise flood boundaries, via a Conditional Letter of Map Revision (CLOMR) and a Letter of Map Revision (LOMR) process which must be per City requirements. As a function of this process, the development must show no adverse impacts with respect to base flood elevations to any surrounding public or private property. A floodplain use permit will be required for each site construction element (detention ponds, bike paths, parking lots, utilities, structures, etc.) in the floodplain. Ultimately upon completion of construction, a Letter of Map Revision (LOMR) will be submitted for city review and approval to revise the floodplain. ICON Engineering is conducting all floodplain modeling and has submitted a floodplain modeling report (see Attachment 15).

Flooding Impact Conclusions from the ICON Floodplain Report (see Attachment 15): "There are no adverse impacts to existing or proposed structures, or adjacent private property as a result of the Sanctuary on the Green proposed project. Additional rainfall runoff created by the change in impervious surfaces within the project area will be detained on-site until such time as regional detention improvements downstream are fully constructed … The project follows the recommended alternatives of the West Vine Master Plan by incorporating conveyance channels to the west and north of the Sanctuary site, crossings with the existing irrigation canals, regional detention east of Taft Hill Road, and connection to the existing outfall channel to the Cache La Poudre River. Proposed grades and concepts from this plan were integrated into the current design for the Sanctuary channel system."

Floodplain Background Information per the ICON Floodplain Report:
"The West Vine Basin, located in northwest Fort Collins, extends east from Horsetooth Reservoir to the Cache La Poudre River and south from West Vine Drive to Mulberry Street and Laporte Avenue. The total area of the basin is approximately 2,252 acres, with the eastern half of the basin largely developed as residential, including several schools. The western half of the basin, west of Overland Trail, includes open space, Colorado State Forest nurseries, and the Colorado State University Foothills Campus. In general, the basin drains from west to east along five flowpaths that are not well defined as development and agricultural practices have changed these historical paths.

The West Vine Basin has had a history of flooding problems over the years. Problems have included damage to homes and property, roadway overtopping and spills from the canal systems. Based on reports from residents, there have been major flooding events at the following years/locations:

- 1990, 1992, 1994-Irish Drive
- 1997-Sunset, Hollywood, North Hollywood, Webb Avenue, Hillcrest, West Vine
- 1999-North Hollywood

These events and issues led to a series of stormwater improvements provided by both the City of Fort Collins and Larimer County to mitigate localized flooding. While these improvements have decreased flood damages in portions of the basin, concerns remain, and the City is currently in the process of selecting alternatives for future drainage improvements within the basin. ICON Engineering is in the process of preparing the West Vine Basin Stormwater Master Plan Alternatives Report, and the subsequent Selected Plan Report, which will provide data to support the City in their decision-making process.

Floodplain mapping shown on the City of Fort Collins "FC Maps" website is considered Current Effective; however, a study is currently underway and will revise floodplain mapping through the project site significantly. Because of this the City of Fort Collins has discussed with the project developer that if they choose to move forward, they must utilize draft study information at their own risk as this study undergoes adoption. A draft HEC-RAS model and work map are the basis for the Pre-Project conditions modeling used for this project. Per the City of Fort Collins, this draft floodplain information is to be treated as the Current Effective conditions."

The following images from the ICON report provide pre-project and post project floodplain mapping for the PDP:

Pre-Project Floodplains: Attachment 16

Post-Project Floodplains: Attachment 17

The complete ICON report and above attachments are provided with Attachment 15.

2. Comprehensive Plans

A. CITY PLAN

Staff Summary Comments -- overall, the PDP meets the objectives of City Plan:

- The plan layout adequately responds to the site's specific topography, features, and shape.
- The plan provides a diversity of housing types while maintaining open space buffering around the majority of the site perimeter, which provides a transition where larger building mass is proposed.
- Proposed building types and their corresponding mass/bulk are arranged on the site to provide a massing and density transition from east to west.
- N. Taft Hill Road and landscape frontage improvements buffer building mass and provide a spatial transition along the east side of the development.
- The project helps implement regional stormwater improvements while providing landscape and grading enhancements that improve the visual character and habitat quality of these areas.
- Highly varied architectural design is provided through the use of distinctive changes in building forms, massing, styles, window and door details, materials, and colors.
- The PDP appropriately and creatively responds to the unique area context by providing a high level of bicycle and pedestrian connectively while eliminating local street vehicular connections, which would change the long-standing existing "quiet cul-de-sac" condition of the surrounding neighborhoods.

Notable principles and policies from City Plan:

OUTCOME AREA "LIV" -- NEIGHBORHOOD LIVABILITY AND SOCIAL HEALTH – Managing Growth: These principles help the City to manage growth by encouraging infill and redevelopment, ensuring this development is compatible with the character of the surrounding neighborhood or area.

PRINCIPLE LIV 2: Promote Infill and Redevelopment:

POLICY LIV 2.1 - REVITALIZATION OF UNDERUTILIZED PROPERTIES
Support the use of creative strategies to revitalize vacant, blighted or otherwise underutilized structures and buildings, including, but not limited to: Infill of existing surface parking lots—particularly in areas that are currently, or will be, served by bus rapid transit (BRT) and/or high-frequency transit in the future.

PRINCIPLE LIV 3: Maintain and enhance our unique character and sense of place as the community grows:

POLICY LIV 3.1 - PUBLIC AMENITIES
Design streets and other public spaces with the comfort and enjoyment of pedestrians in mind …such as plazas, pocket parks, patios, children's play areas, sidewalks, pathways…

POLICY LIV 3.5 - DISTINCTIVE DESIGN
…Development should not consist solely of repetitive design that may be found in other communities.

POLICY LIV 3.6 - CONTEXT-SENSITIVE DEVELOPMENT
Ensure that all development contributes to the positive character of the surrounding area. Building materials, architectural details, color range, building massing, and relationships to streets and sidewalks should be tailored to the surrounding area.

PRINCIPLE LIV 4 – Enhance neighborhood livability

POLICY LIV 4.2 - COMPATIBILITY OF ADJACENT DEVELOPMENT
Ensure that development that occurs in adjacent districts complements and enhances the positive qualities of existing neighborhoods. Developments that share a property line and/or street frontage with an existing neighborhood should promote compatibility by: Continuing established block patterns and streets to improve access to services and amenities from the adjacent neighborhood; Incorporating context-sensitive buildings and site features (e.g., similar size, scale and materials); and Locating parking and service areas where impacts on existing neighborhoods—such as noise and traffic—will be minimized.

Principle LIV 5 – Create more opportunities for housing choices.

POLICY LIV 5.3 - LAND FOR RESIDENTIAL DEVELOPMENT
Use density requirements to maximize the use of land for residential development to positively influence housing supply and expand housing choice.

B. NORTHWEST SUBAREA PLAN (2006)

Summary Staff Comments – Project Compliance with Northwest Subarea Plan (NSP):

- Overall, the PDP meets the objectives outlined in the NSP for reasons similar to City Plan, following the adopted Framework Plan and maximum density guideline for the L-M-N Zone District – not more than 8 dwellings per gross acre.
- Landscaped drainage and open space areas provide land use transitions to the north, west and south. North Taft Hill Road and landscape frontage improvements provide a land use transition to the east.
- Two-family and single-family detached buildings are located on the west portion of the property, which contributes to an overall density, building mass and building height transition from east to west.
- Multiple pedestrian connection points are provided to appropriately integrate the project into the surrounding neighborhoods and street system.
- Existing streets are not connected (Webb, Irish, Impala), with Alternative Compliance requested to allow these connections to be pedestrian only, which helps protect existing County neighborhoods and long-standing existing conditions where through-traffic does not occur.
- Some additional design measures were suggested during the prior PDP (PDP190003) to help build neighbor consensus and address specific neighborhood concerns; however, these measures were not supported by the applicant group or required by City staff. In this application, the multifamily development was omitted and the overall density was reduced, however the three-story buildings still remain, along with other areas of neighborhood concern.
- The NSP was completed in conjunction with Larimer County, as many of the properties in this area, including ones adjacent to this project are unincorporated. With that in mind, this PDP was referred to Larimer County's Planning Department, where they are aware of the project, however they elected not to provide a formal review and responded with no comments (Attachment 21).

Staff Summary – Key Concepts from the Northwest Subarea Plan (NSP):

"The purpose of the Northwest Subarea Plan is to establish "a focused roadmap for the area's future through clearly defined goals, policies, and strategies. An overarching theme of this Plan is to retain and enhance the area's existing character."

- When reviewing the proposed project for compliance with the policies and strategies contained in the Northwest Subarea Plan there are two fundamental components of the NSP:
    - Following what is allowed with the zoning's density provides predictability;
    - Addressing compatibility with existing neighborhoods through design.
- For large properties that are zoned L-M-N, policies, goals and strategies focus on following the L-M-N zoning established with the Framework Plan; while other goals also discuss achieving compatibility with existing neighborhoods through "site-specific and contextual design."
- Page 9: "Vision and Key Strategies" … "Key ideas of Vision Tomorrow":
  Key Idea #5. Low-Density Housing with Stable Neighborhoods.
  "Allow predominately low-density housing consistent with the land use/framework plan. Protect stable neighborhoods from incompatible development."

Staff Summary of Key Ideas Stated in the NSP:

1) "New neighborhoods should entail creative master planning to lead to visually attractive, pedestrian-friendly neighborhoods that have nearby services, parks, and other amenities."
2) "In areas designated as Low Density Mixed-Use (L-M-N) residential areas, protect existing single-family neighborhoods by ensuring that infill development on parcels to be annexed is appropriate density and design."
3) "New development should fit the pattern and character of the area in terms of scale, use, lot sizes, setbacks, and landscaping, and should provide connected open space and avoid natural areas."
4) "The Framework Plan proposes land uses for areas that may develop in the future. Having a plan in place for the area guides the City and County as to whether future proposed developments are appropriate. The Framework Plan also creates some level of predictability in what type and intensity can be expected for one's own property as well as neighboring properties. The Framework Plan provides guidance to land uses, activities, and density levels. One of the primary objectives of the Framework Plan is to ensure that future development is compatible with the density, uses, and character of existing neighborhoods."

Staff Summary of NSP -- Vision and Key Strategies, Page 9 Chapter 2:

"What This Area Should be in the Future"
"The following statement represents the citizen-based vision for the future. It expresses values shared by most residents, landowners, businesses, and others who participated in the planning effort.

- "The Northwest Subarea should continue to be predominately a low-density residential area at the edge of Fort Collins with stable neighborhoods.
- "The area should also retain aspects of its semi-rural heritage including historic structures, small farms and irrigation ditches, natural areas, foothills vistas, and open fields.
- "As new development or change occurs, it should occur slowly and be of low intensity and fit in with the diversity and country feel of the area.

- "New development should safeguard natural features and protect wildlife habitats.
- "The Northwest Area should encompass permanently protected open lands and connected trail corridors to provide better access to the foothills, Poudre River, and local destinations, and to restore Soldier Creek as a functional drainage system with natural areas and recreational trails.
- "The area should have a safe and functional transportation system for pedestrians, equestrians, bicyclists, and motorists in the area."

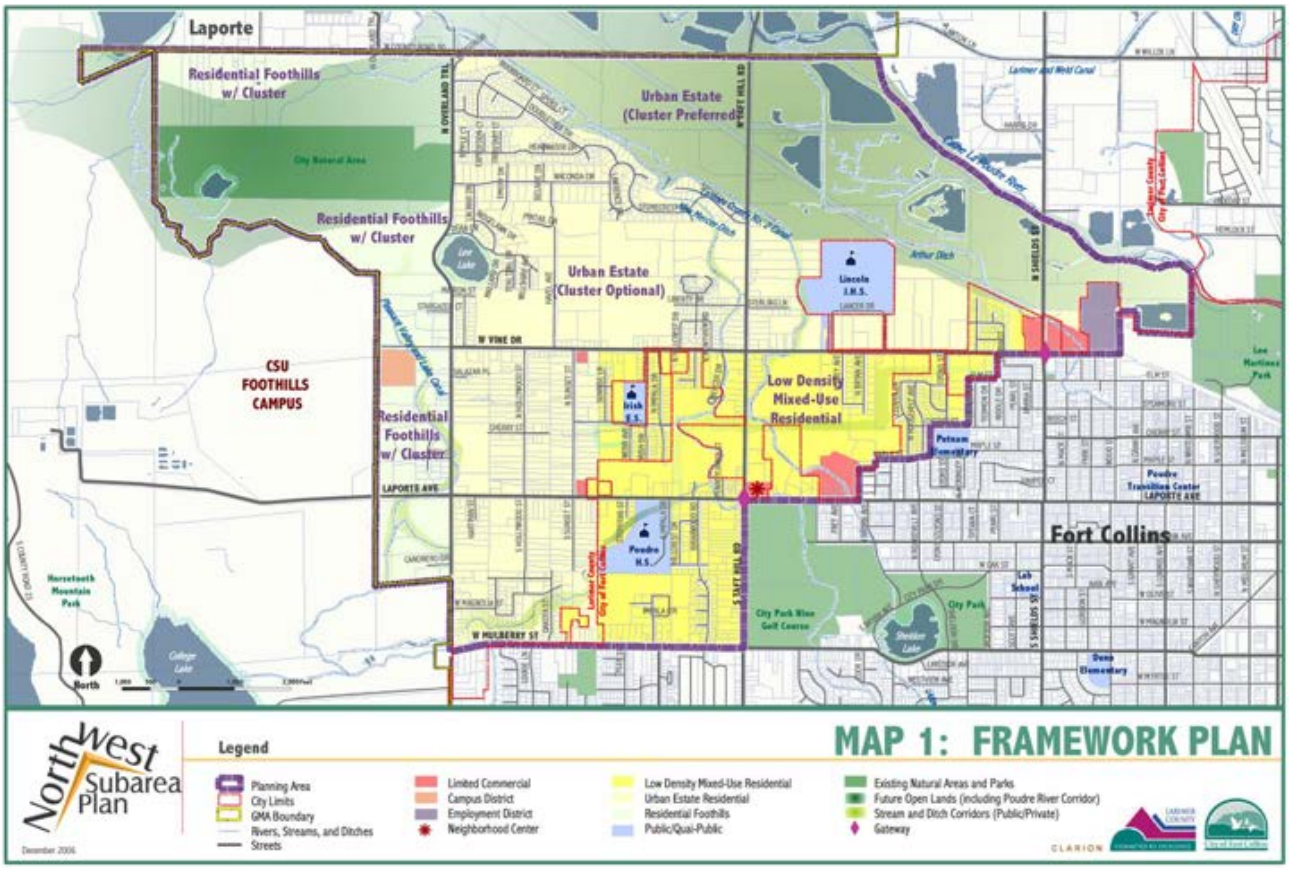
Staff Summary of Framework Plan and Goals, Policies and Strategies (Chapter 6):

"Framework Plan should be used together with the guidelines in Chapter 7 to prepare and review development proposals for the NWSA. The guidelines address how…"

- Chapter 3 – PURPOSE OF THE FRAMEWORK PLAN:

  "The Framework Plan proposes land uses for areas that may develop in the future. Having a plan in place for the area guides the City and County as to whether future proposed developments are appropriate. The Framework Plan also creates some level of predictability in what type and intensity can be expected for one's own property as well as neighboring properties."
- The Chapter 7 guidelines are for Residential Foothills (RF): West of Overland Trail Urban Estate District (UE): East of Overland Trail, Outside City Limits.
- Guidelines are not provided for L-M-N other than the Framework Plan and maximum density allowed.
- Using the Framework Plan **--** Follow the L-M-N zoning established with the Framework Plan (but with slightly reduced overall density 8 d.u./acre maximum)
- Chapter 3 – PURPOSE OF THE FRAMEWORK PLAN:

  "The Framework Plan proposes land uses for areas that may develop in the future. Having a plan in place for the area guides the City and County as to whether future proposed developments are appropriate. The Framework Plan also creates some level of predictability in what type and intensity can be expected for one's own property as well as neighboring properties."



- **The Framework Plan – EXISTING NEIGHBORHOODS**:
  "This Plan does not promote change in existing neighborhoods; they will remain in their current configuration and pattern. One of the primary objectives of the Framework Plan is to ensure that future development is compatible with the density, uses, and character of existing neighborhoods. The Northwest Subarea is predominately a low-density residential area with subdivisions in the City of Fort Collins and unincorporated Larimer County."

- **THE FRAMEWORK PLAN AND ZONING:**
  "The City and County staff and officials will use the Framework Plan as they review development proposals. The Framework Plan provides guidance to land uses, activities, and density levels, but it is not regulatory. It is to be used in conjunction with City and County zoning and development standards."

➢ **Staff Comment from the Framework Plan:** The Framework Plan and zoning establishes the type and intensity for development within the Northwest Subarea Plan. In order to comply with the subarea plan, the development needs to meet the L-M-N zoning requirements and city standards. In past appeals to City Council of development decisions, City Council has reinforced that the Land Use Code takes precedence over the Subarea Plan policy guidance.

Summary Narrative Related to L-M-N Areas – Starting on Page 15:

L-M-N Purpose and Intent (Page 15):

- "The designation of Low Density Mixed-Use Residential in this area is consistent with the current Structure Plan and existing neighborhoods and provides a transition between adjacent Old Town neighborhoods in the City and lower density subdivisions to the west."

- "New neighborhoods should entail creative master planning to lead to visually attractive, pedestrian-friendly neighborhoods that have nearby services, parks, and other amenities."

Staff Summary -- Areas That Are Zoned L-M-N:

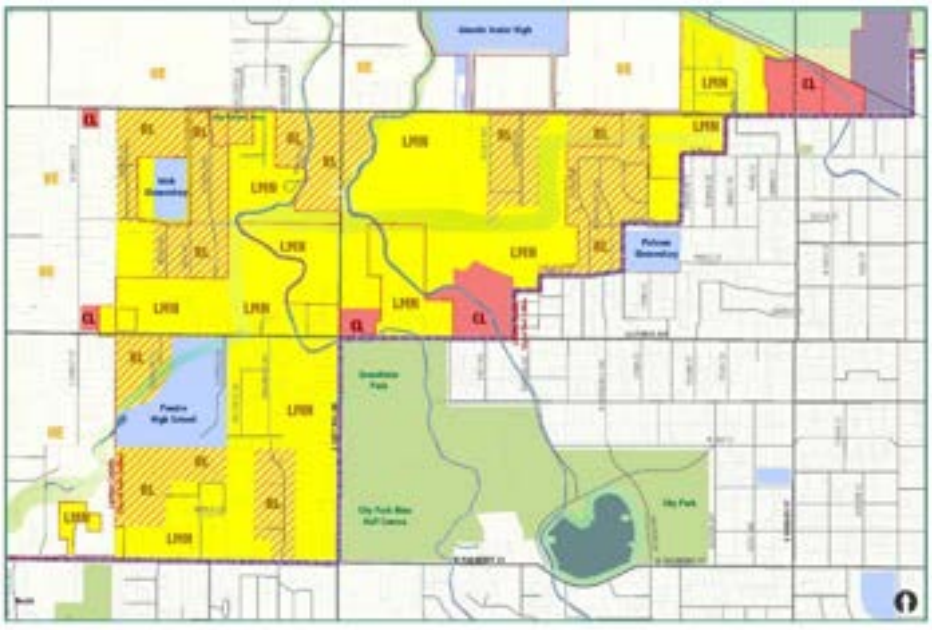
- The intent is to ensure that future development is compatible with the integrity and density of existing neighborhoods, as determined by location and infill parcel size.
- Future development density may be up to 8 units per acre overall within the NSP area (or up to 12 units per acre for affordable housing).
- The permitted density depends on each specific location as described in the sections below (R-L vs. L-M-N)

"What Low Density Mixed Use Allows" (Page 16):

"This Plan recommends that most of the Low Density Mixed-Use Residential category will be appropriate for L-M-N zoning, if annexed. However, parcels zoned FA-Farming that are seeking annexation will be zoned R-L if they meet the following criteria:

1) "If they are five (5) acres or less in size;
2) "If they are adjacent to an existing single-family neighborhood."

- "Residential Low (R-L) allows single family housing up to five units per acre, which may be more appropriate for small infill parcels in this area than the L-M-N district."
- "Larger parcels will be zoned, upon annexation, as Low-Density Mixed-Use Neighborhood (L-M-N) allowing up to eight (8) units per acre (or up to 12 units per acre for affordable housing)."
- Page 16: "Low Density Mixed-Use Neighborhood (L-M-N) district, which allows housing up to eight (8) units per acre, including single family homes and townhomes with no minimum lot size and also some commercial development."
- "Figure 9 - Recommended Locations for R-L and L-M-N Zone Districts in the Low Density Mixed-Use Residential Area" (the plan includes recommendations for R-L and L-M-N):



- **Staff Summary from the L-M-N Purpose and Intent:** Allow housing up to eight (8) units per acre, including single family homes and townhomes with no minimum lot size and also some commercial development. New neighborhoods should entail creative master planning to lead to visually attractive, pedestrian-friendly neighborhoods that have nearby services, parks, and other amenities.

Staff Summary of Chapter 6 – Goals, Policies and Strategies:

Overview, Page 33: "While residents have indicated interest in keeping vacant and agricultural properties "open," it is not possible to conserve all lands. Therefore, as new development occurs, it should be of low intensity to be compatible with the diversity and semi-rural feel of the area. Cluster development can be a positive design approach that supports these goals."

Policy LU-1.2
Framework Plan Guides Development
Adhere to the Framework Plan for the Northwest Subarea in the design and review of developments. (See Figure 5 - Framework Plan on page 12.) All new development and redevelopment activity in the Northwest Subarea should follow this Plan and its guidelines and applicable regulations.

Policy LU-1.3
Low Intensity Residential Development
Ensure that new development outside City limits is generally low intensity residential development (and other uses allowed in residential districts), as defined on the Framework Plan (i.e., in Urban Estate and Residential Foothills districts). Neighborhood densities generally should become lower toward the western edge of the Plan area to provide a transition between urban and rural areas, foothills, and Laporte; to buffer agricultural operations; and, to provide opportunities to protect natural features. (See Chapter 7 – Guidelines for the Urban/Rural Edge on page 45.)

- **Staff Comment:** Look at development intensity guidelines stated in the NWP through the context of the entire Framework Plan area.

Policy LU-1.4
Compatible Infill in Low Density Mixed-Use Residential Areas
In areas designated as Low Density Mixed-Use Residential areas, protect existing single-family neighborhoods by ensuring that infill development on parcels to be annexed is appropriate density and design. Parcels which are smaller than five acres and are adjacent to existing single-family developments, will be zoned as Residential Low (R-L). (See Figure 9 on page 17 for recommended locations for the R-L and L-M-N zone districts.)

- **Staff Comment:** The NSP only has specific guidelines for U-E and R-L (Chapter 7). For L-M-N, the specific guidance is to follow the zoning standards and also to limit the density to 8 DU/acre.

Staff Summary of Appearance and Design Strategies:

Appearance and Design (page 44):
"The vision for the Northwest Subarea is for new development to fit in with the low density and country-like image of the area and to safeguard natural features."

Appearance and Design Overview (page 44):
"The Northwest Subarea character has a country-feel and distinctive image in the broader Fort Collins/Larimer County community with a wide variety of styles, lot sizes, and activities."

"New development should fit the pattern and character of the area in terms of scale, use, lot sizes, setbacks, and landscaping, and should provide connected open space and avoid natural areas. Public projects (e.g., gateways, streets, and trails) should also enhance the area's identity and image."

Staff Summary of Notable Goals and Policies:

Goal AD-1: Unique Image and Identity
The Northwest Subarea will continue to have a unique image and identity, with a wide variety of compatible styles and activities.

Policy AD-1.1
Compatibility—Residential Guidelines
Encourage site-specific and contextual design and planning to promote new development that is compatible with the area.

Appearance and Design Strategies:

- **Staff Comment:** There is a gap in more specific guidelines for L-M-N – Specific guidelines for R-L and U-E are discussed in Chapter 7, but nothing specific is provided for L-M-N.

Policy AD-1.1A
Residential design guidelines (see Chapter 7) to achieve compatible residential development site plans and buildings to fit the neighborhoods and character in the Residential Foothills and Urban Estate Districts in the Northwest Subarea.

Chapter 7 includes:
"Guidelines for the Urban/Rural Edge Which Applies To:
Residential Foothills (RF): West of Overland Trail
Urban Estate District (UE): East of Overland Trail, Outside City Limits"

3. Public Outreach

A. NEIGHBORHOOD MEETING

While a neighborhood meeting was not required, the applicant held a virtual neighborhood meeting for the Type 1 PDP submittal on September 13, 2021.

Adjacent property owners contacted staff and requested that the applicant conduct another voluntary neighborhood meeting prior to this project being scheduled for hearing, however the applicant's representative stated they "have offered to respond to comments in a written format, but not a formal meeting." The applicant's representative stated they planned to mail a newsletter providing their summary of how concerns about the Northwest Subarea Plan were addressed. A copy of this newsletter is included in the packet as Attachment 30.

B. PUBLIC COMMENTS:

Summary of concerns raised in the neighborhood meeting include the following:

- Traffic and safety concerns for vehicles and pedestrians, particularly related to traffic patterns for nearby high schools.
- Concerns about building height and the impact of taller buildings on the viewsheds and character of existing neighborhoods.
- Environmental resources on the site.
- Concerns about grading and stormwater runoff.
- Attendees who spoke or submitted questions via chat were mostly opposed to the development, though there were comments in support of the project because of the improved infrastructure and amenities related to the development. Reasons for opposition included concerns about a mismatch with the intent of the Northwest

Subarea Plan, increased traffic delays with the addition of new homes onto already busy roads, and concerns about safety for students of nearby high schools.

The neighborhood meeting summary is included as Attachment 27 and a recording of the meeting is posted online at OurCity.FCGov.com/DevReview.

Prior Development Application

While this is a new application and different from what was presented previously before the Planning and Zoning Commission on June 17, 2021, many of the comments from the community are similar or remain the same, based on feedback from the community on the current application. To honor those community members who provided comments on the initial proposal, a summary of those concerns is included below, with the Planning and Zoning Commission meeting minutes, which contains the public testimony can be found here: **Minutes**, and the written comments submitted for that application included as Attachment 29.

Comments raised by neighbors in past meetings and hearing include:

- Concern about overall density of the development, particularly the inclusion of multifamily dwellings
- Concern about building height, especially the inclusion of three-story row homes
- Concern about lack of alignment with the intent of Northwest Subarea Plan
- Concern about inadequate stormwater infrastructure and the potential for flooding of surrounding properties.
- Concern about additional vehicle traffic and the potential for safety issues for pedestrians, especially school children attending Irish Elementary
- Concern about impacts to natural habitats, particularly the habitats of birds and deer.

4. Article 2 – Applicable Standards

A. BACKGROUND

Annexations
The property was annexed in two parts. The first annexation occurred in 1982 and included the land west of the New Mercer Ditch. The area east of the New Mercer Ditch was annexed and zoned L-M-N in November of 2018.

Prior Application (PDP190003)
The applicant previously submitted an application for this same site on February 15, 2019. That application was reviewed through six resubmittals and referred to Planning and Zoning Commission for a decision on the June 17, 2021 meeting agenda. During the June 17/18 hearing, the applicant requested to withdraw their application prior to a final decision being made on the application. The applicant then submitted a new plan, which was determined by the Director to include substantial changes in land use, residential density and/or nonresidential intensity in compliance with 2.2.11(E)(9). The new plan removed the multifamily condo units and added single-family rowhomes, among other changes. The removal of the multifamily dwelling units allowed for the project to follow the Type-1 review path instead of the Type-2 path the prior application went through, as the remaining uses are permitted under 4.2.(B)(2).

Neighborhood Meetings
The applicant has held one neighborhood meeting for this application. A summary of this meeting is included in the previous section of this staff report. Please see Attachment 27 for the City's neighborhood meeting notes. Additional neighborhood meetings were held for the prior application that was in review in 2019-2021.

Pre-submittal Review (PDR180008)
The pre-submittal review was waived for this application based on the prior application (PDP190003) for the site, which included a Preliminary Design Review meeting (PDR180008) that was held on June 13, 2018.

Project Development Plan (PDP) Submittal
The following is a summary of the submittal rounds:

Prior PDP (PDP190003)
Two-story multi-family: 87 dwellings; two and three-story single family attached: 106 dwellings; two-family: 26 dwellings; single family detached alley loaded: 32 dwellings.
A total of 251 dwelling units were proposed.

Round One PDP (PDP210018):
Plan contained two and three-story single-family attached: 154 dwelling units, two-family: 14 dwelling units, two-family attached: 12 dwelling units, and single family detached alley loaded: 32 dwelling units. A total of 212 dwelling units were proposed.

Round Two PDP (PDP210018):
Plan contained two and three-story single-family attached: 166 dwelling units, two-family: 14 dwelling units, and single family detached alley loaded: 32 dwelling units. A total of 212 dwelling units were proposed.

The main changes between round one and two included:

- Removal of the two-family attached dwelling units which were replaced with single family attached dwelling units.

Round Three PDP (PDP210018):
Plan contained two and three-story single-family attached: 166 dwelling units, two-family: 14 dwelling units, and single family detached alley loaded: 32 dwelling units. A total of 212 dwelling units were proposed.

- Round Three focused on minor revisions and drawing clean up to prepare for the hearing.

B. PROJECT DEVELOPMENT PLAN PROCEDURAL OVERVIEW

1. Preliminary Design Review (PDR180008) (June 13, 2018)

A PDR meeting was held on June 13, 2018 for the prior application, PDP190003.

2. Neighborhood Meeting (September 13, 2021)

While not required by *2.4.2 – Project Development Plan Review Procedures,* the applicant held one neighborhood meeting for the submittal. The meeting was held on September 13, 2021.

3. Submittal (PDP210018) (November 5, 2021)

The submittal of the project was completed on November 5, 2021. The project was subsequently routed to all reviewing departments.

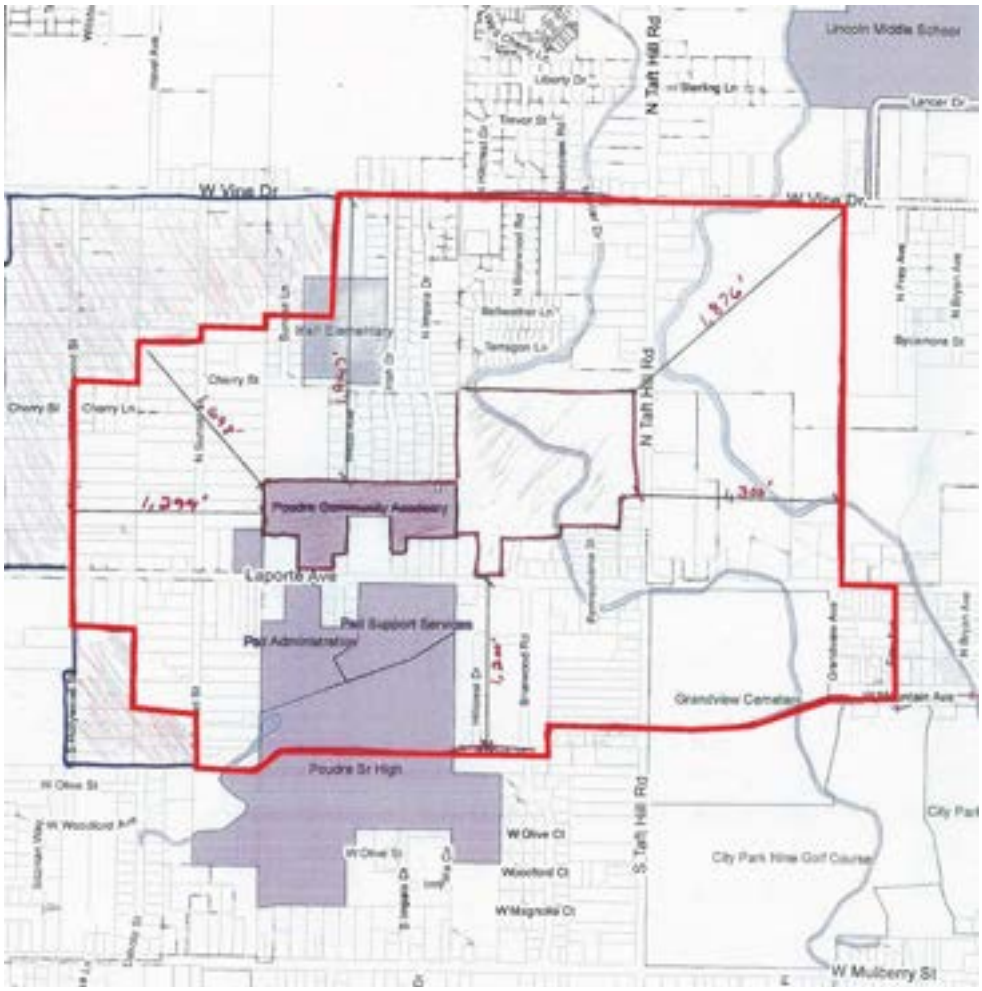
4. Notice (Posted, Written and Published)

Posted notice: August 6, 2018, Sign # 433

Written notice: April 13, 2022, 1000-foot notification boundary required, 418 letters sent

Published Notice: April 14, 2022, Coloradoan confirmation #0005216668

Mailing Notification Boundary Map:



Back to Top

C. DIVISION 2.8 – MODIFICATIONS OF STANDARDS

The applicant requests two Modifications of Standards and provides justification letters attached to this staff report.

The Land Use Code is adopted with the recognition that there will be instances where a project would support the implementation of City Plan, but due to unique or unforeseen circumstances would not meet a specific standard of the Land Use Code as stated. The modification process and criteria in Land Use Code Division 2.8.2(H) provide for evaluation of these instances on a case-by-case basis, as follows:

Land Use Code Modification Criteria:

"The decision maker may grant a modification of standards only if it finds that the granting of the modification would not be detrimental to the public good, and that:

(1) the plan as submitted will promote the general purpose of the standard for which the modification is requested equally well or better than would a plan which complies with the standard for which a modification is requested; or

(2) the granting of a modification from the strict application of any standard would, without impairing the intent and purpose of this Land Use Code, substantially alleviate an existing, defined and described problem of city-wide concern or would result in a substantial benefit to the city by reason of the fact that the proposed project would substantially address an important community need specifically and expressly defined and described in the city's Comprehensive Plan or in an adopted policy, ordinance or resolution of the City Council, and the strict application of such a standard would render the project practically infeasible; or

(3) by reason of exceptional physical conditions or other extraordinary and exceptional situations, unique to such property, including, but not limited to, physical conditions such as exceptional narrowness, shallowness or topography, or physical conditions which hinder the owner's ability to install a solar energy system, the strict application of the standard sought to be modified would result in unusual and exceptional practical difficulties, or exceptional or undue hardship upon the owner of such property, provided that such difficulties or hardship are not caused by the act or omission of the applicant; or

(4) the plan as submitted will not diverge from the standards of the Land Use Code that are authorized by this Division to be modified except in a nominal, inconsequential way when considered from the perspective of the entire development plan and will continue to advance the purposes of the Land Use Code as contained in Section 1.2.2.

Any finding made under subparagraph (1), (2), (3) or (4) above shall be supported by specific findings showing how the plan, as submitted, meets the requirements and criteria of said subparagraph (1), (2), (3) or (4).

1. Description of the Modifications

A. Modification to Section 3.5.2(D)(1) Orientation to a Connecting Walkway, requesting that building entrances to dwellings be oriented to a walkway that is longer than 350 feet, and within walkway open space that is narrower than 35 feet.

- This Modification is required because three proposed walkway areas have building entrances that are further away than 350 feet, and one that is within walkway open space that is narrower than 35 feet.

- A primary entrance to a dwelling may be up to three hundred fifty (350) feet from a street sidewalk if the primary entrance faces and opens directly onto a connecting walkway that qualifies as a major walkway spine. Dwellings within seven buildings do not meet the major walkway spine requirement because they are greater than 350' away from a street sidewalk.

  "A primary entrance may be up to three hundred fifty (350) feet from a street sidewalk if the primary entrance faces and opens directly onto a connecting walkway that qualifies as a major walkway spine."

- The open space width requirement for Major Walkway Spines is defined in Article 5 of the Land Use Code, requiring that major walkway spines be within an open space that is at least 35 feet wide and directly visible from a public street:

  "Major walkway spine shall mean a tree-lined connecting walkway that is at least five (5) feet wide, with landscaping along both sides, located in an outdoor space that is at least thirty-five (35) feet in its smallest dimension, with all parts of such outdoor space directly visible from a public street."

B. Modification to Section4.5(D)(2)(a)3. Housing Types, requesting approval of three housing types instead of the required four. The housing types proposed as part of the development plan are alley-loaded single family, two-family, and single-family attached. The standard reads as follows (emphasis added):

(2)Mix of Housing. A mix of permitted housing types shall be included in any individual development plan, to the extent reasonably feasible, depending on the size of the parcel. In order to promote such variety, the following minimum standards shall be met:

(a) A minimum of housing types is required on any project development plan as follows:
1.a minimum of two (2) housing types is required on any project development plan containing at least fifteen (15) acres and less than twenty (20) acres.
2.a minimum of three (3) housing types is required on any project development plan containing twenty (20) acres and less than thirty (30) acres, including such plans that are part of a phased overall development; and
3.a minimum of four (4) housing types is required on any such project development plan containing thirty (30) acres or more.

2. Applicant's Justification

A. Modification to Section 3.5.2(D)(1) Orientation to a Connecting Walkway, requesting that entrances to dwellings be oriented to a Major Walkway spine that is longer than 350 feet, and within a Major Walkway Spine open space that is narrower than 35 feet.

The applicant's modification request is attached to this staff report and provides their justification narrative. The applicant contends that the modification meets one of the four modification criteria. The following excerpts are provided from this justification letter:

> The Sanctuary on the Green Project Development Plan (PDP) is a residential project that emphasizes cohesive community connections and shared amenities. The proposed site plan emphasizes pedestrian connectivity and minimizes pedestrian/vehicular conflicts. Creating a walkable neighborhood has been a key design objective from the very beginning. One design technique used to accomplish this is orienting dwelling units towards green courts or along greenbelts instead of streets. In these situations, the home front faces onto the green space and the garage faces an alley. Connecting sidewalks are provided along these green spaces providing access to front doors, however, there is no "street" on the front side. The result is a

more pedestrian friendly environment surrounded by landscape rather than asphalt and concrete. Relocating the main entrance to green courts creates a safer entry sequence for pedestrians by minimizing pedestrian interaction with vehicles. Many families prefer this for safety reasons, others like it for the visual advantages or because open space is generally quieter than streets.

While the “connecting walkway” standard works well for traditional street-oriented communities it has limited the ability for Fort Collins to provide single-family attached products, a key element in the City’s goals to provide attainable housing. Single-family attached products are often alley loaded in order to provide efficient unit widths. This inherently orients the main entrance of the dwellings towards open spaces. For this reason, this code section has frequently been modified for recent residential developments in Fort Collins. As a community that focuses on pedestrian connectivity, open space, alley access and reducing the number of vehicular streets, Sanctuary on the Green has similar challenges. While the design meets the overall intent of the standard and exceeds the standard in many locations, there are some situations where the required metrics are not met.

The alternative to lengthening the MWS would be to orient these dwellings towards a street instead of green space to ensure connecting walks are provided. The intent of this modification request is to demonstrate that the pedestrian connections provided are not detrimental to the public good and are equal to or better than connections provided in a more traditional, street-oriented design.

The applicant states that the proposed modification would not be detrimental to the public good.

The modification would not be a detriment to the public good and would in fact enhance the public good because it provides a desirable lifestyle option that lessens interactions with vehicles and permits greater housing diversity in the community. Such an increase in lifestyle options, and particularly options that promote non-vehicular modalities of transportation, is compatible with the context of this area in northwest Fort Collins. The modification also brings the advantages of the development being safer, visually more interesting, and quieter than fronting onto a public street without sacrificing accessibility. While the increased length of the MWS is present, intermediate midblock crossings have been provided to provide the residents of these dwelling units access to neighborhood amenities or the ability to leave the neighborhood on foot. These options are no less than they would be if the dwelling units were oriented to a public street.

The applicant provides the following justification for Criterion 1 -- 2.8.2(H)(1) *the plan as submitted will promote the general purpose of the standard for which the modification is requested equally well or better than would a plan which complies with the standard for which a modification is requested:*

3.5.2 (A) Purpose. The standards in this section are intended to promote variety, visual interest and pedestrian-oriented streets in residential development.

The Sanctuary on the Green project exemplifies the purpose of the Residential Building Standards. The proposed project offers a variety of lifestyle choices for residents. Single-family detached, two-family, two-family attached, and single-family attached units are available. Allowing buildings to orient towards open spaces, as well as streets, promotes variety in the built environment, block face design and pedestrian experience. Many natural features on site provide unique opportunities for visual interest along Connecting Walks and Major Walkway Spines that lead to the primary entrance of dwelling units along green belts. The alley-loaded products proposed inherently create pedestrian-oriented streets and an attractive community without streets dominated by garage doors. The elongated MWS enables more residents to enjoy the visual interest and creates a true pedestrian thoroughfare. Finally, LUC 3.5.2(B) describes that the General Standard for residential buildings be that “Pedestrian usability shall be prioritized over vehicular usability.” Granting this modification would promote the Purpose and General Standard of the Residential Building Standards.

Major Walkway Spine exceeds maximum length
There are three instances where the proposed Major Walkway Spine (MWS) exceeds the maximum 350 feet. Sheet L2 illustrates all the proposed Major Walkway Spines and identifies the three locations where the spines exceed the prescribed 350 feet.

In all three cases the longer MWSs serve residences located along a greenway or natural open space. Where dwelling units front on to a greenway or open space, the walk located in front of these homes is a public sidewalk via a public access easement. The walks act the same as a public street sidewalk connecting people from their home to other places in the neighborhood. The only difference is that the vehicular street has been replaced with a green space. This arrangement has the following advantages over a plan that would comply with the standard:

- Fronting on to a green space provides an alternative way of living with less interaction with vehicles.
- It is safer, visually more interesting, and quieter than fronting onto a public street.
- People living in these dwelling units don't walk any further to access neighborhood amenities or to leave the neighborhood on foot than they would if the green belts were replaced with streets, which would meet the standard.

Furthermore, the MWS exceeds the standard in the following ways:

- Additional alternative connecting walkways are provided in three locations to allow residents convenient access to a public street sidewalk. Enhanced crosswalks are provided where these connecting walkways cross the alley. Alleys have low traffic volumes and vehicles are moving at reduced speeds.
- MWSs are required to be 5-feet wide and public street sidewalks along local streets are only 4.5-feet wide. Two of these MWSs located in front of the residences are planned to be 6-feet wide and the one that provides connection to the Soldier Creek Trail is planned to be 8-feet wide. The width of the walkway in all three instances exceeds the standard.

Given that homeowners will access a public sidewalk right out their front door, and that there are many advantages to the proposed pedestrian connectivity, we believe this Modification Request is not detrimental to the public good, and is equal to or better than a plan that would meet the standard.

Major Walkway Spine open space less than 35-feet wide
The MWS standard requires that the walk be located in open space that is 35 feet wide. There is one instance where the proposed Major Walkway Spine (MWS) is located in an open space that is less than standard. Sheet L2 identifies the single location where the MWS is less than 35 feet wide.

The MWS standard requires that the walk be located in open space that is 35-feet wide. The MWS located along the northern edge of the project is adjacent to the 2- and 3-story single family attached units is 23 feet wide measuring from the unit to the property line. The property in this area, however, is adjacent to the City-owned Bell Weather Farm Open Space creating an open space corridor wider than 170 feet, far exceeding the standard. The open space adjacent to the north-south MWS adjacent to the 1- and 2- story single-family attached units on the west side averages 143 feet wide, exceeding the required 35 feet.

Given that the effective open space is much wider than the prescribed 35 feet, we believe the proposed MWS widths are not detrimental to the public good and are equal to or better than a plan that would meet the standard.

B. Modification to Section4.5(D)(2)(a)3. Housing Types, requesting approval of three housing types instead of the required four for properties 30 acres or more.

The applicant's modification request is attached to this staff report and provides their justification narrative. The applicant contends that the modification meets one of the four modification criteria. The following excerpts are provided from this justification letter:

> Reason for the Request
> The Sanctuary on the Green Project Development Plan (PDP) is a residential project that emphasizes cohesive community connections, shared amenities, and vibrant design. The proposed site plan creates a neighborhood that provides the public with a variety of housing options, both in the type of residence and style. The development offers three distinct housing types and twenty-seven different housing models. The housing types and models have been mixed throughout the site to ensure that there is no chance of a monotonous streetscape.
>
> The reason for this modification request is that being over 30 acres, the project is required four different housing types, and the project is providing three. The Fort Collins Land Use Code (LUC) offers eleven different housing types as options to satisfy this requirement. The three housing types proposed are: Single-family detached dwellings with rear loaded garages; two-family dwellings; and single-family attached dwellings. It should be noted that previous iteration of this site plan which have been reviewed by City Staff have included site plans that contain multi-family dwellings and two-family attached dwellings, both of which are allowed housing types. However, those plans are no longer being pursued for reasons which are detailed below. The intent of this memo is to prove that providing one less housing type is not detrimental to the public good and the proposed plan promotes the general purpose of the standard equally well or better than a plan which meets the standard.

The applicant states that the proposed modification would not be detrimental to the public good.

> A previous PDP application presented a site plan which achieved this standard by providing multifamily dwellings as the fourth housing type. The project conducted extensive community outreach and one of the most common concerns heard was that the density of the multifamily dwellings was not compatible with the existing neighborhood. Despite the multifamily dwellings providing another price point and lifestyle option, the surrounding neighborhood voiced concerns that this housing type, although allowed by code, was in fact a detriment to the public good. That application was formally withdrawn, and the project has been reimagined to remove the multifamily housing type.
>
> The reimagined site plan proposes a mix of single-family detached, two-family, townhomes and rowhomes. While the LUC does not differentiate between townhomes and rowhomes, they do provide a distinctly different forms and housing options that are not a detriment to the public good.
>
> In summary, the proposed development has reimagined a previous application which achieved the housing type standard, specifically to address the good of the surrounding public. It also adequately achieves the building design variation standards and provides a fourth form of housing. The reduction in housing types does not cause any other standard or code to be violated, nor does it create a condition on site that impacts those of others off-site. Therefore, reducing the number of required housing types from four to three is not detrimental to the public good.

The applicant provides the following justification for Criterion 1 -- 2.8.2(H)(1) *the plan as submitted will promote the general purpose of the standard for which the modification is requested equally well or better than would a plan which complies with the standard for which a modification is requested:*

The general purpose of the housing type variety standard is two-fold. First, it is designed to produce communities that do not have a repetitive and monotonous streetscape. Second, it is designed to produce communities that provide multiple options, price points and lifestyles for homeowners to choose between.

The plan presented boasts eleven different models of single-family attached models, ten different single-family detached models, and six different two-family models. The site plan has been carefully designed to ensure that no buildings adjacent to each other are the same model. The amount of variety offered in this plan is above and beyond what the building variety standards require solely to ensure that the streetscape is not repetitive and monotonous. The single-family attached products are also split into two sub-categories. The “townhome” style units offer the tradition one- and two-story dwellings with larger footprints and more private space. The “rowhome” style units offer two- and three-story dwellings with smaller footprints and larger common open space. The land use code does not differentiate between these two types of dwellings when it comes to the housing type standard, however they do provide the community with different design options, price points and lifestyles for homeowners.

Additionally, the site plan that was submitted with the first round of this PDP application provided a fourth housing type by including two-family attached dwellings. The LUC defines two-family attached dwellings as “a two-family dwelling attached to one other two-family dwelling with each such two-family dwelling located on its own separate lot.” In essence a four-plex single family attached building, which has four separate lots, could be converted into a two-family attached building simply by removing two lot lines (see figure below). Everything else about the building could essentially remain the same, giving the same appearance to the public as a single-family attached building. As it relates to the general purpose of this standard, the two-family attached product does not substantially add variety to a streetscape or provide a new price point option for homebuyers.

The reason this product is no longer being pursued for the project is that the LUC does not offer a height limit specifically for two-family attached product in the LMN zone district. It could be interpreted that the buildings are held to the two-family building height of two-and-a-half stories. However, it could also be interpreted that the products are held to the attached dwelling building height of three stories. The building elevations that were proposed as two-family attached showed two-story units on the ends with three-story units in the middle. To avoid the ambiguity in the code, the two-family attached dwellings have been removed, thus leaving the project with three housing types.

In summary, the proposed development goes above and beyond in model variation and offers four distinctly different lifestyle and price point options. Additionally, a plan which achieves this standard by providing two-family attached dwellings looks nearly identical to the public as it relates to the general purpose of this standard. Therefore, the plan as submitted promotes a varied, unrepetitive streetscape; and provides multiple options, price points and lifestyles for homeowners to choose between; equally well or better than a plan which complies with the housing type standard.

3. Staff Analysis and Findings of Fact for the Modification Requests:

A. Staff finds that the request for the Modification of Standards to Section 3.5.2(D)(1) Orientation to a Connecting Walkway, requesting that building entrances to dwellings be oriented to a walkway that is longer than 350 feet, and within walkway open space that is narrower than 35 feet, is not detrimental to the public good and satisfies criteria 2.8.2(H)(1) *the plan will promote the general purpose of the standard for which the modification is requested equally well or better*; 2.8.2(H)(3) *by reason of exceptional physical conditions or other extraordinary and exceptional situations, unique to such property, including, but not limited to, physical conditions such as exceptional narrowness, shallowness or topography, or physical conditions which hinder the owner's ability to install a solar energy system, the strict application*

of the standard sought to be modified would result in unusual and exceptional practical difficulties, or exceptional or undue hardship upon the owner of such property, provided that such difficulties or hardship are not caused by the act or omission of the applicant; and 2.8.2(H)(4) *the plan as submitted will not diverge from the standards of the Land Use Code that are authorized by this Division to be modified except in a nominal, inconsequential way when considered from the perspective of the entire development plan, and will continue to advance the purposes of the Land Use Code as contained in Section 1.2.2*, for the following reasons:

1) 2.8.2(H)(1) and (4) are met because the plan with longer walkways allows more residents access to shared walkways with a pattern that provides a high level of interconnectivity throughout the development and to adjacent neighborhoods in a manner that is equal to or better than a street network by fostering a site plan that increases safety, connectivity, pedestrian interaction and quiet enjoyment without sacrificing convenience; wider and more frequently spaced sidewalks are provided to compensate for the increased sidewalk length; and pedestrian bridges are provided in lieu of street crossings;

2) The plan continues to advance the purposes of the Land Use Code Section 1.2.2 by increasing access to sidewalks, trails, and bicycle routes;

3) 2.8.2(H)(3) is met because the combination of the unusual shape of the property, location of the New Mercer Ditch, location of existing flood control channels, and location of existing development are exceptional practical difficulties not caused by the act or omission of the applicant, which makes providing a network of streets, shorter walkways and/or wider open space for walkway spine green courts in all portions of the site practically infeasible.

B. Staff finds that the request for the Modifications of Standards to Section4.5(D)(2)(a)3 to address housing type variation requirements for projects greater than 30 acres would not be detrimental to the public good and satisfies criteria 2.8.2(H)(1) *the plan will promote the general purpose of the standard for which the modification is requested equally well or better* and 2.8.2(H)(4) *the plan as submitted will not diverge from the standards of the Land Use Code that are authorized by this Division to be modified except in a nominal, inconsequential way when considered from the perspective of the entire development plan, and will continue to advance the purposes of the Land Use Code as contained in Section 1.2.2*, The lack of a fourth housing type meets criteria 2.8.2(H)(1), 2.8.2(H)(4) , and is not detrimental to the public good because:

1) The PDP provides eleven different single family attached building elevation options, where only three are required, ten single family detached home elevations, and six different two-family building elevation designs where four total between the two housing types are required. While this variety of architectural elevation designs doesn't count as individual housing types, it demonstrates that even among three housing types, a wide variety of models is being provided within the development. The six two-story and five three-story single family attached designs provide fundamental variation within this housing type, though it only counts as one housing type under 4.5(D)(2)(c). The two-story designs provide noticeably distinct entrance feature forms and details, while the three-story designs also include noticeably distinct roof form and massing elements, and with two of the designs providing massing step-downs to two-stories at building sides. All of these features will combine to create a varied and unique streetscape without significant repetition.

2) The applicant initially proposed including a fourth housing type, a two-family attached dwelling. This type was removed from subsequent submittals but from an architectural elevation standpoint, provided no additional architectural variation than what is currently proposed. The only difference was where the lot lines are drawn within the building footprint, creating two lots for the two-family attached product, versus four lots on an identical single family attached four-plex. Staff did not find that including the two -family attached housing type provided significant variation in streetscape, price

points, and housing types greater than what is already being achieved through the single family attached, single family detached, and two family products already included in the project.

3) Additionally, the curves and intersections within the internal streets help minimize sight lines, and open spaces along the New Mercer Ditch allow angled views of the building corners, which adds visual variety along the street. All of these measures combine within the overall site plan to mitigate the perception of monotony that could occur when viewing repeated housing types along a street.

4) The PDP will continue to advance the purposes of the Land Use Code Section 1.2.2 including:

(C) fostering the safe, efficient, and economic use of the land, the city's transportation infrastructure, and other public facilities and;

(G) increasing public access to mass transit, sidewalks, trails, bicycle routes and other alternative modes of transportation by providing sidewalk and bicycle lane improvements along Laporte Avenue, N. Taft Hill Road, and connections to local streets and trails;

(I) minimizing the adverse environmental impacts of development by contributing to flood control plans;

(J) improving the design, quality, and character of new development by providing enhanced landscaping, architecture, and landscaped buffer space;

(L) encouraging the development of vacant properties within established areas;

(M) ensuring that development proposals are sensitive to the character of existing neighborhoods by providing buffer space with enhanced landscaping and landscaped street improvements;

(N) ensuring that development proposals are sensitive to natural areas and features by improving existing habitat features.

5. Article 3 - Applicable Standards

A. DIVISION 3.2 - SITE PLANNING AND DESIGN

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.2.1 – Landscaping and Tree Protection	The intent of Section 3.2.1 is to ensure that significant tree canopy cover is created, diversified and maintained so that all associated social and environmental benefits are maximized to the extent reasonably feasible. These benefits include reduced erosion and stormwater runoff, improved water conservation, air pollution mitigation, reduced glare and heat build-up, increased aesthetics, and improved continuity within and between developments. Trees planted in appropriate spaces also provide screening and may mitigate potential conflicts between activity areas and other site elements while enhancing outdoor spaces, all of which add to a more resilient urban forest. The plan complies with all requirements of this section: • 3.2.1(D); 3.2.1(D)(1)(c) Tree Planting Standards -- Full Tree Stocking: The project meets the full tree stocking requirement, providing trees around all high use or high visibility sides, within 50 feet of all proposed buildings in accordance with the maximum spacing requirement. Trees are also provided within common	Complies

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
	private driveway access areas where feasible and are positioned to meet utility spacing requirements. A total of 692 trees are provided with the project. Of this total, 402 trees, or 58% are canopy trees. • 3.2.1(D)(2) Tree Planting Standards -- Street Trees: Street trees are provided at approximately 40' intervals and in accordance with required utility and street light separations. • 3.2.1(D)(3) Minimum Species Diversity: With the 692 trees provided, no individual tree species shall exceed 15%, or not more than 100 trees of any one species. The maximum proposed of any one species is 38, thus meeting this standard. • 3.2.1(D)(4) Tree Species and Minimum Sizes: All tree species and minimum tree caliper/height requirements are met. • 3.2.1(F) Tree Protection and Replacement: A total of 43 trees are proposed to be removed, and 88 mitigation trees and are required and provided in accordance with the tree replacement standards.	
3.2.2 – Access, Circulation and Parking – General Standard **3.2.2(C)(6,7) – Direct On/Off-Site Access to Pedestrian and Bicycle Destinations**	In conformance with the Purpose, General Standard, and Development Standards described in this section, the parking and circulation system provided with the project is adequately designed with regard to safety, efficiency and convenience for vehicles, bicycles, pedestrians and transit, both within the development and to and from surrounding areas. The sidewalk system provided addresses vehicle conflicts and contributes to the attractiveness of the development. A network of walkways link the front doors of units that face open space. These walks are six feet wide and lined with trees. Intermediate walks connect the public sidewalks to the 6' walkway system. The proposed walkway grid provides a high level of connectively linking the internal streets and existing surrounding streets within the overall neighborhood. An eight-foot-wide trail will connect the Soldier Creek Trail from Cherry Street to Laporte Avenue allowing students to access the high school, middle school and elementary school more conveniently. A total of three bicycle and pedestrian connections to Laporte Avenue are proposed. Detached sidewalks will be provided along Laporte Avenue and Taft Hill Road where the property abuts these streets. Two pedestrian bridges are proposed to cross the New Mercer Ditch. The southern bridge provides a connection through the proposed park area to Taft Hill Road.	Complies

<table>
<tr><th>Applicable Code Standard</th><th>Summary of Code Requirement and Analysis</th><th>Staff Findings</th></tr>
<tr><td>3.2.2(C)(4) – Bicycle Facilities</td><td>This standard applies to commercial, industrial, civic, employment and multi-family residential uses. The only component of the proposed project that would require bicycle parking per this standard is for the 3000 sf Neighborhood Center. Four enclosed spaces within the Neighborhood Center are being provided to meet the minimum 4 space requirement for General Retail, the closest comparable land use.</td><td>Complies</td></tr>
<tr><td>3.2.2(J) – Parking Lot Setbacks</td><td>This standard applies to any vehicle use area, including parking areas containing six or more spaces or vehicle use areas, including private drive aisles that are more than 1,800 square feet. These parking and drive aisle areas must be set back from the street right-of-way and the perimeter lot lines.
<table>
<tr><th></th><th>Minimum Average of Entire Landscaped Setback Area (feet)</th><th>Minimum Width of Setback at Any Point (feet)</th></tr>
<tr><td>Along an arterial street</td><td>15</td><td>5</td></tr>
<tr><td>Along a nonarterial street</td><td>10</td><td>5</td></tr>
<tr><td>Along a lot line *</td><td>5</td><td>5</td></tr>
</table>
* Setbacks along lot lines for vehicular use areas may be increased by the decision maker in order to enhance compatibility with the abutting use or to match the contextual relationship of adjacent or abutting vehicular use areas.

Along the west lot line adjacent to the Rostek Subdivision, the proposed private alley is set back just over 7 feet, which meets the 5’ minimum and 5’ average landscaped setback requirements. A privacy fence 5 feet in height is also proposed along this property line.

Along the southwest lot line adjacent to the school property, the proposed private alley and parallel parking spaces are set back just over 11 feet, also meeting the requirements.</td><td>Complies</td></tr>
<tr><td>3.2.2(C),(D),(E),(J),(K),(K)(1)(a) – Residential Parking Requirements</td><td>All parking design requirements in Section 3.2.2 are met for the project. Parking areas are evenly distributed throughout the site and meet Sections (C), (D), (E) and (J) which include general requirements related to off-street parking location and design. Handicap parking applies to the neighborhood center building and is provided per the standards.

Minimum parking quantities for all residential dwellings are provided in accordance with Section 3.2.2 (K)(1)(a) as follows:</td><td>Complies</td></tr>
</table>

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
	OFF STREET PARKING REQUIREMENTS UNIT TYPE / REQUIRED PARKING STALL PER UNIT / NUMBER OF UNITS / PROVIDED SF / TOTAL SPACES REQUIRED / TOTAL SPACES PROVIDED SINGLE FAMILY DETACHED / 2 / 32 / / 64 / 64 SINGLE FAMILY ATTACHED* / 2 / 166 / / 300 / 300 TWO-FAMILY* / 2 / 14 / / 28 / 28 ADDITIONAL GUEST PARKING / / / / / 47 NEIGHBORHOOD CENTER - USE 1 ** / / / 875 / 2 / 2 NEIGHBORHOOD CENTER - USE 2 ** / / / 2125 / 4 / 4 TOTAL / / / / 400 / 453 *ALL TWO-FAMILY AND SINGLE-FAMILY ATTACHED SHALL HAVE A MAXIMUM OF 3 BEDROOMS PER DWELLING UNIT ** NEIGHBORHOOD CENTER SHALL ALLOW THE FOLLOWING USES: RETAIL; CONVENIENCE RETAIL; PERSONAL AND BUSINESS SERVICE SHOPS; SMALL ANIMAL VETERINARY FACILITY; OFFICE; FINANCIAL SERVICE; CLINIC; CHILD CARE CENTER; LIMITED INDOOR RECREATION ESTABLISHMENT; PLACE OF WORSHIP OR ASSEMBLY; DOG DAY CARE; MUSIC STUDIO; COMMUNITY FACILITY OR NEIGHBORHOOD SUPPORT FACILITY; 2 SPACES / 1000 SQUARE FEET HAVE BEEN SELECTED AS AN AVERAGE PARKING DEMAND BASED ON THE ALLOWED USES FOR NEIGHBORHOOD CENTER. In summary, a total of 400 parking spaces are required, and 453 spaces are provided. This includes 41 on-street parking spaces.	
3.2.4 – Site Lighting	A photometric and fixture plan for the neighborhood center was submitted but found to be created for compliance with the prior lighting code and not the current lighting code. A condition of approval is recommended to update the photometric plan to be compliant with the current lighting code standards during final plan review. All exterior building lighting is provided by down-directional fixtures and with additional information can likely comply with the current standards.	***Condition proposed***
Section 3.2.5 – Trash and Recycling Enclosures	This section applies to the neighborhood center building. No material information or architectural renderings of the trash enclosure appear to be provided, but overall, there appear to be sufficient opportunities to meet the standard on-site or handle waste with roll out bins. Additional details will need to be provided at the time of Final Plan submittal to further evaluate the enclosure design and function. A condition of approval is recommended for compliance during final plan review. For all residential dwellings, collection service is proposed with the use of individual carts that will need to be stored within each garage.	***Condition proposed***

B. DIVISION 3.3 – ENGINEERING STANDARDS

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings

Section 3.3.1 – Plat and Development Plan Standards	This standard requires that the project dedicate rights-of-way for public streets, drainage easements and utility easements as needed to serve the area being developed. In cases where any part of an existing street is abutting or within the property being developed, the applicant must dedicate such additional rights-of-way to meet the minimum width required by Larimer County Urban Area Street Standards and the City of Fort Collins Land Use Code. The PDP complies with this standard by providing: • Two feet of additional right-of-way is provided along N. Taft Hill Road to accommodate the proposed middle turn lane into the site, detached sidewalk and parkway improvements. • Twelve feet of right-of-way is provided along Laporte Avenue to accommodate a westbound right turn lane. • A drainage access easement is provided into the southeast detention pond. • New Mercer Ditch access easement is provided. • Dedication of on-site easements for right-of-way, emergency access, drainage and utility easements as required.	Complies

C. DIVISION 3.4 - ENVIRONMENTAL, NATURAL AREA, RECREATIONAL & CULTURAL RESOURCE PROTECTION STANDARDS

The purpose of this Section is to ensure that when property is developed consistent with its zoning designation, the way in which the proposed physical elements of the development plan are designed and arranged on the site will protect the natural habitats and features both on the site and in the vicinity of the site.

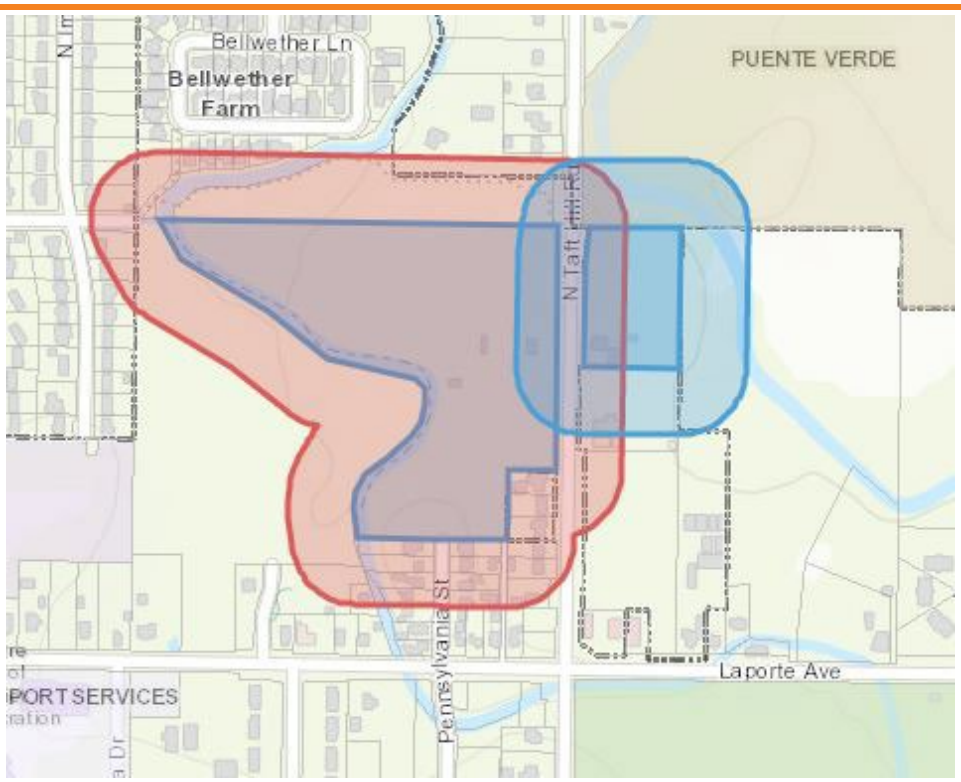
Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
Section 3.4.1 - Natural Habitats and Features	The General Standard requires, to the maximum extent feasible, the development plan be designed and arranged to be compatible with and to protect natural habitats and features and the plants and animals that inhabit them and integrate them within the developed landscape of the community by: (1) directing development away from sensitive resources; (2) minimizing impacts and disturbance through the use of buffer zones; (3) enhancing existing conditions; or (4) restoring or replacing the resource value lost to the community when a development will result in the disturbance of natural habitats or features. b. Section 3.4.1(E)(1)(a-i): The Land Use Code requires the establishment of natural habitat buffer zones surrounding natural resources. General buffer zone distances for specific resources may be increased or decreased to ensure buffer zone performance standards are met. Buffer Zone Performance Standards allow the decision maker [Hearing Officer] to determine buffer zones that may be multiple and noncontiguous. The general buffer zone distance for each natural habitat or feature is established in the quantitative buffer zone table, but the Hearing Officer may reduce or enlarge any portion of the general buffer zone distance in order to ensure qualitative performance standards are achieved. **Field Reconnaissance:** An Ecological Characterization Study (ECS) was completed by Cedar Creek in 2019 then updated in 2020. Additional analysis was requested of Cedar Creek after City staff met with residents' multiple times regarding various environmental concerns. Concerns included a potential wetland located along a swale immediately north of the site, impacts to deer and avian species (ducks specifically), and potential raptor nests within the project vicinity. To address these concerns, Cedar Creek performed a winter raptor nest survey within 500' of the site; a habitat characterization summary of the New Mercer Ditch; wetland delineation along the swale immediately north of the site; an evaluation of existing wetlands as concentration areas for waterfowl, shorebirds and songbirds (all of which receive a 300' buffer if present); and an analysis of potential impacts to the flight patterns of ducks. Below are the results of various additional reports: • The winter raptor nest survey verified no nests are located within or near the site, however a pair of red-tailed hawks were observed perched in a tree approximately 350' north of the site. • The wetland delineation of the swale north of the development site confirmed the swale is not a wetland because it contains minimal hydrophytic cover. Wetlands must contain three key indicators: hydrophytic soils, hydrophytic vegetation and hydrology. • The evaluation of wetlands and the New Mercer Ditch determined these features as important habitats but not concentration areas for waterfowl, shorebirds and songbirds. Therefore, standard buffers for wetlands and irrigation canals were recommended. • Impacts on flight patterns of waterfowl was determined as low since common waterfowl like mallards have successfully adapted to urban habitats, and the buffers applied to wetlands and the New Mercer Ditch, Cedar Creek determined the proposed development will not significantly impact flight patterns of waterfowl. **Natural Habitats and Features:** The Sanctuary on the Green property contains a number of natural habitats and features that warrant protection or mitigation that include: 1. Non-Native Upland Forest 2. New Mercer Ditch 3. Laporte Wetland (located along the southern site boundary) 4. Fort Collins Wetland (located offsite immediately north of the property), and 5. Cherry Wetland (located in the northwest corner of the property). Other than these features, the site is dominated by non-native grasses (smooth brome, orchard grass) and invasive weeds (bindweed and alfalfa).	Complies

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
	Below is a brief description of natural habitats and features requiring protection or mitigation: *Non-Native Upland Forest:* This ecosystem contains a mixture of grasses, forbs, shrubs and trees. The overstory is dominated by Siberian elm (Ulmus pumila) and boxelder (Negundo violaceus). The understory is dominated by non-native grasses such as smooth brome and orchard grass. The primary ecological function of this community is wildlife habitat, cover and shade. *New Mercer Ditch*: The New Mercer Ditch bisects the site in a north to south configuration and is approximately 4 feet deep by 8 feet wide. The corridor is dominated by grasses, shrubs and trees. Species common along the corridor include smooth brome and reed canary grass, along with mature plains cottonwood trees. The primary ecological function is wildlife habitat, cover, shade and wildlife movement corridor. *Laporte Wetland:* This wetland is approximately 0.39 acre and located along the southern site boundary, just north of Laporte. The wetland is likely supported by leakage from the New Mercer Ditch. It is considered low quality because it contains little structural and species diversity and is dominated by non-native grasses such as smooth brome and reed canary grass. *Fort Collins Wetland:* This wetland is approximately 0.90 acre and located just north of the project site. The wetland is supported by stormwater detention and has moderate ecological value. It contains a variety of native and non-native species, such as plains cottonwood, sandbar willow, common bulrush, leafy spurge and Canada thistle. *Cherry Wetland:* This wetland is approximately 0.14 acre and located in the northwest corner of the site at the confluence of New Mercer Ditch and Cherry Street drainage channel. It has moderate ecological value and contains a variety of shrubs, trees and grasses, including sandbar willow and common bulrush. **Protection Standards:** Section 3.4.1(E) requires buffering of natural habitats and features to protect the character and function of natural resources. However, buffer zones may be reduced so long as the buffer complies with the performance standards. Reduced buffer distances may also be mitigated by enlarging buffer distances elsewhere to meet performance standards. Below are the quantitative buffers for resources on the site: • Irrigation Ditches: 50’ buffer on both sides • Wetlands above 1/3 of acre: 100’ buffer • Wetlands less than 1/3 of an acre: 50’ buffer • Buffering is not required for non-native upland forest, however 3.4.1 allows mitigation for any vegetation being removed for habitat loss. **Development Proposal:** *Non-Native Upland Forest:* Several non-native trees and shrubs are being mitigated due to loss of habitat value. A total of 37 trees and 168 shrubs are required for mitigation and the applicant is providing 37 trees and 421 shrubs. These plantings are separate from City Forestry’s tree protection and mitigation requirements in LUC Section 3.2.1. *Upland Grassland:* The majority of the site is dominated by non-native grasses (smooth brome, orchard grass) and invasive weeds (bindweed and alfalfa). The applicant is restoring open areas to native grasses, providing weed mitigation, and introducing pockets of pollinator gardens to improve the habitat quality throughout the site. *New Mercer Ditch:* The majority of the New Mercer Ditch will be protected by at least a 50’ buffer on either side. However, there are portions of the development that encroach within the	

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
	buffer. Where the proposed development encroaches into the general buffer zone it is expanded elsewhere, resulting in a larger buffer overall than required. *Laporte Wetland:* The development adheres to the 100' buffer and proposes weed mitigation and enhancement plantings to improve the habitat value and quality. *Fort Collins Wetland:* The development adheres to the 100' buffer. *Cherry Wetland:* The development adheres to the 50' buffer. **Performance Standards:** The applicant proposes meeting the LUC 3.4.1 (E) natural habitat buffer zone performance standards, which are as follows: (a) *The project shall be designed to preserve or enhance the ecological character or function and wildlife use of the natural habitat or feature and to minimize or adequately mitigate the foreseeable impacts of development.* The existing site contains a total of 6.91 acres of buffer area based on the quantitative standards. The development proposes 10.36 acres of enhanced buffer zones in total. To preserve the ecological character of the New Mercer Ditch corridor, native plantings and berms have been placed to screen and soften the impacts of development. The open areas will be restored with native grasses, shrubs and trees, and pockets of pollinator gardens. The resultant buffer zones, open areas, and landscaping, which constitute 24.83 acres, will be of higher quality than what exists today through weed mitigation, and increased species and structural diversity. (b) *The project, including, by way of example and not by way of limitation, its fencing, pedestrian/bicycle paths and roadways, shall be designed to preserve or enhance the existence of wildlife movement corridors between natural habitats and features, both within and adjacent to the site.* The proposed pedestrian walkways, trails, fencing and roadways have been designed to provide connectivity without compromising connectivity for wildlife within and adjacent to the site. (c) *The project shall be designed to preserve existing trees and vegetation that contribute to the site's ecological, shade, canopy, aesthetic, habitat and cooling value. Notwithstanding the requirements of Section 3.2.1(F), all trees and vegetation within the Limits of Development must be preserved or, if necessary, mitigated based on the values established by the Ecological Characterization Study or the City Environmental Planner. Such mitigation, if necessary, shall include trees, shrubs, grasses, or any combination thereof, and must be planted within the buffer zone.* Mitigation for habitat loss and cooling value as a result of vegetation removal includes 37 trees and 421 shrubs. Vegetation within wetlands will be protected while upland areas will be improved through weed mitigation, restoration and enhancement plantings. The landscaping emphasizes native plants to improve opportunities for species' nesting, breeding, and where needed, screening to buffer the surrounding areas visually and from noise and lighting. (d) *The project shall be designed to protect from adverse impact to species utilizing special habitat features such as key raptor habitat features, including nest sites, night roosts and key feeding areas as identified by the Colorado Parks and Wildlife Division ("CPW") or the Fort Collins Natural Areas Department ("NAD"); key production areas, wintering areas and*	

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
	migratory feeding areas for waterfowl; heron rookeries; key use areas for wading birds and shorebirds; key use areas for migrant songbirds; key nesting areas for grassland birds; fox and coyote dens; mule deer winter concentration areas as identified by the CPW or NAD; prairie dog colonies one (1) acre or greater in size; key areas for rare, migrant or resident butterflies as identified by the NAD; areas of high terrestrial or aquatic insect diversity as identified by the NAD; remnant native prairie habitat; mixed foothill shrubland; foothill ponderosa pine forest; plains cottonwood riparian woodlands; and wetlands of any size. While no raptor nests have been identified on the property or within the vicinity of the project, the ECS calls for a bird survey prior to construction. The survey will be required, and a buffer zone setback maintained during the breeding, nesting and nestling rearing period should any active nests be found. (e) *The project shall be designed so that the character of the proposed development in terms of use, density, traffic generation, quality of runoff water, noise, lighting and similar potential development impacts shall minimize the degradation of the ecological character or wildlife use of the affected natural habitats or features.* The character and function of natural resources will be protected through buffering. In higher developed areas, the project proposes berming and landscaping to mitigate impacts such as noise and lighting. Artificial lighting will not spill into the buffer zones and plantings have been placed around parking areas to mitigate impacts from headlights. Finally, the site will employ water quality features and runoff reduction facilities to protect water quality throughout the site. (f) *The project shall be designed to integrate with and otherwise preserve existing site topography, including, but not limited to, such characteristics as steepness of slopes, existing drainage features, rock outcroppings, river and stream terraces, valley walls, ridgelines and scenic topographic features.* The project protects topographic features, such as the New Mercer Ditch and its steep embankments. Wetlands will be protected through buffering. (g) *The project shall be designed to enhance the natural ecological characteristics of the site. If existing landscaping within the buffer zone is determined by the decision maker to be incompatible with the purposes of the buffer zone, then the applicant shall undertake restoration and mitigation measures such as regrading and/or the replanting of native vegetation.* All buffers and open areas will be restored to native vegetation (with the exception of some trees that will be preserved for habitat). Additionally, weed mitigation and enhancement plantings will be incorporated to improve the natural ecological characteristics of the site. Vegetation proposed for removal will be mitigated. (h) *The project may be designed to provide appropriate human access to natural habitats and features and their associated buffer zones in order to serve recreation purposes, provided that such access is compatible with the ecological character or wildlife use of the natural habitat or feature.* The proposed pedestrian walkways and trails provide appropriate access to nature and connect to the larger trail network for recreation purposes. (i) *Fencing associated with the project shall be designed to be compatible with the ecological character and wildlife use of the natural habitat or feature.*	

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
	No fencing is proposed near buffer areas. **Summary:** The project results in 10.36 acres of Natural Habitat Buffer Zone (NHBZ), over 3 acres above the required 1:1 mitigation value. The project also proposes 14.54 acres of additional open area for regional stormwater and landscaping, with the detention and channel portions to be restored to native grasses. The result is 24.9 acres of landscaped area that will be of higher habitat value than what exists today. Restoration will include weed mitigation and enhancement plantings, wetland restoration, pocket pollinator gardens, berming and dense plantings – particularly near more developed areas to mitigate impacts such as noise and lighting. Mitigation also covers vegetation being removed to replace habitat loss and includes 37 trees and 421 shrubs.	
Section 3.4.7 - Historic and Cultural Resources	The applicant completed the pre-submittal requirement to provide the historic survey of the only two properties within the city that were adjacent to the site and noted as potentially eligible for local landmark designation (2318 Laporte and 2540 Laporte). Because both properties have lost much of their historic integrity, staff determined at that stage that no further historic review would be required in terms of design compatibility with those properties under section 3.4.7. Because the property at 330 N Taft Hill, a property in the County, was listed on the State Register in that same time frame, staff provided an adjacency map to reflect the historic influence area for the project that should consider design compatibility with the historic farm property. The adjacency area is just along the eastern edge of the development site along Taft Hill (map attached). Because Taft Hill is an arterial, the applicant has to comply with a minimum of two of the design compatibility requirements in Table 1 of 3.4.7 (E). The building elevations for the new construction indicate roof forms, window proportions, and material references to the more traditional residential styles in the area, including the property at 330 N Taft Hill. While the building height and width of the proposed new construction does not meet the 3.4.7 requirements, because the other design connections are made and it is across an arterial, i.e. not directly abutting the historic property nor incorporating the historic structures on the same development site, those building massing requirements are not applicable under 3.4.7. Staff waived the Historic Preservation Commission review of this proposed development because it meets the design compatibility requirements in Section 3.4.7, and because there are not historic buildings on the development site. Adjacency Map:	Complies

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
		

D. DIVISION 3.5 – BUILDING STANDARDS

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
Section 3.5.1 - Building and Project Compatibility The purpose of this Section is to ensure that the physical and operational characteristics of proposed buildings and uses are compatible when considered within the context of the surrounding area. They should be read in conjunction with the more specific building standards contained in this Division 3.5 and the zone district standards contained in Article 4.		

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.5.1(B) – General Standard	The general standard requires that new developments in or adjacent to existing developed areas shall be compatible with the established architectural character of such areas by using a design that is complementary. In areas where the existing architectural character is not definitively established or is not consistent with the purposes of this Code, the architecture of new development shall set an enhanced standard of quality for future projects or redevelopment in the area. Compatibility shall be achieved through techniques such as the repetition of roof lines, the use of similar proportions in building mass and outdoor spaces, similar relationships to the street, similar window and door patterns and/or the use of building materials that have color shades and textures similar to those existing in the immediate area of the proposed infill development. Brick and stone masonry shall be considered compatible with wood framing and other materials. Architectural compatibility (including, without limitation, building height) shall be derived from the neighboring context. Existing architectural character on adjacent properties consists of predominantly one-story single-family detached residential buildings to the east, west and south. To the north, the Bellwether Farm Subdivision contains a mix of one-story and two-story single-family detached residential buildings that include walk-out basements, which face south towards the Sanctuary property. The proposed Sanctuary on the Green architecture includes both two and three-story buildings. Primary techniques to achieve compatibility and reduce the overall apparent mass/bulk of the buildings include: • Utilizing masonry on the ground level to define the base of the larger buildings; • Ground level entrances on all three-story buildings include a shed or hip roof component, which further emphasizes the ground level; • Providing secondary massing elements at the second level, including projecting covered balconies and bay window treatments; • Large windows are provided within the majority of the building modules to further break down the scale of the buildings;	Complies
3.5.1(C) – Building Size, Height, Bulk, Mass, Scale.	Buildings shall either be similar in size and height, or, if larger, be articulated and subdivided into massing that is proportional to the mass and scale of other structures, if any, on the same block face, abutting or adjacent to the subject property, opposing block face or cater-corner block face at the nearest intersection. In addition to the comments provided above, the 3-story Building Type B (SFA #24 and #27) provides two-story massing step-down elements on the ends of the building along the N. Taft Hill Rd. frontage, which helps reduce the mass/bulk of these buildings along this street frontage.	Complies
3.5.1(D) – Privacy Considerations	Elements of the development plan shall be arranged to maximize the opportunity for privacy by the residents of the project and minimize infringement on the privacy of adjoining land uses. Additionally, the development plan shall create opportunities for interactions among neighbors without sacrificing privacy or security. Privacy infringement is minimized through the use of landscaped buffers, building setbacks, street-right-of way separation and tree-lined street parkways, which provide separation of new buildings from existing adjacent buildings.	Complies
3.5.1(E) – Building Materials **3.5.1(F) – Building Color**	Colors and materials vary and are mostly earth-tone and neutral and do not deviate from what would normally be found in any residential development. Materials include various combinations of manufactured stone or brick veneer, board and batten siding, lap siding, composition shingle main and accent roofs.	Complies

Back to Top

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.5.1(G) – Building Height Review	Special Height Review. The purpose of this Section is to establish a special process to review buildings or structures that exceed 40 feet in height. All proposed buildings are lower than 40 feet.	Not Applicable
3.5.1(H) – Land Use Transition	Code Citation: *When land uses with significantly different visual character are proposed abutting each other and where gradual transitions are not possible or not in the best interest of the community, the development plan shall, to the maximum extent feasible, achieve compatibility through the provision of buffer yards and passive open space in order to enhance the separation between uses.* The only specific buffer yard standard contained in the Land Use Code requires that multi-family buildings have setbacks from the property line of abutting property containing single- and two-family dwellings of at least 25 feet, per the L-M-N standard 4.5(E)(4)(b). Attachment 26 is a 2018 Administrative Code Interpretation that clarifies that the three-story townhomes are subject to the multi-family design standards in 4.5(E)(4), including this setback. Therefore, this project was also evaluated for compliance with multi-family design standards in instances where the requirements for large single-family attached buildings are not explicitly stated. The proposed three-story townhomes are separated from adjacent properties by perimeter open space, right-of-way and building setbacks, N. Taft Hill Road landscape improvements and building setback, and the width of the existing N. Taft Hill arterial street right-of-way. In all of these instances, the separation between these proposed buildings and adjacent single-family properties exceeds 25 feet, complying with this standard.	Complies
Section 3.5.2 – Residential Building Standards. The purpose of the standards in this Section are intended to promote variety, visual interest, and pedestrian-oriented streets in residential development.		
3.5.2(B) – General Standard	The project meets this standard by orienting all building entryways to the street or a suitably designed pedestrian walkway. Overall, the network of walkways provided emphasizes bicycle and pedestrian movement and connectivity over vehicular usability. All proposed residential buildings include covered entrance porches, compatible residential material and colors which are applied appropriately within building modules that are articulated to a human-scale.	Complies
3.5.2(C)(1) – Housing Model Variety and Variation Among Buildings – **Requirements for single-family detached, single-family attached in groups of two (2), and two-family dwellings**	This standard applies to the 32 single-family detached and 14 two-family dwellings. Any development containing fewer than 100 single-family or two-family dwelling units shall have at least 3 different types of housing models. Each housing model shall have at least 3 characteristics that clearly and obviously distinguish it from the other housing models, which characteristics may include, without limitation, differences in floor plans, exterior materials, roof lines, garage placement, placement of the footprint on the lot and/or building face. The enforcement procedure for this standard shall be in accordance with Section 3.8.15, which requires approval of the housing models at the time of building permit review. While not required at this time, the applicant has provided architectural elevations for these dwellings with the PDP that demonstrate compliance with the model variation requirements. Examples of ten different single-family detached models are provided, and six two-family models are provided with the PDP. Elevations demonstrate unique differences in floor plans, exterior materials, and roof lines, as shown in Attachment 6.	Complies

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.5.2(C)(2) – Housing Model Variety and Variation Among Buildings – **Requirements for single-family attached buildings containing more than two (2) dwelling units**	This section requires that any development with more than 5 single-family attached buildings that contain more than two dwellings per building (excluding clubhouses/leasing offices), shall include at least 3 distinctly different building designs. The standard also requires that there shall be no similar buildings placed next to each other along a street or street-like private drive, and that building designs shall be considered similar unless they vary significantly in footprint size and shape. Building designs shall be further distinguished by including unique architectural elevations and unique entrance features, within a coordinated overall theme of roof forms, massing proportions and other characteristics. Such variation among buildings shall not consist solely of different combinations of the same building features. 166 single-family attached dwellings are proposed within 36 buildings. Of these 36 buildings, 8 buildings are two-story, and 28 buildings are three-story. Additionally, the 36 buildings include 11 distinctly different building designs, which are shown in Attachment 6. These 11 building designs meet the variation requirement by providing significantly unique building styles. Two-story and three-story designs provide fundamental variation within this housing type. The material patterns, placement of materials, roof forms, window styles, and door styles are distinctly different amongst all of the designs. Additionally, the two-story designs provide noticeably distinct entrance feature forms and details. Lastly, the three-story designs include noticeably distinct roof form and massing elements, and with two of the designs provide massing step-downs to two-stories at the building sides.	Complies

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.5.2(D) – Relationship of Dwellings to Streets and Parking	This standard requires that all buildings connect to public sidewalks. One of the fundamental aspects of City Plan and the Land Use Code is that buildings are to be arranged in the traditional manner of homes along neighborhood streets. A corollary network allows other connecting walkways to serve buildings but only so long as these walkways meet certain criteria. This standard allows three types of walkways to ensure that new development provides neighborhood intra-connectivity. • Direct connection – where buildings and entrances face a public street so that new development extends the town-like pattern. • Direct connection within 200 feet with a Connecting Walkway. This allows for flexibility in building placement and results in an easy walking distance (roughly one-half of a block in traditional terms) to the City sidewalk network. • Direct connection between 200 and 350 feet by way of a Major Walkway Spine. This allows for a maximum walking distance (less than one block length in traditional terms) but only if this distance is mitigated by urban design features. Under *Section 3.5.2(D)(1) Orientation to a Connecting Walkway – every front facade with a primary entrance to a dwelling unit shall face the adjacent street to the extent reasonably feasible. Every front facade with a primary entrance to a dwelling unit shall face a connecting walkway with no primary entrance more than two 200 feet from a street sidewalk. The following exceptions to this standard are permitted:* *(a) Up to two single-family detached dwellings on an individual lot that has frontage on either a public or private street.* *(b) A primary entrance may be up to 350 feet from a street sidewalk if the primary entrance faces and opens directly onto a connecting walkway that qualifies as a major walkway spine.* *Connecting walkway shall mean (1) any street sidewalk, or (2) any walkway that directly connects a main entrance of a building to the street sidewalk without requiring pedestrians to walk across parking lots or driveways, around buildings or around parking lot outlines which are not aligned to a logical route.* *Major walkway spine shall mean a tree-lined connecting walkway that is at least five (5) feet wide, with landscaping along both sides, located in an outdoor space that is at least thirty-five (35) feet in its smallest dimension, with all parts of such outdoor space directly visible from a public street.* Several of the proposed buildings do not meet the walkway standard. A modification of this standard is proposed and is evaluated in the modification portion of the staff report. Approval of the modification is recommended based on the applicant's justification, staff analysis and findings provided.	***Modification Requested***
3.5.2(E) – Residential Building Setbacks, Lot Width and Size	The proposed project provides the following setbacks for the single-family detached and two-family buildings in conformance with the standards: • 15-feet Front Yard along internal local streets • 30-feet Front Yard along arterial streets (Laporte Avenue) • 5-feet Interior Side Yard • 15-feet Corner Side • 8-feet Rear Yard	Complies

E. DIVISION 3.6 - TRANSPORTATION & CIRCULATION

This Section is intended to ensure that the transportation network of streets, alleys, roadways and trails is in conformance with adopted transportation plans and policies established by the City.

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.6.3(B) - Street Pattern and Connectivity Standards	Code Citation: "3.6.3(B): Street Pattern and Connectivity Standards – General Standard. The local street system of any proposed development shall be designed to be safe, efficient, convenient and attractive, considering use by all modes of transportation that will use the system, (including, without limitation, cars, trucks, buses, bicycles, pedestrians and emergency vehicles). The local street system shall provide multiple direct connections to and between local destinations such as parks, schools and shopping. Local streets must provide for both intra- and inter-neighborhood connections to knit developments together, rather than forming barriers between them. The street configuration within each parcel must contribute to the street system of the neighborhood." The local street system will accommodate all modes. The PDP will improve connectivity for cars, bicycles, and pedestrians with the proposed local street system, arterial frontage improvements, internal walkway, and trail connections. Land dedication is proposed for the improvements required along N. Taft Hill Road and Laporte Avenue. An eight-foot-wide trail will provide area residents with additional connectivity to the Soldier Creek Trail from Cherry Street to Laporte Avenue allowing students to access the high school, middle school and elementary school more conveniently. A total of five bicycle and pedestrian connections are proposed to Laporte Avenue. Detached sidewalks will be provided along Laporte Avenue and Taft Hill Road where the property abuts these streets. Two pedestrian bridges are proposed across the New Mercer Ditch, with the southern bridge providing a connection through the small neighborhood park to N. Taft Hill Road.	Complies
3.6.3(C) - Street Pattern and Connectivity Standards	"3.6.3(C) Spacing of Full Movement Collector and Local Street Intersections With Arterial Streets. Potentially signalized, full-movement intersections of collector or local streets with arterial streets shall be provided at least every one-thousand three hundred twenty (1320) feet or one-quarter (¼) mile along arterial streets, unless rendered infeasible due to unusual topographic features, existing development or a natural area or feature." There is 1,290 feet of frontage on N. Taft Hill Road and 2,575 feet of frontage on Laporte Avenue. This requires at least one full movement connection on Taft and one on Laporte. These connections are accommodated. The east connection on Laporte Avenue is planned as a potential future connection due to existing development within the right-of-way in this area. The PDP provides a temporary asphalt trail connection in this area.	Complies

3.6.3(D-H) - Street Pattern and Connectivity Standards	***"3.6.3(D) Spacing of Limited Movement Collector or Local Street Intersections With Arterial Streets.*** *Additional nonsignalized, potentially limited movement, collector or local street intersections with arterial streets shall be spaced at intervals not to exceed six hundred sixty (660) feet between full movement collector or local street intersections, unless rendered infeasible due to unusual topographic features, existing development or a natural area or feature."* ***"3.6.3(E) Distribution of Local Traffic to Multiple Arterial Streets.*** *All development plans shall contribute to developing a local street system that will allow access to and from the proposed development, as well as access to all existing and future development within the same section mile as the proposed development, from at least three (3) arterial streets upon development of remaining parcels within the section mile, unless rendered infeasible by unusual topographic features, existing development or a natural area or feature. The local street system shall allow multi-modal access and multiple routes from each development to existing or planned neighborhood centers, parks and schools, without requiring the use of arterial streets, unless rendered infeasible by unusual topographic features, existing development or a natural area or feature."* ***"3.6.3(F) Utilization and Provision of Sub-Arterial Street Connections to and From Adjacent Developments and Developable Parcels.*** *All development plans shall incorporate and continue all sub-arterial streets stubbed to the boundary of the development plan by previously approved development plans or existing development. All development plans shall provide for future public street connections to adjacent developable parcels by providing a local street connection spaced at intervals not to exceed six hundred sixty (660) feet along each development plan boundary that abuts potentially developable or redevelopable land."* Sections 3.6.3(D), (E) and (F) require collector or local street connections every 660 feet in order to promote an interconnected pattern of streets. The street system provided with the PDP is also required to connect to existing streets stubbed to the boundary of the development plan – in this case Webb Avenue, Irish Drive and N. Impala Drive. The applicant proposes Alternative Compliance for these requirements, which is discussed below. ***"3.6.3(H) Alternative Compliance.*** *Upon request by an applicant, the decision maker may approve an alternative development plan that may be substituted in whole or in part for a plan meeting the standards of this Section."* The applicant has provided an alternative compliance request with Attachment 24. The applicant's justification is summarized as follows: The PDP provides a local street network with direct connections to Laporte Avenue and N. Taft Hill Road. A second local street leads to the public park where a cul-de-sac is provided for turning around. The applicant is requesting approval for an Alternative Compliance Plan that provides local street connections to adjacent arterial streets where possible, and creates pedestrian and bike connections to the adjacent arterial streets, to adjacent neighborhoods and to the Soldier Creek Trail that currently do not exist. This request for alternative compliance is based on unusual topographic features, existing development, natural areas and other constraints including the shape of the property, the New Mercer Ditch, existing wetlands and floodway constraints. The applicant's goals for neighborhood planning are consistent with the City's objectives contained in the Purpose statement for Section 3.6.3 Street Pattern and Connectivity. "This section is intended to ensure that the local street system is well designed with regard to safety, efficiency and the convenience for automobile, bicycle, pedestrian and transit modes of travel." This neighborhood provides a local street with direct connections to Laporte Avenue and Taft Hill Road. A second local street leads to a Neighborhood Center and public park where a cul-de-sac is provided for turning around. Alleys are spaced at regular intervals along the local street. This provides private access to individual homes	***Alternative Compliance Requested***

with approximately half of the homes facing public streets while the other half face green courts or open space. The applicant's goal is to provide attractive pedestrian streetscapes where homes face streets and convenient attractive walkways to the fronts of homes that face courtyards or open space.

Several site constraints prevent local streets from being extended into the adjacent neighborhoods as required by 3.6.3 (F). On the northwest corner of the site this project is adjacent to a City of Fort Collins drainage easement (reception no. 98110267) which will be in use indefinitely. The City of Fort Collins also has a stormwater and drainage easement (reception no. 99058224) on this property where Webb Avenue, Irish Drive and North Impala Drive dead end. Within the easement area is a large detention basin that is in use and contains the flows of the floodway and floodplain. A third stormwater drainage easement (reception no. 99058225) is located along the north portion of the site on the western side. At that location, Cherry Street dead ends half onto this project site and half onto City of Fort Collins Natural Areas land. City owned land that is utilized for storm water management boarders the rest of this project to the north and there are no street stubs located across that land to tie into with this project. The existing drainage easements prevent street connections to the north.

Opportunities to provide local street connections to Laporte Avenue are largely prevented by existing development. One local street connection is provided at the western edge of the project. In areas where existing development doesn't prevent street connections along Laporte Avenue, existing wetlands prevent it. In lieu of other local street connections the project will provide two pedestrian/bike connections to Laporte Avenue. One is located on the east side of the Calvary Baptist Church property and the other is located west of Taft Hill Road within an existing street right-of-way.

Existing street right-of-way that would provide an additional street connection to Laporte avenue exists approximately 900 feet west of Taft Hill Road. Extending a street connection through the existing right-of-way would necessitate filling in existing wetlands. In addition, the right-of-way does not align with Briarwood Street on the south side of Laporte Avenue. We believe the best alternative at this time is to provide a pedestrian/bike connection within the right-of-way. This allows pedestrian/bike access that currently does not exist and leaves the door open for a street connection in the future.

The proposed plan significantly increases the bicycle and pedestrian connectivity through this property in the following ways:

- The three streets that are not able to be extended from the north due to stormwater conveyance have permanent trails that will connect to the public sidewalk system.
- An enhanced emergency access provides a connection from Impala Drive with a concrete bicycle and pedestrian path.
- A proposed trail connection leads from the City of Fort Collins Natural Area on the north to the proposed local street which then connects to Laporte Avenue using the existing dedicated right-of-way near Briarwood Street.
- Laporte Avenue will be widened to provide a protected pedestrian and bike lane within the existing right-of-way to Impala Drive. Safe Routes to School has offered to partner with this project to create a safe street crossing on the west side of Impala Drive. This connection will be vital in getting students to Poudre High School located just south of the site on Laporte Avenue, as well as Irish Elementary and Lincoln Middle School to the north. Once the regional detention improvements are completed, a permanent street can be constructed within the existing Briarwood right-of-way.

In total, there are five pedestrian/bicycle connections to Laporte Avenue and five connections to the north, connecting residents of the project to existing

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
	neighborhoods, adjacent arterial streets, schools, the park, community center, trails and the existing Soldier Creek Trail system. The alternative design minimizes the impacts on natural areas, fosters nonvehicular access and does not exceed the level of service standards. There is a direct street connection to the neighborhood center and park within the development. In addition, by providing alleys, the streetscape is dominated by front doors and porches rather than garage doors. Low quality wetlands and storm water conveyances which dominate the site on the north and west will be enhanced through re-seeding with native grasses and planting native trees and shrubs that will significantly increase wildlife habitat value. Crossing these areas with streets would necessitate culverts and/or bridges which would be detrimental to wildlife movement through the drainage corridor. This site plan proposes one vehicular connection and two pedestrian bridges, that tie the neighborhood together. As the site currently exists, the New Mercer ditch prevents east/west connectivity. *Staff Evaluation:* To approve an alternative plan, the decision maker must first find that the proposed alternative plan: • Accomplishes the purposes of this Division equally well or better than would a plan and design which complies with the standards of this Division; • That any reduction in access and circulation for vehicles maintains facilities for bicycle, pedestrian and transit, to the maximum extent feasible. In reviewing the proposed alternative plan, the decision maker shall take into account: • Whether the alternative design minimizes the impacts on natural areas and features; • Fosters nonvehicular access; • Provides for distribution of the development's traffic without exceeding level of service standards; • Enhances neighborhood continuity and connectivity; • Provides direct, sub-arterial street access to any parks, schools; and neighborhood centers, commercial uses, employment uses and Neighborhood Commercial Districts within or adjacent to the development from existing or future adjacent development within the same section mile. ***Staff Finding:*** Staff finds that the plan complies with the standards in these Sections equally well based on the proposed layout and design of streets including local street intersections with Laporte Avenue and N. Taft Hill Road, two bicycle and pedestrian crossings of the New Mercer Ditch, as well as five pedestrian/bicycle connections to Laporte Avenue and five connections to the north, connecting residents of the project to existing neighborhoods, adjacent arterial streets, schools, the park, community center, trails and the existing Soldier Creek Trail system. The PDP provides both intra- and inter-neighborhood connectivity and complies with the criteria for Alternative Compliance to the maximum extent feasible, taking into account the unusual topographic features, existing development and natural areas or features.	

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.6.4 - Transportation Level of Service Requirements	The Traffic Operations and Engineering Departments have reviewed the Transportation Impact Study that was submitted to the City for review and have determined that the vehicular, pedestrian and bicycle facilities proposed with this PDP are consistent with the standards contained in Part II of the City of Fort Collins Multi-modal Transportation Level of Service Manual. Although not warranted by the traffic study, a center turn lane will be constructed on Taft Hill Road to mitigate turning impacts by the additional cars. The traffic study indicates existing Level of Service ratings from A to E with some of the turning movements of the surrounding intersections. Four of the five intersections are rated A, with the Taft Hill / Laporte intersection rated C. All the turning movements and intersection level of service continue to comply with City standards. The short range and long-range total peak hour traffic continue to operate acceptably and does not cause any movements to fail to meet the Fort Collins operational criteria. Although not warranted by the traffic study, a center turn lane will be constructed on Taft Hill Road to mitigate turning impacts by the additional cars.	Complies
3.6.6 - Emergency Access	This Section is intended to ensure that emergency vehicles can gain access to, and maneuver within, the project so that emergency personnel can provide fire protection and emergency services without delays. All emergency access and aerial apparatus requirements are in accordance with the review by Poudre Fire Authority of the PDP plans. Emergency access turning movements have been evaluated and accepted.	Complies

F. DIVISION 3.8 – SUPPLEMENTARY REGULATIONS

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.8.30 - Multi-Family and Single-Family Attached Dwelling Development Standards		
3.8.30(D)(3) – Buildings – Minimum Setback	The proposed three-story single-family attached buildings meet the minimum building setback requirement from the arterial right-of-way (N. Taft Hill Road), which shall be at least fifteen feet. All other applicable standards from this section are addressed in the Article 4 L-M-N standards and the residential building standards in Section 3.5.2.	Complies

6. Article 4 – Applicable Standards:

A. SUMMARY

The Low-Density Mixed-Use Neighborhood District is intended to be a setting for a predominance of low density housing combined with complementary and supporting land uses that serve a neighborhood and are developed and operated in harmony with the residential characteristics of a neighborhood. The main purpose of the District is to meet a wide range of needs of everyday living in neighborhoods that include a variety of housing choices, that invite walking to gathering places, services and conveniences, and that are fully integrated into the larger community by the pattern of streets, blocks, and other linkages. A neighborhood center provides a focal point, and attractive walking and biking paths invite residents to enjoy the center as well as the small neighborhood parks. Any new development in this District shall be arranged to form part of an individual neighborhood.

Typically, Low Density Neighborhoods will be clustered around and integral with a Medium Density Mixed-Use Neighborhood with a Neighborhood Commercial Center at its core. For the purposes of this Division, a neighborhood shall be considered to consist of approximately eighty (80) to one hundred sixty (160) acres, with its edges typically consisting of major streets, drainageways, irrigation ditches, railroad tracks and other major physical features.

B. DIVISION 4.5 – LOW DENSITY MIXED-USE NEIGHBORHOOD DISTRICT (L-M-N)

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
4.5(B)(2) – Permitted Uses	All of the project's proposed uses are permitted in the L-M-N zone district, including the single-family detached, two-family, and single-family attached dwellings. A Type 1 review process applies to projects that are limited to single-family detached, two-family, and single family attached dwellings that do not include multifamily development.	Complies
Section 4.5(D) – L-M-N Land Use Standards		
4.5(D)(1)(a) – Minimum density	This section requires a minimum of four (4) dwelling units per net acre of residential land. Net acreage for the PDP is 29.73 acres and 212 dwellings are proposed, resulting in a density of 7.13 dwelling per net acre which meets the minimum density requirement.	Complies
4.5(D)(1)(b) – Maximum density	This section requires that the project's maximum residential density be not more than nine (9) dwelling units per gross acre of residential land. Gross acreage for the PDP is 41.34 acres and 212 dwellings are proposed, resulting in a maximum density of 5.13 dwellings per gross acre, which is within the maximum density requirement.	Complies
4.5(D)(2)(a) – Mix of Housing – minimum housing types	This standard requires that at least four housing types be provided for projects that are 30 acres or larger. The PDP provides three housing types as follows: 1. Two-family dwellings 2. Single-family attached dwellings 3. Single-family detached dwellings with rear loaded garages The project does not include a fourth housing type; however, the variation provided between the two- and three-story townhome product, as well as the amount of building design variation provided in the housing type is significant enough so as to act as another housing type. A modification of this standard is proposed and is evaluated in the modification portion of the staff report. Approval of the modification is recommended based on the applicant's justification, staff analysis and findings provided.	***Modification Requested***

<table>
<tr><th>Applicable Code Standard</th><th>Summary of Code Requirement and Analysis</th><th>Staff Findings</th></tr>
<tr><td>4.5(D)(2)(b) – Mix of Housing – placement variation</td><td>This standard requires that to the maximum extent feasible, housing types, block dimensions, garage placement, lot sizes and lot dimensions be significantly and substantially varied to avoid repetitive rows of housing and monotonous streetscapes. For example, providing distinct single-family detached dwellings or two-family dwellings on larger lots and on corners and providing small lot single-family dwellings on smaller lots abutting common open spaces fronting on streets are methods that accomplish this requirement.

The project meets this requirement by providing larger lots at the corners of the single family attached buildings and by providing a varied spacing of walkway connections and green space openings between buildings along the internal streets.</td><td>Complies</td></tr>
<tr><td>4.5(D)(2)(c)(d) – Mix of Housing – housing types provided</td><td>This standard requires that no one housing type exceeds 80% or is less than 5% of the three total housing types provided. Of the total of 82 residential buildings, the PDP complies with three housing types distributed in the following manner:

<table><tr><td>Two-family buildings</td><td>7</td><td>9%</td></tr><tr><td>Single-family attached buildings</td><td>36</td><td>48%</td></tr><tr><td>Single-family detached buildings with rear loaded garages</td><td>32</td><td>43%</td></tr><tr><td>Total</td><td>82</td><td>100%</td></tr></table></td><td>Complies</td></tr>
</table>

4.5(D)(3) – Neighborhood Center	This standard requires that at least ninety percent of the dwellings in all development projects greater than forty acres shall be located within 3,960 feet (three-quarters of a mile) of either a neighborhood center contained within the project, or an existing neighborhood center located in an adjacent development, or an existing or planned Neighborhood Commercial District commercial project, which distance shall be measured along street frontage, and without crossing an arterial street. According to 4.5(D)(3), a Neighborhood Center must comply with criteria related to access to the center, location, land uses, design, and outdoor spaces. <u>Access</u> A Neighborhood Center is proposed on the eastern edge of the project presented as a mixed-use building designed to provide separate leasable spaces for commercial tenants. The mixed-use building also serves as a clubhouse to the community and is adjacent to a public park ,which connects to a trail network that winds through the development and provides access to over 15 acres of open space corridors throughout the site. The farthest a resident of this development must travel to access the on-site Neighborhood Center is 3,375 feet, measured along street frontage per LUC 4.5(D)(3)(a). This meets the requirement of 90% of dwellings having access within three-quarters of a mile, without crossing an arterial road. <u>Location</u> The mixed-use building is located as an integral part of the development, located directly adjacent to public right-of-way, and connected by a public trail system. It is not located on an arterial road, therefore there is no separation requirement. <u>Land Uses</u> The mixed-use building has been designed with separate entrances, separate utilities, and demising walls between uses to ensure that two separate uses are provided within the building. Potential uses that are slated to rent the spaces include: retail; convenience retail; personal and business service shops; small animal veterinary facility; office; financial service; clinic; childcare center; limited indoor recreation establishment; place of worship or assembly; dog day care; music studio. All of the uses comply with LUC 4.5(D)(3)(c). The clubhouse portion of the mixed-use building acts as a community facility or neighborhood support facility, which is also an allowed use of a Neighborhood Center. The adjacent open space and plaza may also function as a flex space for an open-air farmers market. The park adjacent to the mixed-use building includes a playground and open area which qualifies as a recreation facility. <u>Design</u> The 3,000 square-foot mixed-use building has six parking spaces associated with it, meeting the two space per 1000 square feet requirement for the associated proposed uses. The mixed-use building is one-and-a-half stories tall and the massing has been divided into three separate compartments ranging from 875 square feet to 1,066 square feet. Those proportions match the scale of nearby residential buildings. Pedestrian and bike access is provided to the Neighborhood Center via a network of walks connecting Taft Hill Road and the internal trail system. The internal trail system provides access to existing residential areas to the north and south. Vehicular access is provided via a local residential road network that connects to Taft Hill Road to the east and Laporte Avenue to the west. <u>Outdoor Spaces</u>	Complies

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
	A roughly 2,000 square foot playground is proposed adjacent to the Neighborhood Center as well as an open turf area to the west and north and a Natural Habitat Buffer Zone to the south, which provides usable trail connections. The park and open space adjacent to the Neighborhood Center (south and southwest) provides a focal point for outdoor gatherings, neighborhood events, picnicking, sitting and passive and active recreation. In addition, a number of commercial uses exist nearby the on-site Neighborhood Center. Within a half mile of this site is a medical clinic, laundromat, convenience store with gasoline sales, multiple churches, an elementary school, and a high school. These uses would be considered a Neighborhood Center on their own if the residents of this development did not have to cross an arterial road to access them. The Neighborhood Center at Sanctuary on the Green will enhance the existing public amenities. Based on the description of the proposed Neighborhood Center, the PDP meets with this standard.	
4.5(D)(6) – Small Neighborhood Parks	The PDP meets this standard by providing a privately owned park that meets the criteria of this section. The park area satisfies the required facilities criteria by including a multiple-use turf area, walking paths, seating, playground, and clubhouse. The park meets the location and accessibility criteria by placing the proposed clubhouse and outdoor amenities along N. Taft Hill Road. This meets the requirement that the park area be highly visible, easily observed from streets and formed by the street layout. All parts of the park are safely and easily accessible by pedestrians and open to the public. In terms of ownership and maintenance, the park will be privately owned and maintained by the development's property owners' association.	Complies
4.5(E)(1)(a) Streets and Blocks – Street System and Block Size	This standard requires that the local street system provided by the development results in blocks no greater than 12 acres in size. The project meets this requirement with the combination of local streets, walkway spines and existing barriers which form a pattern of blocks within the project, with no resulting block more than 5.3 acres.	Complies
4.5(E)(1)(b) Streets and Blocks – Mid-Block Pedestrian Connections	This standard requires that if any block face is over 700 feet long, then walkways connecting to other streets shall be provided at approximately mid-block or at intervals of at least every 650 feet, whichever is less. The project complies with this standard by proposing 5 mid-block pedestrian connections which join the internal streets to the surrounding streets (Laporte Avenue and N. Taft Hill Road). The maximum mid-block spacing proposed is approximately 560 feet. Additional walkways are provided along the internal streets connecting to private alleys and the Soldier Creek Trail. Average spacing of this walkway system is approximately 300 feet, and at least 16 walkway connections are provided along the internal street system which link to perimeter streets, alleys, and trails.	Complies
4.5(E)(3) – Maximum Residential Building Height **(one-, two- and three-family dwellings)**	The maximum height of one-, two- and three-family dwellings shall be two and one-half (2.5) stories. The project meets this requirement, with a 2-story maximum height proposed for the 7 two-family buildings and 32 single-family detached buildings. Attachment 26 is an administrative interpretation regarding the three-story 4-unit or more townhome product that clarifies it is permitted in the LMN district, subject to compliance with multifamily design standards in 4.5(E)(4).	Complies

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
Section 4.5(E)(4) Design Standards for Multi-Family Dwellings Containing More Than Eight (8) Dwelling Units		
4.5(E)(4)(a) – Maximum Number	This standard limits multi-family buildings in the L-M-N District to a maximum of 12 dwellings per building. Based on the administrative interpretation for the three-story townhomes, this standard would be applicable to those units. In total, twenty-eight three-story townhome buildings are proposed, with nine 4-unit and nineteen 5-unit buildings provided.	Complies
4.5(E)(4)(b) – Orientation and Setbacks	This standard requires that the multi-family buildings have setbacks from the property line of abutting property containing single- and two-family dwellings of at least 25 feet. The proposed three-story townhomes are separated from adjacent properties by perimeter open space, right-of-way and building setbacks, N. Taft Hill Road landscape improvements and building setback, and the width of the existing N. Taft Hill arterial street right-of-way. In all of these instances, the separation between these proposed buildings and adjacent single-family properties exceeds 25 feet.	Complies
4.5(E)(4)(c) – Variation Among Repeated Buildings **Applies to LMN multi-family buildings**	This section requires that any development containing more than 7 multi-family buildings provide at least 3 distinctly different building designs. Additionally, there shall be no more than two (2) similar buildings placed next to each other along a street or major walkway spine. Distinctly different building designs shall provide significant variation in footprint size and shape, architectural elevations and entrance features, within a coordinated overall theme of roof forms, massing proportions and other characteristics. To meet this standard, such variation shall not consist solely of different combinations of the same building features. The project includes a total of 28 three-story townhome buildings that would require compliance with this standard, and five distinctly different building designs are provided. These designs include three 4-unit building designs and two 5-unit building designs. Significant architectural variation is provided amongst these five building designs. Please refer to Attachment 6 for color elevations. • 4-plex Building Type C proposes a “Contemporary Farmhouse” design variation which is used for “SFA-R” buildings #28 and #15. • 4-plex Building Type D proposes a “Mid-Century Modern” design variation which is used for “SFA-R” buildings #16, #21, #29 and #33. • 4-plex Building Type C-2 proposes a “Contemporary Farmhouse” design variation which is used for “SFA-R” buildings #34, #20, and #23. • 5-plex Building Type A proposes a “Modern Farmhouse” design variation which is used for “SFA-R” buildings # 4, #6, #7, #12, #18, #25, #31, and #36. • 5-plex Building Type B proposes a “Mid-Century Modern” design variation which is used for “SFA-R” buildings # 5, #10, #17, #19, #22, #24, #26,# 27, #30, #32, and #35. All five building designs include significant variations in masonry, roof forms, roof materials, siding patterns, front door styles, garage door styles, window sizes and window style fenestration. These elements, combined with noticeable massing and detail variations within the articulation of each façade, meets the building variation requirement by creating at least three distinctly different building designs.	Complies
4.5(E)(4)(d) – Building Height	The maximum height of a multi-family building shall be three stories. The twenty-eight proposed townhome/rowhome buildings are three-stories in height.	Complies
4.5(E)(4)(e) – Entrances	All entrances are clearly identifiable and visible from the streets and walkways.	Complies

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
4.5(E)(4)(f) – Roofs	Roof designs must meet at least two of the following requirements. Four of the five requirements are met with building designs A, B, C-2 and D, with building design C meeting three requirements: 1. The primary roof lines are articulated with a terracing in eave heights in building types, A, B, C-2, and D and a change in primary/secondary massing forms are provided with A, B, and C-2 building designs; 2. All five building designs provide secondary roofs forms that provide a transition over entrances, porches, garages, dormers, and other architectural massing areas incorporated into the building footprints; 3. Primary and secondary roof planes provide a change in the vertical plane of at least two feet; 4. Termination at the top of flat roof parapets shall be articulated by design details and/or changes in materials and color. No flat roof parapets are proposed. 5. No rooftop equipment is proposed, thus meeting the requirement that all rooftop equipment shall be hidden from view by incorporating equipment screens of compatible design and materials.	Complies
4.5(E)(4)(g) – Facades and Walls	Each three-story townhome building is articulated with massing projections and recesses, doorway detailing, and balconies. Each façade emphasizes secondary massing forms through the use of secondary wall projections and related roof forms, as well as window placement and window proportions, to divide each facade into human-scaled proportions similar to the adjacent single-family dwellings.	Complies
4.5(E)(4)(h) – Colors and Materials	Each of the five three-story townhome building designs provide a unique color scheme that further differentiates between buildings, providing variety and individuality per the standard. Bright colors are reserved for accents such as doors. Siding and masonry material patterns and colors are varied amongst the five buildings and this also contributes significantly to the building individuality required with this section.	Complies
4.5(E)(4)(i) – Maximum Floor Area	This standard requires that the maximum gross floor area (excluding garages) of the multi-family buildings be not more than 14,000 square feet. This standard is intended for buildings that would not be subdivided with lot lines along common walls such as the three-story townhomes are in this case, so staff considered the overall four or five-plex building size in the review of this standard. The lots for these individual townhome units vary in size from 1,558 square feet to 4,542 square feet. The townhome units themselves vary from approximately 1,300 square feet to approximately 2,100 square feet. This means the largest possible four-plex would be no larger than 8,400 square feet and the largest possible five-plex would be 10,500 square feet which complies with the standard. Staff assumes the unit sizes will vary based on floorplans, but this should be the largest possible building scenario.	Complies

7. Findings of Fact/Conclusion

In evaluating the request for the Sanctuary on the Green, Project Development Plan, PDP210018, staff makes the following findings of fact:

A. The PDP complies with process located in Division 2.2 – Common Development Review Procedures for Development Applications of Article 2 – Administration.

B. The modification of standard to Section *3.5.2(D)(1) Orientation to a Connecting Walkway*, requesting that building entrances to dwellings be oriented to a walkway that is longer than 350 feet, and within walkway open space that is narrower than 35 feet would not be detrimental to the public good and that the request satisfies criteria 2.8.2(H)(1) and 2.8.2(H)(4) because the plan with longer walkways allows more residents access to shared walkways with a pattern that provides a high level of interconnectivity throughout the development and to adjacent neighborhoods in a manner that is equal to or better than a street network. The plan continues to advance the purposes of the Land Use Code Section 1.2.2 by increasing access to sidewalks, trails, and bicycle routes and satisfies 2.8.2(H)(3) because the of the combination of the unusual shape of the property, location of the New Mercer Ditch, location of existing flood control channels, and location of existing development are exceptional practical difficulties not caused by the act or omission of the applicant, which makes providing a network of streets, shorter walkways and/or wider open space for walkway spine green courts in all portions of the site practically infeasible, as described in detail in Division 2.8 of the staff report.

C. The modification of standard to Section 4.5(D)(2)(a)3 *a minimum of four (4) housing types is required on any such project development plan containing thirty (30) acres or more* would not be detrimental to the public good and that the request satisfies criteria 2.8.2(H)(1) because the proposed plan provides enough variation between housing models to create a varied and unique streetscape without significant repetition. Staff did not find that including the two -family attached housing type, as previously proposed in the round one submittal, provided significant variation in streetscape, price points, and housing types greater than what is already being achieved through the single family attached, single family detached, and two family products already included in the project. The PDP will continue to advance the purposes of the Land Use Code Section 1.2.2 including, but not limited to G) increasing public access to mass transit, sidewalks, trails, bicycle routes and other alternative modes of transportation by providing sidewalk and bicycle lane improvements along Laporte Avenue, N. Taft Hill Road, and connections to local streets and trails; (L) encouraging the development of vacant properties within established areas; and (N) ensuring that development proposals are sensitive to natural areas and features by improving existing habitat features satisfying 2.8.2(H)(4) as described in detail in Division 2.8 of the staff report.

D. The PDP meets the requirements for alternative compliance to alternatively accomplish the purposes of Division 3.6.3 equally well based on the proposed layout and design of streets including local street intersections with Laporte Avenue and N. Taft Hill Road, two bicycle and pedestrian crossings of the New Mercer Ditch, as well as five pedestrian and bicycle connections to Laporte Avenue and five pedestrian and bicycle connections along the northern boundaries of the property, which connect residents of the project to existing neighborhoods, adjacent arterial streets, schools, the park, community center, and the existing Soldier Creek Trail system equally well than would a plan that complies with the standards of this Division, so that the PDP provides both intra- and inter-neighborhood connectivity and complies with the criteria for alternative compliance under Section 3.6.3(H) to the maximum extent feasible taking into account the unusual topographic features, existing development and natural areas or features.

E. The PDP complies with all relevant standards located in Article 3 – General Development Standards, subject to approval of the two Modifications of Standards and the alternative compliance for *Division 3.6.3 Street Pattern and Connectivity Standards.*

F. The PDP complies with relevant standards located in Division 4.5, (L-M-N) Low Density Mixed-Use Neighborhood District of Article 4 – Districts, subject to approval of the two Modification of Standards.

8. Recommendation

Staff recommends approval of the two requests for Modification of Standards, Alternative Compliance, and approval of the Sanctuary on the Green Project Development Plan, (PDP210018), subject to the following conditions:

1. A photometric plan conforming to 3.2.4 Exterior Site Lighting for the neighborhood center will be submitted for review and approval during final plan review.

2. Plans for the neighborhood center will be updated to conform with 3.2.5 Trash and Recycling Enclosures during final plan review.

9. Attachments and Links

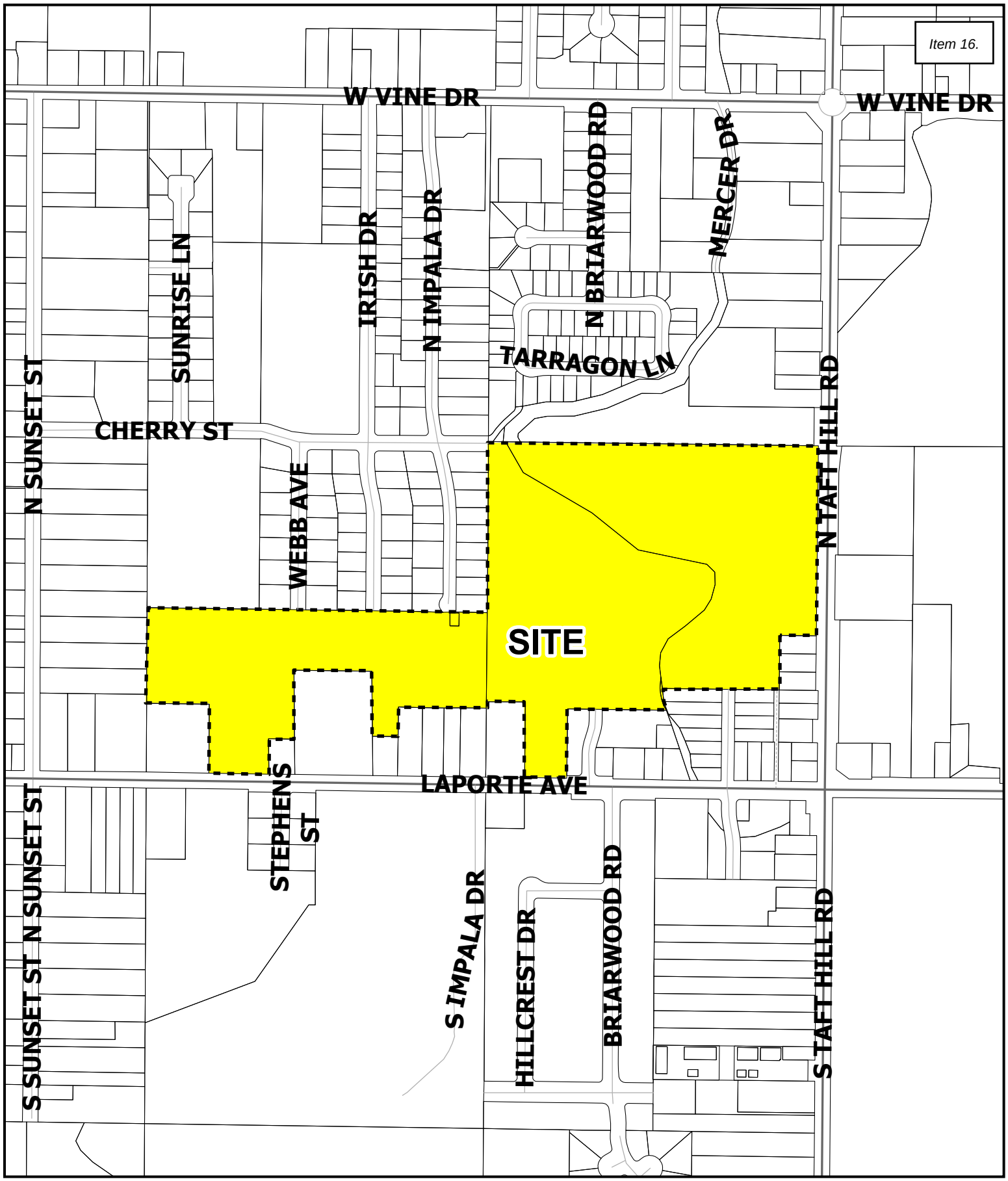
Documents with a blue hyperlink below are included in the staff report via links. Documents without a hyperlink are including in the staff report as an attachment.

1. Vicinity Map
2. Applicant's Project Narrative
3. Overall Site Plan
4. Site Plan Pages
5. Landscape Plan
6. Architectural Elevations
7. Tree Inventory and Mitigation Plan
8. Neighborhood Center Lighting Plan
9. Environmental - Habitat Buffer Zone Exhibit
10. Environmental Characterization Study (ECS)
11. Prior ECS from 9-15-2020
12. Environmental-Wetland Determination
13. Environmental-Winter Raptor Nesting Memo
14. Environmental – Concentration Areas Memo
15. ICON-PDP-Floodplain Report
16. ICON-Pre-Project Floodplain Map (Overall)
17. ICON-Post-Project Floodplain Maps
18. Utility Plans
19. Plat
20. Email from New Mercer Ditch
21. Email from Larimer County Planning Department
22. Modification Request LUC Sec 3.5.2(D)(1)
23. Modification Request LUC Sec 4.5(D)(2)(a)3
24. Request for Alternative Compliance LUC 3.6.3(D)
25. ROW Width Variance Letter
26. Administrative Interpretation #1-18
27. PDP Neighborhood Meeting Notes
28. Old versus New Plan Exhibit
29. Written Comments – Prior PDP (PDP190003)
30. Neighborhood Newsletter Volume 3
31. Letter of Intent with Calvary Baptist Temple
32. Staff Comment Letters
33. Applicant’s Cover Letter
34. Applicant’s City Plan Analysis
35. Staff Presentation
36. Applicant Presentation
37. Written Public Comments

The documents available at the following links provide additional information regarding the development proposal under review and are incorporated by reference into the hearing record for this item:

1. All Submittal Documents (enter PDP210018 into search bar)
2. Drainage Report
3. Traffic Impact Study

Back to Top



SANCTUARY ON THE GREEN – PDP210018
VICINITY MAP

N

ripley design
LANDSCAPE ARCHITECTURE, LAND PLANNING

Sanctuary on the Green
Project Narrative

November 3, 2021

Introduction and Background

A version of this project has been in conception dating back to 2007. Originally named Sanctuary West, the site is located north of Laporte Avenue and west of Taft Hill Road. The site was originally planned in 2007 with Final Development Plans submitted in 2011. At that time, the site only included 27 acres west of New Mercer Ditch. In 2018, 14 acres east of the ditch was annexed and combined with the west parcel into this Project Development Plan (PDP). After being annexed, the site went through a PDP review beginning February of 2019. After several years of review and multiple iterations, the application was formally withdrawn in July of 2021 due to concerns that the development would not be approved. The program and site design of this new PDP application has been modified in order to reimagine the development's program in a way that better addresses the concerns of adjacent residents, is more compatible with the surrounding neighborhoods and reduces the number of modifications being requested of the Code.

General Information

The 41.34-acre site northwest of Laporte Avenue and Taft Hill Road is zoned Low-Density Mixed-Use Neighborhood (LMN). While the Land Use Code allows 9 dwelling units per acre (gross), this application proposes 212 units yielding a 5.13 dwelling units per acre (gross) density. The program consists of single-family detached, two-family (duplex), two-family attached, single-family attached and a Neighborhood Center. The site is spatially divided into three segments; east of the ditch; central, but west of the ditch; and the western edge of the project. A public road network bisects the project to provide connectivity from the western edge of the project (accessed by Laporte Ave) to the eastern edge of the project (accessed by Taft Hill Road). A system of private drives and alleys provide access from the public roads to individual dwellings and their garages. The project is required to provide 424 residential parking stalls and 6 commercial parking stalls. The project offers 424 attached garage parking stalls to satisfy the residential requirement along with 47 off-street spaces for guests to park, which is above and beyond what Code requires. There are 6 off-street parking stalls adjacent to the Neighborhood Center to satisfy the commercial requirement. An additional 41 parking spaces are provided on-street for guests.

A Neighborhood Center is proposed on the eastern edge of the project presented as a mixed-use building designed to provide separate leasable spaces for commercial tenants. The mixed-use

building also serves as a clubhouse to the community and is adjacent to a public park which connects to a trail network that winds through the development and provides access to over 15 acres of open space corridors throughout the site. A modification to the walkway spine standard is requested to allow front doors to face these open spaces.

Owners

Bill Veio and David Pretzler of Solitaire Fort Collins, LLC are the managing partners and owners of the property.

Transportation Improvements

The traffic study shows existing Level of Service ratings from A to E on certain turning movements of surrounding intersections. Three of the four intersections are rated A overall, with the Taft Hill / Laporte rated B in the morning and C in the afternoon. All the turning movements and intersections comply with Fort Collins operation criteria and will continue to do so with the addition of this development. The short range and long range total peak hour traffic continues to operate acceptably and does not cause any movements to fail to meet the Fort Collins operational criteria. As a requirement of an arterial road, a center turn lane will be constructed on Taft Hill Road to mitigate turning impacts by the additional cars.

This neighborhood will improve connectivity for cars, bicycles, and pedestrians through a series of proposed roads and trails. A residential local street will bridge over the New Mercer Ditch and connect Laporte Avenue to Taft Hill Road. The 57-foot-wide right of way provides enough room for parking on both sides of the street adjacent to residences. Land is being dedicated along the eastern boundary for the improvements required to upgrade Taft Hill Road to a 2-lane arterial, which complies with the Streets Master Plan.

An eight-foot-wide trail will connect the Soldier Creek Trail from Cherry Street to Laporte Avenue allowing students to access the high school, middle school and elementary school more conveniently and safely. There are a total of three bicycle and pedestrian connections to Laporte Avenue where none exist currently. Detached sidewalks will be provided along Laporte Avenue and Taft Hill Road where the property abuts these streets. Two pedestrian bridges cross the New Mercer Ditch. The southern bridge allows a direct connection through the park to Taft Hill Road. A network of Major Walkway Spines lead to front doors of units that face open space. All of these walks are six feet wide and lined with trees. Intermediate walks connect the public sidewalks to these Major Walkway Spines.

Neighborhood Outreach

As a part of the previous application, the developer held a series of public reviews, neighborhood meetings, small group meetings and one-on-one meetings with interested residents and stakeholders surrounding the project. Additionally, that application was advertised through voluntary newsletters and emails. The project had been reviewed by the Planning and Zoning Board once for Annexation and once for PDP, as well as twice by City Council for the annexation. Through the design process the applicant had met with neighbors, concerned citizens, City stakeholders and the public over a dozen times. Through these meetings, the main concerns voiced centered around density, building height, open space preservation, and traffic.

As the applicant worked diligently to address and mitigate concerns of the neighbors over time, the project evolved significantly. The original inception proposed 371 units consisting of senior flats, assisted living, multifamily, single-family attached and two-family (duplexes). The attached application now presents 212 units consisting of single-family detached, two-family (duplex), two-family attached, single-family attached and a Neighborhood Center (mixed-use commercial building). A Neighborhood Meeting was held on September 13, 2021 to unveil the new direction of the development and receive input.

Site Design

The proposed neighborhood layout is composed of a series of walkable blocks with inter-connected streets and alleys. Four housing types are proposed including alley-loaded single family, two-family dwellings, two-family attached dwellings, and single-family attached dwellings. The various housing types create smaller neighborhoods within the development, each with their own character and diversity of opportunities. Gathering spaces with grills, seating, recreation, and open space have been interwoven through the smaller neighborhoods to ensure all residents have equal access to amenities. Smaller lots combined with shared open space amenities are desirable for busy families who want to spend more time playing and less time maintaining the yard. Residents of this community have a large variety of recreational amenities to choose from including a community center, expansive trail system, a wetland natural area as well as a 3.5-acre park and various green courts. The proposed park connects to a mixed-use building which serves as the Neighborhood Center required within a project of this scale and doubles as a clubhouse for the development.

The mixed-use Neighborhood Center building is provided on-site between the ditch and Taft Hill Road. Section 4.5(D)(3) outlines the requirements of a Neighborhood Center, which are addressed individually below:

- Access to a Neighborhood Center:

- The farthest a resident of this development must travel to access the on-site Neighborhood Center is 3,375 feet, measured along street frontage per LUC 4.5(D)(3)(a). This meets the requirement of 90% of dwellings having access within three-quarters of a mile, without crossing an arterial road.

- Location:
  - The mixed-use building is located as an integral part of the development, located directly adjacent to public right-of-way, and connected by a public trail system. It is not located on an arterial road, therefore no there is no separation requirement.
- Land Use Requirement:
  - The mixed-use building has been designed with separate entrances, separate utilities, and demising walls between uses to ensure that two separate uses are provided within the building. Potential uses that are slated to rent the spaces include: retail; convenience retail; personal and business service shops; small animal veterinary facility; office; financial service; clinic; child care center; limited indoor recreation establishment; place of worship or assembly; dog day care; music studio.
  - The clubhouse portion of the mixed-use building acts as a community facility or neighborhood support facility, which is also an allowed use of a Neighborhood Center
  - The adjacent open space and plaza may also function as a flex space for an open-air farmers market
  - The park adjacent to the mixed-use building includes a playground and open area which qualifies as a recreation facility.
  - All uses above are allowed uses under 4.5(B)(2)(c)3. and are reviewed as a Type-1 use.
  - The 3,000 square-foot mixed-use building has six parking spaces associated with it, meeting the two space per 1000 square feet requirement for the associated proposed uses.
- Design and Access:

  The mixed-use building is integrated with surrounding residential areas in the following ways:
  - Matching scale of nearby residential buildings
    - The mixed-use building is one-and-a-half stories tall and the massing has been divided into three separate compartments ranging from 875 square feet to 1,066 square feet. Those proportions match the scale of nearby residential buildings.

- Provide direct access from surrounding residential areas
  - Pedestrian and bike access is provided to the Neighborhood Center via a network of walks connecting Taft Hill Road and the internal trail system. The internal trail system provides access to existing residential areas to the north and south. Vehicular access is provided via a local residential road network that connects to Taft Hill Road to the east and Laporte Avenue to the west.
- Creating usable outdoor spaces
  - A roughly 2,000 square foot playground is proposed adjacent to the Neighborhood Center as well as an open turf area to the west and north and a Natural Habitat Buffer Zone to the south, which provides usable trail connections.
- Orienting building entrances to connecting walkways
  - The mixed-use building has two separate entrances that face the public right-of-way and are accessed by connecting walkways.
- Continuing the architectural themes of nearby neighborhoods
  - The one-and-a-half story mixed-use building architectural elevations utilize articulating gable roof forms, lap siding, board and batt siding, shingles and standing seem roofing. All of these materials and forms can be found throughout the existing surrounding neighborhoods, as well as in the proposed development.

- Outdoor Spaces:
  - The park and open space adjacent to the Neighborhood Center (south and southwest) provides a focal point for outdoor gatherings, neighborhood events, picnicking, sitting and passive and active recreation.

In addition, a number of commercial uses exist nearby the on-site Neighborhood Center. Within a half mile of this site is a medical clinic, laundromat, convenience store with gasoline sales, multiple churches, an elementary school, and a high school. These uses would be considered a Neighborhood Center on their own if the residents of this development did not have to cross an arterial road to access them. The Neighborhood Center at Sanctuary on the Green will enhance the existing public amenities.

Natural Features

Sanctuary on the Green is currently an open field bisected by the New Mercer Canal. Previously the land has been farmed for hay which has resulted in a lack of native plant material. Currently the

field largely consists of a mixture of non-native aggressive perennials. For more information on existing conditions of natural features reference the Ecological Characterization Study (ECS).

A majority of the existing trees located on the Sanctuary site are of wild origin. All trees on site were identified and trees to be removed are shown in the tree mitigation plan. To mitigate for the removed trees which have been deemed to provide significant value by the City Forester, replacement trees will be provided per Division 3.2.1 (F)(1) of the Fort Collins Land Use Code. For tree groves identified as habitat by the City Forester, mitigation for the area (SF) of the removed tree habitat will be provided within the Natural Habitat Buffer and open space areas. These enhanced habitat pockets will provide wildlife habitat where none exists now. A more detailed depiction of the location of trees which are being removed in relation to the proposed site plan can be found on the Mitigation Plan included in this submittal.

Several interconnected Natural Habitat Buffer Zones (NHBZ) are proposed in the new development. Within the NHBZ's the existing non-native aggressive plant material will be replaced with a more diverse native plant pallet. In addition, enhanced habitat pockets consisting of shrub and tree plantings will also be provided.

The canal is frequently used by various wildlife as a corridor through the City. This corridor will remain and function much the same way it does in other parts of the city. The minimum width of the corridor between buildings is 152 feet, however this condition only exists at a corner of a building. The corridor extends greater than 650 feet wide on the south and north where the park and wetlands are located. Minimum widths along the same canal within different areas of the City are approximately 96 feet wide and extend through entire neighborhoods rather than just at one pinch point between buildings.

There are three wetlands located on or adjacent to this site as well as two large stormwater drainage easements. The wetlands were determined to be low quality by the ECS and they will not be disturbed. There will be grading that takes place within the wetland buffers and drainage areas which then will be replanted with native grasses rather than the invasive perennials that are currently located in the wetland buffers and drainage areas.

When totaled, over fifteen acres of open space has been created or preserved, not including yards on private lots.

Buffering and Transitions

The landscape associated with this proposed community is designed to be attractive, diverse and engaging. The landscape buffer along the arterial frontages varies in width from the minimum requirement of 30 feet to open park land. Street trees and turf are used to create continuity along the streetscapes with water quality features and more diverse plantings throughout the native areas and around the dwelling units. Homes fronting onto green courts or walkway spines will have low fences and perennial plantings that define and separate their yard from common areas. The interior landscape design is private, intimate, and visually attractive to the public. It also facilitates the transition between public and private spaces.

The stormwater easements along the perimeter of the site provide large buffers from the adjacent single-family homes. There is no required buffer from single-family attached buildings to existing single-family homes. However, this project provides over 120 feet in the shortest dimension. Single family detached homes are located along the western portion of the site in effort to ensure compatibility with the existing homes. The single-family attached units vary from buildings that are a mix of one- and two-story, entirely two-story, a mix of two- and three-story, and entirely three-story. The dwellings nearest existing neighborhoods have been strategically selected to be the lowest height units across the site. All three-story units are located along the main internal public road (central to the project), and on the northern and eastern portions of the site. The units on the northern boundary of the site are similar heights as the existing homes north of project. The two- to three- story buildings are mixed throughout the development in order to maintain diversity among housing models, as well as to breakup the articulation and massing along block faces. This rhythm of alternating rooflines is found in surrounding neighborhoods and further shows compatibility between the project and existing residences.

Architectural Design

Wonderland Homes, the neighborhood's home builder, was founded in 1966 and their focus is on character. Not only referring to the aesthetic appeal and quality of design and materials; it's also about the integrity with which they conduct their business. Their homes are carefully and thoughtfully crafted to enhance both the aesthetics of the local environment and the lives of the people who live in them.

For a proposed community over 40 acres, four building types are required. To satisfy this requirement single-family detached, two-family, two-family attached, and single-family attached units are provided. The two-family attached product is a somewhat unique housing type to Fort Collins. This housing type is derived by attaching two dwelling units on a single lot (similar to a duplex). That duplex unit is then attached to another duplex unit. The result is a single building with four dwelling units, divided by two legal lots. The concept is an innovative way to provide

attainable housing to Fort Collins by allowing a homeowner to decide whether to live in both units or rent their second unit out, which provides supplemental income to help pay their mortgage. This housing type also provides a diversity component to the project by now providing housing for renters as well as homeowners. Each two-family attached unit has garage parking and separate entrances to ensure it functions just as a traditional home would.

The Code requires that single-family attached buildings provide three separate building designs for a project of this size. That code also requires that two similar building designs cannot be next to each other. In order to guarantee both of these standards are met eight different building designs are proposed for the single-family attached products. An additional model is proposed for the two-family attached building, bringing the total to nine building models. The building designs vary by the number of stories, different roof lines, various materials, different porch configurations, different unit mixes within buildings, different architectural styles/themes and different colors. Please reference the Building Design Variation sheet for more information.

The Landmark Preservation Commission requested surveys of two adjacent properties. The surveys concluded that they are not eligible for historic designation.

Development Phasing Schedule

The project is proposed to be constructed in one phase and will begin construction upon approval.

City Plan and the Northwest Sub Area Plan

This proposed community complies with the overall goals of current and proposed City Plan as well as the Northwest Sub Area Plan in the following ways:

City Plan

Environmental Health

- Principle ENV 1: Within the developed landscape of Fort Collins, natural habitat/ecosystems (wildlife, wetlands, and riparian areas) will be protected and enhanced.
- Principle ENV 2: Open lands and natural areas within Fort Collins, the Growth management Area, and the region will be conserved, preserved, and protected to provide habitat essential to the conservation of plants, animals, and their associated ecosystems, and to benefit the citizens of Fort Collins by providing opportunities for education, scientific research, nature interpretation, fishing, wildlife observation, hiking, and other appropriate recreation activities as well as protecting view-sheds.
- Principle ENV 4: The City will pursue new opportunities to provide multifunctional open lands.

- Policy ENV 4.6 – Utilize Corridors Provide public access, promote wildlife movement, and link neighborhoods, parks, and activity centers, commercial centers, and streets through a network of open lands and trails along streams, drainageways, and irrigation ditch corridors, where compatible with natural habitats, utilizing environmentally sensitive trail design.
- Principle ENV 18: The City will minimize potentially hazardous conditions associated with flooding, recognize and manage for the preservation of floodplain values, adhere to all City mandated codes, policies, and goals, and comply with all State and Federally mandated laws and regulations related to the management of activities in flood-prone areas.
- Policy ENV 18.1 – Balance Environmental, Human and Economic Concerns. Recognize and manage floodplains with the intent to provide a balance between economic, environmental, and human (including safety) considerations within floodplain lands.

Community and Neighborhood Livability

- Principle LIV 1: City development will be contained by well-defined boundaries that will be managed using various tools including utilization of a Growth Management Area, community coordination, and Intergovernmental Agreements.
- Principle LIV 7: A variety of housing types and densities for all income levels shall be available throughout the Growth Management Area.
- Policy LIV 7.1 – Encourage Variety in Housing Types and Locations. Encourage a variety of housing types and densities, including mixed-used developments that are well-served by public transportation and close to employment centers, shopping, services, and amenities.
- Policy LIV 7.2 – Develop an Adequate Supply of Housing Encourage public and private for-profit and non-profit sectors to take actions to develop and maintain an adequate supply of single- and multiple-family housing, including mobile homes and manufactured housing.
- Policy LIV 7.4 – Maximize Land for Residential Development Permit residential development in most neighborhoods and districts in order to maximize the potential land available for development of housing and thereby positively influence housing affordability.
- Principle LIV 9: The City shall promote resource conservation and efficiency in the construction of new houses as well as upgrades to existing houses.
- Principle LIV 10: The city's streetscapes will be designed with consideration to the visual character and the experience of users and adjacent properties. Together, the layout of the street network and the streets themselves will contribute to the character, form, and scale of the city.
- Principle LIV 14: Require quality and ecologically sound landscape design practices for all public and private development projects throughout the community.
- Policy LIV 14.3 – Design Low Maintenance Landscapes Design new landscaping projects based on maintainability over the life cycle of the project using proper soil amendment and ground preparation practices, as well as the appropriate use of hardscape elements, trees, mulches,

turf grass, other plant materials, and irrigation systems. Low maintenance practices can be achieved in both turf and non-turf planting areas, provided these areas are designed and installed to minimize weeds, erosion and repairs.

- Principle LIV 19: The City Structure Plan Map establishes the desired development pattern for the City, serving as a blueprint for the community's desired future.
- Policy LIV 19.1 – Land Use Designations Utilize the City Structure Plan Map to set forth a basic framework, representing a guide for future land use and transportation decisions.
- Principle LIV 20: Subarea and corridor planning efforts will be developed and updated as needed, tailoring City Plan's citywide perspective to a more focused area of the community, such as individual neighborhoods, districts, corridors, and edges.
- PRINCIPLE LIV 21: New neighborhoods will be integral parts of the broader community structure, connected through shared facilities such as streets, schools, parks, transit stops, trails, civic facilities, and a Neighborhood Commercial Center or Community Commercial District.
- Policy LIV 21.2 – Design Walkable Blocks While blocks should generally be rectilinear or otherwise distinctly geometric in shape, they may vary in size and shape to avoid a monotonous repetition of a basic grid pattern or to follow topography. In order to be conducive to walking, determine block size by frequent street connections within a maximum length of about 300 to 700 feet.
- Principle LIV22: The design of residential neighborhoods should emphasize creativity, diversity, and individuality, be responsive to its context, and contribute to a comfortable, interesting community.
- Policy LIV 22.4 – Orient Buildings to Public Streets or Spaces Orient residential buildings towards public sidewalks or other public outdoor spaces that connect to streets, the commercial core, and transit stops. Examples of public outdoor spaces include parks, squares, gardens with walkways, and courtyards.
- Principle LIV 23: Neighborhoods will feature a wide range of open lands, such as small parks, squares, greens, play fields, natural areas, orchards and community gardens, greenways, and other outdoor spaces to provide linkages and recreational opportunities both for neighborhoods and the community as a whole.
- Policy LIV 26.4 – Balance Resident Preferences with Communitywide Interests: In determining the acceptability of changes to parcels of land adjacent to existing residential developments, balance the adjacent residents' preferences with communitywide interests.
- Principle LIV 28: Low Density Mixed- Use Neighborhoods will provide opportunities for a mix of low density housing types in a setting that is conducive to walking and in close proximity to a range of neighborhood serving uses.
- Policy LIV 28.1 – Density. Low Density Mixed-Use Neighborhoods will have an overall minimum average density of four (4) dwelling units per acre, excluding undevelopable areas. This minimum density for parcels 20 acres or less will be three (3) dwelling units per acre.

- Policy LIV 28.2 – Mix of Uses. Include other neighborhood-serving uses in addition to residential uses. Although the actual mix of uses in each neighborhood will vary, Low Density Mixed-Use Neighborhoods may include the following:
- Principal uses: Predominantly detached single family homes; however, may include a range of duplexes, townhomes, and small scale multi-family dwellings (twelve or less units per building).
- Policy LIV 28.3 – Mix of Housing Types Distribute a variety of housing types to make an attractive, marketable neighborhood with housing for a diversity of people. Include a minimum of four (4) distinct housing types in any residential project containing more than thirty (30) acres. As the acreage of the residential project increases, so should the number of housing types.
- Policy LIV 28.4 –Neighborhood Center Incorporate a Neighborhood Center as a focal point for Low Density Mixed-Use Neighborhoods to serve as a year-round gathering place accessible to all residents or ensure that the Low Density Mixed-Use Neighborhood has access to an existing Neighborhood Commercial District or Community Commercial District.

Safety and Wellness

- Policy SW 2.4 – Design for Active Living. Promote neighborhood and community design that encourages physical activity by establishing easy access to parks and trails, providing interesting routes that feature art and other visually interesting elements, and locating neighborhoods close to activity centers and services so that physically active modes of transportation are a desirable and convenient choice. (Also see the Community and Neighborhood Livability and Transportation chapters.)

Transportation

- Principle T 3: Land use planning decisions, management strategies, and incentives will support and be coordinated with the City's transportation vision.
- Policy T 3.1 – Pedestrian Mobility. Promote a mix of land uses and activities that will maximize the potential for pedestrian mobility throughout the community and minimize the distance traveled.
- Principle T 4: Transportation infrastructure will be designed to be sensitive to the surrounding land use context.
- Policy T 4.1 – Context-Sensitive Design. Design transportation projects with consideration for the land use context or setting through careful planning, consideration of different perspectives, and tailoring designs to particular project circumstances and locations. The intent of the policy is to ensure that transportation projects not only move vehicles, bicycles, and pedestrians safely and efficiently, but are also sensitive to the land use, environmental, scenic, aesthetic, and historic values of the area.

- Policy T 4.2 – Interface with Open Lands Transportation corridors that are adjacent to open lands and community separators will be designed in a manner that avoids negative impacts. Where avoidance is not possible, impacts will be minimized and mitigated while still maintaining the intended function of the Transportation Corridor.
- Policy T 4.4 – Attractive and Safe Neighborhood Streets Neighborhood streets will provide an attractive environment and be safe for pedestrians, bicyclists, and drivers as well as having a well-designed streetscape, including detached sidewalks, parkways, and well-defined crosswalks.
- Policy T 4.5 – Infill and Redevelopment Areas Where the established street pattern and design may not conform to current street standards, allow for alternative contextual design.
- Principle T 12: The pedestrian network will provide a safe, easy, and convenient mobility option for all ages and abilities.
- Policy T 12.1 – Connections. Direct pedestrian connections will be provided from places of residence to transit, schools, activity centers, work, and public facilities.
- Policy T 13.2 – Neighborhood Traffic. Provide a complete street network that minimizes through traffic on collector and local streets in neighborhoods.
- Principle T 16: The transportation system will be managed to minimize environmental impacts.

Northwest Subarea Plan (Adopted 2006)

Purpose of this plan: "Is to retain and enhance the area's existing character."
Existing Character: "An Eclectic Mix of Styles. (page 4) Subdivisions and neighborhoods have filled in over the years, resulting in an eclectic mix of styles and types of development intermixed with the fields and farms. This eclectic mix is a defining attribute of the area and one that many of the 5,200+ residents value most. Neighborhoods vary in the type, density, design and age of housing. Near or within the City limits, housing is on a smaller lots and is more urban…"
Framework Plan: Shows this site as Low-Density Mixed-Use Neighborhood. This area "Provides a transition between adjacent Old Town neighborhoods in the city and lower density subdivisions to the west. New neighborhoods should entail creative master planning to lead to visually attractive, pedestrian-friendly neighborhoods that have nearby services, parks and other amenities." … "Larger parcels will be zoned, upon annexation, as (LMN) allowing up to eight (8) units per acre…" Page 16 shows a picture of townhomes and explains that they are allowed in LMN. The framework plan clearly explains that this parcel is allowed to have townhomes and up to eight dwelling units per acre.

Open Lands & Trails: "While many residents would like to have all vacant or agricultural properties conserved, not all property owners have that objective. Local government, land trusts, and conservation groups cannot buy all properties for protection… In some cases, conservation may be

achieved through purchase by a public entities, with a willing landowner. In other cases, landowners can voluntarily retain open space while retaining private ownership." As mentioned previously, over 15 acres of the 41 are preserved voluntarily as open space. The Open Lands and Trails Plan does not show any significant open space features on this property.

"The Open Lands and Trails plan illustrates conceptual trail alignments…" The Sanctuary on the Green neighborhood provides multiple open lands and trails. The layout of the Soldier Creek Trail extension follows the plan closely but cannot provide a straight and direct connection to Laporte Avenue due to private ownership of adjacent parcels. Therefore, the trail turns either direction and connects to Laporte Avenue to the east or west. The trail is not designated as a multi-purpose trail nor is it found on the Trails Master Plan and therefore is not funded through the Park Planning Department. This development is providing an access easement and 6'-0" wide trail from the existing trail to the proposed local street. If funding is available from other sources, this trail can be widened in the future. This plan does not preclude any future trail renovations and expansions.

Goals, Policies & Strategies: The Sanctuary on the Green complies with the
Land Use and Neighborhoods: "As new development occurs, it should be of low intensity…, Cluster development can be a positive design approach…"
LU-1 Neighborhood Character Retained
LU-1.1 Stable County and City Neighborhoods
LU-1.2 Framework Plan Guides Development
LU-1.3 Low Intensity Residential Development
LU-1.4 Compatible Infill in LMN Residential Areas

Open Lands and Natural Areas: "These natural features and wildlife habitat is a priority of this Plan."
OL-1 Connected Open Lands and Conserved Resources
OL-1.2 Soldier Creek Restoration
OL-1.3 Property Rights and Conservation – Balance the rights of property owners with the community's desire for conservation.
OL-1.4 Private Open Space and Resource Protection

Parks, Recreation and Trails: "The area has limited options for developing new parks. The focus of this Plan for recreation is to improve the trails system to connect destinations and provide a safe network…" The Sanctuary on the Green will provide a community park in an area of town where opportunities are limited.
P-1 Access to Neighborhood Parks and Recreation Facilities
P-2 Connected system of trails
P-2.2 Local Neighborhood Connections as Safe Routes for Travel

ripley design
LANDSCAPE ARCHITECTURE, LAND PLANNING

P-2.3 Soldier Creek Trail
P-2.4 Proper Design and Screening

Transportation: "provides safe, pleasant and convenient travel for pedestrians, bicycles, equestrians, and motorists."
T-1 Safe, Pleasant Transportation System
T-1.1 Local Trail Connections in Addition to Street Connections
T-1.2 Streets Fit Character
T-1.3 Safe Connected Routes to Bus Stops

Utilities and Services
U-1 Safe and Reliable Services
U-1.2 New Neighborhoods with Reliable Services
U-2 Reduce Flood Risk
U-2.2 West Vine Basin Plan
U-2.3 Development Complies with Floodplain Regulations to Avoid Hazards
U-3 Service Provider Coordination
U-3.1 Electric Lines Underground
U-3.2 City-Maintained Utilities and Services

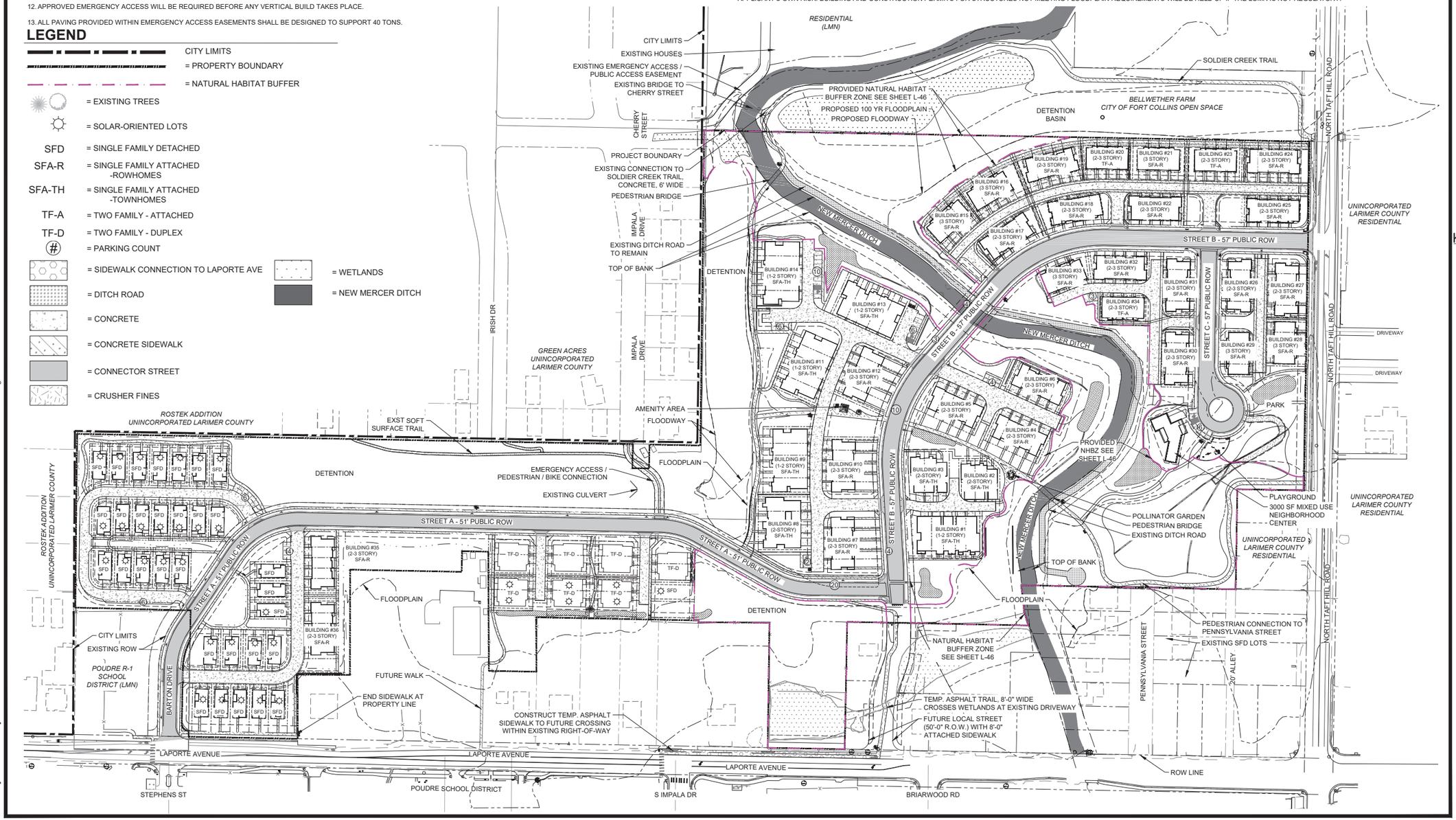
Appearance and Design: "New development to fit in with the low density and country-like image of the area and to safeguard natural features."
AD-1 Unique Image and Identity
AS-1.1 Compatibility Please note that the Guidelines for the Urban /Rural Edge only apply to Residential Foothills and Urban Estate, page 43 not to the LMN zone district.
AD-1.2 Gateway Enhancements

SITE PLAN NOTES

1. THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS. AMENDMENTS TO THE PLANS MUST BE REVIEWED AND APPROVED BY THE CITY PRIOR TO THE IMPLEMENTATION OF ANY CHANGES TO THE PLANS.
2. REFER TO FINAL UTILITY PLANS FOR EXACT LOCATIONS AND CONSTRUCTION INFORMATION FOR STORM DRAINAGE STRUCTURES, UTILITY MAINS AND SERVICES, PROPOSED TOPOGRAPHY, STREET IMPROVEMENTS.
3. REFER TO THE SUBDIVISION PLAT AND UTILITY PLANS FOR EXACT LOCATIONS, AREAS AND DIMENSIONS OF ALL EASEMENTS, LOTS, TRACTS, STREETS, WALKS AND OTHER SURVEY INFORMATION.
4. ALL ROOFTOP AND GROUND MOUNTED MECHANICAL EQUIPMENT MUST BE SCREENED FROM VIEW FROM ADJACENT PROPERTY AND PUBLIC STREETS. IN CASES WHERE BUILDING PARAPETS DO NOT ACCOMPLISH SUFFICIENT SCREENING, THEN FREE-STANDING SCREEN WALLS MATCHING THE PREDOMINANT COLOR OF THE BUILDING SHALL BE CONSTRUCTED. OTHER MINOR EQUIPMENT SUCH AS CONDUIT, METERS AND PLUMBING VENTS SHALL BE SCREENED OR PAINTED TO MATCH SURROUNDING BUILDING SURFACES.
5. ALL CONSTRUCTION WITH THIS DEVELOPMENT PLAN MUST BE COMPLETED IN ONE PHASE UNLESS A PHASING PLAN IS SHOWN WITH THESE PLANS.
6. ALL EXTERIOR LIGHTING PROVIDED SHALL COMPLY WITH THE FOOT-CANDLE REQUIREMENTS IN SECTION 3.2.4 OF THE LAND USE CODE AND SHALL USE A CONCEALED, FULLY SHIELDED LIGHT SOURCE WITH SHARP CUT-OFF CAPABILITY SO AS TO MINIMIZE UP-LIGHT, SPILL LIGHT, GLARE AND UNNECESSARY DIFFUSION.
7. SIGNAGE AND ADDRESSING ARE NOT PERMITTED WITH THIS PLANNING DOCUMENT AND MUST BE APPROVED BY SEPARATE CITY PERMIT PRIOR TO CONSTRUCTION. SIGNS MUST COMPLY WITH CITY SIGN CODE UNLESS A SPECIFIC VARIANCE IS GRANTED BY THE CITY.
8. FIRE HYDRANTS MUST MEET OR EXCEED POUDRE FIRE AUTHORITY STANDARDS. ALL BUILDINGS MUST PROVIDE AN APPROVED FIRE EXTINGUISHING SYSTEM.
9. ALL BIKE RACKS PROVIDED MUST BE PERMANENTLY ANCHORED.
10. ALL SIDEWALKS AND RAMPS MUST CONFORM TO CITY STANDARDS. ACCESSIBLE RAMPS MUST BE PROVIDED AT ALL STREET AND DRIVE INTERSECTIONS AND AT ALL DESIGNATED ACCESSIBLE PARKING SPACES. ACCESSIBLE PARKING SPACES MUST SLOPE NO MORE THAN 1:48 IN ANY DIRECTION. ALL ACCESSIBLE ROUTES MUST SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND WITH NO MORE THAN 1:48 CROSS SLOPE.
11. COMMON OPEN SPACE AREAS AND LANDSCAPING WITHIN RIGHT OF WAYS, STREET MEDIANS, AND TRAFFIC CIRCLES ADJACENT TO COMMON OPEN SPACE AREAS ARE REQUIRED TO BE MAINTAINED BY A PROPERTY OWNERS' ASSOCIATION. THE PROPERTY OWNERS' ASSOCIATION IS RESPONSIBLE FOR SNOW REMOVAL ON ALL ADJACENT STREET SIDEWALKS AND SIDEWALKS IN COMMON OPEN SPACE AREAS.
12. APPROVED EMERGENCY ACCESS WILL BE REQUIRED BEFORE ANY VERTICAL BUILD TAKES PLACE.
13. ALL PAVING PROVIDED WITHIN EMERGENCY ACCESS EASEMENTS SHALL BE DESIGNED TO SUPPORT 40 TONS.
14. PRIVATE CONDITIONS, COVENANTS, AND RESTRICTIONS (CC&R'S), OR ANY OTHER PRIVATE RESTRICTIVE COVENANT IMPOSED ON LANDOWNERS WITHIN THE DEVELOPMENT, MAY NOT BE CREATED OR ENFORCED HAVING THE EFFECT OF PROHIBITING OR LIMITING THE INSTALLATION OF XERISCAPE LANDSCAPING, SOLAR/PHOTO-VOLTAIC COLLECTORS (IF MOUNTED FLUSH UPON ANY ESTABLISHED ROOF LINE), CLOTHES LINES (IF LOCATED IN BACK YARDS), ODOR-CONTROLLED COMPOST BINS, OR WHICH HAVE THE EFFECT OF REQUIRING THAT A PORTION OF ANY INDIVIDUAL LOT BE PLANTED IN TURF GRASS.
15. ANY DAMAGED CURB, GUTTER AND SIDEWALK EXISTING PRIOR TO CONSTRUCTION, AS WELL AS STREETS, SIDEWALKS, CURBS AND GUTTERS, DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT, SHALL BE REPLACED OR RESTORED TO CITY OF FORT COLLINS STANDARDS AT THE DEVELOPER'S EXPENSE PRIOR TO THE ACCEPTANCE OF COMPLETED IMPROVEMENTS AND/OR PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
16. FIRE LANE MARKING: A FIRE LANE MARKING PLAN MUST BE REVIEWED AND APPROVED BY THE FIRE OFFICIAL PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, APPROVED SIGNS OR OTHER APPROVED NOTICES THAT INCLUDE THE WORDS NO PARKING FIRE LANE SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS TO IDENTIFY SUCH ROADS OR PROHIBIT THE OBSTRUCTION THEREOF. THE MEANS BY WHICH FIRE LANES ARE DESIGNATED SHALL BE MAINTAINED IN A CLEAN AND Revised November 12, 2015 3 LEGIBLE CONDITION AT ALL TIMES AD BE REPLACED OR REPAIRED WHEN NECESSARY TO PROVIDE ADEQUATE VISIBILITY.
17. PREMISE IDENTIFICATION: AN ADDRESSING PLAN IS REQUIRED TO BE REVIEWED AND APPROVED BY THE CITY AND POUDRE FIRE AUTHORITY PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. UNLESS THE PRIVATE DRIVE IS NAMED, MONUMENT SIGNAGE MAY BE REQUIRED TO ALLOW WAY-FINDING. ALL BUILDINGS SHALL HAVE ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE, VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY, AND POSTED WITH A MINIMUM OF SIX-INCH NUMERALS ON A CONTRASTING BACKGROUND. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE.
18. THIS PROPERTY IS LOCATED WITHIN A CITY REGULATED 100 YEAR FLOODPLAIN AND MUST COMPLY WITH CHAPTER 10 OF THE CITY CODE. RESIDENTIAL USES IN THE 100-YEAR FLOODPLAIN MUST BE ELEVATED ABOVE THE REGULATORY FLOOD PROTECTION ELEVATION. CRITICAL FACILITIES ARE PROHIBITED WITHIN THE 100-YEAR FLOODPLAIN.
19. THE NATURAL HABITAT BUFFER ZONE IS INTENDED TO BE MAINTAINED IN A NATIVE LANDSCAPE
20. HOUSING MODEL VARIETY FOR SINGLE-FAMILY AND TWO-FAMILY DWELLINGS MUST ACHIEVE THE THREE ARCHITECTURAL BUILDING DESIGN AND NO SIMILAR MODELS CAN BE PLACED NEXT TO EACH OTHER ON THE SAME BLOCK FACE. THREE TYPE BUILDING VARIATION CAN BE SEEN IN ARCHITECTURAL DRAWINGS/ELEVATIONS. EXACT LOCATIONS OF BUILDINGS ARE NOT KNOWN AT THIS TIME.
21. THE APPLICANT IS AWARE THAT THE CURRENT PLAN DOES NOT MEET REGULATORY FLOODPLAIN REQUIREMENTS AS PROPOSED AND IS CONTINUING THROUGH THE PLANNING PROCESS AT THE APPLICANT'S OWN RISK. BUILDING AND CONSTRUCTION PERMITS FOR STRUCTURES NOT MEETING FLOODPLAIN REQUIREMENTS WILL BE HELD UP IF THE LOMR IS NOT REGULATORY.

LEGEND

- CITY LIMITS
- = PROPERTY BOUNDARY
- = NATURAL HABITAT BUFFER
- = EXISTING TREES
- = SOLAR-ORIENTED LOTS
- SFD = SINGLE FAMILY DETACHED
- SFA-R = SINGLE FAMILY ATTACHED -ROWHOMES
- SFA-TH = SINGLE FAMILY ATTACHED -TOWNHOMES
- TF-A = TWO FAMILY - ATTACHED
- TF-D = TWO FAMILY - DUPLEX
- (#) = PARKING COUNT
- = SIDEWALK CONNECTION TO LAPORTE AVE
- = WETLANDS
- = DITCH ROAD
- = NEW MERCER DITCH
- = CONCRETE
- = CONCRETE SIDEWALK
- = CONNECTOR STREET
- = CRUSHER FINES



SANCTUARY OF GREEN

PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO

PREPARED BY:

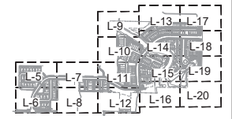
ripley design
LANDSCAPE ARCHITECTURE, LAND PLANNING
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

PLANNER
RIPLEY DESIGN INC.
Russ Lee
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

OWNER
SOLITAIRE HOMES
Bill Veio and David Pretzler
6645 E. Heritage Pl. South
Centennial, CO 80111
303.721.9054

ENGINEER
NORTHERN ENGINEERING
Danny Weber
301 Howes St. Suite 100
Fort Collins, CO 80521
p. 970.221-4158

KEY MAP



NORTH SCALE: 1"=100'-0" (0, 50, 100, 200)

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	11/03/2021
02	PDP	01/19/2022

REVISIONS

No.	DESCRIPTION	DATE

OVERALL SITE PLAN

SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

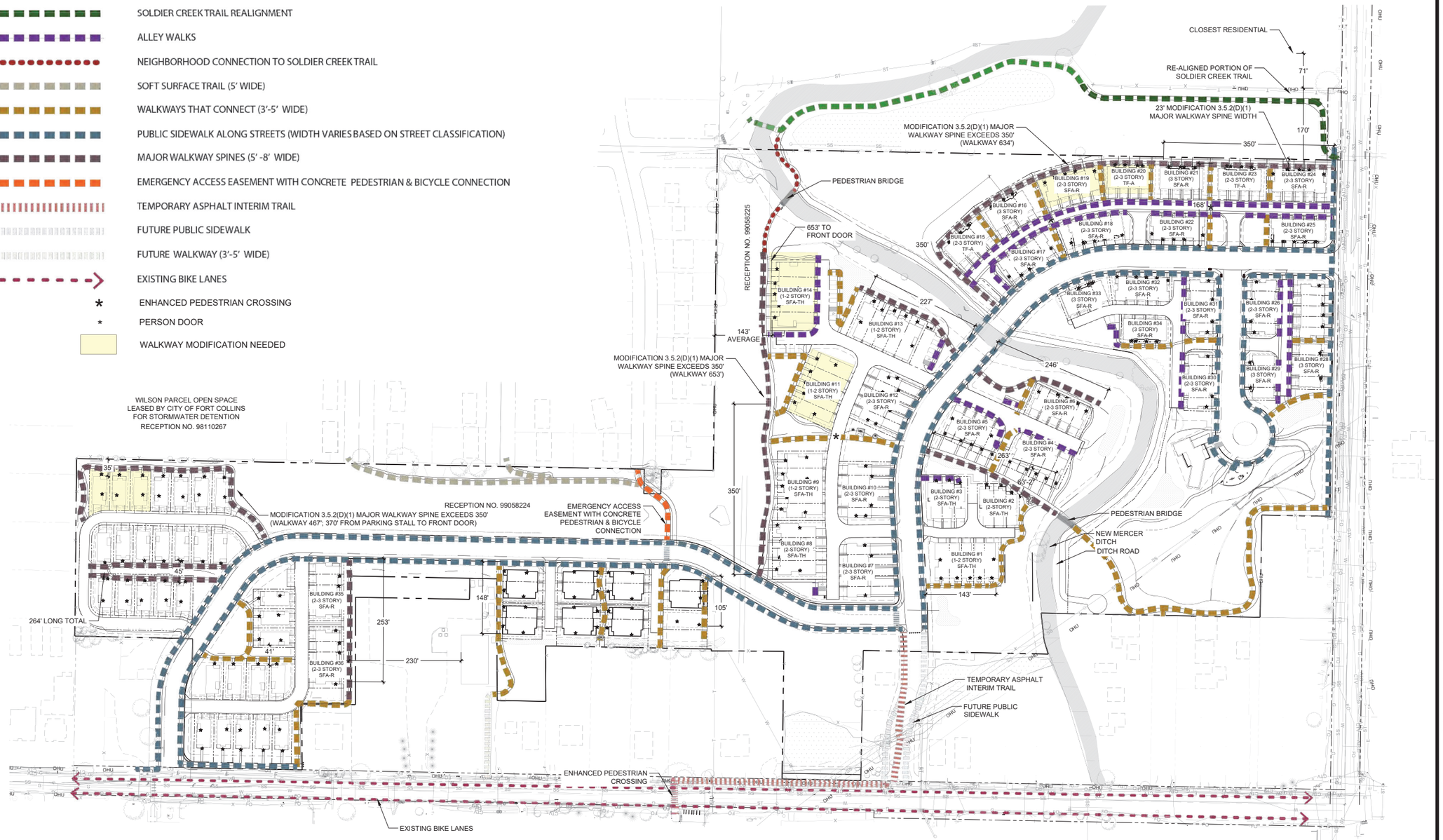
PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER: L-1

Plotted By: Sam Coutts **Layout:** L-1 OVERALL SITE PLAN **Printed On:** 3/11/2022 12:47 PM **File Name:** L-1 Overall Site Plan.dwg

LEGEND

- SOLDIER CREEK TRAIL (EXISTING)
- SOLDIER CREEK TRAIL REALIGNMENT
- ALLEY WALKS
- NEIGHBORHOOD CONNECTION TO SOLDIER CREEK TRAIL
- SOFT SURFACE TRAIL (5' WIDE)
- WALKWAYS THAT CONNECT (3'-5' WIDE)
- PUBLIC SIDEWALK ALONG STREETS (WIDTH VARIES BASED ON STREET CLASSIFICATION)
- MAJOR WALKWAY SPINES (5' -8' WIDE)
- EMERGENCY ACCESS EASEMENT WITH CONCRETE PEDESTRIAN & BICYCLE CONNECTION
- TEMPORARY ASPHALT INTERIM TRAIL
- FUTURE PUBLIC SIDEWALK
- FUTURE WALKWAY (3'-5' WIDE)
- EXISTING BIKE LANES
- * ENHANCED PEDESTRIAN CROSSING
- * PERSON DOOR
- WALKWAY MODIFICATION NEEDED



Plotted By: Sam Coutts Layout: L-2 PEDESTRIAN CONNECTIONS Printed On: 3/11/2022 12:48 PM File Name: L-10 WALKWAYS.dwg

SANCTUARY OF GREEN

PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO

PREPARED BY:

ripley design
LANDSCAPE ARCHITECTURE, LAND PLANNING
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

PLANNER
RIPLEY DESIGN INC.
Russ Lee
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

OWNER
SOLITAIRE HOMES
Bill Veio and David Pretzler
6645 E. Heritage Pl. South
Centennial, CO 80111
303.721.9054

ENGINEER
NORTHERN ENGINEERING
Danny Weber
301 Howes St. Suite 100
Fort Collins, CO 80521
p. 970.221-4158

NORTH SCALE: 1"=100'-0" (0, 50, 100, 200)

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	11/03/2021
02	PDP	01/19/2022

REVISIONS

No.	DESCRIPTION	DATE

PEDESTRIAN CONNECTIONS

SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

L-2

BUILDING DESIGN VARIATION

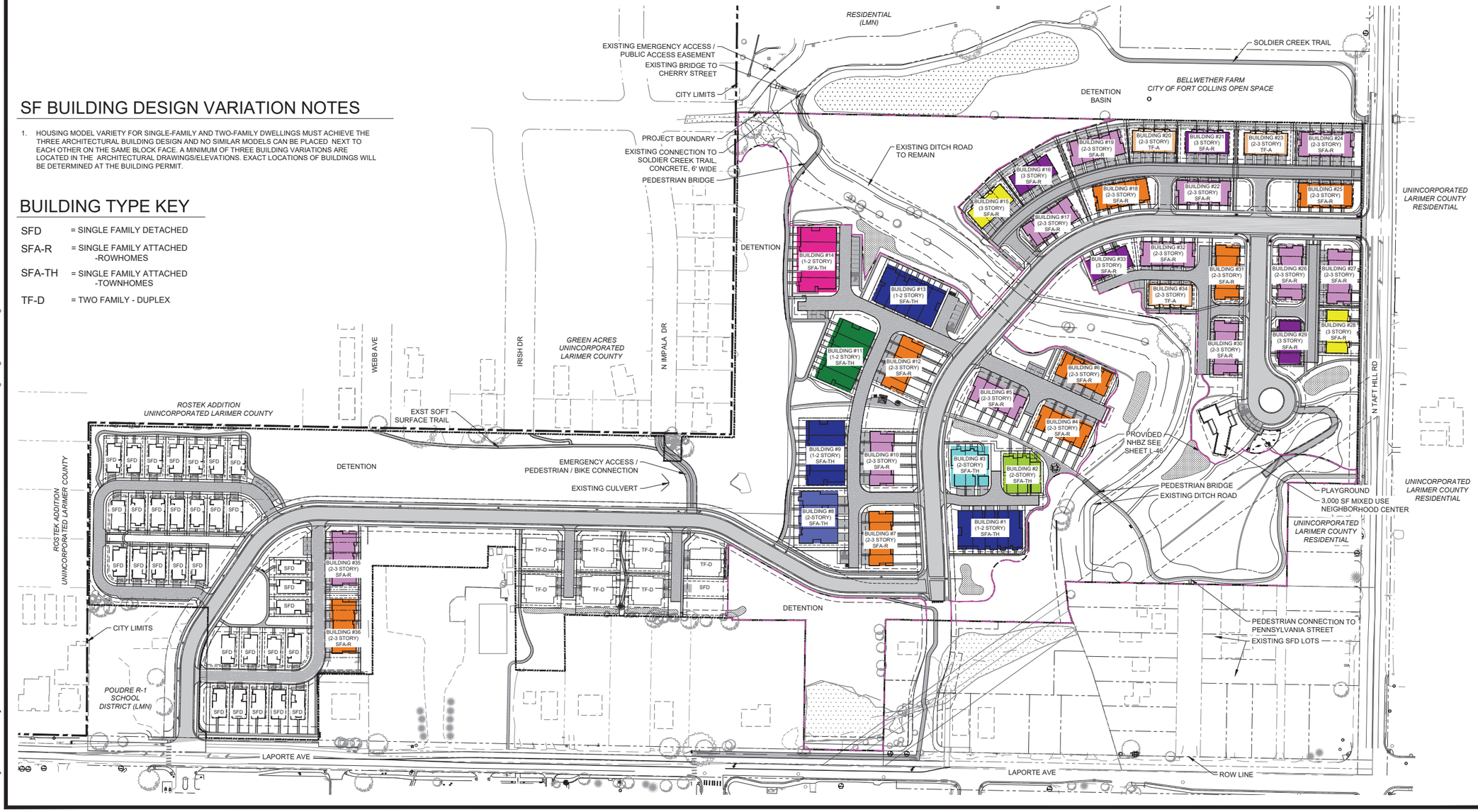
SYMBOL	BUILDING #	QUANTITY	STYLE DESCRIPTION	UNITS	MAXIMUM HEIGHT	ROOF FORM	MATERIALS	UNIQUE FEATURES
SINGLE FAMILY ATTACHED								
	28, 15	2	BUILDING TYPE C - CONTEMPORARY FARMHOUSE	4	3-STORY, 39'-6½"	HIP ROOF, CROSS-GABLED	MASONRY VENEER, BOARD & BATTEN SIDING, LAP SIDING WITH 6" REVEAL, TRIM AND LAP SIDING WITH 4" REVEAL, SHINGLE ROOF	STONE BASE WITH ACCENT BANDING, COVERED DECK ON SECOND AND THIRD LEVEL W/ VAULTED CEILING TO MAXIMIZE VIEWS, ROOF DORMERS THAT PUNCTURE THE ROOFLINE.
	4, 6, 7, 12, 18, 25, 31, 36	8	BUILDING TYPE A - MODERN FARMHOUSE	5	3-STORY, 39'-8"	HIP ROOF, CROSS-GABLED	MASONRY VENEER, BOARD & BATTEN SIDING, LAP SIDING WITH 6" REVEAL, TRIM AND LAP SIDING WITH 4" REVEAL, SHINGLE ROOF	STACK BOND BRICK VENEER BASE, ONE END UNIT STEPS DOWN TO TWO STORIES, WRAP AROUND PORCH AT END UNIT. COVERED DECK ON SECOND AND THIRD LEVEL, ROOF DORMERS THAT PUNCTURE THE ROOFLINE.
	5, 10, 17, 19, 22, 24, 26, 27, 30, 32, 35	11	BUILDING TYPE B - MID-CENTURY MODERN	5	3-STORY, 39'-6"	HIP ROOF, CROSS-GABLED	MASONRY VENEER, LAP SIDING WITH 6" REVEAL, ACCENT LAP SIDING, TRIM AND LAP SIDING WITH 4" REVEAL, SHINGLE ROOF	STONE BASE WITH ACCENT BANDING, BOTH END UNITS STEP DOWN TO TWO STORIES, COVERED SIDE ENTRY, PROJECTING BAY WINDOWS, COVERED DECK ON SECOND AND THIRD LEVEL, DECORATIVE GABLE CORBELS.
	16, 21, 29, 33	4	BUILDING TYPE D - MID-CENTURY MODERN	4	3-STORY, 39'-7½"	HIP ROOF, CROSS-GABLED	MASONRY VENEER, LAP SIDING WITH 6" REVEAL, ACCENT LAP SIDING, TRIM AND LAP SIDING WITH 4" REVEAL, SHINGLE ROOF	STONE BASE WITH ACCENT BANDING, COVERED SIDE ENTRY, PROJECTING BAY WINDOWS, COVERED DECK ON SECOND AND THIRD LEVEL, DECORATIVE GABLE CORBELS, AND THREE STORY ACROSS WHOLE BUILDING.
	3	1	MID CENTURY MODERN	3	2-STORY, 28'-3"	GABLE & SLOPE/BLADE	VERTICAL SIDING PANEL, TRELLIS, LAP (HORIZONTAL) SIDING 8" & 12"	SINGLE & DOUBLE PANE SINGLE SLIDING WITH SQUARE PICTURE, SQUARE CASEMENT, SLOPE BLADE ROOF, AND WINDOWS ON DOORS
	1, 9, 13	3	MODERN FARMHOUSE	5	2-STORY, 29'-3"	GABLE & VALLEY	BOARD & BATTEN SIDING, LAP (HORIZONTAL) 8" SIDING	SINGLE, DOUBLE & TRIPLE PANE SINGLE HUNG (1X4 SURROUNDING), SQUARE AND RECTANGLE CASEMENT, AND SMALL & MEDIUM PICTURE WINDOWS.
	8	1	CRAFTSMAN	4	2-STORY, 29'-3"	GABLE & VALLEY WITH DORMER VENT	SHINGLE SIDING, LAP (HORIZONTAL) SIDING 8" EXPOSURE	SINGLE & DOUBLE PANE SINGLE HUNG (WITH 2X2 OVER 1X8 HEADER & 1X4 SIDE AND SILL), SQUARE CASEMENT, SMALL PICTURE WINDOWS AND STONE VENEER COLUMNS SUPPORTING PORCH OVERHANGS.
	11	1	CRAFTSMAN	5	2-STORY, 29'-3"	GABLE & VALLEY WITH DORMER VENT	SHINGLE SIDING, LAP (HORIZONTAL) SIDING 8" EXPOSURE	SINGLE & DOUBLE PANE SINGLE HUNG (WITH 2X2 OVER 1X8 HEADER & 1X4 SIDE AND SILL), SQUARE CASEMENT, SMALL PICTURE WINDOWS, STONE VENEER COLUMNS SUPPORTING PORCH OVERHANGS, AND ACCENT SIDING TO RESEMBLE CEDAR SHAKES.
	2	1	CRAFTSMAN	3	2-STORY, 28'-3"	GABLE & VALLEY WITH DORMER VENT	SHINGLE SIDING, LAP (HORIZONTAL) SIDING 8" EXPOSURE	SINGLE & DOUBLE PANE SINGLE HUNG (WITH 2X2 OVER 1X8 HEADER & 1X4 SIDE AND SILL), SQUARE CASEMENT, SMALL PICTURE WINDOWS, STONE VENEER COLUMNS SUPPORTING PORCH OVERHANGS, AND ACCENT SIDING TO RESEMBLE CEDAR SHAKES.
	14	1	MID CENTURY MODERN	5	2-STORY, 29'-3"	GABLE & SLOPE/BLADE	VERTICAL SIDING PANEL, TRELLIS, LAP (HORIZONTAL) SIDING 8" & 12"	SINGLE & DOUBLE PANE SINGLE SLIDING WITH SQUARE PICTURE, SQUARE CASEMENT, SLOPE BLADE ROOF, AND WINDOWS ON DOORS
	34, 20, 23	3	BUILDING TYPE C2 - CONTEMPORARY FARMHOUSE	4	3-STORY, 39'-6½"	HIP ROOF, CROSS-GABLED	MASONRY VENEER, BOARD & BATTEN SIDING, LAP SIDING WITH 6" REVEAL, TRIM AND LAP SIDING WITH 4" REVEAL, SHINGLE ROOF	STONE BASE WITH ACCENT BANDING, COVERED DECK ON SECOND AND THIRD LEVEL INTERIOR UNITS, TWO-STORY STEP DOWN ON ENDS, AND WOODTONE ACCENT SIDING ON FRONT OF SECOND AND THIRD LEVEL INTERIOR UNITS.

SF BUILDING DESIGN VARIATION NOTES

1. HOUSING MODEL VARIETY FOR SINGLE-FAMILY AND TWO-FAMILY DWELLINGS MUST ACHIEVE THE THREE ARCHITECTURAL BUILDING DESIGN AND NO SIMILAR MODELS CAN BE PLACED NEXT TO EACH OTHER ON THE SAME BLOCK FACE. A MINIMUM OF THREE BUILDING VARIATIONS ARE LOCATED IN THE ARCHITECTURAL DRAWINGS/ELEVATIONS. EXACT LOCATIONS OF BUILDINGS WILL BE DETERMINED AT THE BUILDING PERMIT.

BUILDING TYPE KEY

SFD	= SINGLE FAMILY DETACHED
SFA-R	= SINGLE FAMILY ATTACHED -ROWHOMES
SFA-TH	= SINGLE FAMILY ATTACHED -TOWNHOMES
TF-D	= TWO FAMILY - DUPLEX



SANCTUARY OF GREEN

PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO

PREPARED BY:

ripleydesign
LANDSCAPE ARCHITECTURE, LAND PLANNING
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

PLANNER

RIPLEY DESIGN INC.
Russ Lee
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

OWNER

SOLITAIRE HOMES
Bill Veio and David Pretzler
6645 E. Heritage Pl. South
Centennial, CO 80111
303.721.9054

ENGINEER

NORTHERN ENGINEERING
Danny Weber
301 Howes St. Suite 100
Fort Collins, CO 80521
p. 970.221-4158

NORTH

SCALE: 1"=100'-0"

0 50 100 200

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	11/03/2021
02	PDP	01/19/2022

REVISIONS

No.	DESCRIPTION	DATE

BUILDING DESIGN VARIATION

SEAL:

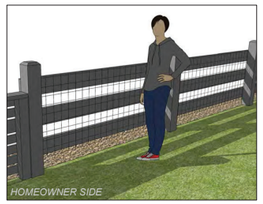
ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

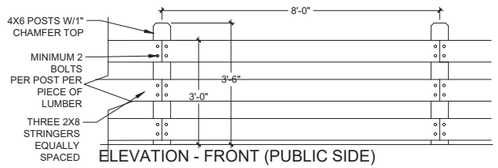
DRAWING NUMBER:

L-3

Plotted By: Sam Coutts **Layout:** L-3 BUILDING DESIGN VARIATION **Printed On:** 3/11/2022 12:48 PM **File Name:** Building Design Variation.dwg



NOTE:
1. UNLESS OTHERWISE REQUESTED ALL WOOD TO BE EITHER STAINED RED CEDAR OR COMPOSITE WOOD SUCH AS TREX OR SIMILAR BRAND.
2. ALL FASTENERS & GLUES TO BE WEATHER PROOF TOP OF FENCE TO BE LEVEL BOTTOM OF FENCE TO STEP WITH GRADE AS NEEDED FENCE MAY STEP DOWN AT POSTS IN 6" INCREMENTS IF NECESSARY
3. FENCE TO BE LOCATED ONE FOOT WITHIN THE PRIVATE PROPERTY LINES ON FRONT YARD FENCES OR NEXT TO WALKS.

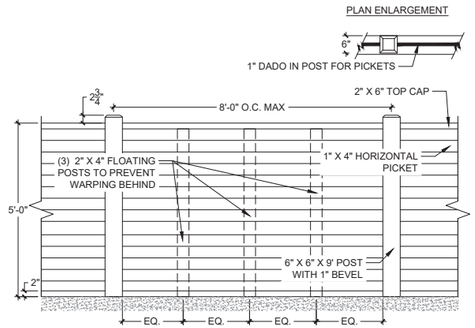


ELEVATION - FRONT (PUBLIC SIDE)

2 3' RAIL FENCE

1/2" = 1'-0"

OP-TMF-SAN-07



1 5' CONTEMPORARY SOLID HORIZONTAL PRIVACY PICKET FENCE

1/2" = 1'-0"

LEGEND

= 5' CONTEMPORARY SOLID HORIZONTAL PRIVACY PICKET FENCE

= 3' RAIL FENCE

NOTES

1. ONLY FENCING TO BE INSTALLED BY THE DEVELOPER/ BUILDER IS SHOWN ON THIS PLAN.
2. IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO LOCATE ALL PROPERTY LINES. NO FENCE, HEDGE OR WALL MAY EXTEND BEYOND OR ACROSS A PROPERTY LINE EXCEPT WITH THE JOINT WRITTEN AGREEMENT OF THE ABUTTING PROPERTY OWNER.
3. NO FENCE, HEDGE OR WALL SHALL BE PLACED NEARER THAN TWENTY FOUR (24) INCHES TO ANY PUBLIC SIDEWALK.
4. FENCES, OR WALLS SHALL NOT EXCEED SIX (6) FEET IN HEIGHT. THE HEIGHT SHALL BE MEASURED AT THE FINISHED GRADE ON THE SIDE NEAREST THE STREET OR ABUTTING PROPERTY.
5. NO MORE THAN FORTY-TWO (42) INCHES IN HEIGHT WHEN LOCATED WITHIN THE VISUAL CLEARANCE TRIANGLE DESCRIBED IN SECTION 3.8.7(G)(1), AND, IF OVER THIRTY-TWO (32) INCHES IN HEIGHT WITHIN SUCH TRIANGLE, FENCES SHALL BE CONSTRUCTED OF SPLIT RAIL WITH A MINIMUM DIMENSION OF TWELVE (12) INCHES BETWEEN HORIZONTAL MEMBERS.

NORTH SCALE: 1"=100'-0"

0 50 100 200

ORIGINAL SIZE 24X36

SANCTUARY OF GREEN

PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO

PREPARED BY:

ripley design
LANDSCAPE ARCHITECTURE, LAND PLANNING
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

PLANNER

RIPLEY DESIGN INC.
Russ Lee
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

OWNER

SOLITAIRE HOMES
Bill Veio and David Pretzler
6645 E. Heritage Pl. South
Centennial, CO 80111
303.721.9054

ENGINEER

NORTHERN ENGINEERING
Danny Weber
301 Howes St. Suite 100
Fort Collins, CO 80521
p. 970.221-4158

ISSUED

No.	DESCRIPTION	DATE
01	PDP	11/03/2021
02	PDP	01/19/2022

REVISIONS

No.	DESCRIPTION	DATE

FENCE PLAN

SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

L-4

Plotted By: Sam Coutts **Layout:** L-4 FENCE PLAN **Printed On:** 3/11/2022 12:49 PM **File Name:** Fence Plan.dwg

SANCTUARY ON THE GREEN

PROJECT DEVELOPMENT PLAN

LAND USE CHART

EXISTING ZONING	LMN

AREA USED FOR DENSITY CALCUATION

GROSS		
	AREA (SF)	%
BUILDING COVERAGE	263,127	14.61
DRIVES AND PARKING (EXCLUDES PUBLIC ROW)	171,854	9.54
OPEN SPACE AND LANDSCAPE (EXCLUDES PUBLIC ROW)	1,049,059	58.25
HARDSCAPE (EXCLUDES PUBLIC ROW)	129,688	7.20
PUBLIC STREET RIGHT-OF-WAY	187,329	10.40
HARDSCAPE	38,425	
DRIVES AND PARKING	132,919	
LANDSCAPE	15,985	
TOTAL GROSS COVERAGE	**1,801,057 SF (41.35 AC)**	**100.00**

NET	
SUBTRACTED NET USE	AREA (ACRES)
ARTERIAL STREET ROW	0.14
NATURAL HABITATS AND BUFFERS	10.48
HOA PARK AND CENTRAL GREEN	1
PUBLIC ALLEYS	0
PEDESTRIAN AND BIKE CONNECTIONS	0
TOTAL NET REDUCTION	**11.62 ACRES**
TOTAL NET AREA	**29.73 ACRES**

DENSITY CALCULATION

GROSS	
GROSS AREA	41.347 ACRES
TOTAL DWELLING UNITS	212
GROSS DENSITY	5.13 DU/AC

NET	
NET AREA	29.73 ACRES
TOTAL DWELLING UNITS	212
NET DENSITY	7.13 DU/AC

HOUSING TYPES	NUMBER OF DWELLING UNITS	% OF TOTAL
SINGLE FAMILY ATTACHED	166	78
TWO-FAMILY	14	7
SINGLE FAMILY DETACHED WITH REAR LOADED GARAGES*	32	15
TOTAL	**212**	**100**

*ALL SINGLE FAMILY DETACHED SHALL HAVE 2 CAR GARAGES
** MODIFICATION REQUEST FOR A REDUCTION IN HOUSING TYPES HAS BEEN PROVIDED WITH THIS APPLICATION.

OFF STREET PARKING REQUIREMENTS					
UNIT TYPE	REQUIRED PARKING STALL PER UNIT	NUMBER OF UNITS	PROVIDED SF	TOTAL SPACES REQUIRED	TOTAL SPACES PROVIDED
SINGLE FAMILY DETACHED	2	32		64	64
SINGLE FAMILY ATTACHED*	2	166		308	308
TWO-FAMILY*	2	14		28	28
ADDITIONAL GUEST PARKING					47
NEIGHBORHOOD CENTER - USE 1 **			875	2	2
NEIGHBORHOOD CENTER - USE 2 **			2125	4	4
TOTAL				**400**	**453**

*ALL TWO-FAMILY AND SINGLE-FAMILY ATTACHED SHALL HAVE A MAXIMUM OF 3 BEDROOMS PER DWELLING UNIT
** NEIGHBORHOOD CENTER SHALL ALLOW THE FOLLOWING USES: RETAIL; CONVENIENCE RETAIL; PERSONAL AND BUSINESS SERVICE SHOPS; SMALL ANIMAL VETERINARY FACILITY; OFFICE; FINANCIAL SERVICE; CLINIC; CHILD CARE CENTER; LIMITED INDOOR RECREATION ESTABLISHMENT; PLACE OF WORSHIP OR ASSEMBLY; DOG DAY CARE; MUSIC STUDIO; COMMUNITY FACILITY OR NEIGHBORHOOD SUPPORT FACILITY;

2 SPACES / 1000 SQUARE FEET HAVE BEEN SELECTED AS AN AVERAGE PARKING DEMAND BASED ON THE ALLOWED USES FOR NEIGHBORHOOD CENTER.

BICYCLE PARKING FOR NEIGHBORHOOD CENTER		
	PROVIDED	REQUIRED *
ENCLOSED SPACES (HOOKS WITHIN NEIGHBORHOOD CENTER)	4	4
TOTAL	**4**	**4**

*NEIGHBORHOOD CENTER IS 3,000 SF. 1 BIKE SPACE REQUIRED/ 4,000 SF GENERAL RETAIL, MINIMUM OF 4 REQUIRED PER GENERAL DEVELOPMENT STANDARD 3.2.2(C)(4).

OWNER'S CERTIFICATE

THE UNDERSIGNED DOES/DO HEREBY CERTIFY THAT I/WE ARE THE LAWFUL OWNERS OF THE REAL PROPERTY DESCRIBED ON THIS SITE PLAN AND DO HEREBY CERTIFY THAT I/WE ACCEPT THE CONDITIONS AND RESTRICTIONS SET FORTH ON SAID SITE PLAN.

_____
OWNER (SIGNED)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS_____ DAY OF _____ A.D.,20____.

BY_____ _____
(PRINT NAME) DATE

AS _____

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL.

_____ _____
NOTARY PUBLIC ADDRESS

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

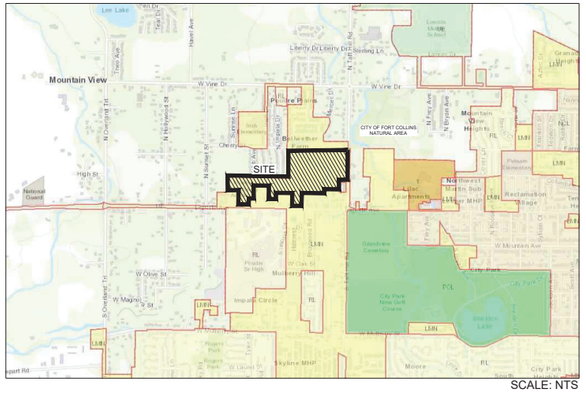
CONSIDERING THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9 AS BEARING NORTH 00° 54' 31" EAST AND WITH ALL BEARINGS HEREIN RELATIVE THERETO:

COMMENCING AT THE NORTH 1/16TH CORNER OF SAID SECTION 9; THENCE ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., NORTH 88° 56' 36" WEST, 40.00 FEET THE WEST RIGHT-OF-WAY LINE OF NORTH TAFT HILL ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 00° 54' 31" WEST, 731.52 FEET TO THE NORTHEAST CORNER OF THAT TRACT OF LAND RECORDED NOVEMBER 2, 1970, AT BOOK 1445, PAGE 455 OF THE RECORDS OF LARIMER COUNTY; THENCE, ALONG THE NORTH LINE OF SAID TRACT, NORTH 88° 53' 58" WEST, 140.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE, ALONG THE WEST LINE OF THOSE TRACTS RECORDED NOVEMBER 2, 1970, AT BOOK 1445, PAGE 455, MARCH 9, 2006, AT RECEPTION NO. 20060017157, AND JANUARY 11, 2017 AT RECEPTION NO. 20170002025 OF THE RECORDS OF LARIMER COUNTY, SOUTH 00° 54' 32" WEST, 210.00 FEET TO THE SOUTHWEST CORNER OF THAT TRACT RECORDED AT RECEPTION NO. 20170002025; THENCE, ALONG THE NORTH LINES OF A 20' WIDE ALLEY, THAT TRACT OF LAND RECORDED JULY 5, 2018, AT RECEPTION NO. 20180040764 OF THE RECORDS OF LARIMER COUNTY, THE NORTH RIGHT-OF-WAY LINE OF PENNSYLVANIA STREET, AND THAT TRACT RECORDED MARCH 8, 2017, AT RECEPTION NO. 20170015427 OF THE RECORDS OF LARIMER COUNTY, NORTH 88° 53' 42" WEST, 449.84 FEET TO THE NORTHWEST CORNER OF SAID TRACT RECORDED AT RECEPTION NO. 20170015427; THENCE, ALONG THE WESTERLY LINES OF THOSE TRACTS RECORDED MARCH 8, 2017, AT RECEPTION NO. 20170015427 AND SEPTEMBER 29, 2017, AT RECEPTION NO. 20170065419 OF THE RECORDS OF LARIMER COUNTY THE FOLLOWING TWO COURSES AND DISTANCES: SOUTH 06° 16' 40" EAST, 56.61 FEET; THENCE, SOUTH 16° 40' 06" EAST, 29.28 FEET; THENCE, ALONG THE NORTH LINE OF THOSE TRACTS RECORDED JULY 11, 2001 AT RECEPTION NO. 20010056464 AND MARCH 31, 2010 AT RECEPTION NO. 20100017428 OF THE RECORDS OF LARIMER COUNTY, NORTH 88° 51' 53" WEST, 379.85 FEET TO THE NORTHWEST CORNER OF SAID TRACT RECORDED AT RECEPTION NO. 20100017428; THENCE, ALONG THE WEST LINE OF SAID TRACT RECORDED AT RECEPTION NO. 20100017428, SOUTH 01° 05' 31" WEST, 267.13 FEET TO THE NORTH RIGHT-OF-WAY LINE OF LAPORTE AVENUE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 88° 54' 29" WEST, 161.66 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE ALONG THE EAST LINE OF THAT TRACT RECORDED JULY 15, 2015, AT RECEPTION NO. 20150045549, NORTH 00° 47' 31" EAST, 262.18 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE, ALONG THE NORTH LINE OF SAID TRACT NORTH 89° 36' 29" WEST, 148.89 FEET TO A POINT ON THE EAST LINE OF A TRACT RECORDED AUGUST 21, 1985, AT RECEPTION NO. 19850041265; THENCE, ALONG SAID EAST LINE, NORTH 00° 51' 20" EAST, 3.78 FEET TO THE NORTHEAST CORNER OF SAID TRACT RECORDED AT RECEPTION NO. 19850041265; THENCE, ALONG THE NORTH LINE OF THOSE TRACTS RECORDED AUGUST 21, 1985, AT RECEPTION NO. 19850041265, MARCH 16, 2018, AT RECEPTION NO. 20180015375, JUNE 6, 2011, AT RECEPTION NO. 20110032759, AND OCTOBER 31, 2006, AT RECEPTION NO. 20060082473 OF THE RECORDS OF LARIMER COUNTY, NORTH 88° 54' 26" WEST, 340.52 FEET TO THE NORTHWEST CORNER OF SAID TRACT RECORDED AT RECEPTION NO. 20060082473; THENCE, ALONG THE WEST LINE OF SAID TRACT, SOUTH 00° 17' 34" EAST, 114.08 FEET TO THE NORTHEAST CORNER OF A TRACT IDENTIFIED AS LARIMER COUNTY ASSESSOR PARCEL NUMBER 9709103013; THENCE, ALONG

THE NORTH LINE OF SAID TRACT, NORTH 88° 51' 29" WEST, 99.86 FEET TO THE EAST LINE OF A TRACT RECORDED MARCH 26, 2003, AT RECEPTION NO. 20030035535 IN THE RECORDS OF LARIMER COUNTY; THENCE, ALONG SAID EAST LINE, NORTH 00° 14' 58" WEST, 249.75 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE, ALONG THE NORTH LINE OF SAID TRACT, NORTH 88° 53' 31" WEST, 55.07 FEET TO A POINT ON THE EAST LINE OF THAT TRACT RECORDED _____ AT RECEPTION NO. _____ OF THE RECORDS OF LARIMER COUNTY; THENCE, ALONG THE SOUTH AND EAST LINES OF SAID TRACT AND A PORTION OF THE NORTH LINE OF THAT TRACT RECORDED JANUARY 21, 2000, AT RECEPTION NO. 20000004772 IN THE RECORDS OF LARIMER COUNTY THE FOLLOWING FOUR COURSES AND DISTANCES: SOUTH 01° 06' 01" WEST, 43.36 FEET; THENCE, NORTH 88° 53' 59" WEST, 234.04 FEET; THENCE, SOUTH 00° 04' 30" WEST, 220.60 FEET; THENCE, NORTH 89° 35' 01" WEST, 110.10 FEET TO THE NORTHWEST CORNER OF SAID TRACT RECORDED AT RECEPTION NO. 20000004772; THENCE, ALONG THE WEST LINE OF SAID TRACT, SOUTH 00° 14' 26" EAST, 134.70 FEET TO THE NORTH RIGHT-OF-WAY LINE OF LAPORTE AVENUE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 88° 54' 24" WEST, 229.01 FEET; THENCE, ALONG THE EASTERLY RIGHT-OF-WAY OF BARTON DRIVE AND A PORTION OF THE NORTH LINE OF THAT TRACT RECORDED FEBRUARY 1, 2010, AT RECEPTION NO. 20100005121 OF THE RECORDS OF LARIMER COUNTY THE FOLLOWING SIX COURSES AND DISTANCES: NORTH 00° 53' 34" EAST, 12.00 FEET; THENCE ALONG A CURVE CONCAVE TO THE NORTHEAST HAVING A CENTRAL ANGLE OF 88° 54' 27" WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.28 FEET AND THE CHORD OF WHICH BEARS NORTH 43° 20' 54" WEST, 21.01 FEET; THENCE, NORTH 01° 05' 41" EAST, 113.65 FEET; THENCE ALONG A CURVE CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 25° 55' 40" WITH A RADIUS OF 139.50 FEET, AN ARC LENGTH OF 63.13 FEET AND THE CHORD OF WHICH BEARS NORTH 14° 03' 28" EAST, 62.59 FEET; THENCE, NORTH 01° 07' 03" EAST, 63.25 FEET; THENCE, NORTH 88° 39' 00" WEST, 242.02 FEET TO A POINT ON THE WEST LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER SECTION 9, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M.; THENCE, ALONG SAID WEST LINE, NORTH 00° 32' 59" EAST, 364.35 FEET TO THE C-S-N 1/64 CORNER SECTION 9, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M.; THENCE, ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER SECTION 9, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., SOUTH 88° 55' 46" EAST, 1166.14 FEET TO THE NORTHWEST CORNER OF THAT TRACT RECORDED AT BOOK 990, PAGE 383 OF THE RECORDS OF LARIMER COUNTY; THENCE, ALONG THE WEST, SOUTH, AND EAST LINES OF SAID TRACT THE FOLLOWING 3 COURSES AND DISTANCES: SOUTH 01° 15' 27" WEST, 50.12 FEET; THENCE, SOUTH 88° 44' 33" EAST, 35.00 FEET; THENCE, NORTH 01° 15' 27" EAST, 50.24 FEET; THENCE CONTINUING ALONG SAID NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER SECTION 9, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., SOUTH 88° 55' 46" EAST, 106.55 FEET TO THE C-S-N1/64 CORNER SECTION 9, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., THENCE, ALONG THE WEST LINE OF THE NORTHWEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER SECTION 9, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., NORTH 00° 42' 44" EAST, 660.66 FEET TO THE NORTHEAST 1/16 CORNER SECTION 9, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M.; THENCE, ALONG THE NORTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER SECTION 9, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., SOUTH 88° 56' 36" EAST, 1269.88 FEET TO THE

POINT OF BEGINNING. SAID DESCRIBED TRACT CONTAINS 1,801,057 SQUARE FEET OR 41.347 ACRES, MORE OR LESS.

VICINITY MAP



SCALE: NTS

PLANNING CERTIFICATE

APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES OF THE CITY OF FORT COLLINS, COLORADO ON THIS _____ DAY OF _____, 20__.

_____
Director Signature

SHEET INDEX

SHEET NUMBER	SHEET TITLE
C	COVER
L-1	OVERALL SITE PLAN
L-2	PEDESTRIAN CONNECTIONS
L-3	BUILDING DESIGN VARIATION
L-4	FENCE PLAN
L-5	SITE ENLARGEMENT
L-6	SITE ENLARGEMENT
L-7	SITE ENLARGEMENT
L-8	SITE ENLARGEMENT
L-9	SITE ENLARGEMENT
L-10	SITE ENLARGEMENT
L-11	SITE ENLARGEMENT
L-12	SITE ENLARGEMENT
L-13	SITE ENLARGEMENT
L-14	SITE ENLARGEMENT
L-15	SITE ENLARGEMENT
L-16	SITE ENLARGEMENT
L-17	SITE ENLARGEMENT
L-18	SITE ENLARGEMENT
L-19	SITE ENLARGEMENT
L-20	SITE ENLARGEMENT
L-21	SITE PLAN DETAILS
L-22	TREE INVENTORY- WEST
L-23	TREE INVENTORY - SOUTHEAST
L-24	TREE INVENTORY - NORTHEAST
L-25	TREE INVENTORY CHART
L-26	OVERALL LANDSCAPE PLAN
L-27	SHRUB PLANTING TYPICALS
L-28	LANDSCAPE ENLARGEMENT
L-29	LANDSCAPE ENLARGEMENT
L-30	LANDSCAPE ENLARGEMENT
L-31	LANDSCAPE ENLARGEMENT
L-32	LANDSCAPE ENLARGEMENT
L-33	LANDSCAPE ENLARGEMENT
L-34	LANDSCAPE ENLARGEMENT
L-35	LANDSCAPE ENLARGEMENT
L-36	LANDSCAPE ENLARGEMENT
L-37	LANDSCAPE ENLARGEMENT
L-38	LANDSCAPE ENLARGEMENT
L-39	LANDSCAPE ENLARGEMENT
L-40	LANDSCAPE ENLARGEMENT
L-41	LANDSCAPE ENLARGEMENT
L-42	LANDSCAPE ENLARGEMENT
L-43	LANDSCAPE ENLARGEMENT
L-44	LANDSCAPE DETAILS
L-45	LANDSCAPE DETAILS
L-46	NATURAL HABITAT BUFFER ZONES
L-47	SITE AMENITY ILLUSTRATIONS
L-48	AUTOTURN OVERALL
L-49	AUTOTURN ENLARGEMENT 01
L-50	AUTOTURN ENLARGEMENT 02
L-51	AUTOTURN ENLARGEMENT 03
E1.0	SITE LIGHTING PHOTOMETRIC
E2.0	SITE LIGHTING DETAILS
A1	BUILDING TYPE A ELEVATIONS
A2	BUILDING TYPE B ELEVATIONS
A3	BUILDING TYPE C ELEVATIONS
A4	BUILDING TYPE C-2 ELEVATIONS
A5	BUILDING TYPE D ELEVATIONS
A6	BUILDING TYPE ELEVATIONS
A7	TOWNHOMES MID-CENTURY MODERN
A8	TOWNHOMES CRAFTSMAN
A9	TOWNHOMES MODERN FARMHOUSE
A10	TOWNHOMES CRAFTSMAN
A11	TOWNHOMES MID-CENTURY MODERN
A12	TOWNHOMES CRAFTSMAN
A13	NEIGHBORHOOD CENTER
A14	NEIGHBORHOOD CENTER - FLOOR PLAN
A15	SINGLE FAMILY DETACHED - HARRISON
A16	SINGLE FAMILY DETACHED - HUDSON
A17	SINGLE FAMILY DETACHED - LAWRENCE
A18	SINGLE FAMILY DETACHED - CRAFTSMAN
A19	SINGLE FAMILY DETACHED - WELTON
A20	PAIRED HOMES - BUILDING 1-2
A21	PAIRED HOMES - BUILDING 1-3
A22	PAIRED HOMES - BUILDING 2-3

PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO

PREPARED BY:

ripley design
LANDSCAPE ARCHITECTURE, LAND PLANNING
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

PLANNER
RIPLEY DESIGN INC.
Russ Lee
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

OWNER
SOLITAIRE HOMES
Bill Veio and David Pretzler
6645 E. Heritage Pl. South
Centennial, CO 80111
303.721.9054

ENGINEER
NORTHERN ENGINEERING
Danny Weber
301 Howes St. Suite 100
Fort Collins, CO 80521
p. 970.221-4158

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	11/03/2021
02	PDP	01/19/2022

REVISIONS

No.	DESCRIPTION	DATE

COVER

SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

C

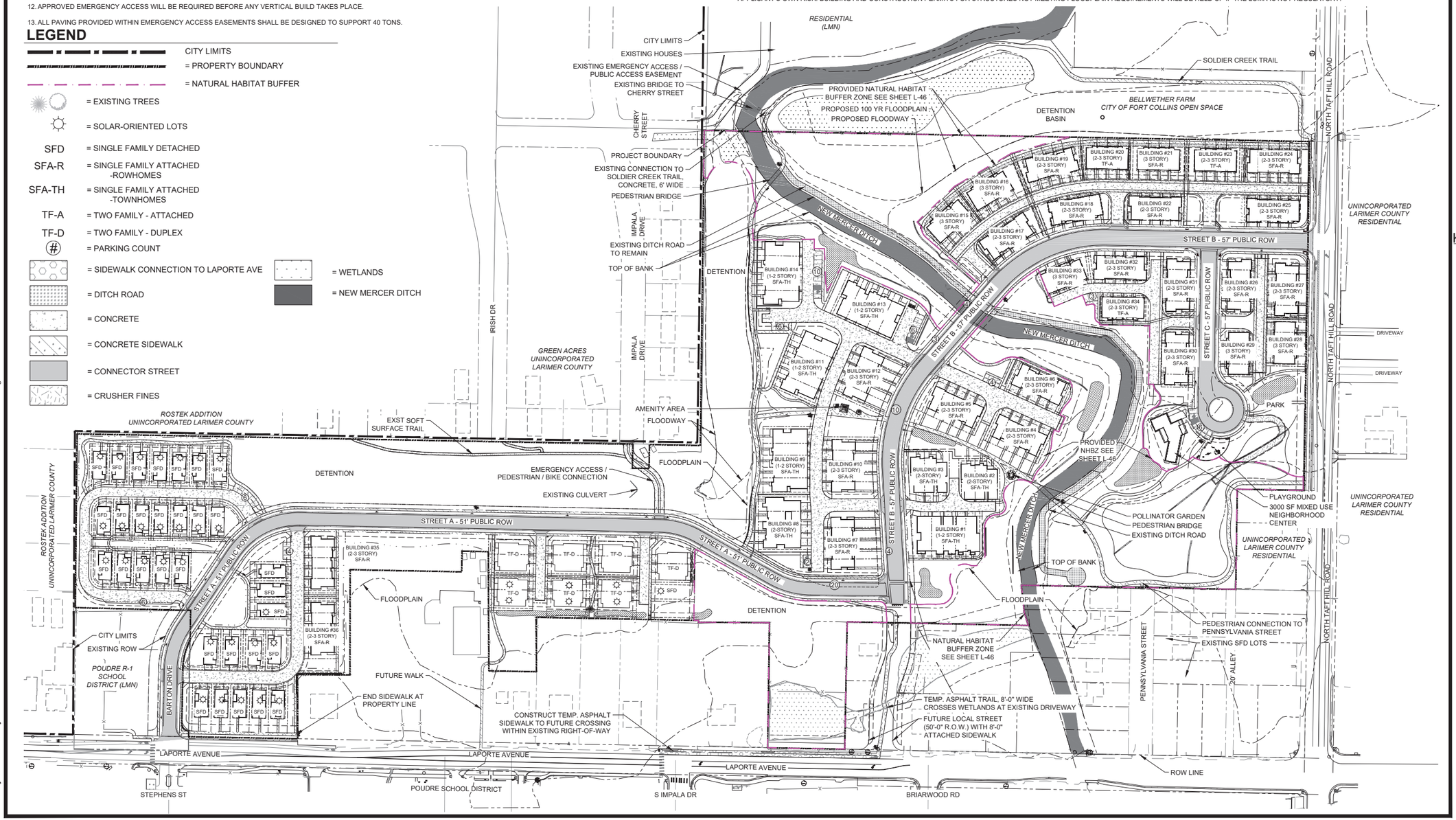
Plotted By: Sam Coutts **Layout:** C COVER **Printed On:** 3/11/2022 12:47 PM **File Name:** C COVER.dwg

SITE PLAN NOTES

1. THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS. AMENDMENTS TO THE PLANS MUST BE REVIEWED AND APPROVED BY THE CITY PRIOR TO THE IMPLEMENTATION OF ANY CHANGES TO THE PLANS.
2. REFER TO FINAL UTILITY PLANS FOR EXACT LOCATIONS AND CONSTRUCTION INFORMATION FOR STORM DRAINAGE STRUCTURES, UTILITY MAINS AND SERVICES, PROPOSED TOPOGRAPHY, STREET IMPROVEMENTS.
3. REFER TO THE SUBDIVISION PLAT AND UTILITY PLANS FOR EXACT LOCATIONS, AREAS AND DIMENSIONS OF ALL EASEMENTS, LOTS, TRACTS, STREETS, WALKS AND OTHER SURVEY INFORMATION.
4. ALL ROOFTOP AND GROUND MOUNTED MECHANICAL EQUIPMENT MUST BE SCREENED FROM VIEW FROM ADJACENT PROPERTY AND PUBLIC STREETS. IN CASES WHERE BUILDING PARAPETS DO NOT ACCOMPLISH SUFFICIENT SCREENING, THEN FREE-STANDING SCREEN WALLS MATCHING THE PREDOMINANT COLOR OF THE BUILDING SHALL BE CONSTRUCTED. OTHER MINOR EQUIPMENT SUCH AS CONDUIT, METERS AND PLUMBING VENTS SHALL BE SCREENED OR PAINTED TO MATCH SURROUNDING BUILDING SURFACES.
5. ALL CONSTRUCTION WITH THIS DEVELOPMENT PLAN MUST BE COMPLETED IN ONE PHASE UNLESS A PHASING PLAN IS SHOWN WITH THESE PLANS.
6. ALL EXTERIOR LIGHTING PROVIDED SHALL COMPLY WITH THE FOOT-CANDLE REQUIREMENTS IN SECTION 3.2.4 OF THE LAND USE CODE AND SHALL USE A CONCEALED, FULLY SHIELDED LIGHT SOURCE WITH SHARP CUT-OFF CAPABILITY SO AS TO MINIMIZE UP-LIGHT, SPILL LIGHT, GLARE AND UNNECESSARY DIFFUSION.
7. SIGNAGE AND ADDRESSING ARE NOT PERMITTED WITH THIS PLANNING DOCUMENT AND MUST BE APPROVED BY SEPARATE CITY PERMIT PRIOR TO CONSTRUCTION. SIGNS MUST COMPLY WITH CITY SIGN CODE UNLESS A SPECIFIC VARIANCE IS GRANTED BY THE CITY.
8. FIRE HYDRANTS MUST MEET OR EXCEED POUDRE FIRE AUTHORITY STANDARDS. ALL BUILDINGS MUST PROVIDE AN APPROVED FIRE EXTINGUISHING SYSTEM.
9. ALL BIKE RACKS PROVIDED MUST BE PERMANENTLY ANCHORED.
10. ALL SIDEWALKS AND RAMPS MUST CONFORM TO CITY STANDARDS. ACCESSIBLE RAMPS MUST BE PROVIDED AT ALL STREET AND DRIVE INTERSECTIONS AND AT ALL DESIGNATED ACCESSIBLE PARKING SPACES. ACCESSIBLE PARKING SPACES MUST SLOPE NO MORE THAN 1:48 IN ANY DIRECTION. ALL ACCESSIBLE ROUTES MUST SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND WITH NO MORE THAN 1:48 CROSS SLOPE.
11. COMMON OPEN SPACE AREAS AND LANDSCAPING WITHIN RIGHT OF WAYS, STREET MEDIANS, AND TRAFFIC CIRCLES ADJACENT TO COMMON OPEN SPACE AREAS ARE REQUIRED TO BE MAINTAINED BY A PROPERTY OWNERS' ASSOCIATION. THE PROPERTY OWNERS' ASSOCIATION IS RESPONSIBLE FOR SNOW REMOVAL ON ALL ADJACENT STREET SIDEWALKS AND SIDEWALKS IN COMMON OPEN SPACE AREAS.
12. APPROVED EMERGENCY ACCESS WILL BE REQUIRED BEFORE ANY VERTICAL BUILD TAKES PLACE.
13. ALL PAVING PROVIDED WITHIN EMERGENCY ACCESS EASEMENTS SHALL BE DESIGNED TO SUPPORT 40 TONS.
14. PRIVATE CONDITIONS, COVENANTS, AND RESTRICTIONS (CC&R'S), OR ANY OTHER PRIVATE RESTRICTIVE COVENANT IMPOSED ON LANDOWNERS WITHIN THE DEVELOPMENT, MAY NOT BE CREATED OR ENFORCED HAVING THE EFFECT OF PROHIBITING OR LIMITING THE INSTALLATION OF XERISCAPE LANDSCAPING, SOLAR/PHOTO-VOLTAIC COLLECTORS (IF MOUNTED FLUSH UPON ANY ESTABLISHED ROOF LINE), CLOTHES LINES (IF LOCATED IN BACK YARDS), ODOR-CONTROLLED COMPOST BINS, OR WHICH HAVE THE EFFECT OF REQUIRING THAT A PORTION OF ANY INDIVIDUAL LOT BE PLANTED IN TURF GRASS.
15. ANY DAMAGED CURB, GUTTER AND SIDEWALK EXISTING PRIOR TO CONSTRUCTION, AS WELL AS STREETS, SIDEWALKS, CURBS AND GUTTERS, DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT, SHALL BE REPLACED OR RESTORED TO CITY OF FORT COLLINS STANDARDS AT THE DEVELOPER'S EXPENSE PRIOR TO THE ACCEPTANCE OF COMPLETED IMPROVEMENTS AND/OR PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
16. FIRE LANE MARKING: A FIRE LANE MARKING PLAN MUST BE REVIEWED AND APPROVED BY THE FIRE OFFICIAL PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, APPROVED SIGNS OR OTHER APPROVED NOTICES THAT INCLUDE THE WORDS NO PARKING FIRE LANE SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS TO IDENTIFY SUCH ROADS OR PROHIBIT THE OBSTRUCTION THEREOF. THE MEANS BY WHICH FIRE LANES ARE DESIGNATED SHALL BE MAINTAINED IN A CLEAN AND Revised November 12, 2015 3 LEGIBLE CONDITION AT ALL TIMES AD BE REPLACED OR REPAIRED WHEN NECESSARY TO PROVIDE ADEQUATE VISIBILITY.
17. PREMISE IDENTIFICATION: AN ADDRESSING PLAN IS REQUIRED TO BE REVIEWED AND APPROVED BY THE CITY AND POUDRE FIRE AUTHORITY PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. UNLESS THE PRIVATE DRIVE IS NAMED, MONUMENT SIGNAGE MAY BE REQUIRED TO ALLOW WAY-FINDING. ALL BUILDINGS SHALL HAVE ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE, VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY, AND POSTED WITH A MINIMUM OF SIX-INCH NUMERALS ON A CONTRASTING BACKGROUND. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE.
18. THIS PROPERTY IS LOCATED WITHIN A CITY REGULATED 100 YEAR FLOODPLAIN AND MUST COMPLY WITH CHAPTER 10 OF THE CITY CODE. RESIDENTIAL USES IN THE 100-YEAR FLOODPLAIN MUST BE ELEVATED ABOVE THE REGULATORY FLOOD PROTECTION ELEVATION. CRITICAL FACILITIES ARE PROHIBITED WITHIN THE 100-YEAR FLOODPLAIN.
19. THE NATURAL HABITAT BUFFER ZONE IS INTENDED TO BE MAINTAINED IN A NATIVE LANDSCAPE
20. HOUSING MODEL VARIETY FOR SINGLE-FAMILY AND TWO-FAMILY DWELLINGS MUST ACHIEVE THE THREE ARCHITECTURAL BUILDING DESIGN AND NO SIMILAR MODELS CAN BE PLACED NEXT TO EACH OTHER ON THE SAME BLOCK FACE. THREE TYPE BUILDING VARIATION CAN BE SEEN IN ARCHITECTURAL DRAWINGS/ELEVATIONS. EXACT LOCATIONS OF BUILDINGS ARE NOT KNOWN AT THIS TIME.
21. THE APPLICANT IS AWARE THAT THE CURRENT PLAN DOES NOT MEET REGULATORY FLOODPLAIN REQUIREMENTS AS PROPOSED AND IS CONTINUING THROUGH THE PLANNING PROCESS AT THE APPLICANT'S OWN RISK. BUILDING AND CONSTRUCTION PERMITS FOR STRUCTURES NOT MEETING FLOODPLAIN REQUIREMENTS WILL BE HELD UP IF THE LOMR IS NOT REGULATORY.

LEGEND

- CITY LIMITS
- = PROPERTY BOUNDARY
- = NATURAL HABITAT BUFFER
- = EXISTING TREES
- = SOLAR-ORIENTED LOTS
- SFD = SINGLE FAMILY DETACHED
- SFA-R = SINGLE FAMILY ATTACHED -ROWHOMES
- SFA-TH = SINGLE FAMILY ATTACHED -TOWNHOMES
- TF-A = TWO FAMILY - ATTACHED
- TF-D = TWO FAMILY - DUPLEX
- (#) = PARKING COUNT
- = SIDEWALK CONNECTION TO LAPORTE AVE
- = WETLANDS
- = DITCH ROAD
- = NEW MERCER DITCH
- = CONCRETE
- = CONCRETE SIDEWALK
- = CONNECTOR STREET
- = CRUSHER FINES



SANCTUARY OF GREEN

PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO

PREPARED BY:

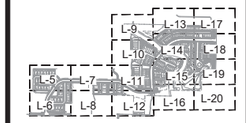
ripleydesign
LANDSCAPE ARCHITECTURE, LAND PLANNING
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

PLANNER
RIPLEY DESIGN INC.
Russ Lee
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

OWNER
SOLITAIRE HOMES
Bill Veio and David Pretzler
6645 E. Heritage Pl. South
Centennial, CO 80111
303.721.9054

ENGINEER
NORTHERN ENGINEERING
Danny Weber
301 Howes St. Suite 100
Fort Collins, CO 80521
p. 970.221-4158

KEY MAP



NORTH 0 50 100 200 SCALE: 1"=100'-0"

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	11/03/2021
02	PDP	01/19/2022

REVISIONS

No.	DESCRIPTION	DATE

OVERALL SITE PLAN

SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

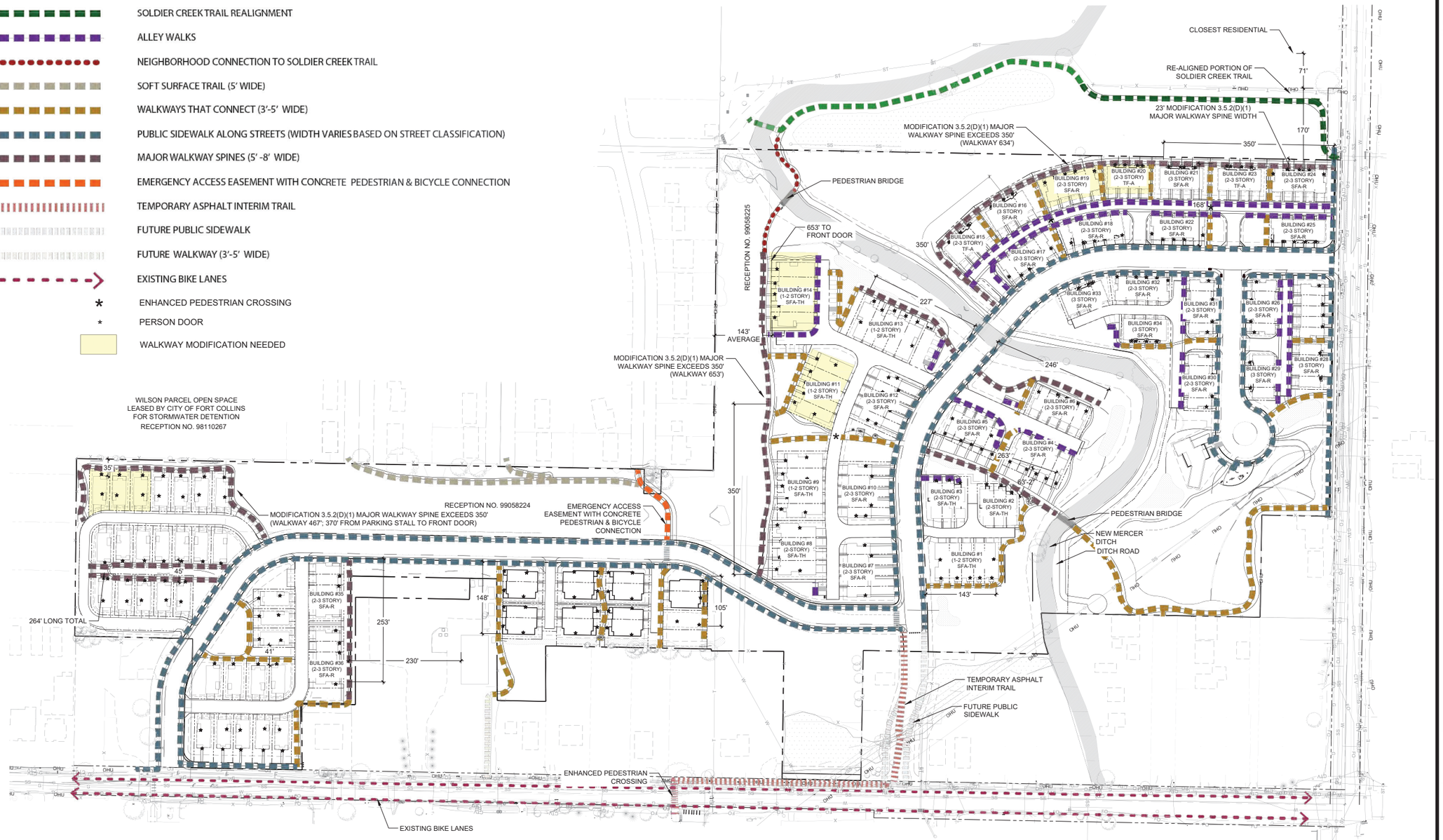
PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER: L-1

Plotted By: Sam Coutts **Layout:** L-1 OVERALL SITE PLAN **Printed On:** 3/11/2022 12:47 PM **File Name:** L-1 Overall Site Plan.dwg

LEGEND

- SOLDIER CREEK TRAIL (EXISTING)
- SOLDIER CREEK TRAIL REALIGNMENT
- ALLEY WALKS
- NEIGHBORHOOD CONNECTION TO SOLDIER CREEK TRAIL
- SOFT SURFACE TRAIL (5' WIDE)
- WALKWAYS THAT CONNECT (3'-5' WIDE)
- PUBLIC SIDEWALK ALONG STREETS (WIDTH VARIES BASED ON STREET CLASSIFICATION)
- MAJOR WALKWAY SPINES (5' -8' WIDE)
- EMERGENCY ACCESS EASEMENT WITH CONCRETE PEDESTRIAN & BICYCLE CONNECTION
- TEMPORARY ASPHALT INTERIM TRAIL
- FUTURE PUBLIC SIDEWALK
- FUTURE WALKWAY (3'-5' WIDE)
- EXISTING BIKE LANES
- * ENHANCED PEDESTRIAN CROSSING
- * PERSON DOOR
- WALKWAY MODIFICATION NEEDED



SANCTUARY OF GREEN

PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO

PREPARED BY:

ripley design
LANDSCAPE ARCHITECTURE, LAND PLANNING
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

PLANNER
RIPLEY DESIGN INC.
Russ Lee
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

OWNER
SOLITAIRE HOMES
Bill Veio and David Pretzler
6645 E. Heritage Pl. South
Centennial, CO 80111
303.721.9054

ENGINEER
NORTHERN ENGINEERING
Danny Weber
301 Howes St. Suite 100
Fort Collins, CO 80521
p. 970.221-4158

NORTH SCALE: 1"=100'-0" (0, 50, 100, 200)

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	11/03/2021
02	PDP	01/19/2022

REVISIONS

No.	DESCRIPTION	DATE

PEDESTRIAN CONNECTIONS

SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

L-2

Plotted By: Sam Coutts **Layout:** L-2 PEDESTRIAN CONNECTIONS **Printed On:** 3/11/2022 12:46 PM **File Name:** L-10 WALKWAYS.dwg

BUILDING DESIGN VARIATION

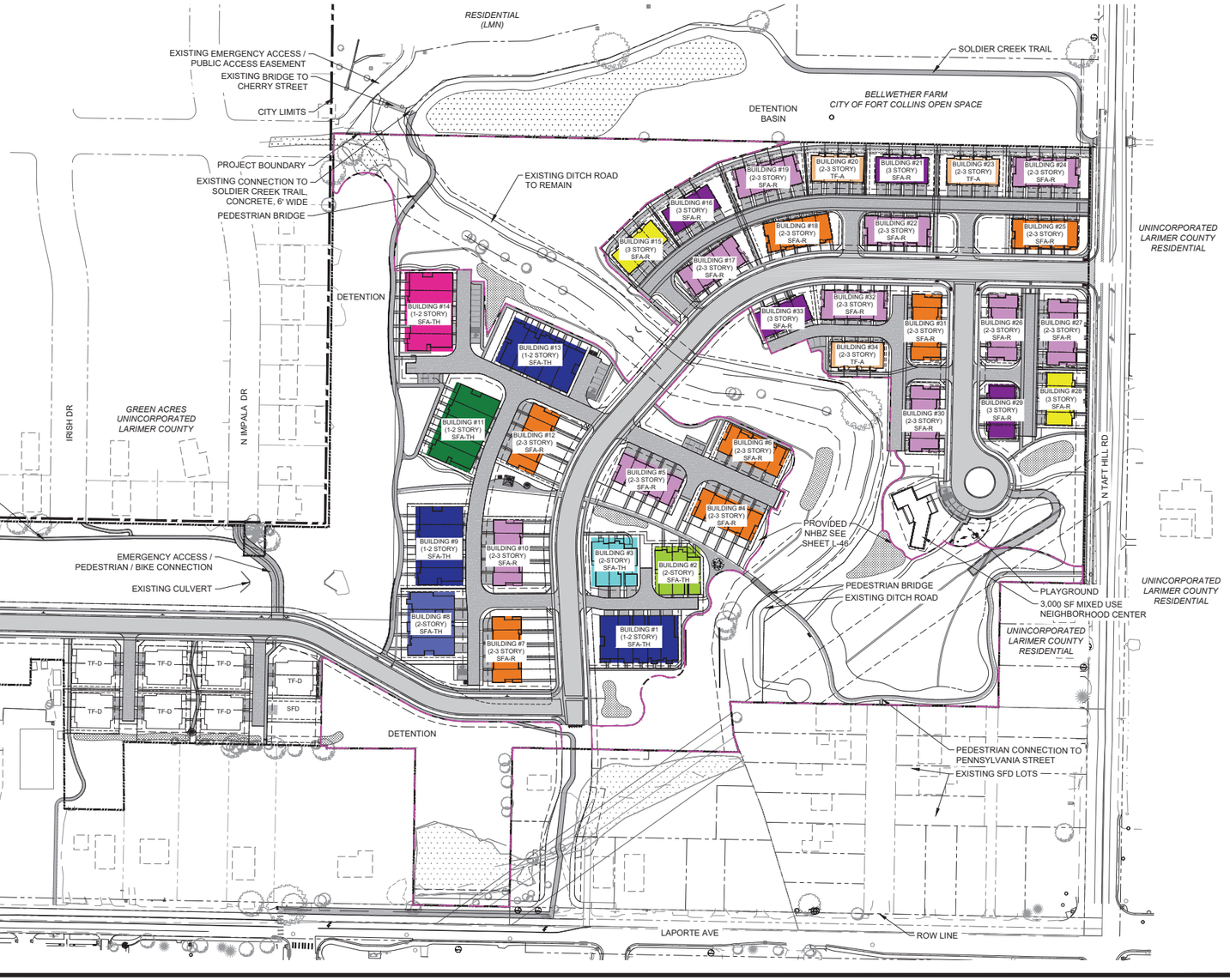
SYMBOL	BUILDING #	QUANTITY	STYLE DESCRIPTION	UNITS	MAXIMUM HEIGHT	ROOF FORM	MATERIALS	UNIQUE FEATURES
SINGLE FAMILY ATTACHED								
	28, 15	2	BUILDING TYPE C - CONTEMPORARY FARMHOUSE	4	3-STORY, 39'-6½"	HIP ROOF, CROSS-GABLED	MASONRY VENEER, BOARD & BATTEN SIDING, LAP SIDING WITH 6" REVEAL, TRIM AND LAP SIDING WITH 4" REVEAL, SHINGLE ROOF	STONE BASE WITH ACCENT BANDING, COVERED DECK ON SECOND AND THIRD LEVEL W/ VAULTED CEILING TO MAXIMIZE VIEWS, ROOF DORMERS THAT PUNCTURE THE ROOFLINE.
	4, 6, 7, 12, 18, 25, 31, 36	8	BUILDING TYPE A - MODERN FARMHOUSE	5	3-STORY, 39'-8"	HIP ROOF, CROSS-GABLED	MASONRY VENEER, BOARD & BATTEN SIDING, LAP SIDING WITH 6" REVEAL, TRIM AND LAP SIDING WITH 4" REVEAL, SHINGLE ROOF	STACK BOND BRICK VENEER BASE, ONE END UNIT STEPS DOWN TO TWO STORIES, WRAP AROUND PORCH AT END UNIT. COVERED DECK ON SECOND AND THIRD LEVEL, ROOF DORMERS THAT PUNCTURE THE ROOFLINE.
	5, 10, 17, 19, 22, 24, 26, 27, 30, 32, 35	11	BUILDING TYPE B - MID-CENTURY MODERN	5	3-STORY, 39'-6"	HIP ROOF, CROSS-GABLED	MASONRY VENEER, LAP SIDING WITH 6" REVEAL, ACCENT LAP SIDING, TRIM AND LAP SIDING WITH 4" REVEAL, SHINGLE ROOF	STONE BASE WITH ACCENT BANDING, BOTH END UNITS STEP DOWN TO TWO STORIES, COVERED SIDE ENTRY, PROJECTING BAY WINDOWS, COVERED DECK ON SECOND AND THIRD LEVEL, DECORATIVE GABLE CORBELS.
	16, 21, 29, 33	4	BUILDING TYPE D - MID-CENTURY MODERN	4	3-STORY, 39'-7½"	HIP ROOF, CROSS-GABLED	MASONRY VENEER, LAP SIDING WITH 6" REVEAL, ACCENT LAP SIDING, TRIM AND LAP SIDING WITH 4" REVEAL, SHINGLE ROOF	STONE BASE WITH ACCENT BANDING, COVERED SIDE ENTRY, PROJECTING BAY WINDOWS, COVERED DECK ON SECOND AND THIRD LEVEL, DECORATIVE GABLE CORBELS, AND THREE STORY ACROSS WHOLE BUILDING.
	3	1	MID CENTURY MODERN	3	2-STORY, 28'-3"	GABLE & SLOPE/BLADE	VERTICAL SIDING PANEL, TRELLIS, LAP (HORIZONTAL) SIDING 8" & 12"	SINGLE & DOUBLE PANE SINGLE SLIDING WITH SQUARE PICTURE, SQUARE CASEMENT, SLOPE BLADE ROOF, AND WINDOWS ON DOORS
	1, 9, 13	3	MODERN FARMHOUSE	5	2-STORY, 29'-3"	GABLE & VALLEY	BOARD & BATTEN SIDING, LAP (HORIZONTAL) 8" SIDING	SINGLE, DOUBLE & TRIPLE PANE SINGLE HUNG (1X4 SURROUNDING), SQUARE AND RECTANGLE CASEMENT, AND SMALL & MEDIUM PICTURE WINDOWS.
	8	1	CRAFTSMAN	4	2-STORY, 29'-3"	GABLE & VALLEY WITH DORMER VENT	SHINGLE SIDING, LAP (HORIZONTAL) SIDING 8" EXPOSURE	SINGLE & DOUBLE PANE SINGLE HUNG (WITH 2X2 OVER 1X8 HEADER & 1X4 SIDE AND SILL), SQUARE CASEMENT, SMALL PICTURE WINDOWS AND STONE VENEER COLUMNS SUPPORTING PORCH OVERHANGS.
	11	1	CRAFTSMAN	5	2-STORY, 29'-3"	GABLE & VALLEY WITH DORMER VENT	SHINGLE SIDING, LAP (HORIZONTAL) SIDING 8" EXPOSURE	SINGLE & DOUBLE PANE SINGLE HUNG (WITH 2X2 OVER 1X8 HEADER & 1X4 SIDE AND SILL), SQUARE CASEMENT, SMALL PICTURE WINDOWS, STONE VENEER COLUMNS SUPPORTING PORCH OVERHANGS, AND ACCENT SIDING TO RESEMBLE CEDAR SHAKES.
	2	1	CRAFTSMAN	3	2-STORY, 28'-3"	GABLE & VALLEY WITH DORMER VENT	SHINGLE SIDING, LAP (HORIZONTAL) SIDING 8" EXPOSURE	SINGLE & DOUBLE PANE SINGLE HUNG (WITH 2X2 OVER 1X8 HEADER & 1X4 SIDE AND SILL), SQUARE CASEMENT, SMALL PICTURE WINDOWS, STONE VENEER COLUMNS SUPPORTING PORCH OVERHANGS, AND ACCENT SIDING TO RESEMBLE CEDAR SHAKES.
	14	1	MID CENTURY MODERN	5	2-STORY, 29'-3"	GABLE & SLOPE/BLADE	VERTICAL SIDING PANEL, TRELLIS, LAP (HORIZONTAL) SIDING 8" & 12"	SINGLE & DOUBLE PANE SINGLE SLIDING WITH SQUARE PICTURE, SQUARE CASEMENT, SLOPE BLADE ROOF, AND WINDOWS ON DOORS
	34, 20, 23	3	BUILDING TYPE C2 - CONTEMPORARY FARMHOUSE	4	3-STORY, 39'-6½"	HIP ROOF, CROSS-GABLED	MASONRY VENEER, BOARD & BATTEN SIDING, LAP SIDING WITH 6" REVEAL, TRIM AND LAP SIDING WITH 4" REVEAL, SHINGLE ROOF	STONE BASE WITH ACCENT BANDING, COVERED DECK ON SECOND AND THIRD LEVEL INTERIOR UNITS, TWO-STORY STEP DOWN ON ENDS, AND WOODTONE ACCENT SIDING ON FRONT OF SECOND AND THIRD LEVEL INTERIOR UNITS.

SF BUILDING DESIGN VARIATION NOTES

1. HOUSING MODEL VARIETY FOR SINGLE-FAMILY AND TWO-FAMILY DWELLINGS MUST ACHIEVE THE THREE ARCHITECTURAL BUILDING DESIGN AND NO SIMILAR MODELS CAN BE PLACED NEXT TO EACH OTHER ON THE SAME BLOCK FACE. A MINIMUM OF THREE BUILDING VARIATIONS ARE LOCATED IN THE ARCHITECTURAL DRAWINGS/ELEVATIONS. EXACT LOCATIONS OF BUILDINGS WILL BE DETERMINED AT THE BUILDING PERMIT.

BUILDING TYPE KEY

SFD	= SINGLE FAMILY DETACHED
SFA-R	= SINGLE FAMILY ATTACHED -ROWHOMES
SFA-TH	= SINGLE FAMILY ATTACHED -TOWNHOMES
TF-D	= TWO FAMILY - DUPLEX



SANCTUARY OF GREEN

PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO

PREPARED BY:

ripleydesign
LANDSCAPE ARCHITECTURE, LAND PLANNING
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

PLANNER

RIPLEY DESIGN INC.
Russ Lee
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

OWNER

SOLITAIRE HOMES
Bill Veio and David Pretzler
6645 E. Heritage Pl. South
Centennial, CO 80111
303.721.9054

ENGINEER

NORTHERN ENGINEERING
Danny Weber
301 Howes St. Suite 100
Fort Collins, CO 80521
p. 970.221-4158

NORTH

SCALE: 1"=100'-0"

0 50 100 200

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	11/03/2021
02	PDP	01/19/2022

REVISIONS

No.	DESCRIPTION	DATE

BUILDING DESIGN VARIATION

SEAL:

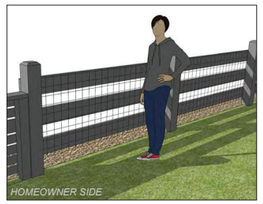
ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

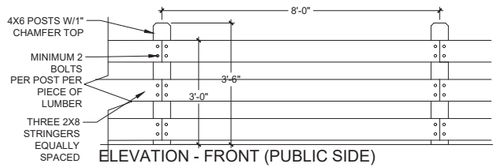
DRAWING NUMBER:

L-3

Plotted By: Sam Coutts **Layout:** L-3 BUILDING DESIGN VARIATION **Printed On:** 3/11/2022 12:48 PM **File Name:** Building Design Variation.dwg



NOTE:
1. UNLESS OTHERWISE REQUESTED ALL WOOD TO BE EITHER STAINED RED CEDAR OR COMPOSITE WOOD SUCH AS TREX OR SIMILAR BRAND.
2. ALL FASTENERS & GLUES TO BE WEATHER PROOF TOP OF FENCE TO BE LEVEL BOTTOM OF FENCE TO STEP WITH GRADE AS NEEDED FENCE MAY STEP DOWN AT POSTS IN 6" INCREMENTS IF NECESSARY
3. FENCE TO BE LOCATED ONE FOOT WITHIN THE PRIVATE PROPERTY LINES ON FRONT YARD FENCES OR NEXT TO WALKS.

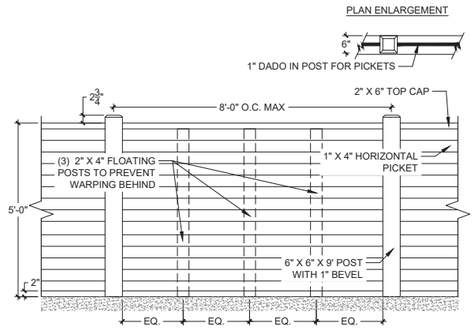


ELEVATION - FRONT (PUBLIC SIDE)

2 3' RAIL FENCE

1/2" = 1'-0"

OP-TMF-SAN-07



1 5' CONTEMPORARY SOLID HORIZONTAL PRIVACY PICKET FENCE

1/2" = 1'-0"

LEGEND

= 5' CONTEMPORARY SOLID HORIZONTAL PRIVACY PICKET FENCE

= 3' RAIL FENCE

NOTES

1. ONLY FENCING TO BE INSTALLED BY THE DEVELOPER/ BUILDER IS SHOWN ON THIS PLAN.
2. IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO LOCATE ALL PROPERTY LINES. NO FENCE, HEDGE OR WALL MAY EXTEND BEYOND OR ACROSS A PROPERTY LINE EXCEPT WITH THE JOINT WRITTEN AGREEMENT OF THE ABUTTING PROPERTY OWNER.
3. NO FENCE, HEDGE OR WALL SHALL BE PLACED NEARER THAN TWENTY FOUR (24) INCHES TO ANY PUBLIC SIDEWALK.
4. FENCES, OR WALLS SHALL NOT EXCEED SIX (6) FEET IN HEIGHT. THE HEIGHT SHALL BE MEASURED AT THE FINISHED GRADE ON THE SIDE NEAREST THE STREET OR ABUTTING PROPERTY.
5. NO MORE THAN FORTY-TWO (42) INCHES IN HEIGHT WHEN LOCATED WITHIN THE VISUAL CLEARANCE TRIANGLE DESCRIBED IN SECTION 3.8.7(G)(1), AND, IF OVER THIRTY-TWO (32) INCHES IN HEIGHT WITHIN SUCH TRIANGLE, FENCES SHALL BE CONSTRUCTED OF SPLIT RAIL WITH A MINIMUM DIMENSION OF TWELVE (12) INCHES BETWEEN HORIZONTAL MEMBERS.

NORTH SCALE: 1"=100'-0"

0 50 100 200

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	11/03/2021
02	PDP	01/19/2022

REVISIONS

No.	DESCRIPTION	DATE

SANCTUARY OF GREEN

PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO

PREPARED BY:

ripley design
LANDSCAPE ARCHITECTURE, LAND PLANNING
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

PLANNER

RIPLEY DESIGN INC.
Russ Lee
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

OWNER

SOLITAIRE HOMES
Bill Veio and David Pretzler
6645 E. Heritage Pl. South
Centennial, CO 80111
303.721.9054

ENGINEER

NORTHERN ENGINEERING
Danny Weber
301 Howes St. Suite 100
Fort Collins, CO 80521
p. 970.221-4158

FENCE PLAN

SEAL:

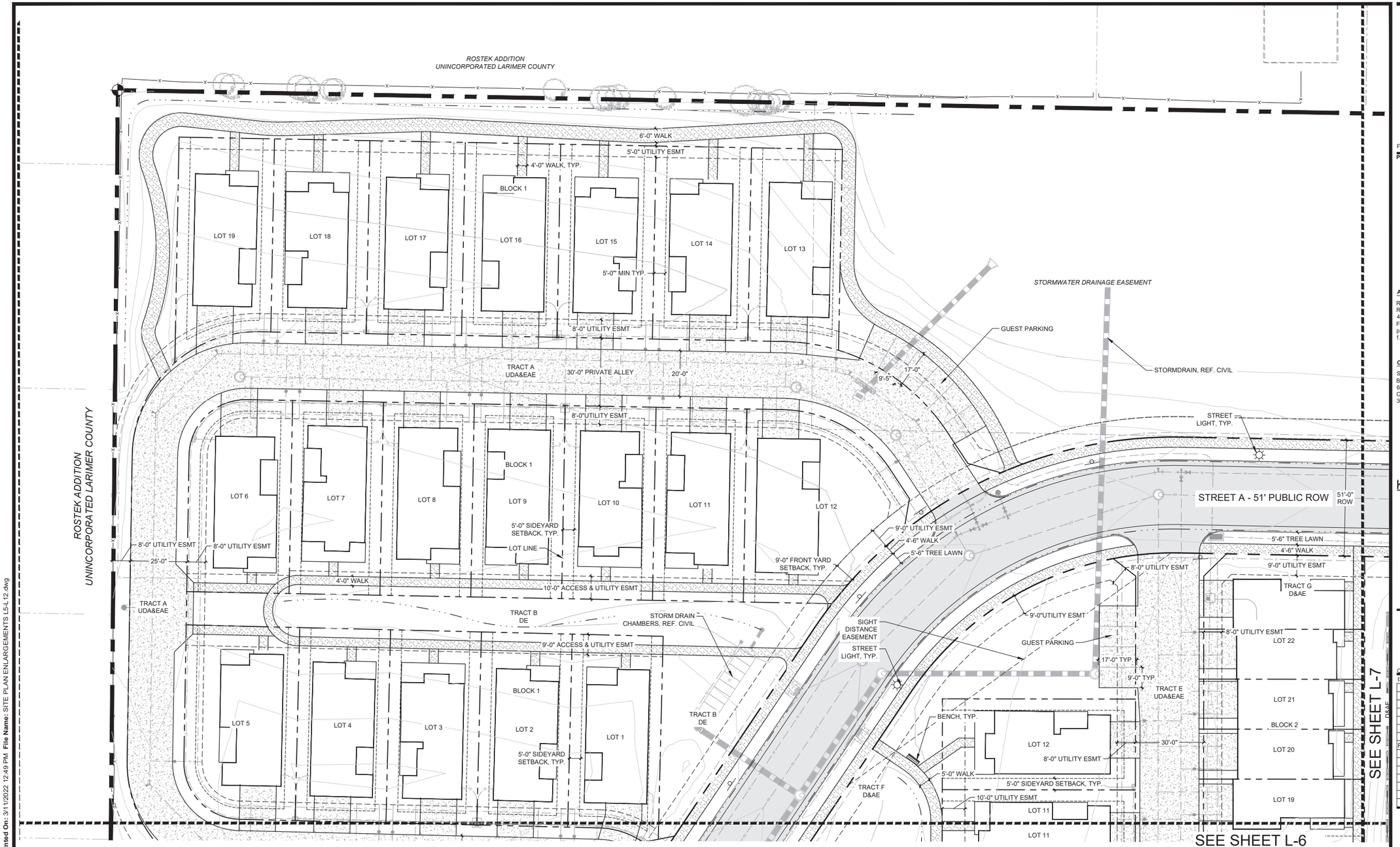
ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

L-4

Plotted By: Sam Coutts **Layout:** L-4 FENCE PLAN **Printed On:** 3/11/2022 12:49 PM **File Name:** Fence Plan.dwg



LEGEND

- CITY LIMITS
- = PROPERTY BOUNDARY
- = NATURAL HABITAT BUFFER
- = SUBDRAIN
- = STORMWATER UTILITY
- = WATER UTILITY
- = GAS UTILITY
- = SANITARY SEWER UTILITY
- = ELECTRIC UTILITY
- = EXISTING FIBER OPTIC UTILITY
- = EXISTING GAS UTILITY
- = EXISTING STORM LINE
- = EXISTING SANITARY SEWER UTILITY
- = EXISTING OVERHEAD UTILITY
- = EXISTING UNDERGROUND CABLE UTILITY
- = EXISTING WATER LINE UTILITY
- = EXISTING OVERHEAD UTILITY POLE
- = EXISTING TRAFFIC SIGNAL
- = TRANSFORMER & ELECTRIC VAULT
- = EXISTING TREES
- = STREET LIGHT
- = WETLANDS
- = NEW MERCER DITCH
- = DITCH ROAD
- = SIDEWALK CONNECTION TO LAPORTE AVE
- = CONCRETE
- = CONCRETE SIDEWALK
- = CONNECTOR STREET
- = CRUSHER FINES
- = RAIN GARDEN

NOTE:
PARKING STRIPES SHOWN FOR GRAPHICAL PURPOSES ONLY. STRIPES WILL NOT BE PAINTED

SANCTUARY OF GREEN

PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO

PREPARED BY:

ripley design
LANDSCAPE ARCHITECTURE, LAND PLANNING
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

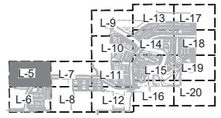
APPLICANT

RIPLEY DESIGN INC.
Russ Lee
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

OWNER

SOLITAIRE HOMES
Bill Veio and David Pretzler
6645 E. Heritage Pl. South
Centennial, CO 80111
303.721.9054

KEY MAP



NORTH
0 10 20 40
SCALE: 1"=20'-0"

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	11/03/2021
02	PDP	01/19/2022

REVISIONS

No.	DESCRIPTION	DATE

SITE ENLARGEMENT

SEAL:

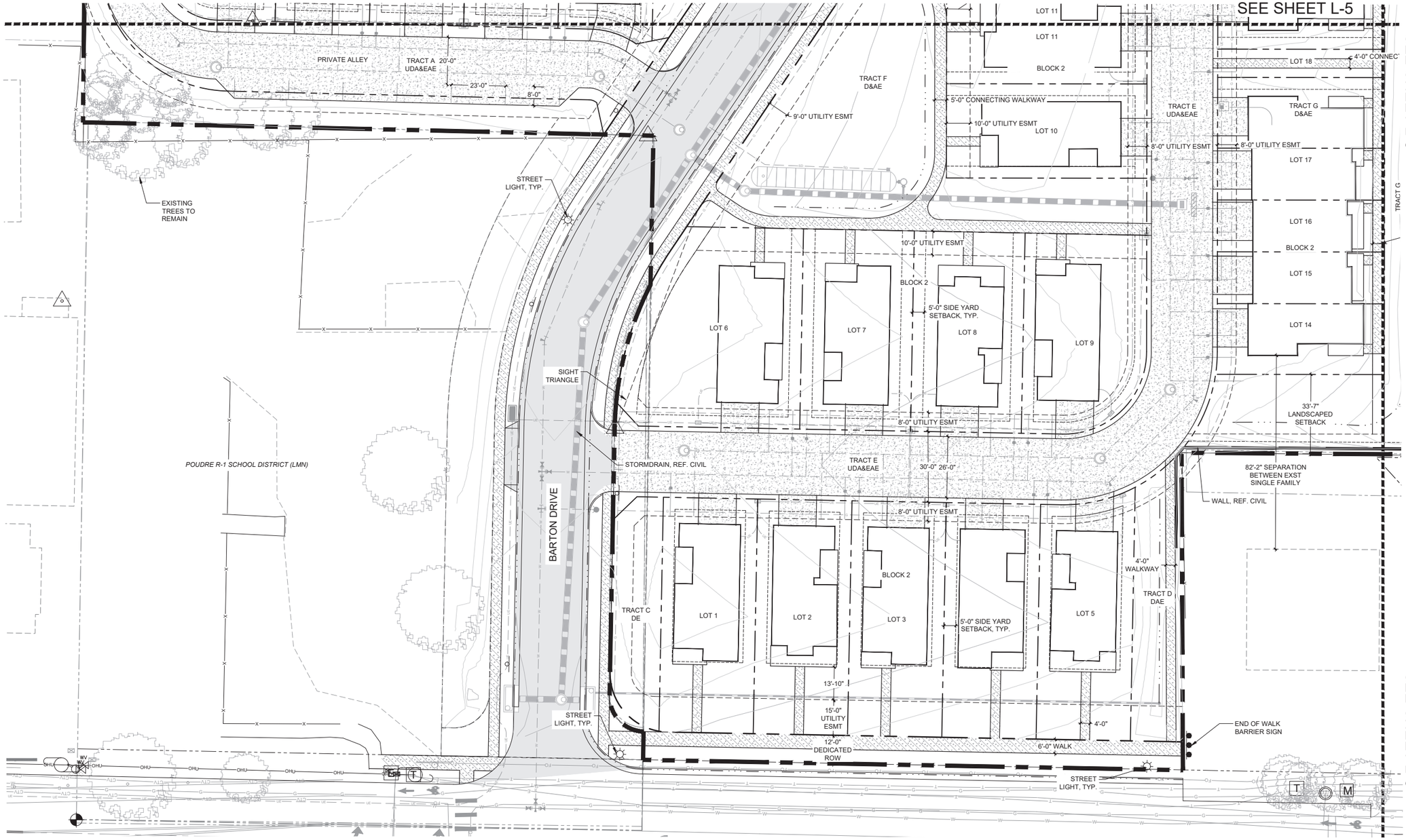
ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

L-5

Plotted By: Sam Coutts **Layout:** L-5 SITE ENLARGEMENT **Printed On:** 3/11/2022 12:49 PM **File Name:** SITE PLAN ENLARGEMENTS L5-L12.dwg



LEGEND

- CITY LIMITS
- = PROPERTY BOUNDARY
- = NATURAL HABITAT BUFFER
- = SUBDRAIN
- = STORMWATER UTILITY
- = WATER UTILITY
- = GAS UTILITY
- = SANITARY SEWER UTILITY
- = ELECTRIC UTILITY
- = EXISTING FIBER OPTIC UTILITY
- = EXISTING GAS UTILITY
- = EXISTING STORM LINE
- = EXISTING SANITARY SEWER UTILITY
- = EXISTING OVERHEAD UTILITY
- = EXISTING UNDERGROUND CABLE UTILITY
- = EXISTING WATER LINE UTILITY
- = EXISTING OVERHEAD UTILITY POLE
- = EXISTING TRAFFIC SIGNAL
- = TRANSFORMER & ELECTRIC VAULT
- = EXISTING TREES
- = STREET LIGHT
- = WETLANDS
- = NEW MERCER DITCH
- = DITCH ROAD
- = SIDEWALK CONNECTION TO LAPORTE AVE
- = CONCRETE
- = CONCRETE SIDEWALK
- = CONNECTOR STREET
- = CRUSHER FINES
- = RAIN GARDEN

NOTE:
PARKING STRIPES SHOWN FOR GRAPHICAL PURPOSES ONLY. STRIPES WILL NOT BE PAINTED

SANCTUARY OF GREEN

PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO

PREPARED BY:

ripleydesign
LANDSCAPE ARCHITECTURE, LAND PLANNING
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

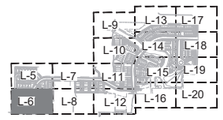
APPLICANT

RIPLEY DESIGN INC.
Russ Lee
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

OWNER

SOLITAIRE HOMES
Bill Veio and David Pretzler
6645 E. Heritage Pl. South
Centennial, CO 80111
303.721.9054

KEY MAP



NORTH
SCALE: 1"=20'-0"
0 10 20 40
ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	11/03/2021
02	PDP	01/19/2022

REVISIONS

No.	DESCRIPTION	DATE

SITE ENLARGEMENT

SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

L-6

Plotted By: Sam Coutts **Layout:** L-6 SITE ENLARGEMENT **Printed On:** 3/11/2022 12:49 PM **File Name:** SITE PLAN ENLARGEMENTS L5-L12.dwg

WEBB AVE

IRISH DR

GREEN ACRES UNINCORPORATED LARIMER COUNTY

EXST 5'-0" WIDE SOFT SURFACE TRAIL

TRACT Y
UD&AE

STORMWATER DRAINAGE EASEMENT

STORMDRAIN, REF. CIVIL

9'-0" UTILITY ESMT

STREET LIGHT, TYP.

9'-0" UTILITY ESMT

STREET A - 51' PUBLIC ROW

STREET A - 51' PUBLIC ROW

5'-6" TREE LAWN

4'-6" SIDEWALK

FLOW LINE
ROW

STREET LIGHT, TYP.

9'-0" UTILITY EASEMENT

LOT LINE

15'-0"

5'-0"
CONNECTING
WALKWAY

9'-0" UTILITY ESMT

TRACT H
D&AE

HYDRANT, TYP

STREET LIGHT, TYP.

LOT 23

DRAINAGE & UTILITY ESMT
(WIDTH VARIES)

8'-0" UTILITY ESMT

8'-0" UTILITY ESMT

LOT 30

3'-0"

LOT 31

GREEN SPACE OR
MAJOR WALKWAY SPINE

TRACT G
D&AE

LOT 24

LOT 29

LOT 32

EXISTING SHEDS

TRACT K
UDA&EAE

TRACT L
D&AE

5'-0" SIDE YARD SETBACK, TYP.

4'-0" CRUSHED FINES PATH

BLOCK 2

7'-0" DRAINAGE
& UTILITY ESMT

BLOCK 2

7'-0" DRAINAGE
& UTILITY ESMT

BLOCK 2

LOT 25

LOT 28

LOT 33

SEE SHEET L-5

SEE SHEET L-11

SEE SHEET L-8

LEGEND

- CITY LIMITS
- = PROPERTY BOUNDARY
- = NATURAL HABITAT BUFFER
- = SUBDRAIN
- = STORMWATER UTILITY
- = WATER UTILITY
- = GAS UTILITY
- = SANITARY SEWER UTILITY
- = ELECTRIC UTILITY
- = EXISTING FIBER OPTIC UTILITY
- = EXISTING GAS UTILITY
- = EXISTING STORM LINE
- = EXISTING SANITARY SEWER UTILITY
- = EXISTING OVERHEAD UTILITY
- = EXISTING UNDERGROUND CABLE UTILITY
- = EXISTING WATER LINE UTILITY
- = EXISTING OVERHEAD UTILITY POLE
- = EXISTING TRAFFIC SIGNAL
- = TRANSFORMER & ELECTRIC VAULT
- = EXISTING TREES
- = STREET LIGHT
- SFD = SINGLE FAMILY DETACHED
- SFA-R = SINGLE FAMILY ATTACHED -ROWHOMES
- SFA-TH = SINGLE FAMILY ATTACHED -TOWNHOMES
- TF-A = TWO FAMILY - ATTACHED
- TF-D = TWO FAMILY - DUPLEX
- = WETLANDS
- = NEW MERCER DITCH
- = DITCH ROAD
- = SIDEWALK CONNECTION TO LAPORTE AVE
- = CONCRETE
- = CONCRETE SIDEWALK
- = CONNECTOR STREET
- = CRUSHER FINES
- = RAIN GARDEN

NOTE:
PARKING STRIPES SHOWN FOR GRAPHICAL PURPOSES ONLY. STRIPES WILL NOT BE PAINTED

SANCTUARY OF GREEN

PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO

PREPARED BY:

ripley design
LANDSCAPE ARCHITECTURE, LAND PLANNING
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

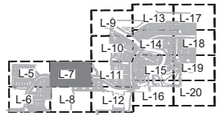
APPLICANT

RIPLEY DESIGN INC.
Russ Lee
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

OWNER

SOLITAIRE HOMES
Bill Veio and David Pretzler
6645 E. Heritage Pl. South
Centennial, CO 80111
303.721.9054

KEY MAP



NORTH

SCALE: 1"=20'-0"

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	11/03/2021
02	PDP	01/19/2022

REVISIONS

No.	DESCRIPTION	DATE

SITE ENLARGEMENT

SEAL:

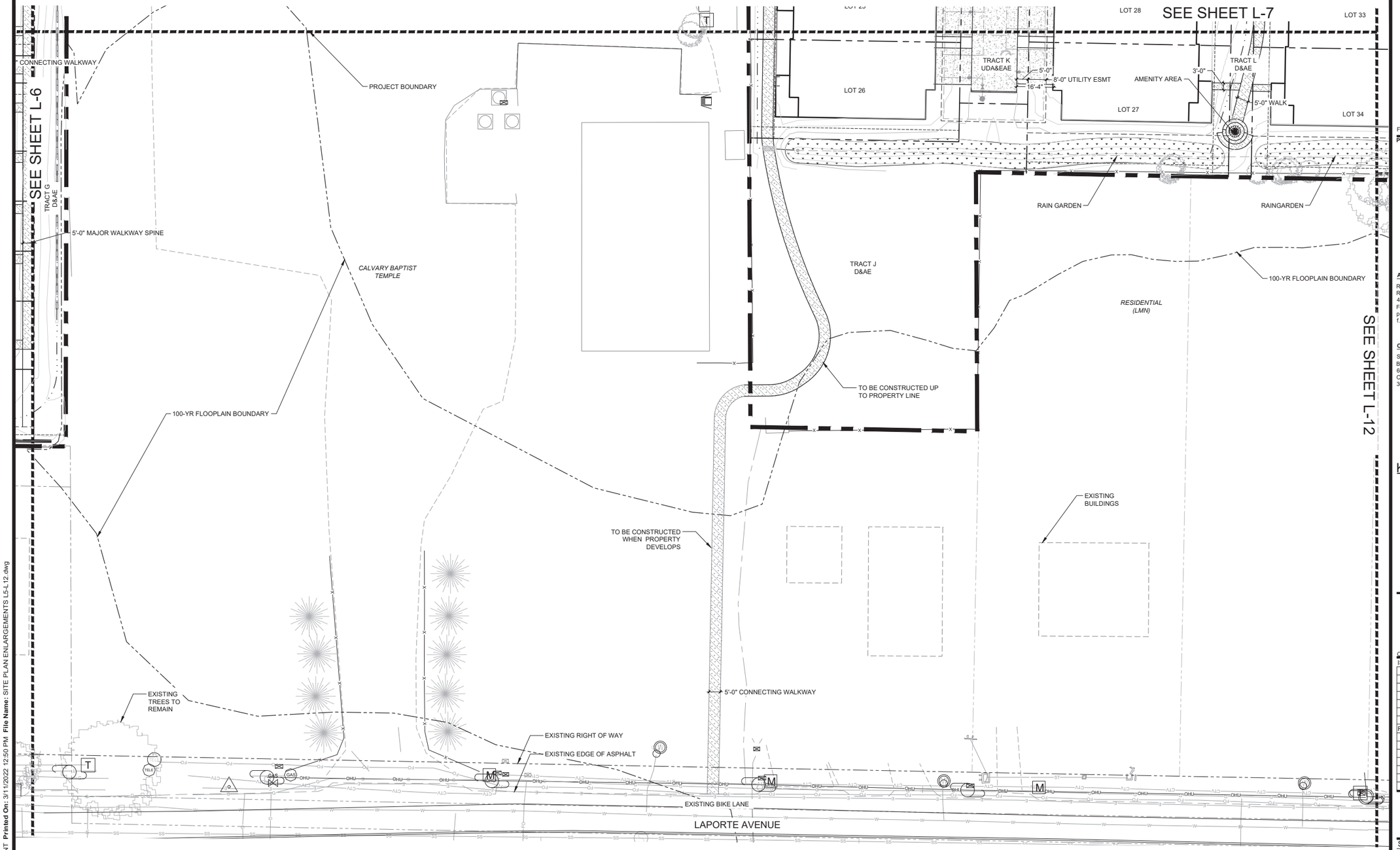
ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

L-7

Plotted By: Sam Coutts **Layout:** L-7 SITE ENLARGEMENT **Printed On:** 3/11/2022 12:50 PM **File Name:** SITE PLAN ENLARGEMENTS L5-L12.dwg



LEGEND

- CITY LIMITS
- = PROPERTY BOUNDARY
- = NATURAL HABITAT BUFFER
- = SUBDRAIN
- = STORMWATER UTILITY
- = WATER UTILITY
- = GAS UTILITY
- = SANITARY SEWER UTILITY
- = ELECTRIC UTILITY
- = EXISTING FIBER OPTIC UTILITY
- = EXISTING GAS UTILITY
- = EXISTING STORM LINE
- = EXISTING SANITARY SEWER UTILITY
- = EXISTING OVERHEAD UTILITY
- = EXISTING UNDERGROUND CABLE UTILITY
- = EXISTING WATER LINE UTILITY
- = EXISTING OVERHEAD UTILITY POLE
- = EXISTING TRAFFIC SIGNAL
- = TRANSFORMER & ELECTRIC VAULT
- = EXISTING TREES
- = STREET LIGHT
- SFD = SINGLE FAMILY DETACHED
- SFA-R = SINGLE FAMILY ATTACHED -ROWHOMES
- SFA-TH = SINGLE FAMILY ATTACHED -TOWNHOMES
- TF-A = TWO FAMILY - ATTACHED
- TF-D = TWO FAMILY - DUPLEX
- = WETLANDS
- = NEW MERCER DITCH
- = DITCH ROAD
- = SIDEWALK CONNECTION TO LAPORTE AVE
- = CONCRETE
- = CONCRETE SIDEWALK
- = CONNECTOR STREET
- = CRUSHER FINES
- = RAIN GARDEN

NOTE:
PARKING STRIPES SHOWN FOR GRAPHICAL PURPOSES ONLY. STRIPES WILL NOT BE PAINTED

SANCTUARY OF GREEN

PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO

PREPARED BY:

ripley design
LANDSCAPE ARCHITECTURE, LAND PLANNING
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

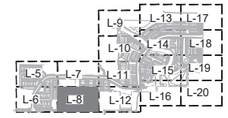
APPLICANT

RIPLEY DESIGN INC.
Russ Lee
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

OWNER

SOLITAIRE HOMES
Bill Veio and David Pretzler
6645 E. Heritage Pl. South
Centennial, CO 80111
303.721.9054

KEY MAP



NORTH SCALE: 1"=20'-0" (0 10 20 40)

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	11/03/2021
02	PDP	01/19/2022

REVISIONS

No.	DESCRIPTION	DATE

SITE ENLARGEMENT

SEAL:

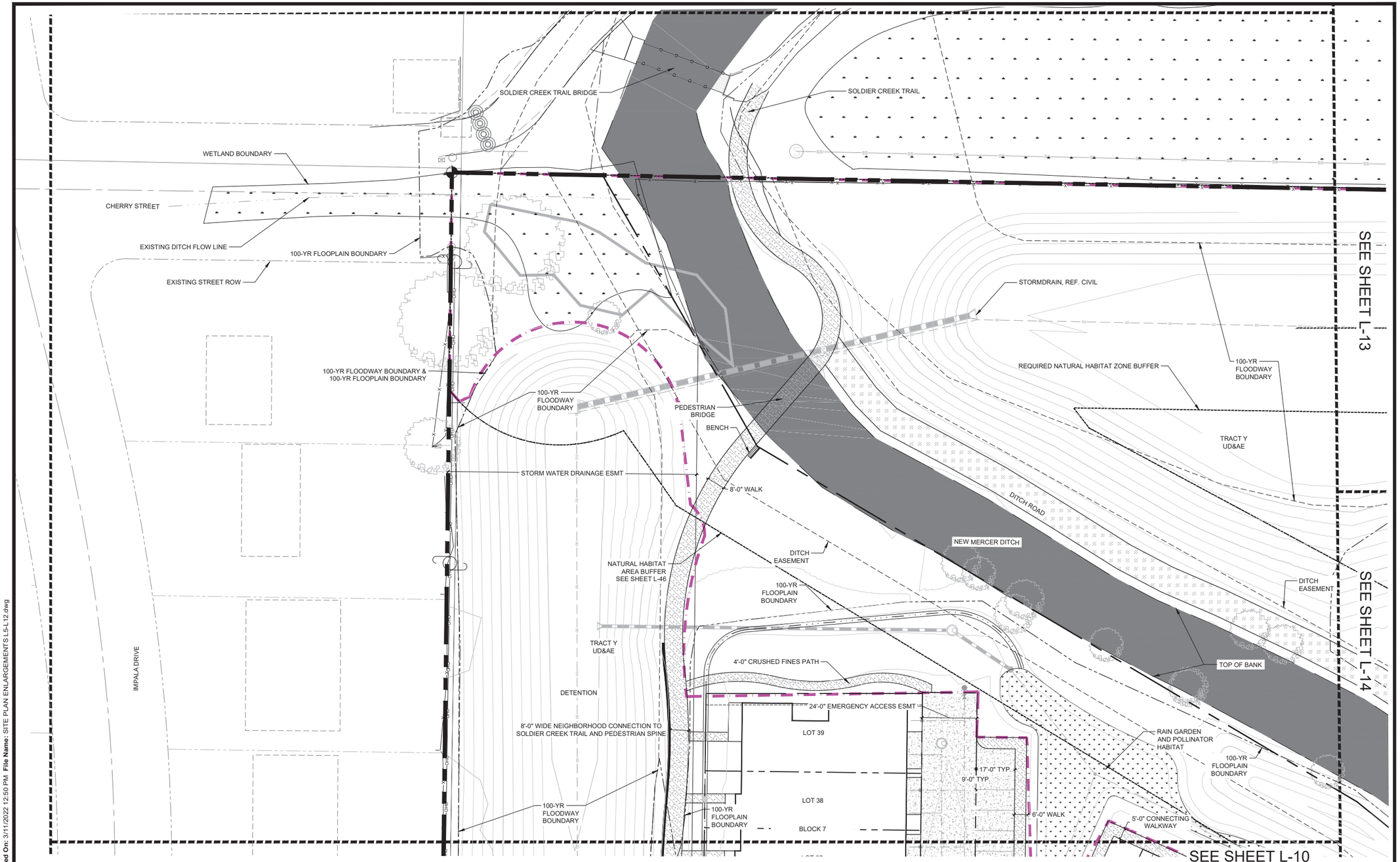
ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

L-8

Plotted By: Sam Coutts Layout: L-8 SITE ENLARGEMENT Printed On: 3/11/2022 12:50 PM File Name: SITE PLAN ENLARGEMENTS L5-L12.dwg



LEGEND

- CITY LIMITS
- = PROPERTY BOUNDARY
- = NATURAL HABITAT BUFFER
- = SUBDRAIN
- = STORMWATER UTILITY
- = WATER UTILITY
- = GAS UTILITY
- = SANITARY SEWER UTILITY
- = ELECTRIC UTILITY
- = EXISTING FIBER OPTIC UTILITY
- = EXISTING GAS UTILITY
- = EXISTING STORM LINE
- = EXISTING SANITARY SEWER UTILITY
- = EXISTING OVERHEAD UTILITY
- = EXISTING UNDERGROUND CABLE UTILITY
- = EXISTING WATER LINE UTILITY
- = EXISTING OVERHEAD UTILITY POLE
- = EXISTING TRAFFIC SIGNAL
- = TRANSFORMER & ELECTRIC VAULT
- = EXISTING TREES
- = STREET LIGHT
- SFD = SINGLE FAMILY DETACHED
- SFA-R = SINGLE FAMILY ATTACHED -ROWHOMES
- SFA-TH = SINGLE FAMILY ATTACHED -TOWNHOMES
- TF-A = TWO FAMILY - ATTACHED
- TF-D = TWO FAMILY - DUPLEX
- = WETLANDS
- = NEW MERCER DITCH
- = DITCH ROAD
- = SIDEWALK CONNECTION TO LAPORTE AVE
- = CONCRETE
- = CONCRETE SIDEWALK
- = CONNECTOR STREET
- = CRUSHER FINES
- = RAIN GARDEN

NOTE:
PARKING STRIPES SHOWN FOR GRAPHICAL PURPOSES ONLY. STRIPES WILL NOT BE PAINTED

SANCTUARY OF GREEN

PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO

PREPARED BY:

ripley design
LANDSCAPE ARCHITECTURE, LAND PLANNING
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

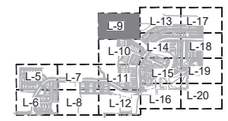
APPLICANT

RIPLEY DESIGN INC.
Russ Lee
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

OWNER

SOLITAIRE HOMES
Bill Veio and David Pretzler
6645 E. Heritage Pl. South
Centennial, CO 80111
303.721.9054

KEY MAP



NORTH SCALE: 1"=20'-0"
0 10 20 40

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	11/03/2021
02	PDP	01/19/2022

REVISIONS

No.	DESCRIPTION	DATE

SITE ENLARGEMENT

SEAL:

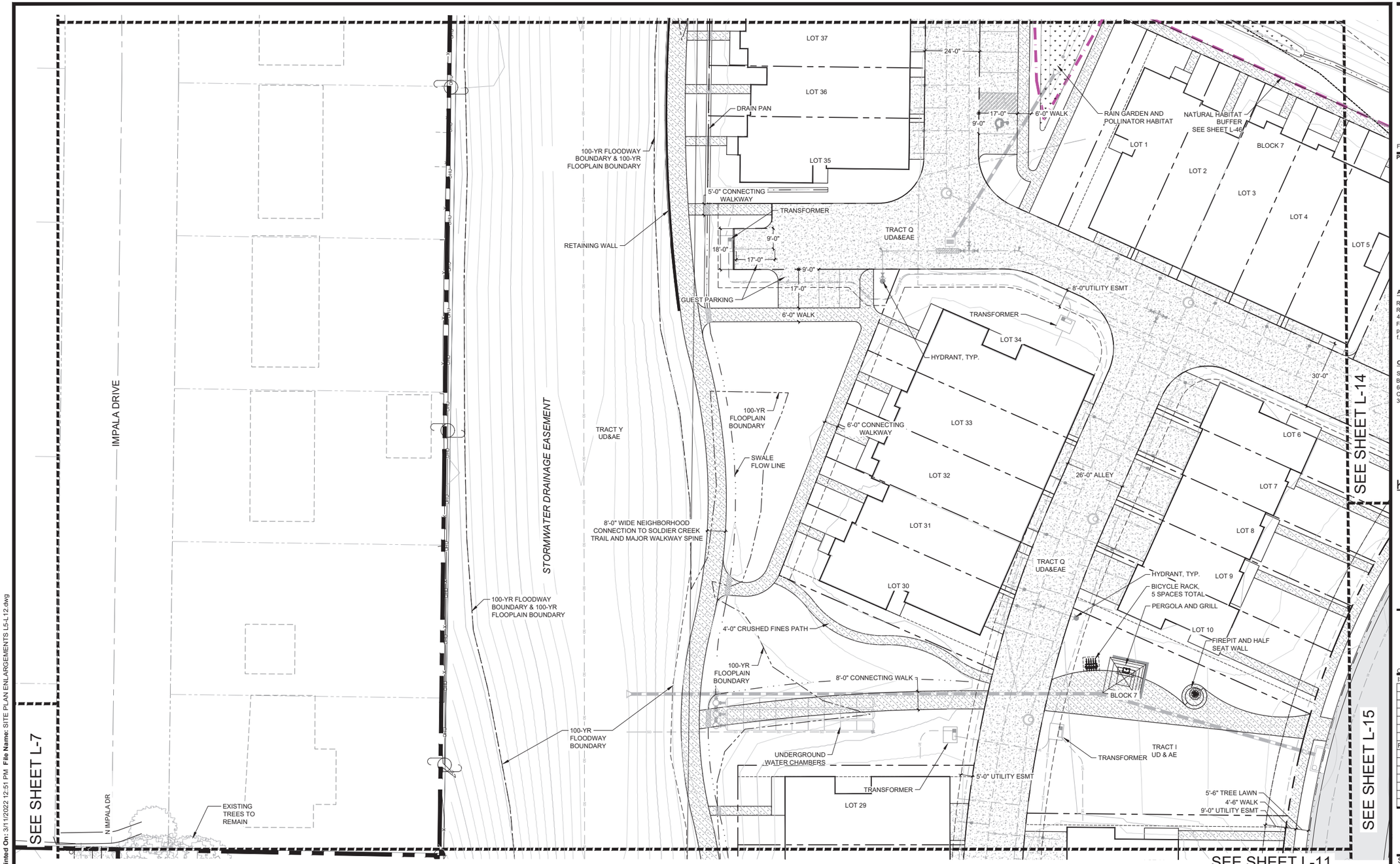
ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

L-9

Plotted By: Sam Coutts **Layout:** L-9 SITE ENLARGE **Printed On:** 3/11/2022 12:50 PM **File Name:** SITE PLAN ENLARGEMENTS L5-L12.dwg



LEGEND

- CITY LIMITS
- = PROPERTY BOUNDARY
- = NATURAL HABITAT BUFFER
- = SUBDRAIN
- = STORMWATER UTILITY
- = WATER UTILITY
- = GAS UTILITY
- = SANITARY SEWER UTILITY
- = ELECTRIC UTILITY
- = EXISTING FIBER OPTIC UTILITY
- = EXISTING GAS UTILITY
- = EXISTING STORM LINE
- = EXISTING SANITARY SEWER UTILITY
- = EXISTING OVERHEAD UTILITY
- = EXISTING UNDERGROUND CABLE UTILITY
- = EXISTING WATER LINE UTILITY
- = EXISTING OVERHEAD UTILITY POLE
- = EXISTING TRAFFIC SIGNAL
- = TRANSFORMER & ELECTRIC VAULT
- = EXISTING TREES
- = STREET LIGHT
- SFD = SINGLE FAMILY DETACHED
- SFA-R = SINGLE FAMILY ATTACHED -ROWHOMES
- SFA-TH = SINGLE FAMILY ATTACHED -TOWNHOMES
- TF-A = TWO FAMILY - ATTACHED
- TF-D = TWO FAMILY - DUPLEX
- = WETLANDS
- = NEW MERCER DITCH
- = DITCH ROAD
- = SIDEWALK CONNECTION TO LAPORTE AVE
- = CONCRETE
- = CONCRETE SIDEWALK
- = CONNECTOR STREET
- = CRUSHER FINES
- = RAIN GARDEN

NOTE:
PARKING STRIPES SHOWN FOR GRAPHICAL PURPOSES ONLY. STRIPES WILL NOT BE PAINTED

SANCTUARY OF GREEN

PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO

PREPARED BY:

ripley design
LANDSCAPE ARCHITECTURE, LAND PLANNING
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

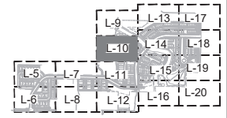
APPLICANT

RIPLEY DESIGN INC.
Russ Lee
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

OWNER

SOLITAIRE HOMES
Bill Veio and David Pretzler
6645 E. Heritage Pl. South
Centennial, CO 80111
303.721.9054

KEY MAP



NORTH SCALE: 1"=20'-0" (0 10 20 40)

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	11/03/2021
02	PDP	01/19/2022

REVISIONS

No.	DESCRIPTION	DATE

SITE ENLARGEMENT

SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

L-10

Plotted By: Sam Coutts **Layout:** L-10 SITE ENLARGE **Printed On:** 3/11/2022 12:51 PM **File Name:** SITE PLAN ENLARGEMENTS L5-L12.dwg

SANCTUARY OF GREEN

PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO

PREPARED BY:

ripley design
LANDSCAPE ARCHITECTURE, LAND PLANNING
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

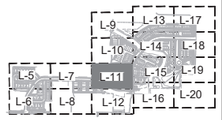
APPLICANT

RIPLEY DESIGN INC.
Russ Lee
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

OWNER

SOLITAIRE HOMES
Bill Veio and David Pretzler
6645 E. Heritage Pl. South
Centennial, CO 80111
303.721.9054

KEY MAP



NORTH SCALE: 1"=20'-0" (0, 10, 20, 40)

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	11/03/2021
02	PDP	01/19/2022

REVISIONS

No.	DESCRIPTION	DATE

SITE ENLARGEMENT

SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

L-11

SEE SHEET L-10
SEE SHEET L-7
SEE SHEET L-14
SEE SHEET L-15
SEE SHEET L-8
SEE SHEET L-12
STREET A - 51' PUBLIC ROW
STREET B - 57' PUBLIC ROW
STORMWATER DRAINAGE EASEMENT
100-YR FLOODWAY BOUNDARY & 100-YR FLOOPLAIN BOUNDARY
EXISTING SOFT SURFACE TRAIL
CRUSHER FINES
FIRE TRUCK RATED CONCRETE PAD
TRACT Y UD&AE
8'-0" WIDE NEIGHBORHOOD CONNECTION TO SOLDIER CREEK TRAIL AND PEDESTRIAN SPINE
SWALE FLOW LINE
DRAIN PAN
100-YR FLOOPLAIN BOUNDARY
100-YR FLOODWAY BOUNDARY
RETAINING WALL
STORM WATER DRAINAGE ESMT
8'-0" WIDE NEIGHBORHOOD CONNECTION TO SOLDIER CREEK TRAIL AND PEDESTRIAN SPINE
4'-0"
8'-0"
8'-0"
9'-0" UTILITY ESMT
4'-6" WALK
5'-6" TREE LAWN
STREET LIGHT, TYP.
5'-6" TREE LAWN
4'-6" SIDEWALK
9'-0" UTILITY EASEMENT
SIGHT TRIANGLE
LOT 28
LOT 27
LOT 26
LOT 25
BLOCK 7
LOT 24
LOT 23
LOT 22
LOT 21
6'-0" CONCRETE WALK
8'-0" NEIGHBORHOOD CONNECTION TO SOLDIER CREEK TRAIL
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
26'-0"
5'-6" TREE LAWN
4'-6" WALK
9'-0" UTILITY ESMT
8'-0" UTILITY ESMT
TRACT Q UDA&EAE
26'-0"
LOT 16
STREET LIGHT, TYP.
LOT 17
BLOCK 7
LOT 18
5'-6" TREE LAWN
4'-6" WALK
9'-0" UTILITY ESMT
LOT 19
FLOW LINE
ROW
HYDRANT, TYP.
23'-1"
9'-0"
9'-0"
17'-0"
9'-0"
BICYCLE PARKING, 5 SPACES
TRANSFORMER
LOT 20
9'-0" UTILITY ESMT
LOT 31
LOT 38
4'-0"
4'-0"
LOT 32
20'-0"
TRACT M UDA&EAE
5'-0"WALK
8'-0" UTILITY ESMT
RETAINING WALL
LOT 37
BLOCK 2
4'-0" CRUSHED FINES PATH
LOT 33
BLOCK 2
NATURAL HABITAT BUFFER SEE SHEET L-46
LOT 36
100-YR FLOOPLAIN BOUNDARY
NATURAL HABITAT BUFFER SEE SHEET L-46
TRACT N D&AE
STREET LIGHT, TYP.
RAIN GARDEN
LOT 35
100-YR FLOOPLAIN BOUNDARY
STREET A - 51' PUBLIC ROW

LEGEND

- CITY LIMITS
- = PROPERTY BOUNDARY
- = NATURAL HABITAT BUFFER
- = SUBDRAIN
- = STORMWATER UTILITY
- = WATER UTILITY
- = GAS UTILITY
- = SANITARY SEWER UTILITY
- = ELECTRIC UTILITY
- = EXISTING FIBER OPTIC UTILITY
- = EXISTING GAS UTILITY
- = EXISTING STORM LINE
- = EXISTING SANITARY SEWER UTILITY
- = EXISTING OVERHEAD UTILITY
- = EXISTING UNDERGROUND CABLE UTILITY
- = EXISTING WATER LINE UTILITY
- = EXISTING OVERHEAD UTILITY POLE
- = EXISTING TRAFFIC SIGNAL
- = TRANSFORMER & ELECTRIC VAULT
- = EXISTING TREES
- = STREET LIGHT
- SFD = SINGLE FAMILY DETACHED
- SFA-R = SINGLE FAMILY ATTACHED -ROWHOMES
- SFA-TH = SINGLE FAMILY ATTACHED -TOWNHOMES
- TF-A = TWO FAMILY - ATTACHED
- TF-D = TWO FAMILY - DUPLEX
- = WETLANDS
- = NEW MERCER DITCH
- = DITCH ROAD
- = SIDEWALK CONNECTION TO LAPORTE AVE
- = CONCRETE
- = CONCRETE SIDEWALK
- = CONNECTOR STREET
- = CRUSHER FINES
- = RAIN GARDEN

NOTE:
PARKING STRIPES SHOWN FOR GRAPHICAL PURPOSES ONLY. STRIPES WILL NOT BE PAINTED

Plotted By: Sam Coutts **Layout:** L-11 SITE ENLARGE **Printed On:** 3/11/2022 12:51 PM **File Name:** SITE PLAN ENLARGEMENTS L5-L12.dwg

SEE SHEET L-11

SEE SHEET L-8

SEE SHEET L-15

SEE SHEET L-16

UNDARY

RESIDENTIAL (LMN)

100-YR FLOODPLAIN BOUNDARY

EXISTING BUILDING

OPEN WATER

100-YR FLOODPLAIN BOUNDARY

DETENTION

8'-0" WIDE INTERIM CONNECTING WALK AND NEIGHBORHOOD CONNECTION TO SOLDIER CREEK TRAIL

EXISTING HOME

NATURAL HABITAT BUFFER ZONE SEE SHEET L-46

PROJECT BOUNDARY

EXISTING CITY RIGHT OF WAY

TRACT N D&AE

WETLAND BOUNDARY

NATURAL HABITAT BUFFER ZONE SEE SHEET L-46

EXISTING BRIDGE

8'-0" INTERIM CONNECTING WALK

EASEMENT

DITCH FLOW LINE

20'-0" SANITARY SEWER ESMT

75'-0" ELECTRICAL TRANSMISSION LINE ESMT

29'-0" FUTURE ROAD CONNECTION

50'-0" EXST CITY ROW

12'-0" DEDICATED ROW

CROSSWALK STRIPING

4-6" WIDE SIDEWALK, END AT SCHOOL CROSSING

EXISTING MAILBOX

ADJUST TRAIL AROUND EXISTING UTILITIES

RELOCATE TRAFFIC SIGNAL

EXISTING EDGE OF ASPHALT PAVING

EDGE OF INTERIM ASPHALT CONNECTING WALK

ADJUST TRAIL TO SAVE EXISTING TREE

LAPORTE AVENUE

ADJUST TRAIL AROUND EXISTING UTILITIES

CURB SEPARATING WALKWAY AND BIKE LANE

EDGE OF INTERIM ASPHALT CONNECTING WALK

FOR LAPORTE IMPROVEMENTS DETAIL SEE SHEET L-21

EXISTING EDGE OF ASPHALT PAVING

S IMPALA DR

LEGEND

- CITY LIMITS
- = PROPERTY BOUNDARY
- = NATURAL HABITAT BUFFER
- = SUBDRAIN
- = STORMWATER UTILITY
- = WATER UTILITY
- = GAS UTILITY
- = SANITARY SEWER UTILITY
- = ELECTRIC UTILITY
- = EXISTING FIBER OPTIC UTILITY
- = EXISTING GAS UTILITY
- = EXISTING STORM LINE
- = EXISTING SANITARY SEWER UTILITY
- = EXISTING OVERHEAD UTILITY
- = EXISTING UNDERGROUND CABLE UTILITY
- = EXISTING WATER LINE UTILITY
- = EXISTING OVERHEAD UTILITY POLE
- = EXISTING TRAFFIC SIGNAL
- = TRANSFORMER & ELECTRIC VAULT
- = EXISTING TREES
- = STREET LIGHT
- SFD = SINGLE FAMILY DETACHED
- SFA-R = SINGLE FAMILY ATTACHED -ROWHOMES
- SFA-TH = SINGLE FAMILY ATTACHED -TOWNHOMES
- TF-A = TWO FAMILY - ATTACHED
- TF-D = TWO FAMILY - DUPLEX
- = WETLANDS
- = NEW MERCER DITCH
- = DITCH ROAD
- = SIDEWALK CONNECTION TO LAPORTE AVE
- = CONCRETE
- = CONCRETE SIDEWALK
- = CONNECTOR STREET
- = CRUSHER FINES
- = RAIN GARDEN

NOTE:
PARKING STRIPES SHOWN FOR GRAPHICAL PURPOSES ONLY. STRIPES WILL NOT BE PAINTED

SANCTUARY OF GREEN

PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO

PREPARED BY:

ripley design
LANDSCAPE ARCHITECTURE, LAND PLANNING
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

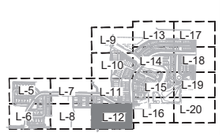
APPLICANT

RIPLEY DESIGN INC.
Russ Lee
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

OWNER

SOLITAIRE HOMES
Bill Veio and David Pretzler
6645 E. Heritage Pl. South
Centennial, CO 80111
303.721.9054

KEY MAP



NORTH SCALE: 1"=20'-0" (0 10 20 40)

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	11/03/2021
02	PDP	01/19/2022

REVISIONS

No.	DESCRIPTION	DATE

SITE ENLARGEMENT

SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

L-12

Plotted By: Sam Coutts **Layout:** L-12 SITE ENLARGE **Printed On:** 3/11/2022 12:51 PM **File Name:** SITE PLAN ENLARGEMENTS L5-L12.dwg

SANCTUARY OF GREEN

PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO

PREPARED BY:

ripley design
LANDSCAPE ARCHITECTURE, LAND PLANNING
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

APPLICANT

RIPLEY DESIGN INC.
Russ Lee
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

OWNER

SOLITAIRE HOMES
Bill Veio and David Pretzler
6645 E. Heritage Pl. South
Centennial, CO 80111
303.721.9054

SEE SHEET L-17

RESIDENTIAL (LMN)

NEW MERCER DITCH

EXISTING SOLIDER CREEK TRAIL

SOLIDER CREEK TRAIL REALIGNED AROUND CHANNEL

EXISTING WETLAND; CREATED BY BELLWETHER FARM DETENTION

SOLDIER CREEK TRAIL

100-YR FLOODPLAIN BOUNDARY

BELLWETHER FARM
CITY OF FORT COLLINS OPEN SPACE

100-YR FLOODPLAIN BOUNDARY

100-YR FLOODWAY BOUNDARY

PROPOSED STORMWATER CHANNEL

100-YR FLOODWAY BOUNDARY

100-YR FLOODWAY BOUNDARY & 100-YR FLOODPLAIN BOUNDARY

PROPERTY BOUNDARY

LID FEATURE, TYP. RE: CIVIL

NATURAL HABITAT BUFFER SEE SHEET L-46

100-YR FLOODWAY BOUNDARY

TRACT Y UD&AE

ACCESS ESMT (WIDTH VARIES)

BLOCK 6

LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16

6'-0" WALK

LOT LINE

REQUIRED NATURAL HABITAT ZONE BUFFER

14'-0" BUILDING SEPARATION

3'-0" CONNECTING WALK

4'-0" ACCESS ESMT

4'-0"ACCESS ESMT

9'-0" UTILITY ESMT

21'-11" DRIVEWAY

100-YR FLOODWAY BOUNDARY & 100-YR FLOODPLAIN BOUNDARY

100-YR FLOODPLAIN BOUNDARY

LOT 4
LOT 5
LOT 6

ALLEY WALKS, POTS, FURNITURE, ETC. ARE NOT PERMITTED TO ENCROACH IN THESE AREAS

TRACT V UDA&EAE

16'-0"

30'-0"

5'-0" UTILITY ESMT

LOT 3

SEE SHEET L-9

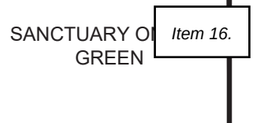
SEE SHEET L-14

LEGEND

- CITY LIMITS
- = PROPERTY BOUNDARY
- = NATURAL HABITAT BUFFER
- = SUBDRAIN
- = STORMWATER UTILITY
- = WATER UTILITY
- = GAS UTILITY
- = SANITARY SEWER UTILITY
- = ELECTRIC UTILITY
- = EXISTING FIBER OPTIC UTILITY
- = EXISTING GAS UTILITY
- = EXISTING STORM LINE
- = EXISTING SANITARY SEWER UTILITY
- = EXISTING OVERHEAD UTILITY
- = EXISTING UNDERGROUND CABLE UTILITY
- = EXISTING WATER LINE UTILITY
- = EXISTING OVERHEAD UTILITY POLE
- = EXISTING TRAFFIC SIGNAL
- = TRANSFORMER & ELECTRIC VAULT
- = EXISTING TREES
- = STREET LIGHT
- SFD = SINGLE FAMILY DETACHED
- SFA-R = SINGLE FAMILY ATTACHED -ROWHOMES
- SFA-TH = SINGLE FAMILY ATTACHED -TOWNHOMES
- TF-A = TWO FAMILY - ATTACHED
- TF-D = TWO FAMILY - DUPLEX
- = WETLANDS
- = NEW MERCER DITCH
- = DITCH ROAD
- = SIDEWALK CONNECTION TO LAPORTE AVE
- = CONCRETE
- = CONCRETE SIDEWALK
- = CONNECTOR STREET
- = CRUSHER FINES
- = RAIN GARDEN

NOTE:
PARKING STRIPES SHOWN FOR GRAPHICAL PURPOSES ONLY. STRIPES WILL NOT BE PAINTED

KEY MAP



NORTH SCALE: 1"=20'-0"

0 10 20 40

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	11/03/2021
02	PDP	01/19/2022

REVISIONS

No.	DESCRIPTION	DATE

SITE ENLARGEMENT

SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

L-13

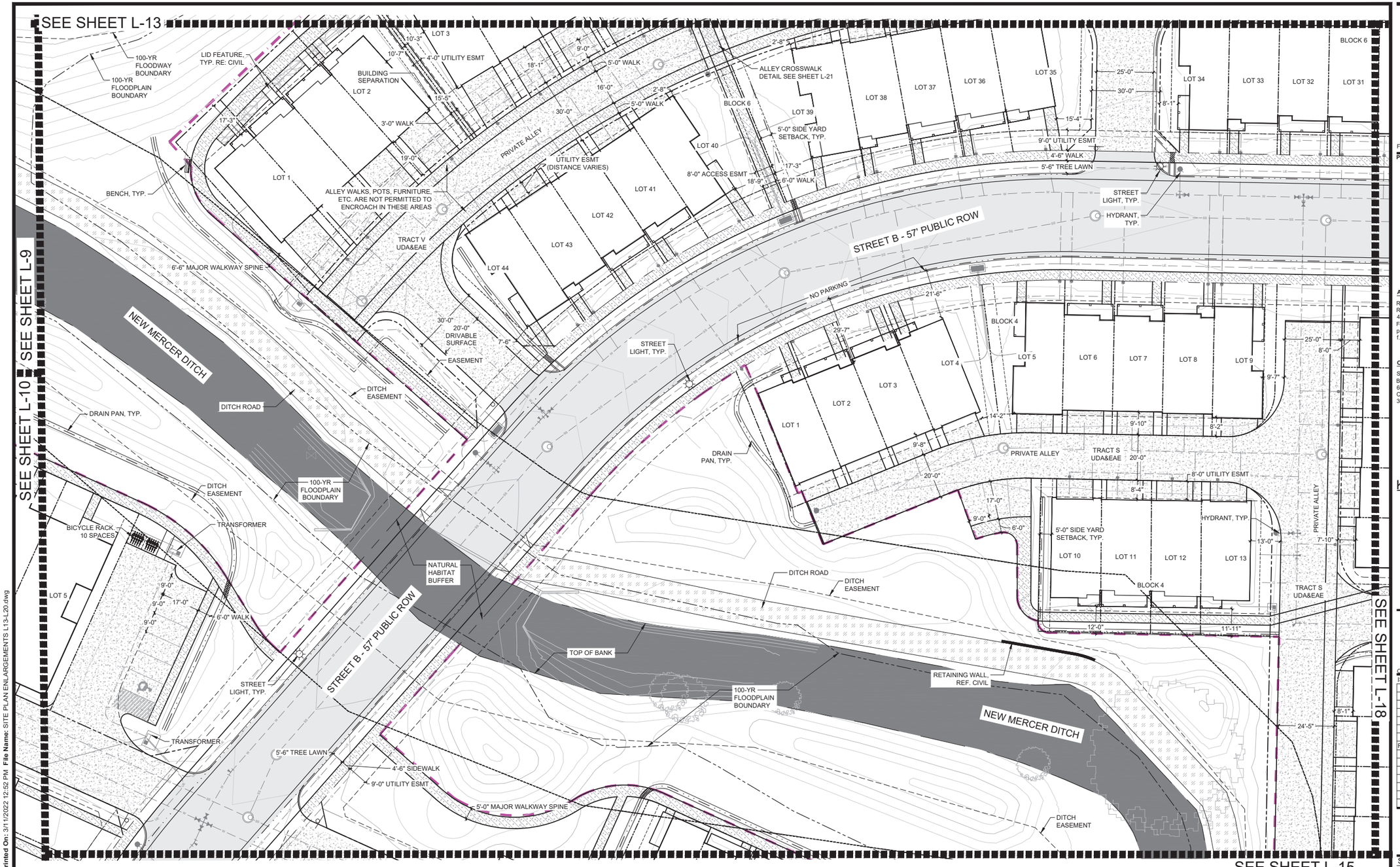
Plotted By: Sam Coutts **Layout:** L-13 SITE ENLARGE **Printed On:** 3/11/2022 12:52 PM **File Name:** SITE PLAN ENLARGEMENTS L13-L20.dwg

SEE SHEET L-13

SEE SHEET L-10 / SEE SHEET L-9

SEE SHEET L-18

SEE SHEET L-15



LEGEND

- CITY LIMITS
- = PROPERTY BOUNDARY
- = NATURAL HABITAT BUFFER
- = SUBDRAIN
- = STORMWATER UTILITY
- = WATER UTILITY
- = GAS UTILITY
- = SANITARY SEWER UTILITY
- = ELECTRIC UTILITY
- = EXISTING FIBER OPTIC UTILITY
- = EXISTING GAS UTILITY
- = EXISTING STORM LINE
- = EXISTING SANITARY SEWER UTILITY
- = EXISTING OVERHEAD UTILITY
- = EXISTING UNDERGROUND CABLE UTILITY
- = EXISTING WATER LINE UTILITY
- = EXISTING OVERHEAD UTILITY POLE
- = EXISTING TRAFFIC SIGNAL
- = TRANSFORMER & ELECTRIC VAULT
- = EXISTING TREES
- = STREET LIGHT
- SFD = SINGLE FAMILY DETACHED
- SFA-R = SINGLE FAMILY ATTACHED -ROWHOMES
- SFA-TH = SINGLE FAMILY ATTACHED -TOWNHOMES
- TF-A = TWO FAMILY - ATTACHED
- TF-D = TWO FAMILY - DUPLEX
- = WETLANDS
- = NEW MERCER DITCH
- = DITCH ROAD
- = SIDEWALK CONNECTION TO LAPORTE AVE
- = CONCRETE
- = CONCRETE SIDEWALK
- = CONNECTOR STREET
- = CRUSHER FINES
- = RAIN GARDEN

NOTE:
PARKING STRIPES SHOWN FOR GRAPHICAL PURPOSES ONLY. STRIPES WILL NOT BE PAINTED

SANCTUARY OF GREEN

PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO

PREPARED BY:

ripleydesign
LANDSCAPE ARCHITECTURE, LAND PLANNING
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

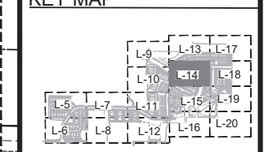
APPLICANT

RIPLEY DESIGN INC.
Russ Lee
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

OWNER

SOLITAIRE HOMES
Bill Veio and David Pretzler
6645 E. Heritage Pl. South
Centennial, CO 80111
303.721.9054

KEY MAP



NORTH
0 10 20 40
SCALE: 1"=20'-0"
ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	11/03/2021
02	PDP	01/19/2022

REVISIONS

No.	DESCRIPTION	DATE

SITE ENLARGEMENT

SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

L-14

Plotted By: Sam Coutts **Layout:** L-14 SITE ENLARGE **Printed On:** 3/11/2022 12:52 PM **File Name:** SITE PLAN ENLARGEMENTS L13-L20.dwg

SEE SHEET L-14

SEE SHEET L-11

SEE SHEET L-10

STREET B - 57' PUBLIC ROW

PRIVATE ALLEY

4'-0" WALK

LOT 25

LOT 24

BLOCK 3

LOT 23

LOT 22

17'-0"

9'-0"

8'-0" UTILITY ESMT

TRACT R
UDA&EAE

5'-0" UTILITY ESMT

NATURAL HABITAT BUFFER
SEE SHEET L-46

100-YR
FLOODPLAIN
BOUNDARY

TRACT O
D&AE

8'-0"

LOT 12

LOT 13

BLOCK 3

LOT 14

LOT 15

LOT 16

5'-0"

20'-0"

5'-0"

30'-0"

21'-0"

5'-0"

23'-0"

STREET
LIGHT, TYP.

DITCH ROAD

RAIN GARDEN

8'-0" UTILITY ESMT

LOT 17

LOT 18

BLOCK 3

LOT 19

LOT 20

LOT 21

5'-0" WALK

RAINGARDEN

5'-0" WALK

TRANSFORMER
NATURAL HABITAT BUFFER
SEE SHEET L-46

3,000 SF MIXED USE
NEIGHBORHOOD CENTER

4'-0"
CONNECTING
WALK

5'-0"
MAJOR
WALKWAY
SPINE

NEIGHBORHOOD PARK
(1.28 ACRES)

5'-0" UTILITY ESMT

DRAIN PAN, TYP.

NEW MERCER DITCH

9'-0" UTILITY ESMT

4'-6" SIDEWALK

5'-6" TREE LAWN

BLOCK 3

ROCK POLLINATOR
GARDEN

RAINGARDEN

100-YR
FLOODPLAIN
BOUNDARY

100-YR
FLOODPLAIN
BOUNDARY

5'-0" SIDE YARD
SETBACK, TYP.

BLOCK 3

LOT 11

LOT 10

LOT 9

LOT 8

LOT 7

LOT 6

100 YEAR FLOOD

DITCH
EASEMENT

TRACT U
D&AE

13'-0"
UTILITY
ESMT.

TRACT P
UDA&EAE
20'-0"

RAINGARDEN

PEDESTRIAN BRIDGE

DETENTION

DITCH
EASEMENT

8'-0" UTILITY ESMT

100-YR
FLOODWAY
BOUNDARY

5'-0" CONCRETE TRAIL

4'-0" WALK

LOT LINE

DITCH ROAD

BLOCK 3

CONC WEIRS,
TYP. RE: CIVIL

DRAIN PAN, TYP.

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

BENCH, TYP.

SEE SHEET L-19

SEE SHEET L-16

LEGEND

- CITY LIMITS
- = PROPERTY BOUNDARY
- = NATURAL HABITAT BUFFER
- = SUBDRAIN
- = STORMWATER UTILITY
- = WATER UTILITY
- = GAS UTILITY
- = SANITARY SEWER UTILITY
- = ELECTRIC UTILITY
- = EXISTING FIBER OPTIC UTILITY
- = EXISTING GAS UTILITY
- = EXISTING STORM LINE
- = EXISTING SANITARY SEWER UTILITY
- = EXISTING OVERHEAD UTILITY
- = EXISTING UNDERGROUND CABLE UTILITY
- = EXISTING WATER LINE UTILITY
- = EXISTING OVERHEAD UTILITY POLE
- = EXISTING TRAFFIC SIGNAL
- = TRANSFORMER & ELECTRIC VAULT
- = EXISTING TREES
- = STREET LIGHT
- SFD = SINGLE FAMILY DETACHED
- SFA-R = SINGLE FAMILY ATTACHED -ROWHOMES
- SFA-TH = SINGLE FAMILY ATTACHED -TOWNHOMES
- TF-A = TWO FAMILY - ATTACHED
- TF-D = TWO FAMILY - DUPLEX
- = WETLANDS
- = NEW MERCER DITCH
- = DITCH ROAD
- = SIDEWALK CONNECTION TO LAPORTE AVE
- = CONCRETE
- = CONCRETE SIDEWALK
- = CONNECTOR STREET
- = CRUSHER FINES
- = RAIN GARDEN

NOTE:
PARKING STRIPES SHOWN FOR GRAPHICAL PURPOSES ONLY.
STRIPES WILL NOT BE PAINTED

Plotted By: Sam Coutts **Layout:** L-15 SITE ENLARGE **Printed On:** 3/11/2022 12:52 PM **File Name:** SITE PLAN ENLARGEMENTS L13-L20.dwg

SANCTUARY OF GREEN

PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO

PREPARED BY:

ripleydesign
LANDSCAPE ARCHITECTURE, LAND PLANNING
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

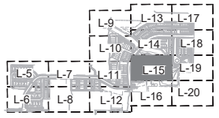
APPLICANT

RIPLEY DESIGN INC.
Russ Lee
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

OWNER

SOLITAIRE HOMES
Bill Veio and David Pretzler
6645 E. Heritage Pl. South
Centennial, CO 80111
303.721.9054

KEY MAP



NORTH SCALE: 1"=20'-0" (0, 10, 20, 40)

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	11/03/2021
02	PDP	01/19/2022

REVISIONS

No.	DESCRIPTION	DATE

SITE ENLARGEMENT

SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

L-15

SEE SHEET L-15

SEE SHEET L-11

SEE SHEET L-12

SEE SHEET L-20

STREET B - 57' PUBLIC ROW

10'-0" ACCESS ESMT

4'-0" WALK

NATUURAL HABITAT BUFFER SEE SHEET L-46

TRACT O D&AE

STREET LIGHT, TYP.

RAINGARDEN

100-YR FLOODPLAIN BOUNDARY

CONC WEIRS, TYP. RE: CIVIL

TOP OF BANK

DITCH EASEMENT

DITCH ROAD

DRAIN PAN, TYP.

DETENTION

TRACT U D&AE

5'-0" CONCRETE TRAIL

RESIDENTIAL (LMN)

NATURAL HABITAT BUFFER / PROPERTY BOUNDARY

100-YR FLOODWAY BOUNDARY

EXISTING HOUSE

NATUURAL HABITAT BUFFER SEE SHEET L-46

100-YR FLOODPLAIN BOUNDARY

100-YR FLOODPLAIN BOUNDARY SHALLOW

NEW MERCER DITCH

PENNSYLVANIA STREET

PROPERTY BOUNDARY

OFF-SITE WETLAND UTILITY EASEMENT

DITCH FLOW LINE

EXISTING OFFSITE EASEMENTS

100-YR FLOODWAY BOUNDARY

EXISTING OFFSITE EASEMENTS

100-YR FLOODPLAIN BOUNDARY

LEGEND

- CITY LIMITS
- = PROPERTY BOUNDARY
- = NATURAL HABITAT BUFFER
- = SUBDRAIN
- = STORMWATER UTILITY
- = WATER UTILITY
- = GAS UTILITY
- = SANITARY SEWER UTILITY
- = ELECTRIC UTILITY
- = EXISTING FIBER OPTIC UTILITY
- = EXISTING GAS UTILITY
- = EXISTING STORM LINE
- = EXISTING SANITARY SEWER UTILITY
- = EXISTING OVERHEAD UTILITY
- = EXISTING UNDERGROUND CABLE UTILITY
- = EXISTING WATER LINE UTILITY
- = EXISTING OVERHEAD UTILITY POLE
- = EXISTING TRAFFIC SIGNAL
- = TRANSFORMER & ELECTRIC VAULT
- = EXISTING TREES
- = STREET LIGHT
- SFD = SINGLE FAMILY DETACHED
- SFA-R = SINGLE FAMILY ATTACHED -ROWHOMES
- SFA-TH = SINGLE FAMILY ATTACHED -TOWNHOMES
- TF-A = TWO FAMILY - ATTACHED
- TF-D = TWO FAMILY - DUPLEX
- = WETLANDS
- = NEW MERCER DITCH
- = DITCH ROAD
- = SIDEWALK CONNECTION TO LAPORTE AVE
- = CONCRETE
- = CONCRETE SIDEWALK
- = CONNECTOR STREET
- = CRUSHER FINES
- = RAIN GARDEN

NOTE:
PARKING STRIPES SHOWN FOR GRAPHICAL PURPOSES ONLY. STRIPES WILL NOT BE PAINTED

Plotted By: Sam Coutts **Layout:** L-16 SITEENLARGE **Printed On:** 3/11/2022 12:52 PM **File Name:** SITE PLAN ENLARGEMENTS L13-L20.dwg

SANCTUARY OF GREEN

PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO

PREPARED BY:

ripley design
LANDSCAPE ARCHITECTURE, LAND PLANNING
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

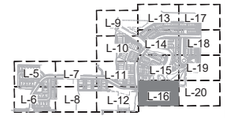
APPLICANT

RIPLEY DESIGN INC.
Russ Lee
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

OWNER

SOLITAIRE HOMES
Bill Veio and David Pretzler
6645 E. Heritage Pl. South
Centennial, CO 80111
303.721.9054

KEY MAP



NORTH

SCALE: 1"=20'-0"

0 10 20 40

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	11/03/2021
02	PDP	01/19/2022

REVISIONS

No.	DESCRIPTION	DATE

SITE ENLARGEMENT

SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

L-16

SANCTUARY OF GREEN

PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO

PREPARED BY:

ripley design
LANDSCAPE ARCHITECTURE, LAND PLANNING
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

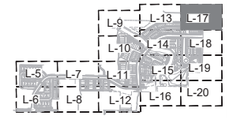
APPLICANT

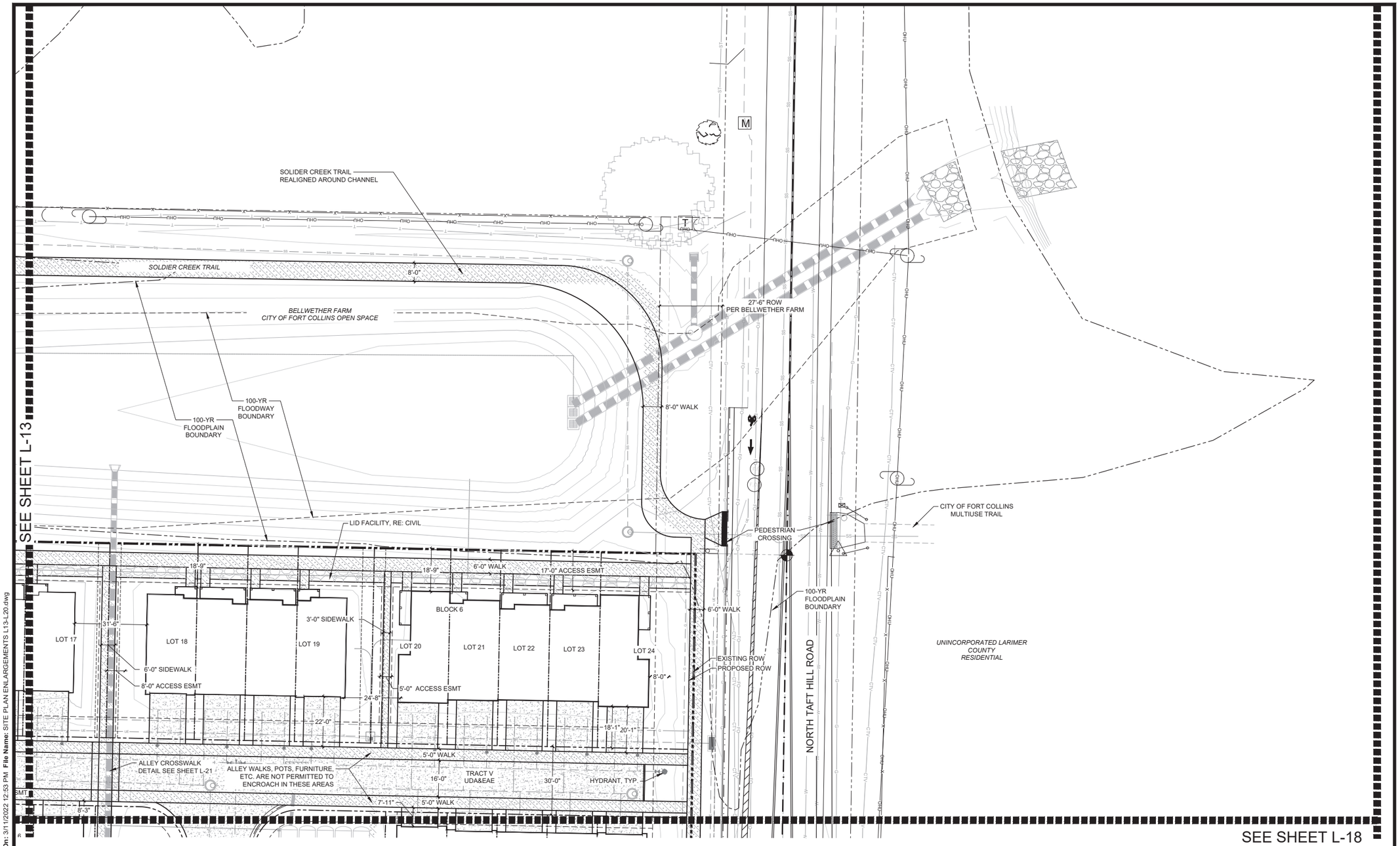
RIPLEY DESIGN INC.
Russ Lee
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

OWNER

SOLITAIRE HOMES
Bill Veio and David Pretzler
6645 E. Heritage Pl. South
Centennial, CO 80111
303.721.9054

KEY MAP





LEGEND

- CITY LIMITS
- = PROPERTY BOUNDARY
- = NATURAL HABITAT BUFFER
- = SUBDRAIN
- = STORMWATER UTILITY
- = WATER UTILITY
- = GAS UTILITY
- = SANITARY SEWER UTILITY
- = ELECTRIC UTILITY
- = EXISTING FIBER OPTIC UTILITY
- = EXISTING GAS UTILITY
- = EXISTING STORM LINE
- = EXISTING SANITARY SEWER UTILITY
- = EXISTING OVERHEAD UTILITY
- = EXISTING UNDERGROUND CABLE UTILITY
- = EXISTING WATER LINE UTILITY
- = EXISTING OVERHEAD UTILITY POLE
- = EXISTING TRAFFIC SIGNAL
- = TRANSFORMER & ELECTRIC VAULT
- = EXISTING TREES
- = STREET LIGHT
- SFD = SINGLE FAMILY DETACHED
- SFA-R = SINGLE FAMILY ATTACHED -ROWHOMES
- SFA-TH = SINGLE FAMILY ATTACHED -TOWNHOMES
- TF-A = TWO FAMILY - ATTACHED
- TF-D = TWO FAMILY - DUPLEX
- = WETLANDS
- = NEW MERCER DITCH
- = DITCH ROAD
- = SIDEWALK CONNECTION TO LAPORTE AVE
- = CONCRETE
- = CONCRETE SIDEWALK
- = CONNECTOR STREET
- = CRUSHER FINES
- = RAIN GARDEN

NOTE:
PARKING STRIPES SHOWN FOR GRAPHICAL PURPOSES ONLY. STRIPES WILL NOT BE PAINTED

NORTH SCALE: 1"=20'-0" (0 10 20 40)

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	11/03/2021
02	PDP	01/19/2022

REVISIONS

No.	DESCRIPTION	DATE

SITE ENLARGEMENT

SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

L-17

Plotted By: Sam Coutts **Layout:** L-17 SITE ENLARGE **Printed On:** 3/11/2022 12:53 PM **File Name:** SITE PLAN ENLARGEMENTS L13-L20.dwg

SEE SHEET L-17

SEE SHEET L-14

STREET B - 57' PUBLIC ROW

STREET C - 57' PUBLIC ROW

NORTH TAFT HILL ROAD

PRIVATE ALLEY

UNINCORPORATED LARIMER COUNTY RESIDENTIAL

SEE SHEET L-19

LEGEND

- CITY LIMITS
- = PROPERTY BOUNDARY
- = NATURAL HABITAT BUFFER
- = SUBDRAIN
- = STORMWATER UTILITY
- = WATER UTILITY
- = GAS UTILITY
- = SANITARY SEWER UTILITY
- = ELECTRIC UTILITY
- = EXISTING FIBER OPTIC UTILITY
- = EXISTING GAS UTILITY
- = EXISTING STORM LINE
- = EXISTING SANITARY SEWER UTILITY
- = EXISTING OVERHEAD UTILITY
- = EXISTING UNDERGROUND CABLE UTILITY
- = EXISTING WATER LINE UTILITY
- = EXISTING OVERHEAD UTILITY POLE
- = EXISTING TRAFFIC SIGNAL
- = TRANSFORMER & ELECTRIC VAULT
- = EXISTING TREES
- = STREET LIGHT
- SFD = SINGLE FAMILY DETACHED
- SFA-R = SINGLE FAMILY ATTACHED -ROWHOMES
- SFA-TH = SINGLE FAMILY ATTACHED -TOWNHOMES
- TF-A = TWO FAMILY - ATTACHED
- TF-D = TWO FAMILY - DUPLEX
- = WETLANDS
- = NEW MERCER DITCH
- = DITCH ROAD
- = SIDEWALK CONNECTION TO LAPORTE AVE
- = CONCRETE
- = CONCRETE SIDEWALK
- = CONNECTOR STREET
- = CRUSHER FINES
- = RAIN GARDEN

NOTE:
PARKING STRIPES SHOWN FOR GRAPHICAL PURPOSES ONLY. STRIPES WILL NOT BE PAINTED

Plotted By: Sam Coutts **Layout:** L-18 SITE ENLARGE **Printed On:** 3/11/2022 12:53 PM **File Name:** SITE PLAN ENLARGEMENTS L13-L20.dwg

SANCTUARY OF GREEN

PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO

PREPARED BY:

ripleydesign
LANDSCAPE ARCHITECTURE, LAND PLANNING
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

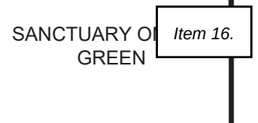
APPLICANT

RIPLEY DESIGN INC.
Russ Lee
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

OWNER

SOLITAIRE HOMES
Bill Veio and David Pretzler
6645 E. Heritage Pl. South
Centennial, CO 80111
303.721.9054

KEY MAP



NORTH SCALE: 1"=20'-0" (0 10 20 40)

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	11/03/2021
02	PDP	01/19/2022

REVISIONS

No.	DESCRIPTION	DATE

SITE ENLARGEMENT

SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

L-18

SEE SHEET L-18

SEE SHEET L-15

SEE SHEET L-20

LOT 22

LOT 1

LOT 23

5'-0"

5'-0" WALK

5'-0" WALK

5'-0" WALK

100-YR FLOODPLAIN BOUNDARY

4'-0" WALK

RAINGARDEN

20'-0" UTILITY ESMT

TRANSFORMER

100-YR FLOODPLAIN BOUNDARY

5'-0" WALK

4'-6"

5'-6"

9'-0" UTILITY ESMT

SMALL NEIGHBORHOOD PARK (1.28 ACRES)

100-YR FLOODPLAIN BOUNDARY

100-YR FLOODPLAIN BOUNDARY

17'-6"

9'-0"

6'-0"

3,000 SF MIXED USE NEIGHBORHOOD CENTER
SEE POSSIBLE USE IN NOTES BELOW.

BENCH, TYP.

3 RAIL FENCE

PLAYGROUND

CONCEPTUAL PLAYGROUND EQUIPMENT

15'-0" UTILITY ESMT

2'-0" ADDITIONAL ROW TO BE DEDICATED

NATURAL HABITAT BUFFER
SEE SHEET L-46

5'-0" WALK

100-YR FLOODWAY BOUNDARY

TRACT U
D&AE

DETENTION POND BOUNDARY

5'-0" WIDE
CONCRETE TRAIL

NATURAL HABITAT BUFFER
SEE SHEET L-46

100-YR FLOODWAY BOUNDARY

DRAIN PAN, TYP.

DETENTION POND BOUNDARY

DETENTION

NORTH TAFT HILL ROAD

UNINCORPORATED LARIMER COUNTY
RESIDENTIAL

UNINCORPORATED LARIMER COUNTY
RESIDENTIAL

LEGEND

- CITY LIMITS
- = PROPERTY BOUNDARY
- = NATURAL HABITAT BUFFER
- = SUBDRAIN
- = STORMWATER UTILITY
- = WATER UTILITY
- = GAS UTILITY
- = SANITARY SEWER UTILITY
- = ELECTRIC UTILITY
- = EXISTING FIBER OPTIC UTILITY
- = EXISTING GAS UTILITY
- = EXISTING STORM LINE
- = EXISTING SANITARY SEWER UTILITY
- = EXISTING OVERHEAD UTILITY
- = EXISTING UNDERGROUND CABLE UTILITY
- = EXISTING WATER LINE UTILITY
- = EXISTING OVERHEAD UTILITY POLE
- = EXISTING TRAFFIC SIGNAL
- = TRANSFORMER & ELECTRIC VAULT
- = EXISTING TREES
- = STREET LIGHT
- SFD = SINGLE FAMILY DETACHED
- SFA-R = SINGLE FAMILY ATTACHED -ROWHOMES
- SFA-TH = SINGLE FAMILY ATTACHED -TOWNHOMES
- TF-A = TWO FAMILY - ATTACHED
- TF-D = TWO FAMILY - DUPLEX
- = WETLANDS
- = NEW MERCER DITCH
- = DITCH ROAD
- = SIDEWALK CONNECTION TO LAPORTE AVE
- = CONCRETE
- = CONCRETE SIDEWALK
- = CONNECTOR STREET
- = CRUSHER FINES
- = RAIN GARDEN

NOTE:
POSSIBLE 3,000 SF MIXED USE NEIGHBORHOOD CENTER USES:
-RETAIL
-PERSONAL/BUSINESS SERVICE SHOPS
-SMALL ANIMAL VETERINARY FACILITY
-OFFICE
-FINANCIAL SERVICE
-CLINIC
CHILD CARE CENTER
-LIMITED INDOOR REC. ESTABLISHMENT
PLACE OF WORSHIP OR ASSEBLY
-DOG DAY CARE
-MUSIC STUDIO

SANCTUARY OF GREEN

PROJECT
DEVELOPMENT PLAN

FORT COLLINS, CO

PREPARED BY:

ripleydesign
LANDSCAPE ARCHITECTURE, LAND PLANNING
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

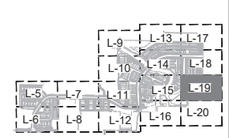
APPLICANT

RIPLEY DESIGN INC.
Russ Lee
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

OWNER

SOLITAIRE HOMES
Bill Veio and David Pretzler
6645 E. Heritage Pl. South
Centennial, CO 80111
303.721.9054

KEY MAP



NORTH

0 10 20 40

SCALE: 1"=20'-0"

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	11/03/2021
02	PDP	01/19/2022

REVISIONS

No.	DESCRIPTION	DATE

SITE ENLARGEMENT

SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

L-19

Plotted By: Sam Coutts **Layout:** L-19 SITE ENLARGE **Printed On:** 3/11/2022 12:53 PM **File Name:** SITE PLAN ENLARGEMENTS L13-L20.dwg

SEE SHEET L-19

SEE SHEET L-16

DETENTION

TRACT U
D&AE

UNINCORPORATED LARIMER COUNTY
RESIDENTIAL

NATURAL HABITAT BUFFER/
PROJECT BOUDARY

100-YR
FLOODWAY
BOUNDARY

100-YR FLOODWAY
BOUNDARY

RESIDENTIAL
(LMN)

EXISTING HOUSE

100-YR
FLOODPLAIN
BOUNDARY

UNNAMED ROAD

NORTH TAFT HILL ROAD

LEGEND

- CITY LIMITS
- = PROPERTY BOUNDARY
- = NATURAL HABITAT BUFFER
- = SUBDRAIN
- = STORMWATER UTILITY
- = WATER UTILITY
- = GAS UTILITY
- = SANITARY SEWER UTILITY
- = ELECTRIC UTILITY
- = EXISTING FIBER OPTIC UTILITY
- = EXISTING GAS UTILITY
- = EXISTING STORM LINE
- = EXISTING SANITARY SEWER UTILITY
- = EXISTING OVERHEAD UTILITY
- = EXISTING UNDERGROUND CABLE UTILITY
- = EXISTING WATER LINE UTILITY
- = EXISTING OVERHEAD UTILITY POLE
- = EXISTING TRAFFIC SIGNAL
- = TRANSFORMER & ELECTRIC VAULT
- = EXISTING TREES
- = STREET LIGHT
- SFD = SINGLE FAMILY DETACHED
- SFA-R = SINGLE FAMILY ATTACHED -ROWHOMES
- SFA-TH = SINGLE FAMILY ATTACHED -TOWNHOMES
- TF-A = TWO FAMILY - ATTACHED
- TF-D = TWO FAMILY - DUPLEX
- = WETLANDS
- = NEW MERCER DITCH
- = DITCH ROAD
- = SIDEWALK CONNECTION TO LAPORTE AVE
- = CONCRETE
- = CONCRETE SIDEWALK
- = CONNECTOR STREET
- = CRUSHER FINES
- = RAIN GARDEN

NOTE:
PARKING STRIPES SHOWN FOR GRAPHICAL PURPOSES ONLY.
STRIPES WILL NOT BE PAINTED

Plotted By: Sam Coutts **Layout:** L-20 SITE ENLARGE **Printed On:** 3/11/2022 12:53 PM **File Name:** SITE PLAN ENLARGEMENTS L13-L20.dwg

SANCTUARY OF GREEN

PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO

PREPARED BY:

ripley design
LANDSCAPE ARCHITECTURE, LAND PLANNING
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

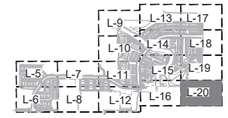
APPLICANT

RIPLEY DESIGN INC.
Russ Lee
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

OWNER

SOLITAIRE HOMES
Bill Veio and David Pretzler
6645 E. Heritage Pl. South
Centennial, CO 80111
303.721.9054

KEY MAP



NORTH SCALE: 1"=20'-0" (0 10 20 40)

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	11/03/2021
02	PDP	01/19/2022

REVISIONS

No.	DESCRIPTION	DATE

SITE ENLARGEMENT

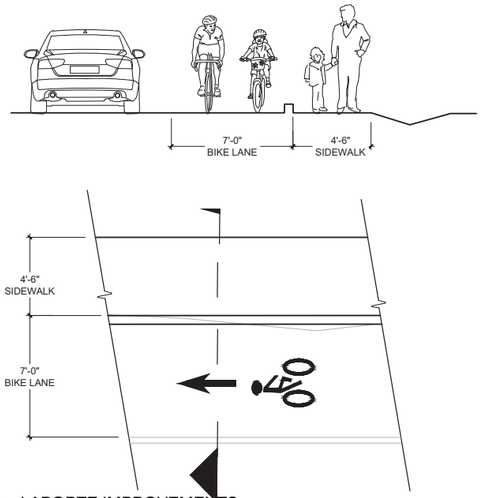
SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

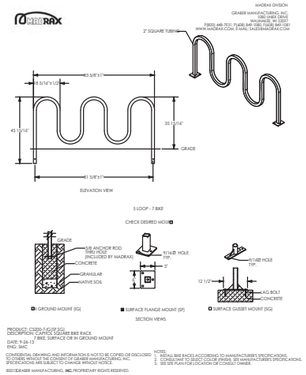
PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

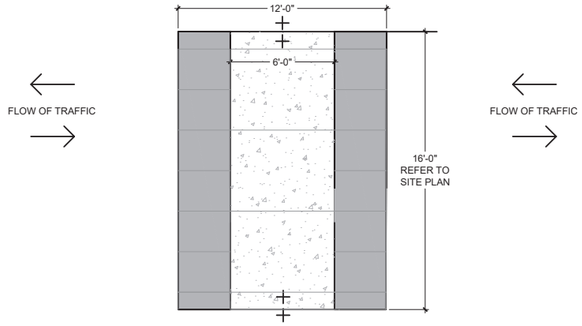
L-20



1 LAPORTE IMPROVEMENTS
1/4" = 1'-0" OP-TMF-SAN-04



2 BIKE RACK (MADRAX CS200-7)
1/2" = 1'-0" L-CO1-SIT-BIKE-06



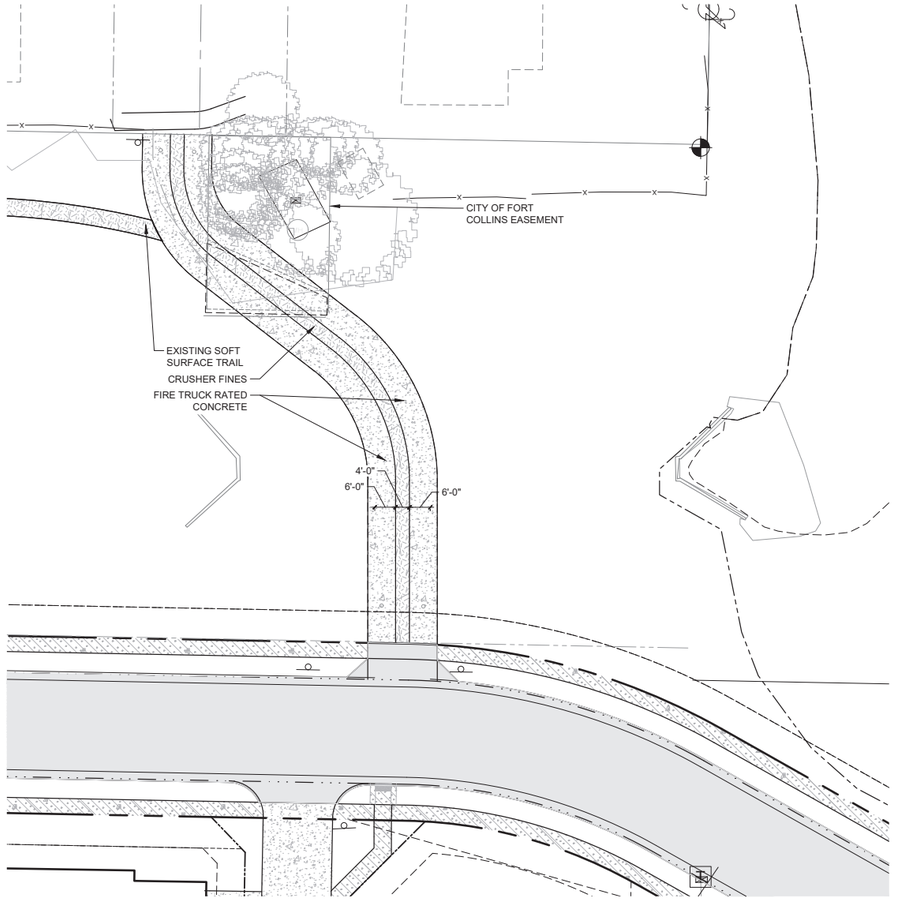
3 ALLEY CROSSWALK DETAIL
1/4" = 1'-0" OP-TMF-SAN-02



5 PET WASTE STATION
1 1/2" = 1'-0" OP-TMF-SAN-11



4 RECYCLED PLASTIC BENCH
3/4" = 1'-0" OP-TMF-SAN-10



EMERGENCY ACCESS ENLARGEMENT

SANCTUARY OF GREEN

PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO

PREPARED BY:

ripley design
LANDSCAPE ARCHITECTURE, LAND PLANNING
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

PLANNER

RIPLEY DESIGN INC.
Russ Lee
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

OWNER

SOLITAIRE HOMES
Bill Veio and David Pretzler
6645 E. Heritage Pl. South
Centennial, CO 80111
303.721.9054

ENGINEER

NORTHERN ENGINEERING
Danny Weber
301 Howes St. Suite 100
Fort Collins, CO 80521
p. 970.221-4158

NORTH SCALE: 1"=20'-0" (0, 10, 20, 40)

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	11/03/2021
02	PDP	01/19/2022

REVISIONS

No.	DESCRIPTION	DATE

SITE PLAN DETAILS

SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

L-21

Plotted By: Sam Coutts **Layout:** L-21 SITE PLAN DETAILS **Printed On:** 3/11/2022 12:54 PM **File Name:** L-1 Overall Site Plan.dwg

LANDSCAPE PLAN NOTES

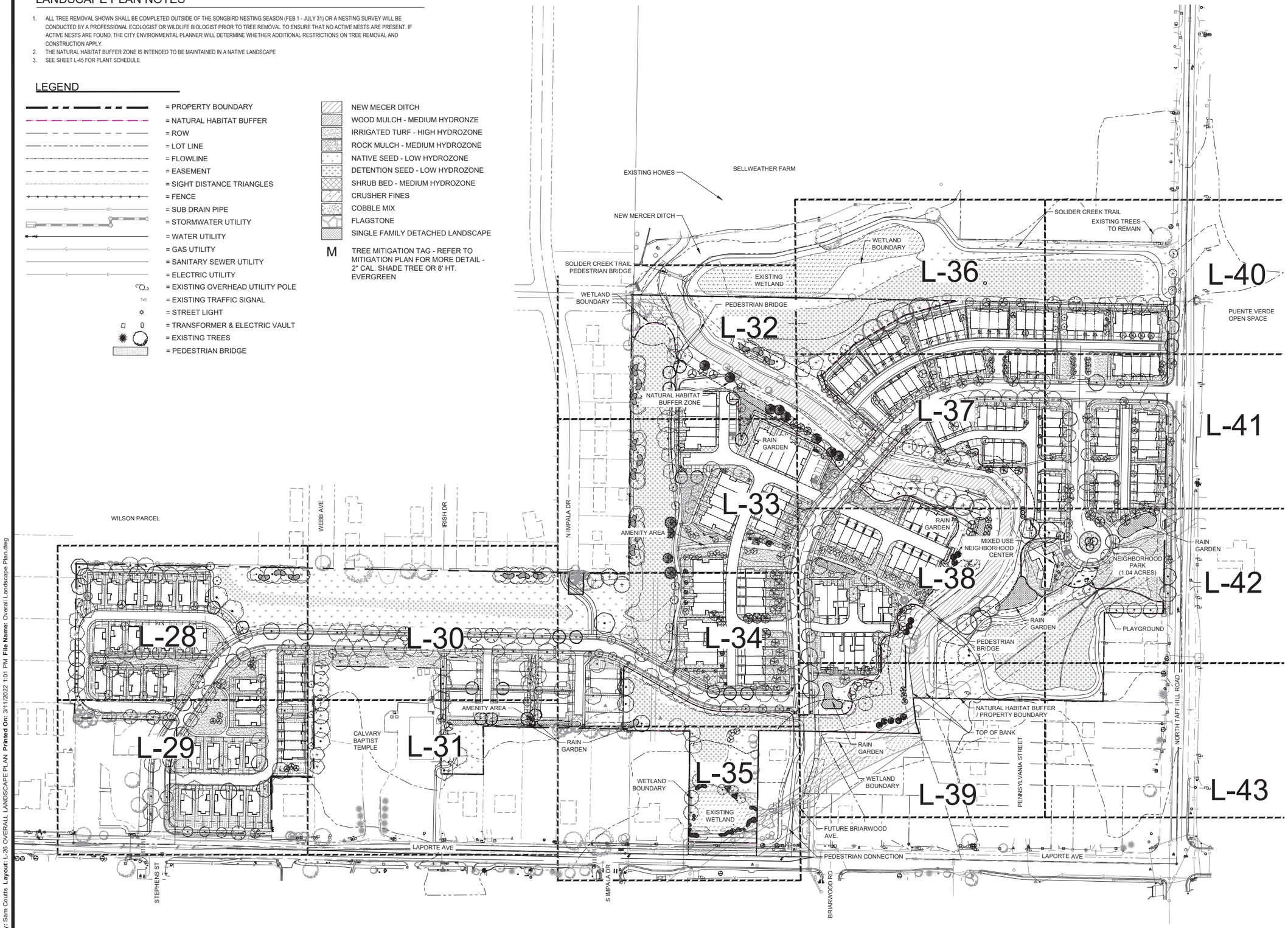
1. ALL TREE REMOVAL SHOWN SHALL BE COMPLETED OUTSIDE OF THE SONGBIRD NESTING SEASON (FEB 1 - JULY 31) OR A NESTING SURVEY WILL BE CONDUCTED BY A PROFESSIONAL ECOLOGIST OR WILDLIFE BIOLOGIST PRIOR TO TREE REMOVAL TO ENSURE THAT NO ACTIVE NESTS ARE PRESENT. IF ACTIVE NESTS ARE FOUND, THE CITY ENVIRONMENTAL PLANNER WILL DETERMINE WHETHER ADDITIONAL RESTRICTIONS ON TREE REMOVAL AND CONSTRUCTION APPLY.
2. THE NATURAL HABITAT BUFFER ZONE IS INTENDED TO BE MAINTAINED IN A NATIVE LANDSCAPE
3. SEE SHEET L-45 FOR PLANT SCHEDULE

LEGEND

- = PROPERTY BOUNDARY
- = NATURAL HABITAT BUFFER
- = ROW
- = LOT LINE
- = FLOWLINE
- = EASEMENT
- = SIGHT DISTANCE TRIANGLES
- = FENCE
- = SUB DRAIN PIPE
- = STORMWATER UTILITY
- = WATER UTILITY
- = GAS UTILITY
- = SANITARY SEWER UTILITY
- = ELECTRIC UTILITY
- = EXISTING OVERHEAD UTILITY POLE
- = EXISTING TRAFFIC SIGNAL
- = STREET LIGHT
- = TRANSFORMER & ELECTRIC VAULT
- = EXISTING TREES
- = PEDESTRIAN BRIDGE

- NEW MECER DITCH
- WOOD MULCH - MEDIUM HYDRONZE
- IRRIGATED TURF - HIGH HYDROZONE
- ROCK MULCH - MEDIUM HYDROZONE
- NATIVE SEED - LOW HYDROZONE
- DETENTION SEED - LOW HYDROZONE
- SHRUB BED - MEDIUM HYDROZONE
- CRUSHER FINES
- COBBLE MIX
- FLAGSTONE
- SINGLE FAMILY DETACHED LANDSCAPE

M — TREE MITIGATION TAG - REFER TO MITIGATION PLAN FOR MORE DETAIL - 2" CAL. SHADE TREE OR 8' HT. EVERGREEN



SANCTUARY OF GREEN

PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO

PREPARED BY:

ripleydesign
LANDSCAPE ARCHITECTURE, LAND PLANNING
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

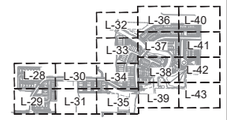
APPLICANT

RIPLEY DESIGN INC.
Russ Lee
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

OWNER

SOLITAIRE HOMES
Bill Veio and David Pretzler
6645 E. Heritage Pl. South
Centennial, CO 80111
303.721.9054

KEY MAP



NORTH SCALE: 1"=100'-0" (0, 50, 100, 200)

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	11/03/2021
02	PDP	01/19/2022

REVISIONS

No.	DESCRIPTION	DATE

OVERALL LANDSCAPE PLAN

SEAL:

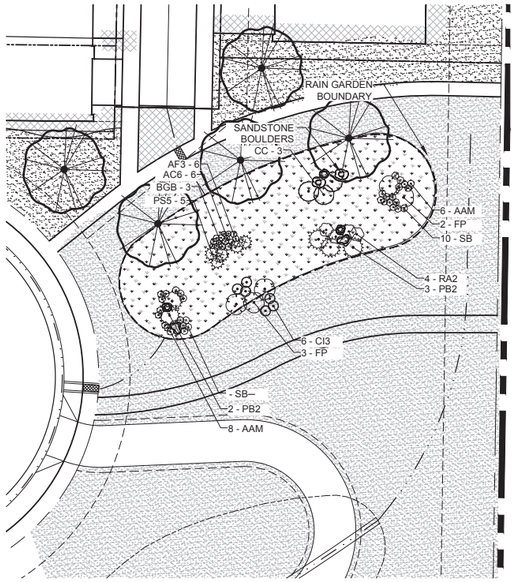
ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

L-26

Plotted By: Sam Coutts **Layout:** L-26 OVERALL LANDSCAPE PLAN **Printed On:** 3/11/2022 1:01 PM **File Name:** Overall Landscape Plan.dwg



1 RAIN GARDEN SHRUB BED TYPICAL

1" = 20'-0"

LEGEND

SYMBOL	02 LANDSCAPE MATERIAL DESCRIPTION
	NATIVE SEED 1
	SHRUB BED PLANTINGS

PLANT SCHEDULE RAIN GARDEN TYPICAL

SHRUBS	QTY	BOTANICAL / COMMON NAME
AAM	14	ACHILLEA X `MOONSHINE` / MOONSHINE YARROW
AF3	6	ARTEMISIA FRIGIDA / FRINGED WORMWOOD
BGB	3	BOUTELOUA GRACILIS `BLONDE AMBITION` / BLONDE AMBITION GRAMA GRASS
CI3	6	CALLIRHOE INVOLUCRATA / PURPLE POPPYMALLOW
CC	3	COTONEASTER APICULATUS / CORAL BEAUTY COTONEASTER
FP	5	FALLUGIA PARADOXA / APACHE PLUME
PS5	5	PANICUM VIRGATUM `SHENANDOAH` / SWITCH GRASS
PB2	5	PINUS MUGO `BIG TUNA` / MOUNTAIN PINE
RA2	4	RHUS TRILOBATA `AUTUMN AMBER` / AUTUMN AMBER SUMAC

ORNAMENTAL GRASSES	QTY	BOTANICAL / COMMON NAME
SB	18	SCHIZACHYRIUM SCOPARIUM `BLAZE` / BLAZE LITTLE BLUESTEM

PERENNIAL	QTY	BOTANICAL / COMMON NAME
AC6	6	AQUILEGIA CAERULEA / ROCKY MOUNTAIN COLUMBINE

LEGEND

SYMBOL	02 LANDSCAPE MATERIAL DESCRIPTION
	ROCK COBBLE
	BARK MULCH
	IRRIGATED TURF

* ROCK COBBLE TO CONTAIN 30 PERCENT 3-5" RIVER ROCK, 70 PERCENT 1½" RIVER ROCK

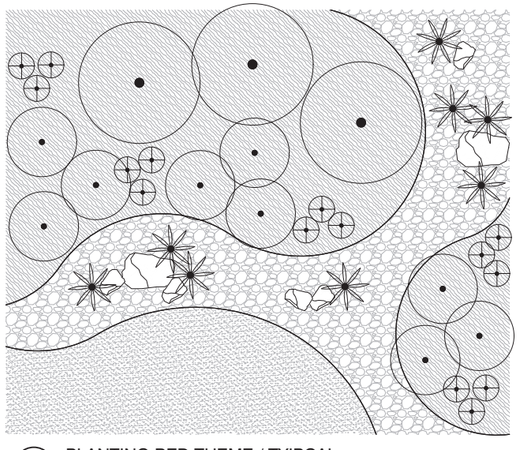
SANDSTONE BOULDERS

SHRUBS, TYP.

ORNAMENTAL GRASSES, PERENNIALS, TYP.

XERIC PLANTING, TYP.

NOTE: SHRUB PLANTING DETAIL FOR AREAS OUTSIDE OF OTHER TYPICAL PLANTING DETAILS SHOWN ON THIS SHEET. FORMS SHOWN IN THIS DETAIL MAY CHANGE BASED ON THE FINAL DESIGN PROVIDED AT FDP. GENERAL DESIGN INTENT INCLUDING MULCH AND PLANT COVERAGE IS TO REMAIN CONSISTENT.



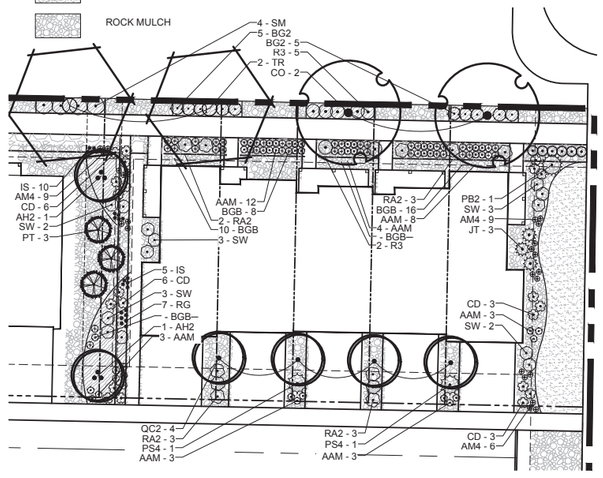
2 PLANTING BED THEME / TYIPCAL

1/4" = 1'-0"

OP-TMF-SAN-13

LEGEND

SYMBOL	02 LANDSCAPE MATERIAL DESCRIPTION
	WOOD MULCH
	IRRIGATED TURF
	ROCK MULCH



SINGLE FAMILY ATTACHED - TYPICAL PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME
AH2	2	ACER TATARICUM `HOT WINGS` / HOT WINGS TATARIAN MAPLE
CO	2	CELTIS OCCIDENTALIS / COMMON HACKBERRY
PT	3	PINUS MUGO `TANNENBAUM` / MUGO PINE
QC2	4	QUERCUS ROBUR X ALBA `CRIMSON SPIRE` / CRIMSON SPIRE OAK
TR	2	TILIA AMERICANA `REDMOND` / REDMOND AMERICAN LINDEN

SHRUBS	QTY	BOTANICAL / COMMON NAME
AAM	36	ACHILLEA X `MOONSHINE` / MOONSHINE YARROW
AM4	24	ALYSSUM MONTANUM `MOUNTAIN GOLD` / MOUNTAIN BASKET OF GOLD
BGB	50	BOUTELOUA GRACILIS `BLONDE AMBITION` / BLONDE AMBITION GRAMA GRASS
BG2	10	BUXUS X `GREEN MOUNTAIN` / BOXWOOD
CI3	6	CALLIRHOE INVOLUCRATA / PURPLE POPPYMALLOW
CD	21	CARYOPTERIS X CLANDONENSIS `DARK KNIGHT` / BLUE MIST SHRUB
IS	15	IRIS PALLIDA `VARIEGATA` / VARIEGATED SWEET IRIS
JT	3	JUNIPERUS VIRGINIANA `TAYLOR` / TAYLOR EASTERN REDCEDAR
PB2	1	PINUS MUGO `BIG TUNA` / MOUNTAIN PINE
PS4	2	PINUS MUGO `SLOWMOUND` / MUGO PINE
RA2	11	RHUS TRILOBATA `AUTUMN AMBER` / AUTUMN AMBER SUMAC
R3	7	ROSA X `NEARLY WILD` / NEARLY WILD ROSE
SW	13	SPIRAEA JAPONICA `ANTHONY WATERER` / JAPANESE SPIREA
SM	4	SYRINGA MEYERI `PALIBIN` / DWARF KOREAN LILAC

3 SINGLE FAMILY ATTACHED SHRUB BED TYPICAL

1" = 20'-0"

LANDSCAPE TYPICALS NOTE

ALL LANDSCAPE TYPICALS EXPRESS GENERAL DESIGN INTENT. FORMS SHOWN IN ALL TYPICALS MAY CHANGE BASED ON FINAL DESIGN PROVIDED AT FDP. GENERAL DESIGN INTENT INCLUDING MULCH TYPES AND PLANT COVERAGE IS TO REMAIN CONSISTENT.

LEGEND

SYMBOL	02 LANDSCAPE MATERIAL		
	IRRIGATED TURF		NATIVE SEED 1
	ROCK MULCH		SHRUB BED PLANTINGS
			DECORATIVE MULCH

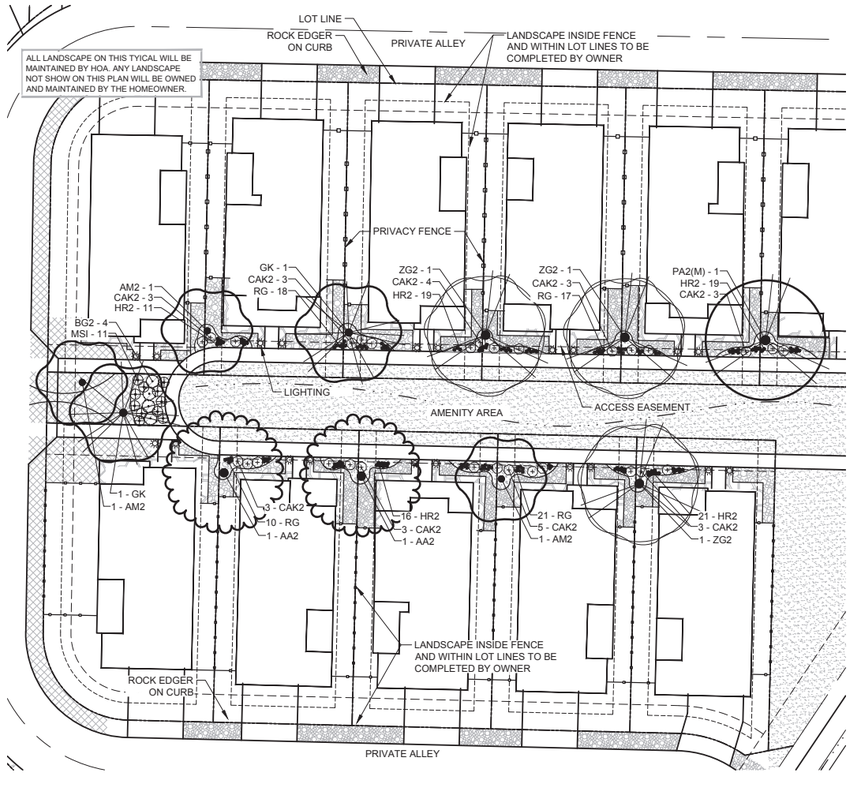
PLANT SCHEDULE SINGLE FAMILY DETACHED TYPICAL

TREES	QTY	BOTANICAL / COMMON NAME
AM2	3	ABELIA X `MARDI GRAS` / MARDI GRAS ABELIA
GK	2	GYMNOCLADUS DIOICA / KENTUCKY COFFEE TREE
PA2(M)	1	POPULUS X ACUMINATA / LANCELEAF POPLAR
ZG2	3	ZELKOVA SERRATA `GREEN VASE` / SAWLEAF ZELKOVA

CANOPY TREES	QTY	BOTANICAL / COMMON NAME
AA2	2	ACER FREEMANII `AUTUMN BLAZE` / AUTUMN BLAZE MAPLE

SHRUBS	QTY	BOTANICAL / COMMON NAME
BG2	4	BUXUS X `GREEN MOUNTAIN` / BOXWOOD
CAK2	30	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS
MSI	11	MISCANTHUS SINENSIS `GRACILLIMUS` / MAIDEN GRASS

PERENNIAL	QTY	BOTANICAL / COMMON NAME
HR2	86	HEUCHERA SANGUINEA `SPLENDENS` / RED CORAL BELLS
RG	66	RUDBECKIA FULGIDA `GOLDSTRUM` / BLACK-EYED SUSAN



4 SINGLE FAMILY DETACHED SHRUB BED TYPICAL

1" = 20'-0"

SANCTUARY ON GREEN

PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO

PREPARED BY:

ripleydesign

LANDSCAPE ARCHITECTURE, LAND PLANNING

419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

APPLICANT

RIPLEY DESIGN INC.
Russ Lee
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

OWNER

SOLITAIRE HOMES
Bill Veio and David Pretzler
6645 E. Heritage Pl. South
Centennial, CO 80111
303.721.9054

NORTH SCALE: 1"=10'-0" (0, 05, 10, 20)

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	11/03/2021
02	PDP	01/19/2022

REVISIONS

No.	DESCRIPTION	DATE

SHRUB PLANTING TYPICALS

SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

L-27

Plotted By: Sam Coutts Layout: L-27 SHRUB PLANTING TYPICALS Printed On: 3/11/2022 1:01 PM File Name: L-15 SHRUB PLANTING TYPICALS.dwg

SANCTUARY OF GREEN

PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO

PREPARED BY:

ripleydesign
LANDSCAPE ARCHITECTURE, LAND PLANNING
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

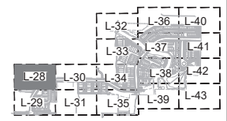
APPLICANT

RIPLEY DESIGN INC.
Russ Lee
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

OWNER

SOLITAIRE HOMES
Bill Veio and David Pretzler
6645 E. Heritage Pl. South
Centennial, CO 80111
303.721.9054

KEY MAP



NORTH
SCALE: 1"=20'-0"
0 10 20 40
ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	11/03/2021
02	PDP	01/19/2022

REVISIONS

No.	DESCRIPTION	DATE

LANDSCAPE ENLARGEMENT

SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

L-28

LEGEND

- = PROPERTY BOUNDARY
- = NATURAL HABITAT BUFFER
- = ROW
- = LOT LINE
- = FLOWLINE
- = EASEMENT
- = SIGHT DISTANCE TRIANGLES
- = FENCE
- = SUB DRAIN PIPE
- = STORMWATER UTILITY
- = WATER UTILITY
- = GAS UTILITY
- = SANITARY SEWER UTILITY
- = ELECTRIC UTILITY
- = EXISTING OVERHEAD UTILITY POLE
- = EXISTING TRAFFIC SIGNAL
- = STREET LIGHT
- = TRANSFORMER & ELECTRIC VAULT
- = EXISTING TREES
- = PEDESTRIAN BRIDGE

- NEW MECER DITCH
- WOOD MULCH - MEDIUM HYDRONZE
- IRRIGATED TURF - HIGH HYDROZONE
- ROCK MULCH - MEDIUM HYDROZONE
- NATIVE SEED - LOW HYDROZONE
- DETENTION SEED - LOW HYDROZONE
- SHRUB BED - MEDIUM HYDROZONE
- CRUSHER FINES
- COBBLE MIX
- FLAGSTONE
- HOME OWNER LANDSCAPE

M TREE MITIGATION TAG - UPSIZE TREES TO 2" CAL. FOR SHADE TREES AND 8' HT. FOR EVERGREEN

S SHRUB MITIGATION TAG - ALL MITIGATION SHRUBS ARE LOCATED IN THE NHBZ - TAGS ARE PLACED NEXT TO GROUPINGS OF SHRUBS AND NOT INTENDED TO REPRESENT ONLY ONE SHRUB

NOTE:
L.U.C. 3.2.1 (K)(6) WHERE STREET TREES PLANTED WITHIN THE 8' UTILITY EASEMENT MAY CONFLICT WITH UTILITIES, ADDITIONAL CONDUIT MAY BE REQUIRED TO PROTECT UNDERGROUND ELECTRIC LINES.

LANDSCAPE NOTE

ALL LANDSCAPE ON THIS PLAN WILL BE MAINTAINED BY HOA. ANY LANDSCAPE NOT SHOW ON THIS PLAN WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER.

A PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY TREES OR SHRUBS AS NOTED ON THIS PLAN ARE PLANTED, PRUNED OR REMOVED IN THE PUBLIC RIGHT-OF-WAY. THIS INCLUDES ZONES BETWEEN THE SIDEWALK AND CURB, MEDIANS AND OTHER CITY PROPERTY. THIS PERMIT SHALL APPROVE THE LOCATION AND SPECIES TO BE PLANTED. FAILURE TO OBTAIN THIS PERMIT IS A VIOLATION OF THE CITY OF FORT COLLINS CODE SUBJECT TO CITATION (SECTION 27-31) AND MAY ALSO RESULT IN REPLACING OR RELOCATING TREES AND A HOLD ON CERTIFICATE OF OCCUPANCY.

Plotted By: Sam Coutts **Layout:** L-28 LANDSCAPE ENLARGEMENT **Printed On:** 3/11/2022 1:02 PM **File Name:** Landscape Plan enlargements.dwg

SEE SHEET L-28

SEE SHEET L-28

SEE SHEET L-31

SEE SHEET L-31

TRACT A
UDA&EAE

UA - 1
2 - AF4

UA - 2

TRACT F
D&AE

SRE - 3

LOT 11

LOT 11

GS - 3

BLOCK 2

LOT 10

REQUIRED TREES AND ADDITIONAL LANDSCAPE WITHIN FENCE AND WITHIN LOT LINES TO BE COMPLETED BY OWNER AT TIME OF BUILDING PERMIT

TRACT E
UDA&EAE

LOT 18

TRACT G
D&AE

LOT 17

REQUIRED TREES AND ADDITIONAL LANDSCAPE WITHIN FENCE AND WITHIN LOT LINES TO BE COMPLETED BY OWNER AT TIME OF BUILDING PERMIT

LOT 16

BLOCK 2

LOT 15

EXISTING TREES TO REMAIN

3 - CS
ZG2 - 3
TAB - 1

REQUIRED TREES AND ADDITIONAL LANDSCAPE WITHIN FENCE AND WITHIN LOT LINES TO BE COMPLETED BY OWNER AT TIME OF BUILDING PERMIT

LOT 6

LOT 7

LOT 8

LOT 9

LOT 14

3 - CS

41'-6"
LANDSCAPE
BUFFER

AH - 3

STORMDRAIN, REF. CIVIL

TRACT E
UDA&EAE

3 - SRE

WALL, REF. CIVIL

POUDRE R-1 SCHOOL DISTRICT (LMN)

BARTON DRIVE

TAB - 1
2 - QS

TRACT C
DE

LOT 1

LOT 2

BLOCK 2

LOT 3

LOT 4

AF4 - 3

LOT 5

TRACT D
DAE

REQUIRED TREES AND ADDITIONAL LANDSCAPE WITHIN FENCE AND WITHIN LOT LINES TO BE COMPLETED BY OWNER AT TIME OF BUILDING PERMIT

3 - QB
1 - MS
1 - UA

LAPORTE AVENUE

LEGEND

- = PROPERTY BOUNDARY
- = NATURAL HABITAT BUFFER
- = ROW
- = LOT LINE
- = FLOWLINE
- = EASEMENT
- = SIGHT DISTANCE TRIANGLES
- = FENCE
- = SUB DRAIN PIPE
- = STORMWATER UTILITY
- = WATER UTILITY
- = GAS UTILITY
- = SANITARY SEWER UTILITY
- = ELECTRIC UTILITY
- = EXISTING OVERHEAD UTILITY POLE
- = EXISTING TRAFFIC SIGNAL
- = STREET LIGHT
- = TRANSFORMER & ELECTRIC VAULT
- = EXISTING TREES
- = PEDESTRIAN BRIDGE

- NEW MECER DITCH
- WOOD MULCH - MEDIUM HYDRONZE
- IRRIGATED TURF - HIGH HYDROZONE
- ROCK MULCH - MEDIUM HYDROZONE
- NATIVE SEED - LOW HYDROZONE
- DETENTION SEED - LOW HYDROZONE
- SHRUB BED - MEDIUM HYDROZONE
- CRUSHER FINES
- COBBLE MIX
- FLAGSTONE
- HOME OWNER LANDSCAPE

M TREE MITIGATION TAG - UPSIZE TREES TO 2" CAL. FOR SHADE TREES AND 8' HT. FOR EVERGREEN

S SHRUB MITIGATION TAG - ALL MITIGATION SHRUBS ARE LOCATED IN THE NHBZ - TAGS ARE PLACED NEXT TO GROUPINGS OF SHRUBS AND NOT INTENDED TO REPRESENT ONLY ONE SHRUB

NOTE:
L.U.C. 3.2.1 (K)(6) WHERE STREET TREES PLANTED WITHIN THE 8' UTILITY EASEMENT MAY CONFLICT WITH UTILITIES, ADDITIONAL CONDUIT MAY BE REQUIRED TO PROTECT UNDERGROUND ELECTRIC LINES.

LANDSCAPE NOTE

ALL LANDSCAPE ON THIS PLAN WILL BE MAINTAINED BY HOA. ANY LANDSCAPE NOT SHOW ON THIS PLAN WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER.

A PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY TREES OR SHRUBS AS NOTED ON THIS PLAN ARE PLANTED, PRUNED OR REMOVED IN THE PUBLIC RIGHT-OF-WAY. THIS INCLUDES ZONES BETWEEN THE SIDEWALK AND CURB, MEDIANS AND OTHER CITY PROPERTY. THIS PERMIT SHALL APPROVE THE LOCATION AND SPECIES TO BE PLANTED. FAILURE TO OBTAIN THIS PERMIT IS A VIOLATION OF THE CITY OF FORT COLLINS CODE SUBJECT TO CITATION (SECTION 27-31) AND MAY ALSO RESULT IN REPLACING OR RELOCATING TREES AND A HOLD ON CERTIFICATE OF OCCUPANCY.

SANCTUARY OF GREEN

PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO

PREPARED BY:

ripleydesign
LANDSCAPE ARCHITECTURE, LAND PLANNING
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

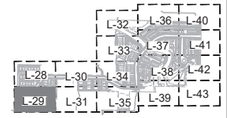
APPLICANT

RIPLEY DESIGN INC.
Russ Lee
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

OWNER

SOLITAIRE HOMES
Bill Veio and David Pretzler
6645 E. Heritage Pl. South
Centennial, CO 80111
303.721.9054

KEY MAP



NORTH SCALE: 1"=20'-0"
0 10 20 40

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	11/03/2021
02	PDP	01/19/2022

REVISIONS

No.	DESCRIPTION	DATE

LANDSCAPE ENLARGEMENT

SEAL:

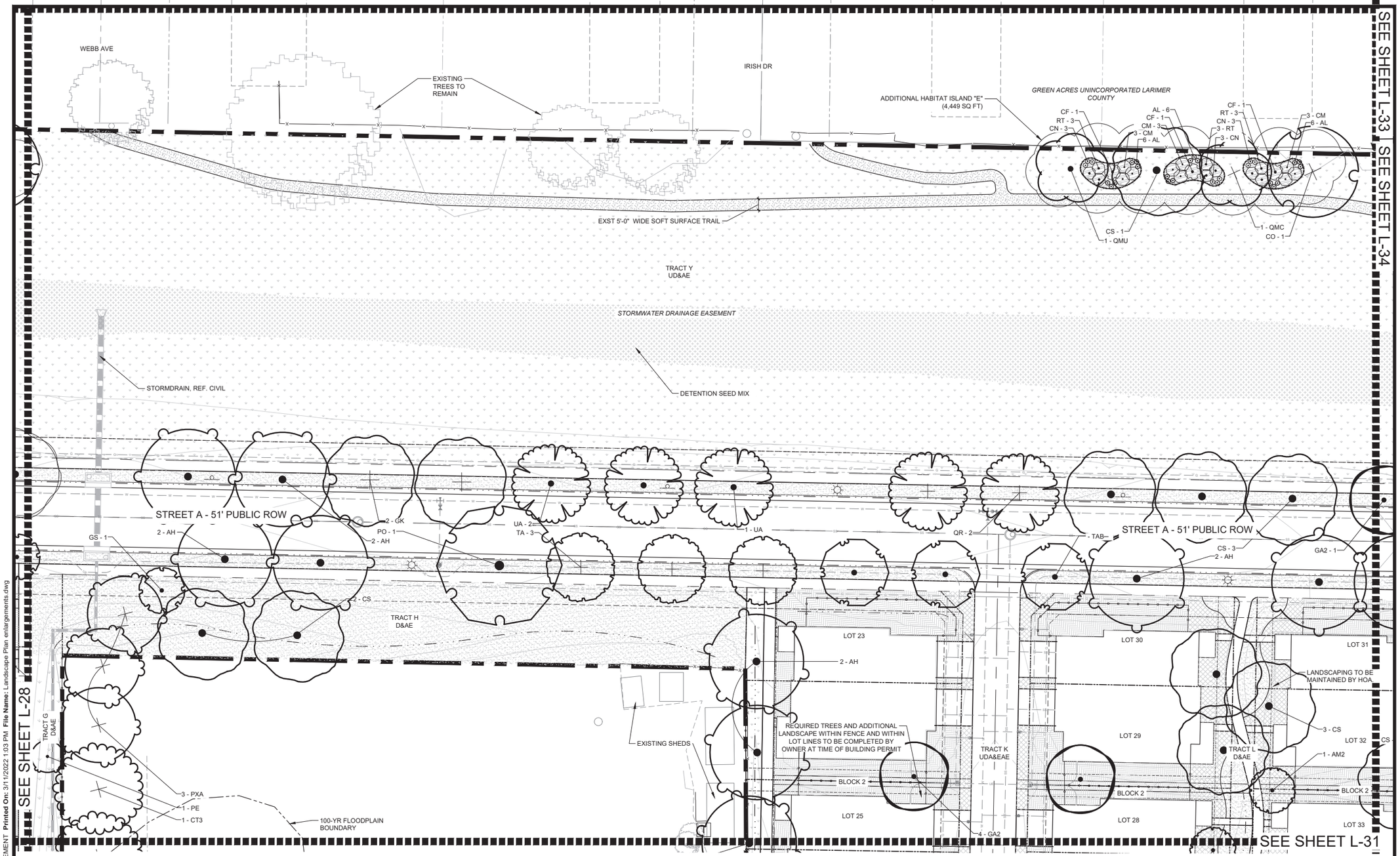
ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

L-29

Plotted By: Sam Coutts **Layout:** L-29 LANDSCAPE ENLARGEMENT **Printed On:** 3/11/2022 1:02 PM **File Name:** Landscape Plan enlargements.dwg



LEGEND

- = PROPERTY BOUNDARY
- = NATURAL HABITAT BUFFER
- = ROW
- = LOT LINE
- = FLOWLINE
- = EASEMENT
- = SIGHT DISTANCE TRIANGLES
- = FENCE
- = SUB DRAIN PIPE
- = STORMWATER UTILITY
- = WATER UTILITY
- = GAS UTILITY
- = SANITARY SEWER UTILITY
- = ELECTRIC UTILITY
- = EXISTING OVERHEAD UTILITY POLE
- = EXISTING TRAFFIC SIGNAL
- = STREET LIGHT
- = TRANSFORMER & ELECTRIC VAULT
- = EXISTING TREES
- = PEDESTRIAN BRIDGE

- NEW MECER DITCH
- WOOD MULCH - MEDIUM HYDRONZE
- IRRIGATED TURF - HIGH HYDROZONE
- ROCK MULCH - MEDIUM HYDROZONE
- NATIVE SEED - LOW HYDROZONE
- DETENTION SEED - LOW HYDROZONE
- SHRUB BED - MEDIUM HYDROZONE
- CRUSHER FINES
- COBBLE MIX
- FLAGSTONE
- HOME OWNER LANDSCAPE

M TREE MITIGATION TAG - UPSIZE TREES TO 2" CAL. FOR SHADE TREES AND 8' HT. FOR EVERGREEN

S SHRUB MITIGATION TAG - ALL MITIGATION SHRUBS ARE LOCATED IN THE NHBZ - TAGS ARE PLACED NEXT TO GROUPINGS OF SHRUBS AND NOT INTENDED TO REPRESENT ONLY ONE SHRUB

NOTE:
L.U.C. 3.2.1 (K)(6) WHERE STREET TREES PLANTED WITHIN THE 8' UTILITY EASEMENT MAY CONFLICT WITH UTILITIES, ADDITIONAL CONDUIT MAY BE REQUIRED TO PROTECT UNDERGROUND ELECTRIC LINES.

LANDSCAPE NOTE

ALL LANDSCAPE ON THIS PLAN WILL BE MAINTAINED BY HOA. ANY LANDSCAPE NOT SHOW ON THIS PLAN WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER.

A PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY TREES OR SHRUBS AS NOTED ON THIS PLAN ARE PLANTED, PRUNED OR REMOVED IN THE PUBLIC RIGHT-OF-WAY. THIS INCLUDES ZONES BETWEEN THE SIDEWALK AND CURB, MEDIANS AND OTHER CITY PROPERTY. THIS PERMIT SHALL APPROVE THE LOCATION AND SPECIES TO BE PLANTED. FAILURE TO OBTAIN THIS PERMIT IS A VIOLATION OF THE CITY OF FORT COLLINS CODE SUBJECT TO CITATION (SECTION 27-31) AND MAY ALSO RESULT IN REPLACING OR RELOCATING TREES AND A HOLD ON CERTIFICATE OF OCCUPANCY.

SANCTUARY OF GREEN

PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO

PREPARED BY:

ripley design
LANDSCAPE ARCHITECTURE, LAND PLANNING
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

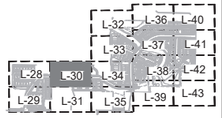
APPLICANT

RIPLEY DESIGN INC.
Russ Lee
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

OWNER

SOLITAIRE HOMES
Bill Veio and David Pretzler
6645 E. Heritage Pl. South
Centennial, CO 80111
303.721.9054

KEY MAP



NORTH
0 10 20 40
SCALE: 1"=20'-0"

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	11/03/2021
02	PDP	01/19/2022

REVISIONS

No.	DESCRIPTION	DATE

LANDSCAPE ENLARGEMENT

SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

L-30

Plotted By: Sam Coutts **Layout:** L-30 LANDSCAPE ENLARGEMENT **Printed On:** 3/11/2022 1:03 PM **File Name:** Landscape Plan enlargements.dwg

SANCTUARY OF GREEN

SEE SHEET L-30

SEE SHEET L-29

SEE SHEET L-30

SEE SHEET L-35

2 - CT3
1 - PE
2 - AH
1 - PE
2 - PXA
3 - SRE
AH - 1
4 - GA2
AM2 - 1
GA2 - 2
JG - 3
PA3 - 3
TG - 2
AH - 3
TRACT G D&E
TRACT J D&E
TRACT K UDA&EAE
TRACT L D&E
LOT 26
LOT 27
LOT 34
LANDSCAPING TO BE MAINTAINED BY HOA.
RAIN GARDEN, TYP. SEE SHEET ####
RAIN GARDEN, TYP. SEE SHEET ####
REQUIRED TREES AND ADDITIONAL LANDSCAPE WITHIN FENCE AND WITHIN LOT LINES TO BE COMPLETED BY OWNER AT TIME OF BUILDING PERMIT
100-YR FLOODPLAIN BOUNDARY
100-YR FLOODPLAIN BOUNDARY
CALVARY BAPTIST TEMPLE
RESIDENTIAL (LMN)
TRAIL TO BUILT TO EDGE OF PROPERTY
FUTURE TRAIL
EXISTING BUILDINGS
EXISTING TREES TO REMAIN
EXISTING RIGHT OF WAY
EXISTING EDGE OF ASPHALT
EXISTING BIKE LANE
LAPORTE AVENUE
LAPORTE AVENUE

PLANT LEGEND

- = PROPERTY BOUNDARY
- = NATURAL HABITAT BUFFER
- = ROW
- = LOT LINE
- = FLOWLINE
- = EASEMENT
- = SIGHT DISTANCE TRIANGLES
- = FENCE
- = SUB DRAIN PIPE
- = STORMWATER UTILITY
- = WATER UTILITY
- = GAS UTILITY
- = SANITARY SEWER UTILITY
- = ELECTRIC UTILITY
- = EXISTING OVERHEAD UTILITY POLE
- = EXISTING TRAFFIC SIGNAL
- = STREET LIGHT
- = TRANSFORMER & ELECTRIC VAULT
- = EXISTING TREES
- = PEDESTRIAN BRIDGE

- NEW MECER DITCH
- WOOD MULCH - MEDIUM HYDRONZE
- IRRIGATED TURF - HIGH HYDROZONE
- ROCK MULCH - MEDIUM HYDROZONE
- NATIVE SEED - LOW HYDROZONE
- DETENTION SEED - LOW HYDROZONE
- SHRUB BED - MEDIUM HYDROZONE
- CRUSHER FINES
- COBBLE MIX
- FLAGSTONE
- HOME OWNER LANDSCAPE

M — TREE MITIGATION TAG - UPSIZE TREES TO 2" CAL. FOR SHADE TREES AND 8' HT. FOR EVERGREEN

S — SHRUB MITIGATION TAG - ALL MITIGATION SHRUBS ARE LOCATED IN THE NHBZ - TAGS ARE PLACED NEXT TO GROUPINGS OF SHRUBS AND NOT INTENDED TO REPRESENT ONLY ONE SHRUB

NOTE:
L.U.C. 3.2.1 (K)(6) WHERE STREET TREES PLANTED WITHIN THE 8' UTILITY EASEMENT MAY CONFLICT WITH UTILITIES, ADDITIONAL CONDUIT MAY BE REQUIRED TO PROTECT UNDERGROUND ELECTRIC LINES.

A PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY TREES OR SHRUBS AS NOTED ON THIS PLAN ARE PLANTED, PRUNED OR REMOVED IN THE PUBLIC RIGHT-OF-WAY. THIS INCLUDES ZONES BETWEEN THE SIDEWALK AND CURB, MEDIANS AND OTHER CITY PROPERTY. THIS PERMIT SHALL APPROVE THE LOCATION AND SPECIES TO BE PLANTED. FAILURE TO OBTAIN THIS PERMIT IS A VIOLATION OF THE CITY OF FORT COLLINS CODE SUBJECT TO CITATION (SECTION 27-31) AND MAY ALSO RESULT IN REPLACING OR RELOCATING TREES AND A HOLD ON CERTIFICATE OF OCCUPANCY.

PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO

PREPARED BY:

ripleydesign
LANDSCAPE ARCHITECTURE, LAND PLANNING
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

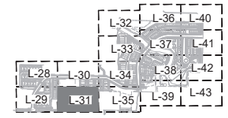
APPLICANT

RIPLEY DESIGN INC.
Russ Lee
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

OWNER

SOLITAIRE HOMES
Bill Veio and David Pretzler
6645 E. Heritage Pl. South
Centennial, CO 80111
303.721.9054

KEY MAP



NORTH SCALE: 1"=20'-0" (0 10 20 40)

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	11/03/2021
02	PDP	01/19/2022

REVISIONS

No.	DESCRIPTION	DATE

LANDSCAPE ENLARGEMENT

SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

L-31

Plotted By: Sam Coutts **Layout:** L-31 LANDSCAPEENLARGEMENT **Printed On:** 3/11/2022 1:03 PM **File Name:** Landscape Plan enlargements.dwg

SOLDIER CREEK TRAIL BRIDGE
SOLDIER CREEK TRAIL
EXISTING WETLAND
100-YR FLOODWAY BOUNDARY
WETLAND BOUNDARY
WETLAND BOUNDARY
CHERRY STREET
TREE GROVE EXISTING
EXISTING DITCH FLOW LINE
100-YR FLOODPLAIN BOUNDARY
EXISTING WETLAND
DITCH EASEMENT
STORMDRAIN, REF. CIVIL
EXISTING STREET ROW
EXISTING TREES TO REMAIN
DITCH EASEMENT
PEDESTRIAN BRIDGE
WETLAND BOUNDARY
ADDITIONAL HABITAT ISLAND "A" (4,569 SQ FT)
100-YR FLOODWAY BOUNDARY
100-YR FLOODWAY BOUNDARY & 100-YR FLOODPLAIN BOUNDARY
100-YR FLOODWAY BOUNDARY
1 - QMU
1 - CO
QMC - 1
TRACT Y UD&AE
DITCH ROAD
REQUIRED NATURAL HABITAT BUFFER ZONE BUFFER
BENCH
CN - 3
RT - 3
CF - 1
AL - 6
CM - 3
1 - CS
PA - 1
CN - 3
RT - 3
CF - 1
CM - 3
AL - 6
3 - PXA
PM - 3
1 - PPC
NEW MERCER DITCH
ADDITIONAL HABITAT ISLAND "B" (4,569 SQ FT)
NATURAL HABITAT AREA BUFFER
USE EXISTING TREE SHOWN TO BE REMOVED. REMOVE MAJORITY OF BRANCHES AND LAY DOWN HORIZONTALLY FOR HABITAT.
PXA - 1
AL - 6
CM - 3
CF - 1
RT - 3
CN - 3
QMC - 1
CN - 3
RT - 3
CF - 1
CM - 3
AL - 6
CS - 1
TRACT Y UD&AE
3 - RW
3 - CR2
PPC - 1
DITCH EASEMENT
TOP OF BANK
100-YR FLOODPLAIN BOUNDARY
3 - PK
1 - PA3
GA2 - 3
PO - 1
100-YR FLOODPLAIN BOUNDARY
2 - RG3
3 - RW
2 - SA3
3 - RA
NHBZ SCREEN PLANTINGS
MF PLANTING, TYP. SEE SHEET ####
PS4 - 7
GA2 - 1
PD - 3
RK - 8
GS - 1
RAIN GARDEN PLANTING, SEE TYPICAL ON SHEET ####
NHBZ SCREEN PLANTINGS
1 - PS
3 - PPC
100-YR FLOODWAY BOUNDARY
100-YR FLOODPLAIN BOUNDARY
LOT 38
BLOCK 7
LOT 37
IMPALA DRIVE
STORMWATER DRAINAGE EASEMENT

SEE SHEET L-36

SEE SHEET L-36

SEE SHEET L-33

SEE SHEET L-33

LEGEND

- = PROPERTY BOUNDARY
- = NATURAL HABITAT BUFFER
- = ROW
- = LOT LINE
- = FLOWLINE
- = EASEMENT
- = SIGHT DISTANCE TRIANGLES
- = FENCE
- = SUB DRAIN PIPE
- = STORMWATER UTILITY
- = WATER UTILITY
- = GAS UTILITY
- = SANITARY SEWER UTILITY
- = ELECTRIC UTILITY
- = EXISTING OVERHEAD UTILITY POLE
- = EXISTING TRAFFIC SIGNAL
- = STREET LIGHT
- = TRANSFORMER & ELECTRIC VAULT
- = EXISTING TREES
- = PEDESTRIAN BRIDGE

- NEW MECER DITCH
- WOOD MULCH - MEDIUM HYDRONZE
- IRRIGATED TURF - HIGH HYDROZONE
- ROCK MULCH - MEDIUM HYDROZONE
- NATIVE SEED - LOW HYDROZONE
- DETENTION SEED - LOW HYDROZONE
- SHRUB BED - MEDIUM HYDROZONE
- CRUSHER FINES
- COBBLE MIX
- FLAGSTONE
- HOME OWNER LANDSCAPE

NHBZ PLANT SCREENING SCHEDULE - RAIN GARDEN B2

SHRUBS	QTY	BOTANICAL / COMMON NAME	REMARKS
PD	3	PHYSOCARPUS OPULIFOLIUS `DIABLO` / DIABLO NINEBARK	
PS4	7	PINUS MUGO `SLOWMOUND` / MUGO PINE	
RA	3	RIBES ALPINUM / ALPINE CURRANT	H - 6`
RK	8	ROSA X KNOCK OUT SUNNY / SUNNY KNOCK OUT ROSE	H - 4`
DECIDUOUS SHRUBS	**QTY**	**BOTANICAL / COMMON NAME**	**REMARKS**
PK	3	POTENTILLA FRUTICOSA `KATHERINE DYKES` / CINQUEFOIL	H - 3`
NATIVE DECIDUSOUS SHRUBS	**QTY**	**BOTANICAL / COMMON NAME**	**REMARKS**
RG3	2	RIBES AUREUM / GOLDEN CURRANT	
RW	4	ROSA WOODSII / MOUNTAIN ROSE	
SA3	2	SYMPHORICARPOS ALBUS / COMMON WHITE SNOWBERRY	

NOTE: UNDER REMARKS, THE PROJECTED PLANT HEIGHT (H) IS THE MAXIMUM PROJECTED HEIGHT THAT SPECIFIC PLANT MAY GROW

A PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY TREES OR SHRUBS AS NOTED ON THIS PLAN ARE PLANTED, PRUNED OR REMOVED IN THE PUBLIC RIGHT-OF-WAY. THIS INCLUDES ZONES BETWEEN THE SIDEWALK AND CURB, MEDIANS AND OTHER CITY PROPERTY. THIS PERMIT SHALL APPROVE THE LOCATION AND SPECIES TO BE PLANTED. FAILURE TO OBTAIN THIS PERMIT IS A VIOLATION OF THE CITY OF FORT COLLINS CODE SUBJECT TO CITATION (SECTION 27-31) AND MAY ALSO RESULT IN REPLACING OR RELOCATING TREES AND A HOLD ON CERTIFICATE OF OCCUPANCY.

SANCTUARY OF GREEN

PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO

PREPARED BY:

ripley design
LANDSCAPE ARCHITECTURE, LAND PLANNING
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

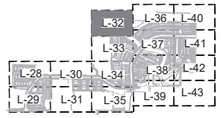
APPLICANT

RIPLEY DESIGN INC.
Russ Lee
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

OWNER

SOLITAIRE HOMES
Bill Veio and David Pretzler
6645 E. Heritage Pl. South
Centennial, CO 80111
303.721.9054

KEY MAP



NORTH
SCALE: 1"=20'-0"
0 10 20 40
ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	11/03/2021
02	PDP	01/19/2022

REVISIONS

No.	DESCRIPTION	DATE

LANDSCAPE ENLARGEMENT

SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

L-32

Plotted By: Sam Coutts **Layout:** L-32 LANDSCAPE ENLARGEMENT **Printed On:** 3/11/2022 1:03 PM **File Name:** Landscape Plan enlargements.dwg

SANCTUARY OF GREEN

PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO

PREPARED BY:

ripley design
LANDSCAPE ARCHITECTURE, LAND PLANNING
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

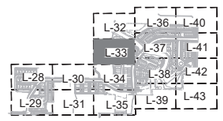
APPLICANT

RIPLEY DESIGN INC.
Russ Lee
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

OWNER

SOLITAIRE HOMES
Bill Veio and David Pretzler
6645 E. Heritage Pl. South
Centennial, CO 80111
303.721.9054

KEY MAP



NORTH SCALE: 1"=20'-0"
0 10 20 40

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	11/03/2021
02	PDP	01/19/2022

REVISIONS

No.	DESCRIPTION	DATE

LANDSCAPE ENLARGEMENT

SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

L-33

IMPALA DRIVE

N IMPALA DRIVE

ADDITIONAL HABITAT ISLAND "C" (4,569 SQ FT)

QMU - 1, CN - 3, RT - 3, CF - 1, CM - 3, AL - 6, CS - 1, AL - 6, CM - 3, CF - 1, RT - 3, CN - 3, QMC - 1, CN - 3, RT - 3, CF - 1, CM - 3, AL - 6, CO - 1

100-YR FLOODWAY BOUNDARY & 100-YR FLOODPLAIN BOUNDARY

LOT 37

LOT 36

2 - PO
1 - AGI

LOT 35

1 - GS

LOT 1

1 - GA2

AT3 - 1

BLOCK 7

LOT 2

LOT 3

LOT 4

LOT 5

NHBZ SCREEN PLANTING

2 - GK

TRACT Q UDA&EAE

1 - PP3
2 - PN

PXA - 2
GS - 2

LOT 34

- MB-
GK - 1

1 - CS

MB - 1

GA2 - 2
PXA - 2

TRACT Y UD&AE

LOT 33

LOT 6

NATIVE SEED MIX 2 (DETENTION SEED MIX)

ADDITIONAL HABITAT ISLAND "D" (4,569 SQ FT)

QMU - 1, CN - 3, RT - 3, CF - 1, AL - 6, CM - 3, CO - 1, AL - 6, CM - 3, CF - 1, RT - 3, CN - 3, QMC - 1, CN - 3, RT - 3, CF - 1, AL - 6, CM - 3, CS - 1

100-YR FLOODWAY BOUNDARY & 100-YR FLOODPLAIN BOUNDARY

STORMWATER DRAINAGE EASEMENT

LOT 32

LOT 7

LOT 31

100-YR FLOODPLAIN BOUNDARY

LOT 8

TRACT Q UDA&EAE

LOT 9

3 - ARC
AH2 - 2

LOT 30

3 - JS
JS - 3

PNA - 1
PPC - 1

LOT 10
2 - AS6
JS - 8

PERGOLA AND GRILLS AMENITY AREA FIRE PIT AND SEAT WALL

UNDERGROUND STORMWATER CHAMBERS

BLOCK 7

100-YR FLOODWAY BOUNDARY

TRACT I UD & AE

AH2 - 2

AS6 - 2
ZG2 - 1

AH2 - 3
3 - ARC

PPC - 1
PNA - 1

4 - PC4

LOT 29

5 - MS

N IMPALA DR

SEE SHEET L-37

SEE SHEET L-38

SEE SHEET L-34

LEGEND

- = PROPERTY BOUNDARY
- = NATURAL HABITAT BUFFER
- = ROW
- = LOT LINE
- = FLOWLINE
- = EASEMENT
- = SIGHT DISTANCE TRIANGLES
- = FENCE
- = SUB DRAIN PIPE
- = STORMWATER UTILITY
- = WATER UTILITY
- = GAS UTILITY
- = SANITARY SEWER UTILITY
- = ELECTRIC UTILITY
- = EXISTING OVERHEAD UTILITY POLE
- = EXISTING TRAFFIC SIGNAL
- = STREET LIGHT
- = TRANSFORMER & ELECTRIC VAULT
- = EXISTING TREES
- = PEDESTRIAN BRIDGE

- NEW MECER DITCH
- WOOD MULCH - MEDIUM HYDRONZE
- IRRIGATED TURF - HIGH HYDROZONE
- ROCK MULCH - MEDIUM HYDROZONE
- NATIVE SEED - LOW HYDROZONE
- DETENTION SEED - LOW HYDROZONE
- SHRUB BED - MEDIUM HYDROZONE
- CRUSHER FINES
- COBBLE MIX
- FLAGSTONE
- HOME OWNER LANDSCAPE

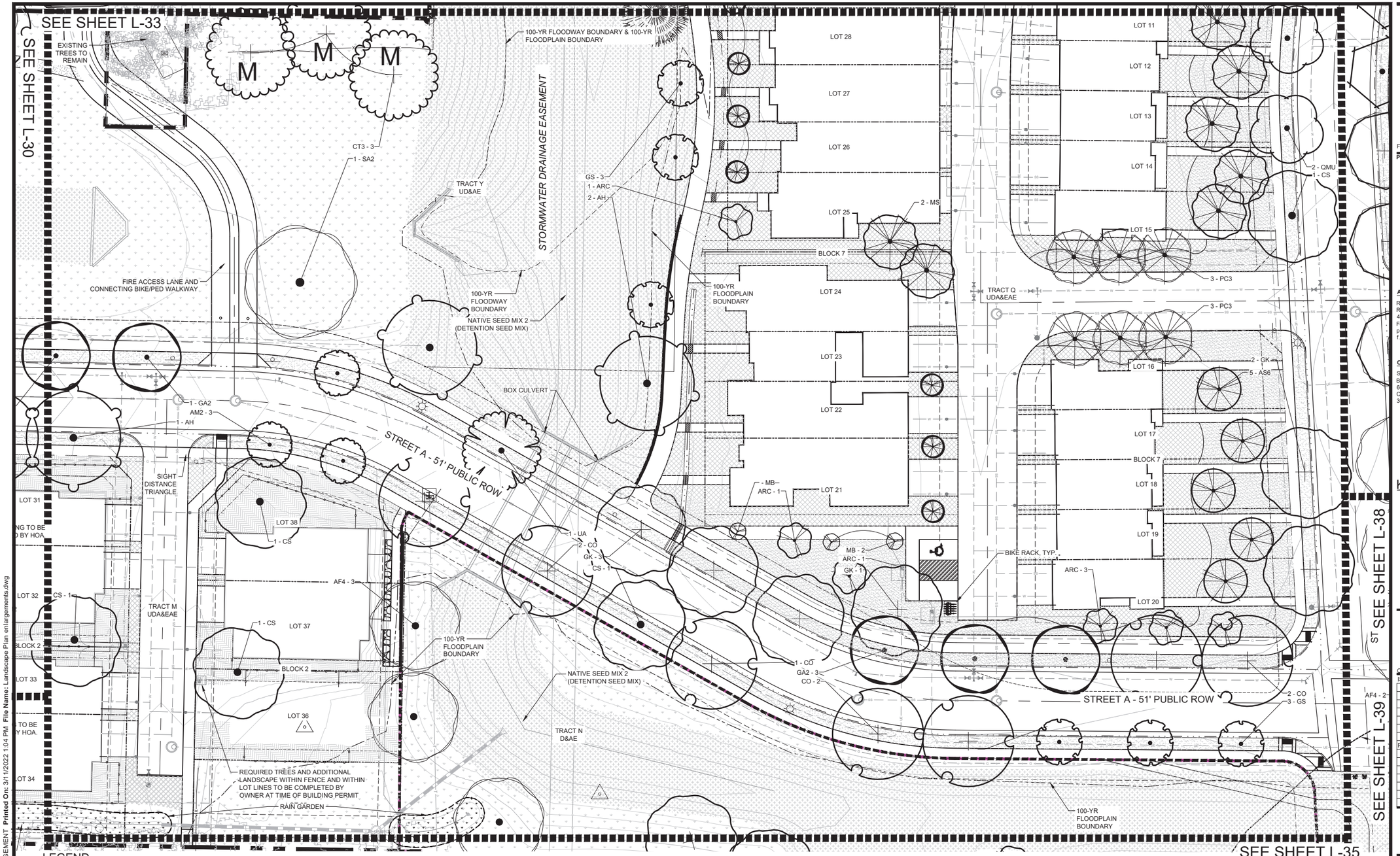
M — TREE MITIGATION TAG - UPSIZE TREES TO 2" CAL. FOR SHADE TREES AND 8' HT. FOR EVERGREEN

S — SHRUB MITIGATION TAG - ALL MITIGATION SHRUBS ARE LOCATED IN THE NHBZ - TAGS ARE PLACED NEXT TO GROUPINGS OF SHRUBS AND NOT INTENDED TO REPRESENT ONLY ONE SHRUB

NOTE:
L.U.C. 3.2.1 (K)(6) WHERE STREET TREES PLANTED WITHIN THE 8' UTILITY EASEMENT MAY CONFLICT WITH UTILITIES, ADDITIONAL CONDUIT MAY BE REQUIRED TO PROTECT UNDERGROUND ELECTRIC LINES.

A PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY TREES OR SHRUBS AS NOTED ON THIS PLAN ARE PLANTED, PRUNED OR REMOVED IN THE PUBLIC RIGHT-OF-WAY. THIS INCLUDES ZONES BETWEEN THE SIDEWALK AND CURB, MEDIANS AND OTHER CITY PROPERTY. THIS PERMIT SHALL APPROVE THE LOCATION AND SPECIES TO BE PLANTED. FAILURE TO OBTAIN THIS PERMIT IS A VIOLATION OF THE CITY OF FORT COLLINS CODE SUBJECT TO CITATION (SECTION 27-31) AND MAY ALSO RESULT IN REPLACING OR RELOCATING TREES AND A HOLD ON CERTIFICATE OF OCCUPANCY.

Plotted By: Sam Coutts **Layout:** L-33 LANDSCAPE ENLARGEMENT **Printed On:** 3/11/2022 1:04 PM **File Name:** Landscape Plan enlargements.dwg



LEGEND

LEGEND

- = PROPERTY BOUNDARY
- = NATURAL HABITAT BUFFER
- = ROW
- = LOT LINE
- = FLOWLINE
- = EASEMENT
- = SIGHT DISTANCE TRIANGLES
- = FENCE
- = SUB DRAIN PIPE
- = STORMWATER UTILITY
- = WATER UTILITY
- = GAS UTILITY
- = SANITARY SEWER UTILITY
- = ELECTRIC UTILITY
- = EXISTING OVERHEAD UTILITY POLE
- = EXISTING TRAFFIC SIGNAL
- = STREET LIGHT
- = TRANSFORMER & ELECTRIC VAULT
- = EXISTING TREES
- = PEDESTRIAN BRIDGE

- NEW MECER DITCH
- WOOD MULCH - MEDIUM HYDRONZE
- IRRIGATED TURF - HIGH HYDROZONE
- ROCK MULCH - MEDIUM HYDROZONE
- NATIVE SEED - LOW HYDROZONE
- DETENTION SEED - LOW HYDROZONE
- SHRUB BED - MEDIUM HYDROZONE
- CRUSHER FINES
- COBBLE MIX
- FLAGSTONE
- HOME OWNER LANDSCAPE

M TREE MITIGATION TAG - UPSIZE TREES TO 2" CAL. FOR SHADE TREES AND 8' HT. FOR EVERGREEN

S SHRUB MITIGATION TAG - ALL MITIGATION SHRUBS ARE LOCATED IN THE NHBZ - TAGS ARE PLACED NEXT TO GROUPINGS OF SHRUBS AND NOT INTENDED TO REPRESENT ONLY ONE SHRUB

NOTE:
L.U.C. 3.2.1 (K)(6) WHERE STREET TREES PLANTED WITH THE 8' UTILITY EASEMENT MAY CONFLICT WITH UTILITIE ADDITIONAL CONDUIT MAY BE REQUIRED TO PROTECT UNDERGROUND ELECTRIC LINES.

A PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY TREES OR SHRUBS AS NOTED ON THIS PLAN ARE PLANTED, PRUNED OR REMOVED IN THE PUBLIC RIGHT-OF-WAY. THIS INCLUDES ZONES BETWEEN THE SIDEWALK AND CURB, MEDIANS AND OTHER CITY PROPERTY. THIS PERMIT SHALL APPROVE THE LOCATION AND SPECIES TO BE PLANTED. FAILURE TO OBTAIN THIS PERMIT IS A VIOLATION OF THE CITY OF FORT COLLINS CODE SUBJECT TO CITATION (SECTION 27-31) AND MAY ALSO RESULT IN REPLACING OR RELOCATING TREES AND A HOLD ON CERTIFICATE OF OCCUPANCY.

SANCTUARY OF GREEN

PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO

PREPARED BY:

ripley design
LANDSCAPE ARCHITECTURE, LAND PLANNING
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

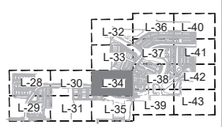
APPLICANT

RIPLEY DESIGN INC.
Russ Lee
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

OWNER

SOLITAIRE HOMES
Bill Veio and David Pretzler
6645 E. Heritage Pl. South
Centennial, CO 80111
303.721.9054

KEY MAP



NORTH SCALE: 1"=20'-0" (0 10 20 40)

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	11/03/2021
02	PDP	01/19/2022

REVISIONS

No.	DESCRIPTION	DATE

LANDSCAPE ENLARGEMENT

SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

L-34

Plotted By: Sam Coutts Layout: L-34 LANDSCAPE ENLARGEMENT Printed On: 3/11/2022 1:04 PM File Name: Landscape Plan enlargements.dwg

SEE SHEET L-34

SEE SHEET L-39

SEE SHEET L-35

UNDARY

EXISTING TREES TO REMAIN

RESIDENTIAL (LMN)

100-YR FLOODPLAIN BOUNDARY

3 - GK
ARC - 3

EXISTING CITY ROW

EXISTING HOME

NATIVE SEED MIX 2 (DETENTION SEED MIX)

TRACT N
D&AE

WETLAND BOUNDARY

WETLAND BOUNDARY

3 - RG3
6 - RW

PA4 - 1
SE - 6

OFF-SITE WETLAND

EXISTING BRIDGE

FUTURE ROAD

UTILITY EASEMENT BOUNDARY

WETLAND SEED MIX:
RUSHES & SEDGE SEED MIX

3 - SA4
SE - 3
RW - 6
PA4 - 1

NATURAL HABITAT BUFFER ZONE

3 - PA
3 - AS4

WETLAND SEED MIX:
RUSHES & SEDGE SEED MIX

INTERIM ASPHALT PATH

LIMITS OF WATER

WATER FLOW LINE

5 - AS4
PA4 - 1
RG3 - 6

EXISTING TREES TO REMAIN

EXISTING TREE TO REMAIN

UTILITY EASEMENT

WETLAND BOUNDARY

PED/BIKE CONNECTION TO IMPALA DR

EXISTING TREES TO REMAIN

OPEN WATER

WETLAND BOUNDARY

RIGHT-OF-WAY LINE

6 - SE
3 - RW
2 - RG3

LAPORTE AVE

LAPORTE AVENUE

S IMPALA DR

LEGEND

- = PROPERTY BOUNDARY
- = NATURAL HABITAT BUFFER
- = ROW
- = LOT LINE
- = FLOWLINE
- = EASEMENT
- = SIGHT DISTANCE TRIANGLES
- = FENCE
- = SUB DRAIN PIPE
- = STORMWATER UTILITY
- = WATER UTILITY
- = GAS UTILITY
- = SANITARY SEWER UTILITY
- = ELECTRIC UTILITY
- = EXISTING OVERHEAD UTILITY POLE
- = EXISTING TRAFFIC SIGNAL
- = STREET LIGHT
- = TRANSFORMER & ELECTRIC VAULT
- = EXISTING TREES
- = PEDESTRIAN BRIDGE

- NEW MECER DITCH
- WOOD MULCH - MEDIUM HYDRONZE
- IRRIGATED TURF - HIGH HYDROZONE
- ROCK MULCH - MEDIUM HYDROZONE
- NATIVE SEED - LOW HYDROZONE
- DETENTION SEED - LOW HYDROZONE
- SHRUB BED - MEDIUM HYDROZONE
- CRUSHER FINES
- COBBLE MIX
- FLAGSTONE
- HOME OWNER LANDSCAPE

M TREE MITIGATION TAG - UPSIZE TREES TO 2" CAL. FOR SHADE TREES AND 8' HT. FOR EVERGREEN

S SHRUB MITIGATION TAG - ALL MITIGATION SHRUBS ARE LOCATED IN THE NHBZ - TAGS ARE PLACED NEXT TO GROUPINGS OF SHRUBS AND NOT INTENDED TO REPRESENT ONLY ONE SHRUB

NOTE:
L.U.C. 3.2.1 (K)(6) WHERE STREET TREES PLANTED WITHIN THE 8' UTILITY EASEMENT MAY CONFLICT WITH UTILITIES, ADDITIONAL CONDUIT MAY BE REQUIRED TO PROTECT UNDERGROUND ELECTRIC LINES.

A PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY TREES OR SHRUBS AS NOTED ON THIS PLAN ARE PLANTED, PRUNED OR REMOVED IN THE PUBLIC RIGHT-OF-WAY. THIS INCLUDES ZONES BETWEEN THE SIDEWALK AND CURB, MEDIANS AND OTHER CITY PROPERTY. THIS PERMIT SHALL APPROVE THE LOCATION AND SPECIES TO BE PLANTED. FAILURE TO OBTAIN THIS PERMIT IS A VIOLATION OF THE CITY OF FORT COLLINS CODE SUBJECT TO CITATION (SECTION 27-31) AND MAY ALSO RESULT IN REPLACING OR RELOCATING TREES AND A HOLD ON CERTIFICATE OF OCCUPANCY.

SANCTUARY OF GREEN

PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO

PREPARED BY:

ripleydesign
LANDSCAPE ARCHITECTURE, LAND PLANNING
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

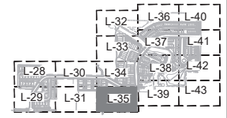
APPLICANT

RIPLEY DESIGN INC.
Russ Lee
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

OWNER

SOLITAIRE HOMES
Bill Veio and David Pretzler
6645 E. Heritage Pl. South
Centennial, CO 80111
303.721.9054

KEY MAP



NORTH SCALE: 1"=20'-0" (0 10 20 40)

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	11/03/2021
02	PDP	01/19/2022

REVISIONS

No.	DESCRIPTION	DATE

LANDSCAPE ENLARGEMENT

SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

L-35

Plotted By: Sam Coutts **Layout:** L-35 LANDSCAPE ENLARGEMENT **Printed On:** 3/11/2022 1:05 PM **File Name:** Landscape Plan enlargements.dwg

RESIDENTIAL (LMN)

WETLAND BOUNDARY

EXISTING WETLAND

100-YR FLOODPLAIN BOUNDARY

100-YR FLOODWAY BOUNDARY

NATIVE SEED IN ALL DISTURBED AREAS

SOLDIER CREEK TRAIL

BELLWETHER FARM
CITY OF FORT COLLINS OPEN SPACE

100-YR FLOODPLAIN BOUNDARY

WETLAND BOUNDARY

PROPOSED STORMWATER CHANNEL

100-YR FLOODWAY BOUNDARY

LID FEATURE, TYP. RE: CIVIL

NATURAL HABITAT BUFFER

TRACT Y
UD&AE

100-YR FLOODWAY BOUNDARY

1 - AM2
PM - 3
1 - SRE

BLOCK 6

1 - SRE

LOT 11

LOT 12

LOT 13

LOT 14

LOT 15

LOT 16

AM2 - 1
4 - PS

LOT 8

LOT 9

LOT 10

LOT 7

1 - PE

CP4 - 1

LOT 6

SFA PLANTING TYPICAL, SEE SHEET L-27

100-YR FLOODWAY BOUNDARY & 100-YR FLOODPLAIN BOUNDARY

ANE - 3

3 - PXA

100-YR FLOODPLAIN BOUNDARY

LOT 5

AGI - 1

LOT 4

SFA PLANTING TYPICAL, SEE SHEET L-27

TRACT V
UDA&EAE

- MB

QC2 - 1

SEE SHEET L-40

SEE SHEET L-32

SEE SHEET L-37

LEGEND

- = PROPERTY BOUNDARY
- = NATURAL HABITAT BUFFER
- = ROW
- = LOT LINE
- = FLOWLINE
- = EASEMENT
- = SIGHT DISTANCE TRIANGLES
- = FENCE
- = SUB DRAIN PIPE
- = STORMWATER UTILITY
- = WATER UTILITY
- = GAS UTILITY
- = SANITARY SEWER UTILITY
- = ELECTRIC UTILITY
- = EXISTING OVERHEAD UTILITY POLE
- = EXISTING TRAFFIC SIGNAL
- = STREET LIGHT
- = TRANSFORMER & ELECTRIC VAULT
- = EXISTING TREES
- = PEDESTRIAN BRIDGE

- NEW MECER DITCH
- WOOD MULCH - MEDIUM HYDRONZE
- IRRIGATED TURF - HIGH HYDROZONE
- ROCK MULCH - MEDIUM HYDROZONE
- NATIVE SEED - LOW HYDROZONE
- DETENTION SEED - LOW HYDROZONE
- SHRUB BED - MEDIUM HYDROZONE
- CRUSHER FINES
- COBBLE MIX
- FLAGSTONE
- HOME OWNER LANDSCAPE

M TREE MITIGATION TAG - UPSIZE TREES TO 2" CAL. FOR SHADE TREES AND 8' HT. FOR EVERGREEN

S SHRUB MITIGATION TAG - ALL MITIGATION SHRUBS ARE LOCATED IN THE NHBZ - TAGS ARE PLACED NEXT TO GROUPINGS OF SHRUBS AND NOT INTENDED TO REPRESENT ONLY ONE SHRUB

NOTE:
L.U.C. 3.2.1 (K)(6) WHERE STREET TREES PLANTED WITHIN THE 8' UTILITY EASEMENT MAY CONFLICT WITH UTILITIES, ADDITIONAL CONDUIT MAY BE REQUIRED TO PROTECT UNDERGROUND ELECTRIC LINES.

A PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY TREES OR SHRUBS AS NOTED ON THIS PLAN ARE PLANTED, PRUNED OR REMOVED IN THE PUBLIC RIGHT-OF-WAY. THIS INCLUDES ZONES BETWEEN THE SIDEWALK AND CURB, MEDIANS AND OTHER CITY PROPERTY. THIS PERMIT SHALL APPROVE THE LOCATION AND SPECIES TO BE PLANTED. FAILURE TO OBTAIN THIS PERMIT IS A VIOLATION OF THE CITY OF FORT COLLINS CODE SUBJECT TO CITATION (SECTION 27-31) AND MAY ALSO RESULT IN REPLACING OR RELOCATING TREES AND A HOLD ON CERTIFICATE OF OCCUPANCY.

SANCTUARY OF GREEN

PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO

PREPARED BY:

ripleydesign
LANDSCAPE ARCHITECTURE, LAND PLANNING
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

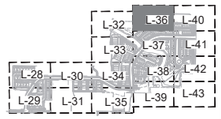
APPLICANT

RIPLEY DESIGN INC.
Russ Lee
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

OWNER

SOLITAIRE HOMES
Bill Veio and David Pretzler
6645 E. Heritage Pl. South
Centennial, CO 80111
303.721.9054

KEY MAP



NORTH SCALE: 1"=20'-0" (0 10 20 40)

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	11/03/2021
02	PDP	01/19/2022

REVISIONS

No.	DESCRIPTION	DATE

LANDSCAPE ENLARGEMENT

SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

L-36

Plotted By: Sam Coutts Layout: L-36 LANDSCAPE ENLARGEMENT Printed On: 3/11/2022 1:05 PM File Name: Landscape Plan enlargements.dwg

SEE SHEET L-36

SEE SHEET L-32

SEE SHEET L-33

SEE SHEET L-41

SEE SHEET L-38

100-YR FLOODWAY BOUNDARY

100-YR FLOODPLAIN BOUNDARY

LID FEATURE, TYP. RE: CIVIL

PLANT TRELLIS(FULL TREE STOCKING MITIGATION)

PRIVATE ALLEY

SFA PLANTING TYPICAL, SEE SHEET L-27

BENCH

DITCH EASEMENT

NHBZ SCREEN PLANTING

NEW MERCER DITCH

TRACT V UDA&EAE

STREET B - 57' PUBLIC ROW

NHBZ SCREEN PLANTINGS

NATURAL HABITAT BUFFER

DITCH EASEMENT

NHBZ SCREEN PLANTING

TOP OF BANK

100-YR FLOODPLAIN BOUNDARY

DITCH ROAD

USE EXISTING TREE SHOWN TO BE REMOVED. REMOVE MAJORITY OF BRANCHES AND LAY DOWN HORIZONTALLY FOR HABITAT.

NEW MERCER DITCH

TOP OF BANK

DITCH EASEMENT

TRACT S UDA&EAE

SFA PLANTING TYPICAL, SEE SHEET L-27

PRIVATE ALLEY

TRACT S UDA&EAE

SFA PLANTING TYPICAL, SEE SHEET L-27

LEGEND

- = PROPERTY BOUNDARY
- = NATURAL HABITAT BUFFER
- = ROW
- = LOT LINE
- = FLOWLINE
- = EASEMENT
- = SIGHT DISTANCE TRIANGLES
- = FENCE
- = SUB DRAIN PIPE
- = STORMWATER UTILITY
- = WATER UTILITY
- = GAS UTILITY
- = SANITARY SEWER UTILITY
- = ELECTRIC UTILITY
- = EXISTING OVERHEAD UTILITY POLE
- = EXISTING TRAFFIC SIGNAL
- = STREET LIGHT
- = TRANSFORMER & ELECTRIC VAULT
- = EXISTING TREES
- = PEDESTRIAN BRIDGE

- NEW MECER DITCH
- WOOD MULCH - MEDIUM HYDRONZE
- IRRIGATED TURF - HIGH HYDROZONE
- ROCK MULCH - MEDIUM HYDROZONE
- NATIVE SEED - LOW HYDROZONE
- DETENTION SEED - LOW HYDROZONE
- SHRUB BED - MEDIUM HYDROZONE
- CRUSHER FINES
- COBBLE MIX
- FLAGSTONE
- HOME OWNER LANDSCAPE

M TREE MITIGATION TAG - UPSIZE TREES TO 2" CAL. FOR SHADE TREES AND 8' HT. FOR EVERGREEN

S SHRUB MITIGATION TAG - ALL MITIGATION SHRUBS ARE LOCATED IN THE NHBZ - TAGS ARE PLACED NEXT TO GROUPINGS OF SHRUBS AND NOT INTENDED TO REPRESENT ONLY ONE SHRUB

NOTE:
L.U.C. 3.2.1 (K)(6) WHERE STREET TREES PLANTED WITHIN THE 8' UTILITY EASEMENT MAY CONFLICT WITH UTILITIES, ADDITIONAL CONDUIT MAY BE REQUIRED TO PROTECT UNDERGROUND ELECTRIC LINES.

A PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY TREES OR SHRUBS AS NOTED ON THIS PLAN ARE PLANTED, PRUNED OR REMOVED IN THE PUBLIC RIGHT-OF-WAY. THIS INCLUDES ZONES BETWEEN THE SIDEWALK AND CURB, MEDIANS AND OTHER CITY PROPERTY. THIS PERMIT SHALL APPROVE THE LOCATION AND SPECIES TO BE PLANTED. FAILURE TO OBTAIN THIS PERMIT IS A VIOLATION OF THE CITY OF FORT COLLINS CODE SUBJECT TO CITATION (SECTION 27-31) AND MAY ALSO RESULT IN REPLACING OR RELOCATING TREES AND A HOLD ON CERTIFICATE OF OCCUPANCY.

SANCTUARY OF GREEN

PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO

PREPARED BY:

ripley design
LANDSCAPE ARCHITECTURE, LAND PLANNING
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

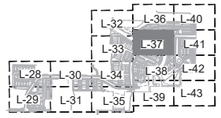
APPLICANT

RIPLEY DESIGN INC.
Russ Lee
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

OWNER

SOLITAIRE HOMES
Bill Veio and David Pretzler
6645 E. Heritage Pl. South
Centennial, CO 80111
303.721.9054

KEY MAP



NORTH SCALE: 1"=20'-0"

0 10 20 40

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	11/03/2021
02	PDP	01/19/2022

REVISIONS

No.	DESCRIPTION	DATE

LANDSCAPE ENLARGEMENT

SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

L-37

Plotted By: Sam Coutts Layout: L-37 LANDSCAPEENLARGEMENT Printed On: 3/11/2022 1:05 PM File Name: Landscape Plan enlargements.dwg

SEE SHEET L-37

SEE SHEET L-33

SEE SHEET L-34

SEE SHEET L-42

SEE SHEET L-39

PRIVATE ALLEY

STREET B - 57' PUBLIC ROW

TR - 1

PLANT TRELLIS(FULL TREE STOCKING MITIGATION)

TRACT R UDA&EAE

LOT 12 LOT 13 LOT 14 LOT 15 LOT 16 LOT 17 LOT 18 LOT 19 LOT 20 LOT 21 LOT 22 LOT 23 LOT 24 LOT 25 BLOCK 3

2 - ZG2

3 - AH2
AF4 - 1
TG - 2

3 - ARC

4 - ARC

RAIN GARDEN PLANTINGS. SEE SHEET L-27

POLLINATOR AND ROCK GARDEN

NHBZ SCREEN PLANTINGS

SK - 4

PS - 1
PA3 - 5

TRACT O D&AE

100-YR FLOODPLAIN BOUNDARY G3

RAIN GARDEN, TYP. SEE SHEET ####

DITCH EASEMENT

NHBZ SCREEN PLANTINGS

NATURAL HABITAT BUFFER

3 - JS4
5 - CM
1 - SA2
MS - 1

100-YR FLOODPLAIN BOUNDARY

MULTI-USE NEIGHBORHOOD CENTER

SMALL NEIGHBORHOOD PARK (1.28 ACRES)

TURF

PATIO - DECK

3 - PES

3 - ANE

NEW MERCER DITCH

PM - 5

5 - ARC

100-YR FLOODPLAIN BOUNDARY

CN - 2
RT - 3
CF - 1
AL - 3
CM - 3

HABITAT MITIGATION FOR TREE REMOVAL ON LAPORTE

RAIN GARDEN, TYP. SEE SHEET L-27

TRACT U D&AE

PEDESTRIAN BRIDGE

DITCH EASEMENT

100-YR FLOODWAY BOUNDARY

3 - PS

BENCH

PO - 1

UA - 1

UA - 2
YF - 6
PS4 - 4
RK - 7

3 - PES

2 - ZG2

TRACT P UDA&EAE

NHBZ SCREEN PLANTINGS

1 - ZG2
1 - AF4

UA - 3

DITCH EASEMENT

3 - PC2

LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LOT 9 LOT 10 LOT 11 BLOCK 3

LEGEND

- = PROPERTY BOUNDARY
- = NATURAL HABITAT BUFFER
- = ROW
- = LOT LINE
- = FLOWLINE
- = EASEMENT
- = SIGHT DISTANCE TRIANGLES
- = FENCE
- = SUB DRAIN PIPE
- = STORMWATER UTILITY
- = WATER UTILITY
- = GAS UTILITY
- = SANITARY SEWER UTILITY
- = ELECTRIC UTILITY
- = EXISTING OVERHEAD UTILITY POLE
- = EXISTING TRAFFIC SIGNAL
- = STREET LIGHT
- = TRANSFORMER & ELECTRIC VAULT
- = EXISTING TREES
- = PEDESTRIAN BRIDGE

- NEW MECER DITCH
- WOOD MULCH - MEDIUM HYDRONZE
- IRRIGATED TURF - HIGH HYDROZONE
- ROCK MULCH - MEDIUM HYDROZONE
- NATIVE SEED - LOW HYDROZONE
- DETENTION SEED - LOW HYDROZONE
- SHRUB BED - MEDIUM HYDROZONE
- CRUSHER FINES
- COBBLE MIX
- FLAGSTONE
- HOME OWNER LANDSCAPE

M TREE MITIGATION TAG - UPSIZE TREES TO 2" CAL. FOR SHADE TREES AND 8' HT. FOR EVERGREEN

S SHRUB MITIGATION TAG - ALL MITIGATION SHRUBS ARE LOCATED IN THE NHBZ - TAGS ARE PLACED NEXT TO GROUPINGS OF SHRUBS AND NOT INTENDED TO REPRESENT ONLY ONE SHRUB

NOTE:
L.U.C. 3.2.1 (K)(6) WHERE STREET TREES PLANTED WITHIN THE 8' UTILITY EASEMENT MAY CONFLICT WITH UTILITIES, ADDITIONAL CONDUIT MAY BE REQUIRED TO PROTECT UNDERGROUND ELECTRIC LINES.

A PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY TREES OR SHRUBS AS NOTED ON THIS PLAN ARE PLANTED, PRUNED OR REMOVED IN THE PUBLIC RIGHT-OF-WAY. THIS INCLUDES ZONES BETWEEN THE SIDEWALK AND CURB, MEDIANS AND OTHER CITY PROPERTY. THIS PERMIT SHALL APPROVE THE LOCATION AND SPECIES TO BE PLANTED. FAILURE TO OBTAIN THIS PERMIT IS A VIOLATION OF THE CITY OF FORT COLLINS CODE SUBJECT TO CITATION (SECTION 27-31) AND MAY ALSO RESULT IN REPLACING OR RELOCATING TREES AND A HOLD ON CERTIFICATE OF OCCUPANCY.

SANCTUARY OF GREEN

PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO

PREPARED BY:

ripley design
LANDSCAPE ARCHITECTURE, LAND PLANNING
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

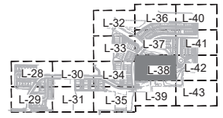
APPLICANT

RIPLEY DESIGN INC.
Russ Lee
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

OWNER

SOLITAIRE HOMES
Bill Veio and David Pretzler
6645 E. Heritage Pl. South
Centennial, CO 80111
303.721.9054

KEY MAP



NORTH SCALE: 1"=20'-0" (0 10 20 40)

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	11/03/2021
02	PDP	01/19/2022

REVISIONS

No.	DESCRIPTION	DATE

LANDSCAPE ENLARGEMENT

SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

L-38

Plotted By: Sam Coutts Layout: L-38 LANDSCAPE ENLARGEMENT Printed On: 3/11/2022 1:06 PM File Name: Landscape Plan enlargements.dwg

SEE SHEET L-34

SEE SHEET L-35

SEE SHEET L-38

SEE SHEET L-43

STREET B - 57' PUBLIC ROW

ACCESS EASEMENT

TRACT O D&AE

3 - PM
PA - 3

AF4 - 2

RAIN GARDEN PLANTINGS, TYP. 'SEE SHEET ####'

SIGHT DISTANCE TRIANGLE

100-YR FLOODPLAIN BOUNDARY

AG3 - 3
5 - PES

NHBZ SCREEN PLANTINGS

DITCH EASEMENT

TOP OF BANK

TRACT U D&AE

RESIDENTIAL (LMN)

100-YR FLOODWAY BOUNDARY

SIDEWALK CONNECTION TO PENNSYLVANIA ST

100-YR FLOODPLAIN BOUNDARY

100-YR FLOODPLAIN BOUNDARY SHALLOW

NEW MERCER DITCH

PENNSYLVANIA STREET

OFF-SITE WETLAND

UTILITY EASEMENT

100-YR FLOODWAY BOUNDARY

DITCH FLOW LINE

100-YR FLOODPLAIN BOUNDARY

EXISTING HOUSE

LEGEND

- = PROPERTY BOUNDARY
- = NATURAL HABITAT BUFFER
- = ROW
- = LOT LINE
- = FLOWLINE
- = EASEMENT
- = SIGHT DISTANCE TRIANGLES
- = FENCE
- = SUB DRAIN PIPE
- = STORMWATER UTILITY
- = WATER UTILITY
- = GAS UTILITY
- = SANITARY SEWER UTILITY
- = ELECTRIC UTILITY
- = EXISTING OVERHEAD UTILITY POLE
- = EXISTING TRAFFIC SIGNAL
- = STREET LIGHT
- = TRANSFORMER & ELECTRIC VAULT
- = EXISTING TREES
- = PEDESTRIAN BRIDGE

- NEW MECER DITCH
- WOOD MULCH - MEDIUM HYDRONZE
- IRRIGATED TURF - HIGH HYDROZONE
- ROCK MULCH - MEDIUM HYDROZONE
- NATIVE SEED - LOW HYDROZONE
- DETENTION SEED - LOW HYDROZONE
- SHRUB BED - MEDIUM HYDROZONE
- CRUSHER FINES
- COBBLE MIX
- FLAGSTONE
- HOME OWNER LANDSCAPE

M TREE MITIGATION TAG - UPSIZE TREES TO 2" CAL. FOR SHADE TREES AND 8' HT. FOR EVERGREEN

S SHRUB MITIGATION TAG - ALL MITIGATION SHRUBS ARE LOCATED IN THE NHBZ - TAGS ARE PLACED NEXT TO GROUPINGS OF SHRUBS AND NOT INTENDED TO REPRESENT ONLY ONE SHRUB

NOTE:
L.U.C. 3.2.1 (K)(6) WHERE STREET TREES PLANTED WITHIN THE 8' UTILITY EASEMENT MAY CONFLICT WITH UTILITIES, ADDITIONAL CONDUIT MAY BE REQUIRED TO PROTECT UNDERGROUND ELECTRIC LINES.

A PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY TREES OR SHRUBS AS NOTED ON THIS PLAN ARE PLANTED, PRUNED OR REMOVED IN THE PUBLIC RIGHT-OF-WAY. THIS INCLUDES ZONES BETWEEN THE SIDEWALK AND CURB, MEDIANS AND OTHER CITY PROPERTY. THIS PERMIT SHALL APPROVE THE LOCATION AND SPECIES TO BE PLANTED. FAILURE TO OBTAIN THIS PERMIT IS A VIOLATION OF THE CITY OF FORT COLLINS CODE SUBJECT TO CITATION (SECTION 27-31) AND MAY ALSO RESULT IN REPLACING OR RELOCATING TREES AND A HOLD ON CERTIFICATE OF OCCUPANCY.

SANCTUARY OF GREEN

PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO

PREPARED BY:

ripley design
LANDSCAPE ARCHITECTURE, LAND PLANNING
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

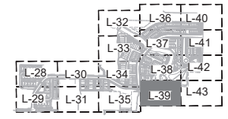
APPLICANT

RIPLEY DESIGN INC.
Russ Lee
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

OWNER

SOLITAIRE HOMES
Bill Veio and David Pretzler
6645 E. Heritage Pl. South
Centennial, CO 80111
303.721.9054

KEY MAP



NORTH

SCALE: 1"=20'-0"

0 10 20 40

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	11/03/2021
02	PDP	01/19/2022

REVISIONS

No.	DESCRIPTION	DATE

LANDSCAPE ENLARGEMENT

SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

L-39

Plotted By: Sam Coutts **Layout:** L-39 LANDSCAPE ENLARGEMENT **Printed On:** 3/11/2022 1:06 PM **File Name:** Landscape Plan enlargements.dwg

SEE SHEET L-36

EXISTING TREES TO REMAIN

SOLDIER CREEK TRAIL

100-YR FLOODPLAIN BOUNDARY

BELLWETHER FARM
CITY OF FORT COLLINS OPEN SPACE

100-YR FLOODWAY BOUNDARY

100-YR FLOODPLAIN BOUNDARY

LID FEATURE, TYP. RE:CIVIL AREA

AM2 - 3
ZG2 - 3
2 - CO

UA - 2
PE - 2

TR - 2
AH2 - 2
PT - 3

BLOCK 6

ACCESS EASEMENT

ACCESS EASEMENT
SFA PLANTING TYPICAL,
SEE SHEET L-27

LOT 15 | LOT 16 | LOT 17 | LOT 18 | LOT 19 | LOT 20 | LOT 21 | LOT 22 | LOT 23 | LOT 24

- MB -

2 - PE

16'-0"

6'-1"

4'-0"

6'-2"

2 - 1
QC2

4 - QC2

TRACT V
UDA&EAE

1 - POC

4 - LL

1 - POC

BLOCK 6

UNDERGROUND STORMWATER CHAMBERS

ACCESS EASEMENT

100-YR FLOODPLAIN BOUNDARY

NORTH TAFT HILL ROAD

UNINCORPORATED LARIMER COUNTY RESIDENTIAL

SEE SHEET L-41

LEGEND

- = PROPERTY BOUNDARY
- = NATURAL HABITAT BUFFER
- = ROW
- = LOT LINE
- = FLOWLINE
- = EASEMENT
- = SIGHT DISTANCE TRIANGLES
- = FENCE
- = SUB DRAIN PIPE
- = STORMWATER UTILITY
- = WATER UTILITY
- = GAS UTILITY
- = SANITARY SEWER UTILITY
- = ELECTRIC UTILITY
- = EXISTING OVERHEAD UTILITY POLE
- = EXISTING TRAFFIC SIGNAL
- = STREET LIGHT
- = TRANSFORMER & ELECTRIC VAULT
- = EXISTING TREES
- = PEDESTRIAN BRIDGE

- NEW MECER DITCH
- WOOD MULCH - MEDIUM HYDRONZE
- IRRIGATED TURF - HIGH HYDROZONE
- ROCK MULCH - MEDIUM HYDROZONE
- NATIVE SEED - LOW HYDROZONE
- DETENTION SEED - LOW HYDROZONE
- SHRUB BED - MEDIUM HYDROZONE
- CRUSHER FINES
- COBBLE MIX
- FLAGSTONE
- HOME OWNER LANDSCAPE

M TREE MITIGATION TAG - UPSIZE TREES TO 2" CAL. FOR SHADE TREES AND 8' HT. FOR EVERGREEN

S SHRUB MITIGATION TAG - ALL MITIGATION SHRUBS ARE LOCATED IN THE NHBZ - TAGS ARE PLACED NEXT TO GROUPINGS OF SHRUBS AND NOT INTENDED TO REPRESENT ONLY ONE SHRUB

NOTE:
L.U.C. 3.2.1 (K)(6) WHERE STREET TREES PLANTED WITHIN THE 8' UTILITY EASEMENT MAY CONFLICT WITH UTILITIES, ADDITIONAL CONDUIT MAY BE REQUIRED TO PROTECT UNDERGROUND ELECTRIC LINES.

A PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY TREES OR SHRUBS AS NOTED ON THIS PLAN ARE PLANTED, PRUNED OR REMOVED IN THE PUBLIC RIGHT-OF-WAY. THIS INCLUDES ZONES BETWEEN THE SIDEWALK AND CURB, MEDIANS AND OTHER CITY PROPERTY. THIS PERMIT SHALL APPROVE THE LOCATION AND SPECIES TO BE PLANTED. FAILURE TO OBTAIN THIS PERMIT IS A VIOLATION OF THE CITY OF FORT COLLINS CODE SUBJECT TO CITATION (SECTION 27-31) AND MAY ALSO RESULT IN REPLACING OR RELOCATING TREES AND A HOLD ON CERTIFICATE OF OCCUPANCY.

SANCTUARY OF GREEN

PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO

PREPARED BY:

ripleydesign
LANDSCAPE ARCHITECTURE, LAND PLANNING
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

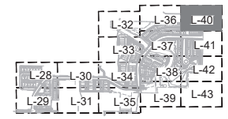
APPLICANT

RIPLEY DESIGN INC.
Russ Lee
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

OWNER

SOLITAIRE HOMES
Bill Veio and David Pretzler
6645 E. Heritage Pl. South
Centennial, CO 80111
303.721.9054

KEY MAP



NORTH SCALE: 1"=20'-0" (0 10 20 40)

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	11/03/2021
02	PDP	01/19/2022

REVISIONS

No.	DESCRIPTION	DATE

LANDSCAPE ENLARGEMENT

SEAL:

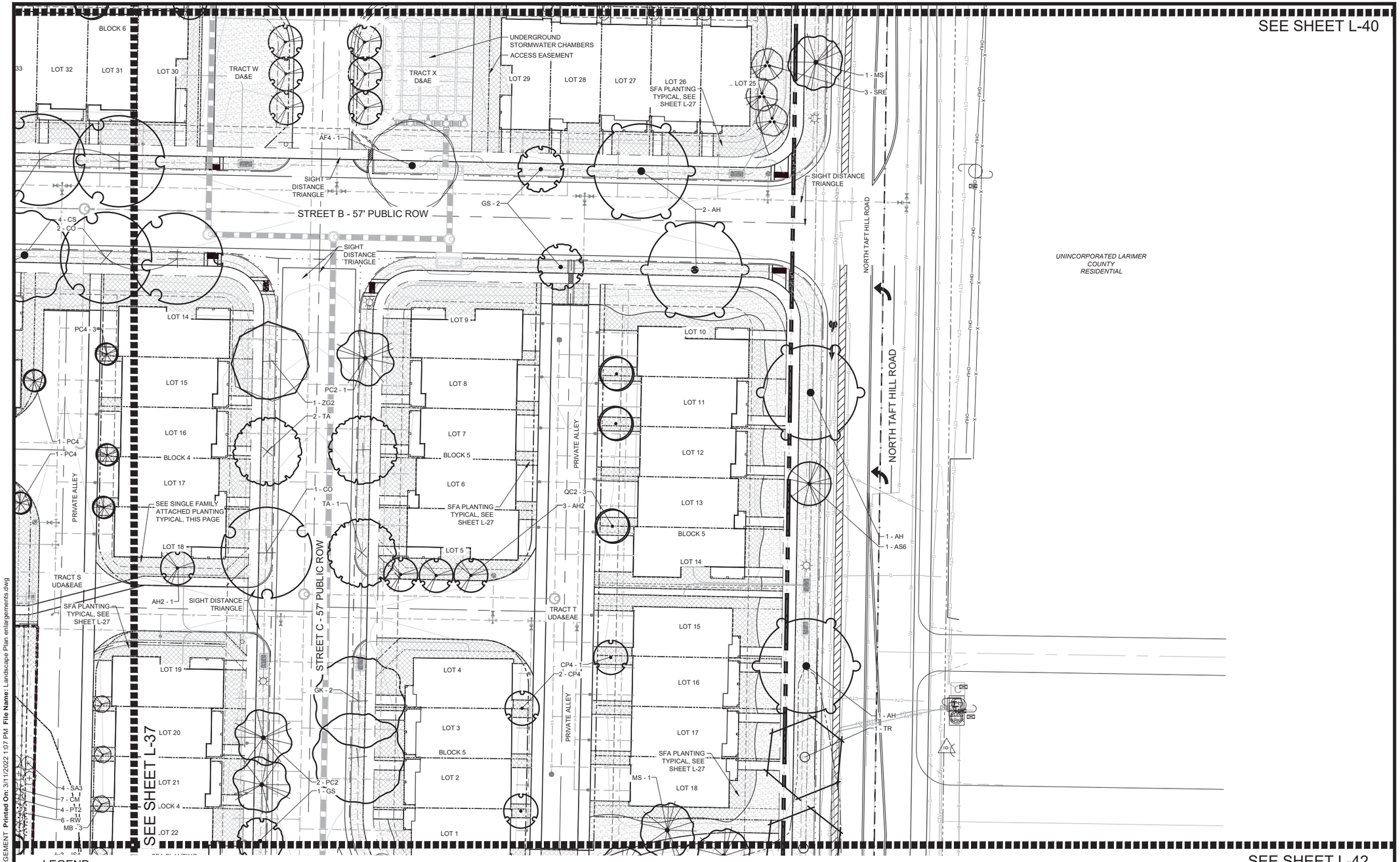
ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

L-40

Plotted By: Sam Coutts **Layout:** L-40 LANDSCAPE ENLARGEMENT **Printed On:** 3/11/2022 1:06 PM **File Name:** Landscape Plan enlargements.dwg



LEGEND

- = PROPERTY BOUNDARY
- = NATURAL HABITAT BUFFER
- = ROW
- = LOT LINE
- = FLOWLINE
- = EASEMENT
- = SIGHT DISTANCE TRIANGLES
- = FENCE
- = SUB DRAIN PIPE
- = STORMWATER UTILITY
- = WATER UTILITY
- = GAS UTILITY
- = SANITARY SEWER UTILITY
- = ELECTRIC UTILITY
- = EXISTING OVERHEAD UTILITY POLE
- = EXISTING TRAFFIC SIGNAL
- = STREET LIGHT
- = TRANSFORMER & ELECTRIC VAULT
- = EXISTING TREES
- = PEDESTRIAN BRIDGE

- NEW MECER DITCH
- WOOD MULCH - MEDIUM HYDRONZE
- IRRIGATED TURF - HIGH HYDROZONE
- ROCK MULCH - MEDIUM HYDROZONE
- NATIVE SEED - LOW HYDROZONE
- DETENTION SEED - LOW HYDROZONE
- SHRUB BED - MEDIUM HYDROZONE
- CRUSHER FINES
- COBBLE MIX
- FLAGSTONE
- HOME OWNER LANDSCAPE

M TREE MITIGATION TAG - UPSIZE TREES TO 2" CAL. FOR SHADE TREES AND 8' HT. FOR EVERGREEN

S SHRUB MITIGATION TAG - ALL MITIGATION SHRUBS ARE LOCATED IN THE NHBZ - TAGS ARE PLACED NEXT TO GROUPINGS OF SHRUBS AND NOT INTENDED TO REPRESENT ONLY ONE SHRUB

NOTE:
L.U.C. 3.2.1 (K)(6) WHERE STREET TREES PLANTED WITHIN THE 8' UTILITY EASEMENT MAY CONFLICT WITH UTILITIES, ADDITIONAL CONDUIT MAY BE REQUIRED TO PROTECT UNDERGROUND ELECTRIC LINES.

A PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY TREES OR SHRUBS AS NOTED ON THIS PLAN ARE PLANTED, PRUNED OR REMOVED IN THE PUBLIC RIGHT-OF-WAY. THIS INCLUDES ZONES BETWEEN THE SIDEWALK AND CURB, MEDIANS AND OTHER CITY PROPERTY. THIS PERMIT SHALL APPROVE THE LOCATION AND SPECIES TO BE PLANTED. FAILURE TO OBTAIN THIS PERMIT IS A VIOLATION OF THE CITY OF FORT COLLINS CODE SUBJECT TO CITATION (SECTION 27-31) AND MAY ALSO RESULT IN REPLACING OR RELOCATING TREES AND A HOLD ON CERTIFICATE OF OCCUPANCY.

SANCTUARY OF GREEN

PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO

PREPARED BY:

ripleydesign
LANDSCAPE ARCHITECTURE, LAND PLANNING
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

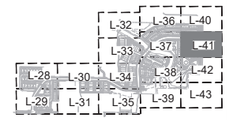
APPLICANT

RIPLEY DESIGN INC.
Russ Lee
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

OWNER

SOLITAIRE HOMES
Bill Veio and David Pretzler
6645 E. Heritage Pl. South
Centennial, CO 80111
303.721.9054

KEY MAP



NORTH SCALE: 1"=20'-0" (0, 10, 20, 40)

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	11/03/2021
02	PDP	01/19/2022

REVISIONS

No.	DESCRIPTION	DATE

LANDSCAPE ENLARGEMENT

SEAL:

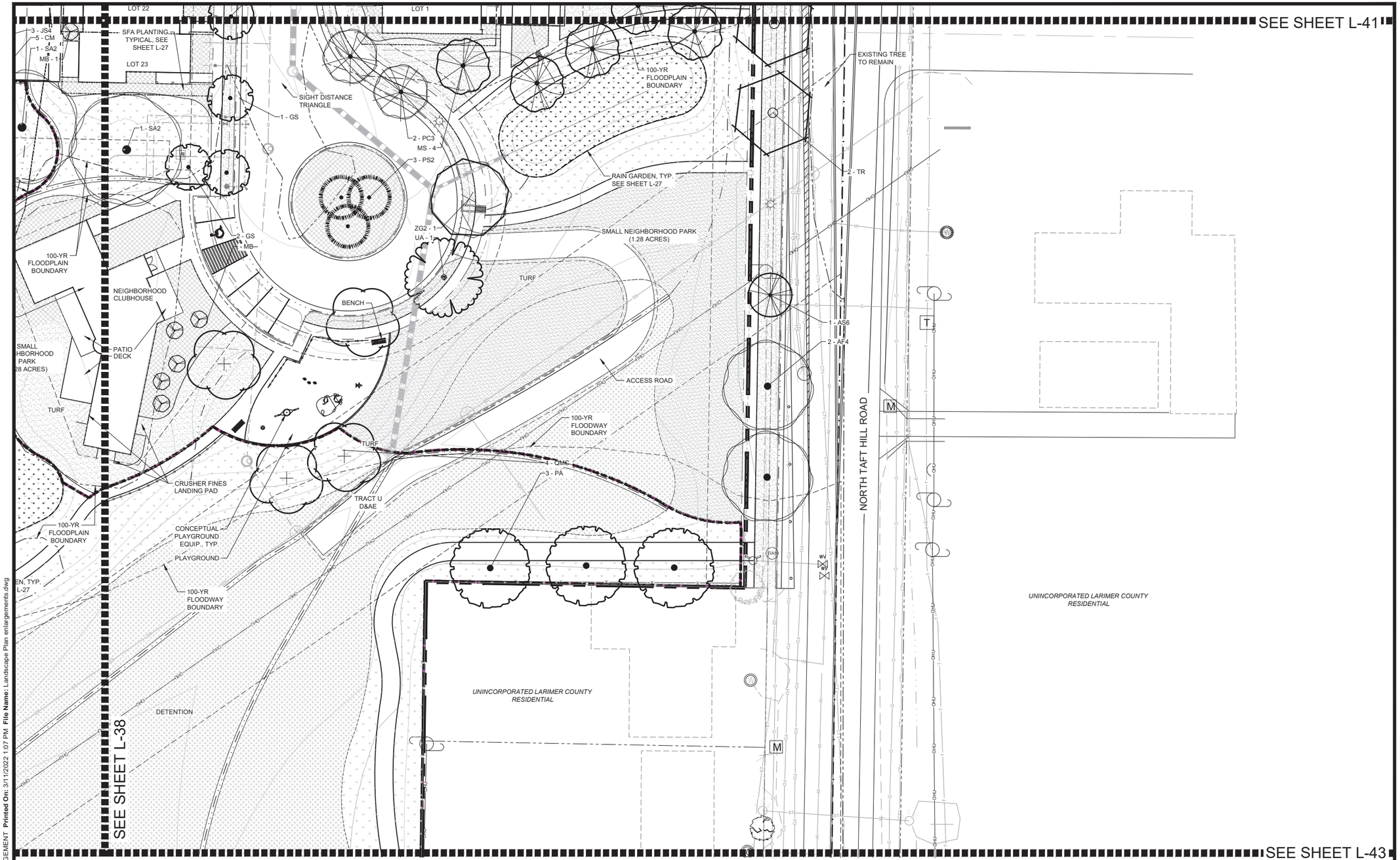
ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

L-41

Plotted By: Sam Coutts **Layout:** L-41 LANDSCAPE ENLARGEMENT **Printed On:** 3/11/2022 1:07 PM **File Name:** Landscape Plan enlargements.dwg



LEGEND

- = PROPERTY BOUNDARY
- = NATURAL HABITAT BUFFER
- = ROW
- = LOT LINE
- = FLOWLINE
- = EASEMENT
- = SIGHT DISTANCE TRIANGLES
- = FENCE
- = SUB DRAIN PIPE
- = STORMWATER UTILITY
- = WATER UTILITY
- = GAS UTILITY
- = SANITARY SEWER UTILITY
- = ELECTRIC UTILITY
- = EXISTING OVERHEAD UTILITY POLE
- = EXISTING TRAFFIC SIGNAL
- = STREET LIGHT
- = TRANSFORMER & ELECTRIC VAULT
- = EXISTING TREES
- = PEDESTRIAN BRIDGE
- NEW MECER DITCH
- WOOD MULCH - MEDIUM HYDRONZE
- IRRIGATED TURF - HIGH HYDROZONE
- ROCK MULCH - MEDIUM HYDROZONE
- NATIVE SEED - LOW HYDROZONE
- DETENTION SEED - LOW HYDROZONE
- SHRUB BED - MEDIUM HYDROZONE
- CRUSHER FINES
- COBBLE MIX
- FLAGSTONE
- HOME OWNER LANDSCAPE

M TREE MITIGATION TAG - UPSIZE TREES TO 2" CAL. FOR SHADE TREES AND 8' HT. FOR EVERGREEN

S SHRUB MITIGATION TAG - ALL MITIGATION SHRUBS ARE LOCATED IN THE NHBZ - TAGS ARE PLACED NEXT TO GROUPINGS OF SHRUBS AND NOT INTENDED TO REPRESENT ONLY ONE SHRUB

NOTE:
L.U.C. 3.2.1 (K)(6) WHERE STREET TREES PLANTED WITHIN THE 8' UTILITY EASEMENT MAY CONFLICT WITH UTILITIES, ADDITIONAL CONDUIT MAY BE REQUIRED TO PROTECT UNDERGROUND ELECTRIC LINES.

A PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY TREES OR SHRUBS AS NOTED ON THIS PLAN ARE PLANTED, PRUNED OR REMOVED IN THE PUBLIC RIGHT-OF-WAY. THIS INCLUDES ZONES BETWEEN THE SIDEWALK AND CURB, MEDIANS AND OTHER CITY PROPERTY. THIS PERMIT SHALL APPROVE THE LOCATION AND SPECIES TO BE PLANTED. FAILURE TO OBTAIN THIS PERMIT IS A VIOLATION OF THE CITY OF FORT COLLINS CODE SUBJECT TO CITATION (SECTION 27-31) AND MAY ALSO RESULT IN REPLACING OR RELOCATING TREES AND A HOLD ON CERTIFICATE OF OCCUPANCY.

SANCTUARY OF GREEN

PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO

PREPARED BY:

ripleydesign
LANDSCAPE ARCHITECTURE, LAND PLANNING
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

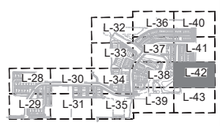
APPLICANT

RIPLEY DESIGN INC.
Russ Lee
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

OWNER

SOLITAIRE HOMES
Bill Veio and David Pretzler
6645 E. Heritage Pl. South
Centennial, CO 80111
303.721.9054

KEY MAP



NORTH SCALE: 1"=20'-0" (0 10 20 40)

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	11/03/2021
02	PDP	01/19/2022

REVISIONS

No.	DESCRIPTION	DATE

LANDSCAPE ENLARGEMENT

SEAL:

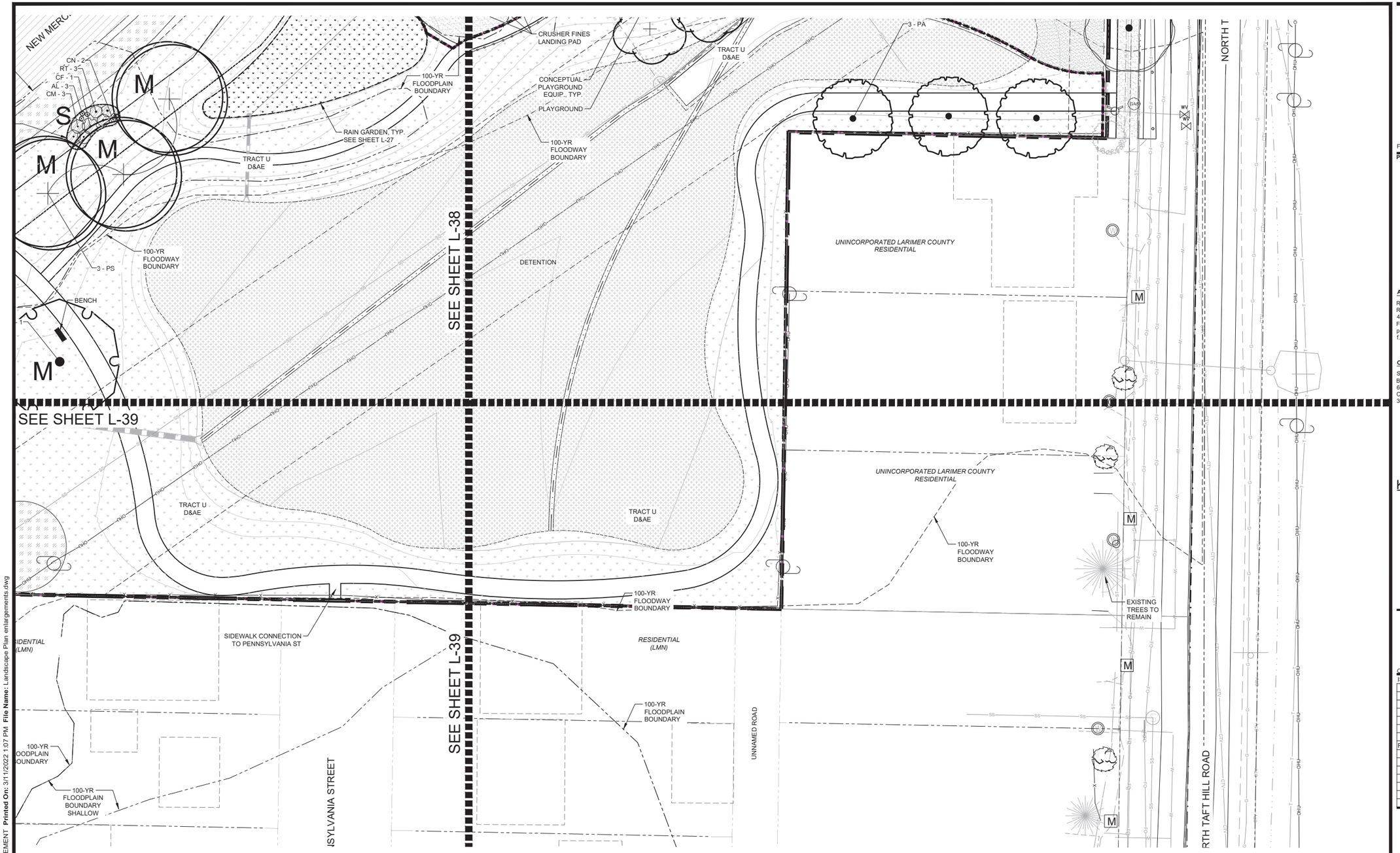
ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

L-42

Plotted By: Sam Coutts **Layout:** L-42 LANDSCAPE ENLARGEMENT **Printed On:** 3/11/2022 1:07 PM **File Name:** Landscape Plan enlargements.dwg



LEGEND

- = PROPERTY BOUNDARY
- = NATURAL HABITAT BUFFER
- = ROW
- = LOT LINE
- = FLOWLINE
- = EASEMENT
- = SIGHT DISTANCE TRIANGLES
- = FENCE
- = SUB DRAIN PIPE
- = STORMWATER UTILITY
- = WATER UTILITY
- = GAS UTILITY
- = SANITARY SEWER UTILITY
- = ELECTRIC UTILITY
- = EXISTING OVERHEAD UTILITY POLE
- = EXISTING TRAFFIC SIGNAL
- = STREET LIGHT
- = TRANSFORMER & ELECTRIC VAULT
- = EXISTING TREES
- = PEDESTRIAN BRIDGE
- NEW MECER DITCH
- WOOD MULCH - MEDIUM HYDRONZE
- IRRIGATED TURF - HIGH HYDROZONE
- ROCK MULCH - MEDIUM HYDROZONE
- NATIVE SEED - LOW HYDROZONE
- DETENTION SEED - LOW HYDROZONE
- SHRUB BED - MEDIUM HYDROZONE
- CRUSHER FINES
- COBBLE MIX
- FLAGSTONE
- HOME OWNER LANDSCAPE

M TREE MITIGATION TAG - UPSIZE TREES TO 2" CAL. FOR SHADE TREES AND 8' HT. FOR EVERGREEN

S SHRUB MITIGATION TAG - ALL MITIGATION SHRUBS ARE LOCATED IN THE NHBZ - TAGS ARE PLACED NEXT TO GROUPINGS OF SHRUBS AND NOT INTENDED TO REPRESENT ONLY ONE SHRUB

NOTE:
L.U.C. 3.2.1 (K)(6) WHERE STREET TREES PLANTED WITHIN THE 8' UTILITY EASEMENT MAY CONFLICT WITH UTILITIES, ADDITIONAL CONDUIT MAY BE REQUIRED TO PROTECT UNDERGROUND ELECTRIC LINES.

A PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY TREES OR SHRUBS AS NOTED ON THIS PLAN ARE PLANTED, PRUNED OR REMOVED IN THE PUBLIC RIGHT-OF-WAY. THIS INCLUDES ZONES BETWEEN THE SIDEWALK AND CURB, MEDIANS AND OTHER CITY PROPERTY. THIS PERMIT SHALL APPROVE THE LOCATION AND SPECIES TO BE PLANTED. FAILURE TO OBTAIN THIS PERMIT IS A VIOLATION OF THE CITY OF FORT COLLINS CODE SUBJECT TO CITATION (SECTION 27-31) AND MAY ALSO RESULT IN REPLACING OR RELOCATING TREES AND A HOLD ON CERTIFICATE OF OCCUPANCY.

SANCTUARY OF GREEN

PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO

PREPARED BY:

ripleydesign
LANDSCAPE ARCHITECTURE, LAND PLANNING
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

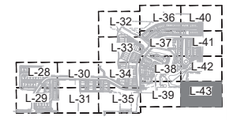
APPLICANT

RIPLEY DESIGN INC.
Russ Lee
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

OWNER

SOLITAIRE HOMES
Bill Veio and David Pretzler
6645 E. Heritage Pl. South
Centennial, CO 80111
303.721.9054

KEY MAP



NORTH SCALE: 1"=20'-0" (0, 10, 20, 40)

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	11/03/2021
02	PDP	01/19/2022

REVISIONS

No.	DESCRIPTION	DATE

LANDSCAPE ENLARGEMENT

SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

L-43

Plotted By: Sam Coutts **Layout:** L-43 LANDSCAPE ENLARGEMENT **Printed On:** 3/11/2022 1:07 PM **File Name:** Landscape Plan enlargements.dwg

GENERAL LANDSCAPE NOTES

1. PLANT QUALITY: ALL PLANT MATERIAL SHALL BE A-GRADE OR NO. 1 GRADE - FREE OF ANY DEFECTS, OF NORMAL HEALTH, HEIGHT, LEAF DENSITY AND SPREAD APPROPRIATE TO THE SPECIES AS DEFINED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS. ALL TREES SHALL BE BALL AND BURLAP OR EQUIVALENT.
2. IRRIGATION: ALL LANDSCAPE AREAS WITHIN THE SITE INCLUDING TURF, SHRUB BEDS AND TREE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM. THE IRRIGATION PLAN MUST BE REVIEWED AND APPROVED BY THE CITY OF FORT COLLINS WATER UTILITIES DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ALL TURF AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC POP-UP IRRIGATION SYSTEM. ALL SHRUB BEDS AND TREES, INCLUDING IN NATIVE SEED AREAS, SHALL BE IRRIGATED WITH AN AUTOMATIC DRIP (TRICKLE) IRRIGATION SYSTEM, OR WITH AN ACCEPTABLE ALTERNATIVE APPROVED BY THE CITY WITH THE IRRIGATION PLANS. THE IRRIGATION SYSTEM SHALL BE ADJUSTED TO MEET THE WATER REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL.
3. TOPSOIL: TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
4. SOIL AMENDMENTS: THE SOIL IN ALL LANDSCAPE AREAS, INCLUDING PARKWAYS AND MEDIANS, SHALL BE THOUGHLY LOOSENED TO A DEPTH OF NOT LESS THAN EIGHT(8) INCHES AND SOIL AMENDMENT SHALL BE THOROUGHLY INCORPORATED INTO THE SOIL OF ALL LANDSCAPE AREAS TO A DEPTH OF AT LEAST SIX(6) INCHES BY TILLING, DISCING OR OTHER SUITABLE METHOD, AT A RATE OF AT LEAST THREE (3) CUBIC YARDS OF SOIL AMENDMENT PER ONE THOUSAND (1,000) SQUARE FEET OF LANDSCAPE AREA.
5. INSTALLATION AND GUARANTEE: ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND HORTICULTURAL PRACTICES IN A MANNER DESIGNED TO ENCOURAGE QUICK ESTABLISHMENT AND HEALTHY GROWTH. ALL LANDSCAPING FOR EACH PHASE MUST BE EITHER INSTALLED OR THE INSTALLATION MUST BE SECURED WITH AN IRREVOCABLE LETTER OF CREDIT, PERFORMANCE BOND, OR ESCROW ACCOUNT FOR 125% OF THE VALUATION OF THE MATERIALS AND LABOR PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY BUILDING IN SUCH PHASE.
6. MAINTENANCE: TREES AND VEGETATION, IRRIGATION SYSTEMS, FENCES, WALLS AND OTHER LANDSCAPE ELEMENTS WITH THESE FINAL PLANS SHALL BE CONSIDERED AS ELEMENTS OF THE PROJECT IN THE SAME MANNER AS PARKING, BUILDING MATERIALS AND OTHER SITE DETAILS. THE APPLICANT, LANDOWNER OR SUCCESSORS IN INTEREST SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE REGULAR MAINTENANCE OF ALL LANDSCAPING ELEMENTS IN GOOD CONDITION. ALL LANDSCAPING SHALL BE MAINTAINED FREE FROM DISEASE, PESTS, WEEDS AND LITTER, AND ALL LANDSCAPE STRUCTURES SUCH AS FENCES AND WALLS SHALL BE REPAIRED AND REPLACED PERIODICALLY TO MAINTAIN A STRUCTURALLY SOUND CONDITION.
7. REPLACEMENT: ANY LANDSCAPE ELEMENT THAT DIES, OR IS OTHERWISE REMOVED, SHALL BE PROMPTLY REPLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS.
8. THE FOLLOWING SEPARATIONS SHALL BE PROVIDED BETWEEN TREES/SHRUBS AND UTILITIES:

   40 FEET BETWEEN CANOPY TREES AND STREET LIGHTS
   15 FEET BETWEEN ORNAMENTAL TREES AND STREETLIGHTS
   10 FEET BETWEEN TREES AND PUBLIC WATER, SANITARY AND STORM SEWER MAIN LINES
   6 FEET BETWEEN TREES AND PUBLIC WATER, SANITARY AND STORM SEWER SERVICE LINES.
   4 FEET BETWEEN SHRUBS AND PUBLIC WATER AND SANITARY AND STORM SEWER LINES
   4 FEET BETWEEN TREES AND GAS LINES
9. ALL STREET TREES SHALL BE PLACED A MINIMUM EIGHT (8) FEET AWAY FROM THE EDGES OF DRIVEWAYS AND ALLEYS PER LUC 3.2.1(D)(2)(a).
10. PLACEMENT OF ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE SIGHT DISTANCE CRITERIA AS SPECIFIED BY THE CITY OF FORT COLLINS. NO STRUCTURES OR LANDSCAPE ELEMENTS GREATER THAN 24" SHALL BE ALLOWED WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENTS WITH THE EXCEPTION OF DECIDUOUS TREES PROVIDED THAT THE LOWEST BRANCH IS AT LEAST 6' FROM GRADE. ANY FENCES WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENT MUST BE NOT MORE THAN 42" IN HEIGHT AND OF AN OPEN DESIGN.
11. COMMON OPEN SPACE AREAS AND LANDSCAPING WITHIN RIGHT OF WAYS, STREET MEDIANS, AND TRAFFIC CIRCLES ADJACENT TO COMMON OPEN SPACE AREAS ARE REQUIRED TO BE MAINTAINED BY A PROPERTY OWNERS ASSOCIATION. THE PROPERTY OWNERS ASSOCIATION IS RESPONSIBLE FOR SNOW REMOVAL ON ALL ADJACENT STREET SIDEWALKS AND SIDEWALKS IN COMMON OPEN SPACE AREAS.
12. LANDSCAPING WITHIN RIGHT OF WAYS, STREET MEDIANS AND TRAFFIC CIRCLES ADJACENT TO RESIDENTIAL LOTS ARE REQUIRED TO BE MAINTAINED BY THE PROPERTY OWNER OF THE RESIDENTIAL LOT, AND THE PROPERTY OWNER IS RESPONSIBLE FOR SNOW REMOVAL ON ALL ADJACENT STREET SIDEWALKS.
13. THE DEVELOPER SHALL ENSURE THAT THE FINAL LANDSCAPE PLAN IS COORDINATED WITH ALL OTHER FINAL PLAN ELEMENTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, AND OTHER DEVELOPMENT IMPROVEMENTS DO NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
14. MINOR CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION -- AS REQUIRED BY SITE CONDITIONS OR PLANT AVAILABILITY. OVERALL QUANTITY, QUALITY, AND DESIGN CONCEPT MUST BE CONSISTENT WITH THE APPROVED PLANS. IN THE EVENT OF CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES ILLUSTRATED SHALL BE PROVIDED. ALL CHANGES OF PLANT SPECIES AND LOCATION MUST HAVE WRITTEN APPROVAL BY THE CITY PRIOR TO INSTALLATION.
15. ALL PLANTING BEDS SHALL BE MULCHED TO A MINIMUM DEPTH OF THREE INCHES.
16. IRRIGATED TURF SHALL BE TEXAS BLUEGRASS/KENTUCKY BLUEGRASS HYBRID VORTEX OR APPROVED EQUAL.
17. EDGING BETWEEN GRASS AND SHRUB BEDS SHALL BE 18" X 4" ROLLED TOP STEEL SET LEVEL WITH TOP OF SOD OR APPROVED EQUAL.
18. LANDSCAPE ISLANDS AND MEDIANS ARE TO BE MAINTAINED BY THE DEVELOPER.

NATIVE SEED MIX NOTES

1. NATIVE SEED SHALL BE ORDERED ACCORDING TO APPROVED PLANS. IF CHANGES ARE TO BE MADE TO SEED MIX BASED ON SITE CONDITIONS APPROVAL MUST BE PROVIDED BY CITY ENVIRONMENTAL PLANNER.
2. TREAT NATIVE SEED MIX AREA PRIOR TO INSTALLATION OF SEED WITH APPROPRIATE HERBICIDE TO HELP CONTROL HERBACEOUS WEED SPECIES. ONLY AFTER APPROPRIATE TIME PERIOD THEN APPLY NATIVE SEED AS CALLED FOR ON APPROVED PLANS.
3. PREPARE SOIL AS NECESSARY AND APPROPRIATE FOR NATIVE SEED MIX SPECIES THROUGH AERATION AND ADDITION OF AMENDMENTS, THEN SEED IN TWO DIRECTIONS TO DISTRIBUTE SEED EVENLY OVER ENTIRE AREA. DRILL SEED ALL INDICATED AREAS AS SOON AS POSSIBLE AFTER COMPLETION OF GRADING OPERATIONS. IF CHANGES ARE TO BE MADE TO SEED MIX BASED ON SITE CONDITIONS THEN APPROVAL MUST BE PROVIDED BY CITY ENVIRONMENTAL PLANNER.
4. APPROPRIATE NATIVE SEEDING EQUIPMENT WILL BE USED (STANDARD TURF SEEDING EQUIPMENT OR AGRICULTURE EQUIPMENT SHALL NOT BE USED).
5. DRILL SEED APPLICATION RECOMMENDED PER SPECIFIED APPLICATION RATE TO NO MORE THAN ½ INCH DEPTH. FOR BROADCAST SEEDING INSTEAD OF DRILL SEEDING METHOD DOUBLE SPECIFIED APPLICATION RATE. REFER TO NATIVE SEED MIX TABLE FOR SPECIES, PERCENTAGES AND APPLICATION RATES. PREPARE A WEED MANAGEMENT PLAN TO ENSURE THAT WEEDS ARE PROPERLY MANAGED BEFORE, DURING AND AFTER SEEDING ACTIVITIES.
6. AFTER SEEDING THE AREA SHALL BE COVERED WITH CRIMPED STRAW, JUTE MESH, OR OTHER APPROPRIATE METHODS.WHERE NEEDED, TEMPORARY IRRIGATION SHOULD BE PROVIDED UNTIL SEED IS ESTABLISHED. IF IRRIGATION IS USED, THE IRRIGATION SYSTEM FOR SEEDED AREAS SHALL BE FULLY OPERATIONAL AT THE TIME OF SEEDING AND SHALL ENSURE 100% HEAD-TO-HEAD COVERAGE OVER ALL SEEDED AREAS. ALL METHODS AND REQUIREMENTS IN THE APPROVED IRRIGATION PLAN SHALL BE FOLLOWED.
7. CONTRACTOR SHALL MONITOR SEEDED AREA FOR PROPER IRRIGATION, EROSION CONTROL, GERMINATION AND RESEEDING AS NEEDED TO ESTABLISH COVER.
8. THE APPROVED SEED MIX AREA IS INTENDED TO BE MAINTAINED IN A NATURAL LIKE LANDSCAPE AESTHETIC. IF AND WHEN MOWING OCCURS IN NATIVE GRASS SEED MIX AREAS DO NOT MOW LOWER THAN 6 TO 8 INCHES IN HEIGHT TO AVOID INHIBITING NATIVE PLANT GROWTH.
9. NATIVE SEED AREA WILL BE CONSIDERED ESTABLISHED WHEN SEVENTY PERCENT VEGETATIVE COVER IS REACHED WITH NO LARGER THAN ONE FOOT SQUARE BARE SPOTS AND/OR UNTIL DEEMED ESTABLISHED BY CITY PLANNING SERVICES AND EROSION CONTROL.
10. THE DEVELOPER AND/OR LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ADEQUATE SEEDLING COVERAGE AND GROWTH AT THE TIME OF FINAL STABILIZATION, AS DEFINED BY STATE AND LOCAL AGENCIES. IF FINAL STABILIZATION IS NOT ACHIEVED TO THE SATISFACTION OF THE AGENCY, THE DEVELOPER AND/OR LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ADDITIONAL CORRECTIVE MEASURES TO SATISFY FINAL VEGETATIVE REQUIREMENTS FOR CLOSEOUT.

STREET TREE NOTES

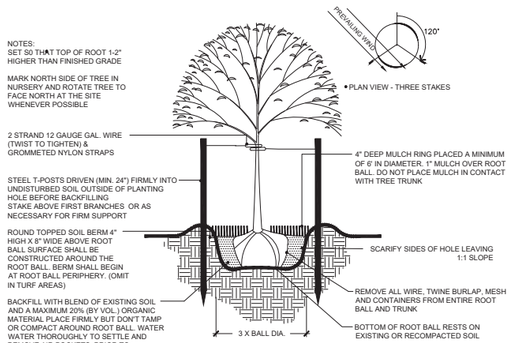
1. A PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY TREES OR SHRUBS AS NOTED ON THIS PLAN ARE PLANTED, PRUNED OR REMOVED IN THE PUBLIC RIGHT-OF-WAY. THIS INCLUDES ZONES BETWEEN THE SIDEWALK AND CURB, MEDIANS AND OTHER CITY PROPERTY. THIS PERMIT SHALL APPROVE THE LOCATION AND SPECIES TO BE PLANTED. FAILURE TO OBTAIN THIS PERMIT IS A VIOLATION OF THE CITY OF FORT COLLINS CODE SUBJECT TO CITATION (SECTION 27-31) AND MAY ALSO RESULT IN REPLACING OR RELOCATING TREES AND A HOLD ON CERTIFICATE OF OCCUPANCY.
2. CONTACT THE CITY FORESTER TO INSPECT ALL STREET TREE PLANTINGS AT THE COMPLETION OF EACH PHASE OF THE DEVELOPMENT. ALL MUST BE INSTALLED AS SHOWN ON THE LANDSCAPE PLAN. APPROVAL OF STREET TREE PLANTING IS REQUIRED BEFORE FINAL APPROVAL OF EACH PHASE.
3. STREET LANDSCAPING, INCLUDING STREET TREES, SHALL BE SELECTED IN ACCORDANCE WITH ALL CITY CODES AND POLICIES. ALL TREE PRUNING AND REMOVAL WORKS SHALL BE PERFORMED BY A CITY OF FORT COLLINS LICENSED ARBORS WHERE REQUIRED BY CODE.STREET TREES SHALL BE SUPPLIED AND PLANTED BY THE DEVELOPER USING A QUALIFIED LANDSCAPE CONTRACTOR.
4. THE DEVELOPER SHALL REPLACE DEAD OR DYING STREET TREES AFTER PLANTING UNTIL FINAL MAINTENANCE INSPECTION AND ACCEPTANCE BY THE CITY OF FORT COLLINS FORESTRY DIVISION. ALL STREET TREES IN THE PROJECT MUST BE ESTABLISHED, WITH AN APPROVED SPECIES AND OF ACCEPTABLE CONDITION PRIOR TO ACCEPTANCE.
5. SUBJECT TO APPROVAL BY THE CITY FORESTER -- STREET TREE LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE DRIVEWAY LOCATIONS, UTILITY SEPARATIONS BETWEEN TREES, STREET SIGNS AND STREET LIGHTS. STREET TREES TO BE CENTERED IN THE MIDDLE OF THE LOT TO THE EXTENT FEASIBLE. QUANTITIES SHOWN ON PLAN MUST BE INSTALLED UNLESS A REDUCTION IS APPROVED BY THE CITY TO MEET SEPARATION STANDARDS.

TREE DIVERSITY

90+ TREES ≤ 15%	COUNT	TYPE (PROPOSED AND EXISTING TO REMAIN)
CANOPY NATIVE TREE		BOTANICAL / COMMON NAME
0.9%	6	ACER NEGUNDO / BOX ELDER
1.6%	11	POPULUS ANGUSTIFOLIA / NARROWLEAF POPLAR
1.6%	11	POPULUS DELTOIDES MONILIFERA / PLAINS COTTONWOOD
4.9%	34	POPULUS X ACUMINATA / LANCELEAF POPLAR
0.4%	3	SALIX AMYGDALIODES / PEACH LEAF WILLOW
CANOPY TREES		
3.3%	23	ABELIA X 'MARDI GRAS' / MARDI GRAS ABELIA
3.6%	25	AESCULUS FLAVA / YELLOW BUCKEYE
3.9%	27	AESCULUS HIPPOCASTANUM `BAUMANNII` / HORSE CHESTNUT
4.8%	33	CATALPA SPECIOSA / NORTHERN CATALPA
2.9%	20	CELTIS OCCIDENTALIS / COMMON HACKBERRY
1.0%	7	CELTIS OCCIDENTALIS `PRAIRIE SENTINEL` / PRAIRIE SENTINEL HACKBERRY
1.2%	8	CORYLUS COLURNA / TURKISH FILBERT
2.9%	20	GINKGO BILOBA `AUTUMN GOLD` TM / MAIDENHAIR TREE
3.5%	24	GLEDITSIA TRIACANTHOS INERMIS `SHADEMASTER` TM / SHADEMASTER LOCUST
3.3%	23	GYMNOCLADUS DIOICA / KENTUCKY COFFEE TREE
1.3%	9	PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE
1.2%	8	POPULUS TREMULA `ERECTA` / EUROPEAN COLUMNAR ASPEN
0.4%	3	QUERCUS BUCKLEYI / TEXAS RED OAK
1.4%	10	QUERCUS MACROCARPA / BUR OAK
1.2%	8	QUERCUS MUEHLENBERGII / CHINKAPIN OAK
0.7%	5	QUERCUS ROBUR / ENGLISH OAK
1.4%	10	QUERCUS ROBUR X ALBA `CRIMSON SPIRE` / CRIMSON SPIRE OAK
0.9%	6	QUERCUS SHUMARDII / SHUMARD RED OAK
0.4%	3	SALIX ALBA `TRISTIS` / GOLDEN WEEPING WILLOW
0.7%	5	TILIA AMERICANA `BOULEVARD` / BOULEVARD LINDEN
0.9%	6	TILIA AMERICANA `NOVA` / AMERICAN LINDEN
1.6%	11	TILIA AMERICANA `REDMOND` / REDMOND AMERICAN LINDEN
0.6%	4	TILIA CORDATA `GREENSPIRE` / GREENSPIRE LITTLELEAF LINDEN
2.9%	20	ULMUS X `ACCOLADE` / ACCOLADE ELM
2.7%	19	ZELKOVA SERRATA `GREEN VASE` / SAWLEAF ZELKOVA
EVERGREEN NATIVE TREE		
1.0%	7	JUNIPERUS SCOPULORUM / ROCKY MOUNTAIN JUNIPER
1.4%	10	PICEA PUNGENS / COLORADO SPRUCE
1.6%	11	PINUS EDULIS / PINON PINE
EVERGREEN TREES		
0.4%	3	JUNIPERUS SCOPULORUM `GRAY GLEAM` / GRAY GLEAM JUNIPER
2.0%	14	JUNIPERUS SCOPULORUM `SKYROCKET` / SKYROCKET JUNIPER
0.3%	2	PICEA GLAUCA `NORTH STAR` / NORTH STAR SPRUCE
0.4%	3	PICEA PUNGENS GLAUCA `HOOPSII` / HOOPSI BLUE SPRUCE
0.7%	5	PINUS MUGO `TANNENBAUM` / MUGO PINE
0.3%	2	PINUS NIGRA / AUSTRIAN BLACK PINE
0.4%	3	PINUS STROBIFORMIS / SOUTHWESTERN WHITE PINE
ORNAMENTAL NATIVE TREE		
1.2%	8	ACER GLABRUM / ROCKY MOUNTAIN MAPLE
0.9%	6	ALNUS INCANA TENUIFOLIA / THINLEAF ALDER
1.2%	8	AMELANCHIER ALNIFOLIA / SERVICEBERRY
2.5%	17	PRUNUS AMERICANA / AMERICAN PLUM
2.0%	14	PRUNUS VIRGINIANA MELANOCARPA / WESTERN CHOKEBERRY
ORNAMENTAL TREES		
1.2%	8	ACER GINNALA / AMUR MAPLE
3.3%	23	ACER TATARICUM `HOT WINGS` / HOT WINGS TATARIAN MAPLE
5.5%	38	AMELANCHIER CANADENSIS / SHADBLOW SERVICEBERRY MULTITRUNK
1.6%	11	AMELANCHIER LAEVIS `SNOWCLOUD` / SNOWCLOUD ALLEGHENY SERVICEBERRY
4.0%	28	MALUS X `RED BARRON` / RED BARRON CRAB APPLE
2.6%	18	MALUS X `SPRING SNOW` / SPRING SNOW CRAB APPLE
1.7%	12	PRUNUS CERASIFERA `CRIMSON POINTE` / `CRIMSON POINTE FLOWERING PLUM
1.2%	8	PYRUS CALLERYANA `AUTUMN BLAZE` / AUTUMN BLAZE PEAR
1.6%	11	PYRUS CALLERYANA `CHANTICLEER` / CHANTICLEER PEAR
2.9%	20	SYRINGA RETICULATA / JAPANESE LILAC TREE
TOTAL	692	

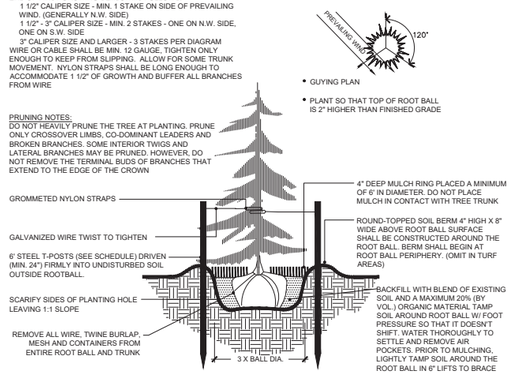
WATER USE TABLE

HYDROZONE	AREA (SF)	WATER NEEDED (GALLONS/SF)	ANNUAL WATER USE (GALLONS)
HIGH	174507.00	18	3,141,126.00
MODERATE	216488.00	10	2,164,880.00
LOW	734304.00	3	2202912.00
TOTAL	1,125,299	6.6728	7,508,918
ANNUAL WATER USE NOT TO EXCEED 15 GAL./SF. AVERAGE OVER THE SITE			



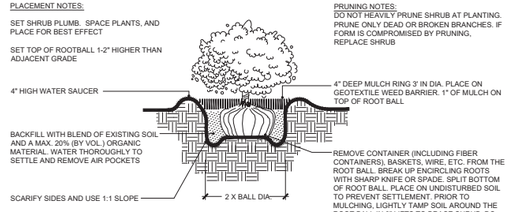
1 TREE PLANTING DETAIL - STEEL POSTS

SCALE: NTS L-PL-12



2 CONIFER TREE PLANTING DETAIL - STEEL POSTS

SCALE: NTS L-PL-13



3 SHRUB PLANTING DETAIL

SCALE: NTS L-PL-14

TREE HABITAT MITIGATION

	LOCATION	AREA (SF)
MITIGATION REQUIRED	TREE GROVE 9 & 39	26,608 SF
MITIGATION PROVIDED	NATURAL HABITAT MITIGATION AREA: A,B,C,D,& E	27,784 SF

SANCTUARY OF GREEN

Item 16.

PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO

PREPARED BY:

riplydesign
LANDSCAPE ARCHITECTURE, LAND PLANNING
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

APPLICANT

RIPLEY DESIGN INC.
Russ Lee
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

OWNER

SOLITAIRE HOMES
Bill Veio and David Pretzler
6645 E. Heritage Pl. South
Centennial, CO 80111
303.721.9054

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	11/03/2021
02	PDP	01/19/2022

REVISIONS

No.	DESCRIPTION	DATE

LANDSCAPE DETAILS

SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

L-44

Plotted By: Sam Coutts **Layout:** L-44 LANDSCAPE DETAILS **Printed On:** 3/11/2022 1:08 PM **File Name:** Landscape Plan enlargements.dwg

NATIVE SEED MIX 1

UPLAND MIX (CITY OF FORT COLLINS NATIVE SEED MIX)

	COMMON NAME	SCIENTIFIC NAME	LBS/PLS/ACRE
WILDFLOWERS	PRAIRIE SAGE	ARTEMISIA LUDOVICIANA	0.04
	PLAINS COREPSIS	COREOPSIS TINCTORIA	0.17
	PURPLE PRAIRIE CLOVER	DALEA PURPUREA	0.81
	INDIAN BLANKETFLOWER	GAILLARDIA ARISTATA	1.85
	MAXIMILLIAN'S SUNFLOWER	HELIANTHUS MAXIMILLIANII	0.50
	SHOWY EVENING PRIMROSE	OENOTHERA SPECIOSA	0.04
	ROCKY. MTN. PENSTEMON	PENSTEMON STRICTUS	0.35
	MEXICAN HAT	RATIBIDA COLUMNIFERA	0.20
	SCARLET GLOBE MALLOW	SPHAERALCEA COCCINEA	0.25
GRASSES	INDIAN RICEGRASS	ACHNATHERUM HYMENOIDES	1.13
	BIG BLUESTEM	ANDROPOGON GERARDII	0.50
	SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	1.15
	BUFFALOGRASS	BOUTELOUA DACTYLOIDES	1.00
	BLUE GRAMA	BOUTELOUA GRACILIS	0.25
	BOTTLEBRUSH SQUIRRELTAIL	ELYMUS ELYMOIDES	0.95
	PRAIRIE JUNEGRASS	KOELERIA MACRANTHA	0.08
	GREEN NEEDLESGRASS	NASSELLA VIRIDULA	1.01
	SWITCHGRASS	PANICUM VIRGATUM	0.40
	WESTERN WHEAT	PASCOPYRUM SMITHII	1.61
	SANDBERG'S BLUEGRASS	POA SECUNDA	0.10
	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	1.00
	INDIANGRASS	SORGHASTRUM NUTANS	0.50
	SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	0.04
		TOTAL FOR UPLAND MIX	13.58 LBS/PLS/ACRES

SUBSTITUTES	ACCEPTABLE SUBSTITUTES FOR WILDFLOWERS
	FRINGED SAGE (ARTEMISIA FRIGIDA) 0.03 LBS/PLS/ACRE
	BLUE FLAX (LINUM LEWISII) 0.41 LBS/PLS/ACRE
	PRAIRE ASTER (MACHAERANTHERA TANACETIFOLIA) 0.25 LBS/PLS/ACRE
	ACCEPTABLE SUBSTITUTES FOR GRASSES
	CANADA WILDRYE (ELYMUS CANADENSIS) 1.59 LBS/PLS/ACRE
	INLAND SALTGRASS (DISTICHLIS STRICTA) 0.35 LBS/PLS/ACRE
	MOUNTAIN MUHLY (MUHLENBERGIA MONTANA) 0.11 LBS/PLS/ACRE
REQUIREMENTS	*CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PURCHASING ALL SPECIES LISTED IN MIX. IF A SPECIES CAN'T BE LOCATED, CONTRACTOR MUST REPLACE EACH MISSING SPECIES WITH THE ACCEPTABLE SUBSTITUTIONS (LISTED ABOVE). CONTRACTOR IS RESPONSIBLE FOR PROVIDING SEED TAGS TO APPROPRIATE CITY STAFF. THIS MIX IS BASED ON 70 SEEDS/ SQUARE FOOT AND IS ONLY CALCULATED FOR ONE ACRE. THIS MIX IS BASED ON THE CONTRACTOR USING A DRILL SEED APPLICATION. MIX SHOULD BE DOUBLED IF HAND BROADCASTED. CONTRACTOR IS RESPONSIBLE FOR CALCULATING THE APPROPRIATE SEED AMOUNTS TO PURCHASE. PLEASE NOTE THAT THE POUNDS PER ACRE ARE IN PLS (PURE LIVE SEED) AND MUST BE ORDERED THAT WAY. ALL MATERIALS FURNISHED SHALL BE FREE OF COLORADO STATE NOXIOUS WEEDS AS DEFINED IN ARTICLE III, SECTION 21-40 OF THE CODE OF THE CITY OF FORT COLLINS.

NATIVE SEED MIX 2 (DETENTION BASIN MIX)

DETENTION BASIN MIX (CITY OF FORT COLLINS NATIVE SEED MIX)

	COMMON NAME	SCIENTIFIC NAME	LBS/PLS/ACRE
WILDFLOWERS	PLAINS COREPSIS	COREOPSIS TINCTORIA	0.17
	WHITE PRAIRIE CLOVER	DALEA CANDIDA	0.65
	PURPLE PRAIRIE CLOVER	DALEA PURPUREA	0.81
	ASPEN DAISY (SHOWY DAISY)	ERIGERON SPECIOSUS	0.10
	IDIAN BLANKETFLOWER	GAILARDIA ARISTATA	1.85
	LUPINE (SILVERY)	LUPINUS ARGENTEUS	2.00
	PRAIRIE ASTER	MACHAERANTHERA TANACETIFOLIA	0.25
	MEXICAN HAT	RATIBIDA COLUMNIFERA	0.20
	BLACK-EYED SUSAN	RUDBECKIA HIRTA	0.14
GRASSES	INDIAN RICEGRASS	ACHNATHERUM HYMENOIDES	1.13
	SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	1.15
	BUFFALOGRASS	BOUTELOUA DACTYLOIDES	1.00
	BLUE GRAMA	BOUTELOUA GRACILIS	0.25
	INLAND SALTGRASS	DISTICHLIS STRICTA	0.35
	BOTTLEBRUSH SQUIRRELTAIL	ELYMUS ELYMOIDES	0.95
	THICKSPIKE WHEATGRASS	ELYMUS LANCEOLATUS SSP. LANCEOLATUS	1.36
	PRAIRIE JUNEGRASS	KOELERIA MACRANTHA	0.08
	WESTERN WHEAT	PASCOPYRUM SMITHII	1.61
	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	0.7
	ALKALI SACATON	SPOROBOLUS AIROIDES	0.04
		TOTAL FOR UPLAND MIX	14.79 LBS/PLS/ACRE

SUBSTITUTES	ACCEPTABLE SUBSTITUTES FOR WILDFLOWERS
	BLUE FLAX (LINUM LEWISII) 0.41 LBS/PLS/ACRE
	ACCEPTABLE SUBSTITUTES FOR GRASSES
	SALT AND PEPPER GRASS (DESCHAMPSIA CAESPITOSA) 0.07 LBS/PLS/ACRE
	SIX WEEKS FESCUE (VULPIA OCTOFLORA) 0.19 LBS/PLS/ACR
	ENDER WHEATGRASS (ELYMUS TRACHYCAULUS) 1.36 LBS/PLS/ACR
REQUIREMENTS	*CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PURCHASING ALL SPECIES LISTED IN MIX. IF A SPECIES CAN'T BE LOCATED, CONTRACTOR MUST REPLACE EACH MISSING SPECIES WITH THE ACCEPTABLE SUBSTITUTIONS (LISTED ABOVE). CONTRACTOR IS RESPONSIBLE FOR PROVIDING SEED TAGS TO APPROPRIATE CITY STAFF. THIS MIX IS BASED ON 70 SEEDS/ SQUARE FOOT AND IS ONLY CALCULATED FOR ONE ACRE. THIS MIX IS BASED ON THE CONTRACTOR USING A DRILL SEED APPLICATION. MIX SHOULD BE DOUBLED IF HAND BROADCASTED. CONTRACTOR IS RESPONSIBLE FOR CALCULATING THE APPROPRIATE SEED AMOUNTS TO PURCHASE. PLEASE NOTE THAT THE POUNDS PER ACRE ARE IN PLS (PURE LIVE SEED) AND MUST BE ORDERED THAT WAY. ALL MATERIALS FURNISHED SHALL BE FREE OF COLORADO STATE NOXIOUS WEEDS AS DEFINED IN ARTICLE III, SECTION 21-40 OF THE CODE OF THE CITY OF FORT COLLINS.

PLANT SCHEDULE

CANOPY NATIVE TREE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
ANE	6	ACER NEGUNDO / BOX ELDER	B & B	2"CAL	
PA	11	POPULUS ANGUSTIFOLIA / NARROWLEAF POPLAR	B & B	2"CAL	
PS	11	POPULUS DELTOIDES MONILIFERA / PLAINS COTTONWOOD	B & B	2"CAL	
PXA	34	POPULUS X ACUMINATA / LANCELEAF POPLAR	B & B	2"CAL	
SA4	3	SALIX AMYGDALIODES / PEACH LEAF WILLOW	B & B	2"CAL	

CANOPY TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
AM2	23	ABELIA X `MARDI GRAS` / MARDI GRAS ABELIA	B & B	2"CAL	
AF4	25	AESCULUS FLAVA / YELLOW BUCKEYE	B & B	2"CAL	
AH	27	AESCULUS HIPPOCASTANUM `BAUMANNII` / HORSE CHESTNUT	B & B	2"CAL	
CS	33	CATALPA SPECIOSA / NORTHERN CATALPA	B & B	2"CAL	
CO	20	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	2"CAL	
CP4	7	CELTIS OCCIDENTALIS `PRAIRIE SENTINEL` / PRAIRIE SENTINEL HACKBERRY	B & B	2"CAL	
CT3	8	CORYLUS COLURNA / TURKISH FILBERT	B & B	2"CAL	
GA2	20	GINKGO BILOBA `AUTUMN GOLD` TM / MAIDENHAIR TREE	B & B	2"CAL	
GS	24	GLEDITSIA TRIACANTHOS INERMIS `SHADEMASTER` TM / SHADEMASTER LOCUST	B & B	2"CAL	
GK	23	GYMNOCLADUS DIOICA / KENTUCKY COFFEE TREE	B & B	2"CAL	
PO	9	PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE	B & B	2"CAL	
PE	8	POPULUS TREMULA `ERECTA` / EUROPEAN COLUMNAR ASPEN	B & B	2"CAL	
QB	3	QUERCUS BUCKLEYI / BUCKLEY OAK	B & B	2"CAL	
QMC	10	QUERCUS MACROCARPA / BUR OAK	B & B	2"CAL	
QMU	8	QUERCUS MUEHLENBERGII / CHINKAPIN OAK	B & B	2"CAL	
QR	5	QUERCUS ROBUR / ENGLISH OAK	B & B	2"CAL	
QC2	10	QUERCUS ROBUR X ALBA `CRIMSON SPIRE` / CRIMSON SPIRE OAK	B & B	2"CAL	
QS	6	QUERCUS SHUMARDII / SHUMARD RED OAK	B & B	2"CAL	
SA2	3	SALIX ALBA `TRISTIS` / GOLDEN WEEPING WILLOW	B & B	2"CAL	
TAB	5	TILIA AMERICANA `BOULEVARD` / BOULEVARD LINDEN	B & B	2"CAL	
TA	6	TILIA AMERICANA `NOVA` / AMERICAN LINDEN	B & B	2"CAL	
TR	11	TILIA AMERICANA `REDMOND` / REDMOND AMERICAN LINDEN	B & B	2"CAL	
TG	4	TILIA CORDATA `GREENSPIRE` / GREENSPIRE LITTLELEAF LINDEN	B & B	2"CAL	
UA	20	ULMUS X `ACCOLADE` / ACCOLADE ELM	B & B	2"CAL	
ZG2	19	ZELKOVA SERRATA `GREEN VASE` / SAWLEAF ZELKOVA	B & B	2"CAL	

EVERGREEN NATIVE TREE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
JS4	7	JUNIPERUS SCOPULORUM / ROCKY MOUNTAIN JUNIPER	B & B		6` HT
PPC	10	PICEA PUNGENS / COLORADO SPRUCE	B & B		6` HT
PES	11	PINUS EDULIS / PINON PINE	B & B		6` HT

EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
JG	3	JUNIPERUS SCOPULORUM `GRAY GLEAM` / GRAY GLEAM JUNIPER	B & B		6` HT
JS	14	JUNIPERUS SCOPULORUM `SKYROCKET` / SKYROCKET JUNIPER	B & B		6` HT.
PN	2	PICEA GLAUCA `NORTH STAR` / NORTH STAR SPRUCE	B & B		6` HT
PP3	3	PICEA PUNGENS GLAUCA `HOOPSII` / HOOPSI BLUE SPRUCE	B & B		6` HT
PT	5	PINUS MUGO `TANNENBAUM` / MUGO PINE	B & B		6` HT.
PNA	2	PINUS NIGRA / AUSTRIAN BLACK PINE	B & B		6` HT
PS2	3	PINUS STROBIFORMIS / SOUTHWESTERN WHITE PINE	B & B		6` HT

ORNAMENTAL NATIVE TREE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
AG3	8	ACER GLABRUM / ROCKY MOUNTAIN MAPLE	B & B	1.5"CAL	
AT3	6	ALNUS INCANA TENUIFOLIA / THINLEAF ALDER	B & B	1.5"CAL	
AS4	8	AMELANCHIER ALNIFOLIA / SERVICEBERRY	B & B	1.5"CAL	
PA3	17	PRUNUS AMERICANA / AMERICAN PLUM	B & B	1.5"CAL	
PM	14	PRUNUS VIRGINIANA MELANOCARPA / WESTERN CHOKEBERRY	B & B	1.5"CAL	

ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
AGI	8	ACER GINNALA / AMUR MAPLE	B & B	1.5"CAL	
AH2	23	ACER TATARICUM `HOT WINGS` / HOT WINGS TATARIAN MAPLE	B & B	1.5"CAL	
ARC	38	AMELANCHIER CANADENSIS / SHADBLOW SERVICEBERRY MULTITRUNK	B & B	1.5"CAL	
AS6	11	AMELANCHIER LAEVIS `SNOWCLOUD` / SNOWCLOUD ALLEGHENY SERVICEBERRY	B & B	1.5"CAL	
MB	28	MALUS X `RED BARRON` / RED BARRON CRAB APPLE	B & B	1.5"CAL	
MS	18	MALUS X `SPRING SNOW` / SPRING SNOW CRAB APPLE	B & B	1.5"CAL	
PC4	12	PRUNUS CERASIFERA `CRIMSON POINTE` / `CRIMSON POINTE FLOWERING PLUM	B & B	1.5"CAL	
PC3	8	PYRUS CALLERYANA `AUTUMN BLAZE` / AUTUMN BLAZE PEAR	B & B	1.5"CAL	
PC2	11	PYRUS CALLERYANA `CHANTICLEER` / CHANTICLEER PEAR	B & B	1.5"CAL	
SRE	20	SYRINGA RETICULATA / JAPANESE LILAC TREE	B & B	1.5"CAL	

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
AL	111	AMORPHA CANESCENS / LEADPLANT	5 GAL
ARP	8	ARCTOSTAPHYLOS PATULA / GREEN-LEAF MANZANITA	5 GAL
CM	81	CERCOCARPUS MONTANUS / ALDERLEAF MOUNTAIN MAHOGANY	5 GAL
CF	19	CHAMAEBATIARIA MILLEFOLIUM `FERNBUSH` / FERNBUSH	5 GAL
CN	56	CHRYSOTHAMNUS NAUSEOSUS NAUCEOSUS / DWARF BLUE RABBITBRUSH	5 GAL
EN	3	ERICAMERIA NAUSEOSA / RUBBER RABBITBRUSH TALL BLUE	5 GAL
LL	4	LIGUSTRUM VICARYI `LODENSE` / GOLDEN PRIVET	5 GAL
POC	2	PHYSOCARPUS OPULIFOLIUS `COPPERTINA` / COPPERTINA NINEBARK	5 GAL
PD	3	PHYSOCARPUS OPULIFOLIUS `DIABLO` / DIABLO NINEBARK	5 GAL
PS4	19	PINUS MUGO `SLOWMOUND` / MUGO PINE	10 GAL
RT	66	RHUS TRILOBATA / SKUNKBUSH SUMAC	5 GAL
RA	3	RIBES ALPINUM / ALPINE CURRANT	5 GAL
RK	17	ROSA X KNOCK OUT SUNNY / SUNNY KNOCK OUT ROSE	5 GAL
SK	4	SYRINGA PUBESCENS `MISS KIM` / MISS KIM KOREAN LILAC	5 GAL
YF	6	YUCCA FILAMENTOSA / ADAM`S NEEDLE	5 GAL

DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
PK	9	POTENTILLA FRUTICOSA `KATHERINE DYKES` / CINQUEFOIL	5 GAL

EVERGREEN NATIVE SHRUB	QTY	BOTANICAL / COMMON NAME	SIZE
AC7	14	ATRIPLEX CANESCENS / FOURWING SALTBUSH	5 GAL

NATIVE DECIDUSOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
CR2	17	CHRYSOTHAMNUS NAUSEOSUS / RUBBER RABBITBRUSH	5 GAL
CS5	24	CORNUS STOLONIFERA / DOGWOOD	5 GAL
JA	17	JAMESIA AMERICANA / WAXFLOWER	5 GAL
PM2	15	PHYSOCARPUS MONOGYNUS / MOUNTAIN NINEBARK	5 GAL
PA4	3	PRUNUS AMERICANA / AMERICAN PLUM	5 GAL
PT2	20	PURSHIA TRIDENTATA / ANTELOPE BITTERBRUSH	5 GAL
RG3	36	RIBES AUREUM / GOLDEN CURRANT	5 GAL
RW	51	ROSA WOODSII / MOUNTAIN ROSE	5 GAL
SE	15	SALIX EXIGUA / COYOTE WILLOW	5 GAL
SA3	17	SYMPHORICARPOS ALBUS / COMMON WHITE SNOWBERRY	5 GAL

NATIVE PERENNIAL	QTY	BOTANICAL / COMMON NAME	SIZE
AW	8	ARTEMISIA LUDOVICIANA / WHITE SAGEBRUSH	5 GAL
CS6	18	CLEOME SERRULATA / ROCKY MOUNTAIN BEEPLANT	5 GAL
EA3	5	ERYSIMUM ASPERUM / WESTERN WALLFLOWER	5 GAL

SMALL SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
PBP	6	PRUNUS BESSEYI `PAWNEE BUTTES` / DWARF WESTERN SAND CHERRY	1 GAL

MITIGATION PLANT SCHEDULES

M — TREE MITIGATION TAG - REFER TO MITIGATION PLAN FOR MORE DETAIL - 2" CAL. SHADE TREE OR 8' HT. EVERGREEN

MITIGATION TREE SCHEDULE

CANOPY NATIVE TREE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
ANE	3	ACER NEGUNDO / BOX ELDER	B & B	2"CAL	
PA2	3	POPULUS ANGUSTIFOLIA / NARROWLEAF POPLAR	B & B	2"CAL	
PS	6	POPULUS DELTOIDES MONILIFERA / PLAINS COTTONWOOD	B & B	2"CAL	
PXA	4	POPULUS X ACUMINATA / LANCELEAF POPLAR	B & B	2"CAL	
AF4	1	AESCULUS FLAVA / YELLOW BUCKEYE	B & B	2"CAL	
CS	2	CATALPA SPECIOSA / NORTHERN CATALPA	B & B	2"CAL	
CO	2	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	2"CAL	
CT3	3	CORYLUS COLURNA / TURKISH FILBERT	B & B	2"CAL	
PO	1	PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE	B & B	2"CAL	
QMC	2	QUERCUS MACROCARPA / BUR OAK	B & B	2"CAL	
QMU	2	QUERCUS MUEHLENBERGII / CHINKAPIN OAK	B & B	2"CAL	
TR	2	TILIA AMERICANA `REDMOND` / REDMOND AMERICAN LINDEN	B & B	2"CAL	
UA	1	ULMUS X `ACCOLADE` / ACCOLADE ELM	B & B	2"CAL	

EVERGREEN NATIVE TREE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
JS4	3	JUNIPERUS SCOPULORUM / ROCKY MOUNTAIN JUNIPER	B & B		8` HT
PPC	2	PICEA PUNGENS / COLORADO SPRUCE	B & B		8` HT
PES	11	PINUS EDULIS / PINON PINE	B & B		8` HT

ORNAMENTAL TREE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
AG3	6	ACER GLABRUM / ROCKY MOUNTAIN MAPLE	B & B		8` HT
AT3	3	ALNUS INCANA TENUIFOLIA / THINLEAF ALDER	B & B		8` HT
PA3	5	PRUNUS AMERICANA / AMERICAN PLUM	B & B		8` HT
PM	3	PRUNUS VIRGINIANA MELANOCARPA / WESTERN CHOKEBERRY	B & B		8` HT
AH2	10	ACER TATARICUM `HOT WINGS` / HOT WINGS TATARIAN MAPLE	B & B	2"CAL	
ARC	9	AMELANCHIER CANADENSIS / SHADBLOW SERVICEBERRY MULTITRUNK	B & B	2"CAL	
AS6	4	AMELANCHIER LAEVIS `SNOWCLOUD` / SNOWCLOUD ALLEGHENY SERVICEBERRY	B & B	2"CAL	

* TOTAL OF 88 MITIGATION TREES IN LIST ABOVE. ALL TREES IN THIS LIST ARE INCLUDED IN THE OVERALL PLANT SCHEDULE QUANTITY.

S — SHRUB MITIGATION TAG - REFER TO MITIGATION PLAN FOR MORE DETAIL - ALL MITIGATION SHRUBS ARE LOCATED IN THE NHBZ - TAGS ARE PLACED NEXT TO GROUPINGS OF SHRUBS AND NOT INTENDED TO REPRESENT ONLY ONE SHRUB

MITIGATION SHRUB SCHEDULE

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
AL	30	AMORPHA CANESCENS / LEADPLANT	5 GAL
ARP	8	ARCTOSTAPHYLOS PATULA / GREEN-LEAF MANZANITA	5 GAL
CM	40	CERCOCARPUS MONTANUS / ALDERLEAF MOUNTAIN MAHOGANY	5 GAL
CF	5	CHAMAEBATIARIA MILLEFOLIUM `FERNBUSH` / FERNBUSH	5 GAL
CN	14	CHRYSOTHAMNUS NAUSEOSUS NAUCEOSUS / DWARF BLUE RABBITBRUSH	5 GAL
EN	3	ERICAMERIA NAUSEOSA / RUBBER RABBITBRUSH TALL BLUE	5 GAL
PD	3	PHYSOCARPUS OPULIFOLIUS `DIABLO` / DIABLO NINEBARK	5 GAL
PS4	7	PINUS MUGO `SLOWMOUND` / MUGO PINE	10 GAL
RT	24	RHUS TRILOBATA / SKUNKBUSH SUMAC	5 GAL
RA	1	RIBES ALPINUM / ALPINE CURRANT	5 GAL
RK	8	ROSA X KNOCK OUT SUNNY / SUNNY KNOCK OUT ROSE	5 GAL
SK	4	SYRINGA PUBESCENS `MISS KIM` / MISS KIM KOREAN LILAC	5 GAL
YF	3	YUCCA FILAMENTOSA / ADAM`S NEEDLE	5 GAL

DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
PK	3	POTENTILLA FRUTICOSA `KATHERINE DYKES` / CINQUEFOIL	5 GAL

EVERGREEN NATIVE SHRUB	QTY	BOTANICAL / COMMON NAME	SIZE
AC7	14	ATRIPLEX CANESCENS / FOURWING SALTBUSH	5 GAL

NATIVE DECIDUSOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
CR2	14	CHRYSOTHAMNUS NAUSEOSUS / RUBBER RABBITBRUSH	5 GAL
CS5	24	CORNUS STOLONIFERA / DOGWOOD	5 GAL
JA	17	JAMESIA AMERICANA / WAXFLOWER	5 GAL
PM2	15	PHYSOCARPUS MONOGYNUS / MOUNTAIN NINEBARK	5 GAL
PA4	3	PRUNUS AMERICANA / AMERICAN PLUM	5 GAL
PT2	20	PURSHIA TRIDENTATA / ANTELOPE BITTERBRUSH	5 GAL
RG3	34	RIBES AUREUM / GOLDEN CURRANT	5 GAL
RW	45	ROSA WOODSII / MOUNTAIN ROSE	5 GAL
SE	15	SALIX EXIGUA / COYOTE WILLOW	5 GAL
SA3	16	SYMPHORICARPOS ALBUS / COMMON WHITE SNOWBERRY	5 GAL

NATIVE PERENNIAL	QTY	BOTANICAL / COMMON NAME	SIZE
AW	8	ARTEMISIA LUDOVICIANA / WHITE SAGEBRUSH	5 GAL
CS6	18	CLEOME SERRULATA / ROCKY MOUNTAIN BEEPLANT	5 GAL
EA3	5	ERYSIMUM ASPERUM / WESTERN WALLFLOWER	5 GAL

SMALL SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
PBP	6	PRUNUS BESSEYI `PAWNEE BUTTES` / DWARF WESTERN SAND CHERRY	1 GAL

* TOTAL OF 410 MITIGATION SHRUBS IN LIST ABOVE. ALL SHRUBS IN THIS LIST ARE LOCATED WITHIN THE NHBZ. ALL SHRUBS IN THIS LIST ARE INCLUDED IN THE OVERALL PLANT SCHEDULE QUANTITY.

POLLINATOR HABITAT PLANT LIST

SEE SHEET (L-38) FOR LOCATION OF POLLINATOR GARDEN

BLOOMING SEASON	FLOWERING TREE / PERENNIAL	SPECIES
EARLY-SEASON	PERENNIAL	NODDING ONION – ALLIUM CERNUUM
EARLY-SEASON	FLOWERING TREE	SERVICEBERRY – AMELANCHIER ALNIFOLIA
EARLY-SEASON	PERENNIAL	WINECUPS – CALLIRHOE INVOLUCRATA
EARLY-SEASON	PERENNIAL	SULPHUR FLOWER – ERIOGONUM UMBELLATUM
EARLY-SEASON	PERENNIAL	WALLFLOWER – ERYSIMUM SPP.
EARLY-SEASON	PERENNIAL	PRAIRIE SMOKE – GEUM TRIFLORUM
EARLY-SEASON	PERENNIAL	BLUE FLAX – LINUM LEWISII
EARLY-SEASON	PERENNIAL	BLUE MIST & FIRECRACKER PENSTEMON – PENSTEMON EATORII & P. VIRENS
EARLY-SEASON	PERENNIAL	PASQUE FLOWER – PULSATILLA PATENS
EARLY-SEASON	PERENNIAL	PENSTEMONS
EARLY-SEASON	PERENNIAL	YARROW – ACHILLEA MILLEFOLIUM
MID-SEASON	PERENNIAL	LEAD PLANT – AMORPHA CANESCENS
MID-SEASON	PERENNIAL	ASTERS (MANY NATIVE AND CULTIVAR OPTIONS, CHECK WITH LOCAL NURSERY)
MID-SEASON	PERENNIAL	PEARLY EVERLASTING – ANAPHALIS MARGARITACEA
MID-SEASON	PERENNIAL	SHOWY MILKWEED – ASCLEPIAS SPECIOSA

BLOOMING SEASON	FLOWERING TREE / PERENNIAL	SPECIES
MID-SEASON	PERENNIAL	HAREBELLS – CAMPANULA ROTUNDIFOLIA
MID-SEASON	PERENNIAL	BLANKET FLOWER – GAILLARDIA ARISTATA
MID-SEASON	PERENNIAL	SALVIAS (MANY NATIVE AND CULTIVAR OPTIONS, CHECK WITH LOCAL NURSERY)
MID-SEASON	FLOWERING TREE	FLOWERING TREES INCLUDING WILLOWS, BLACK LOCUST, LINDEN AND HONEY LOCUST
LATE-SEASON	PERENNIAL	BLUE GIANT HYSSOP – AGASTACHE FOENICULUM
LATE-SEASON	PERENNIAL	ROCKY MOUNTAIN BEE PLANT – CLEOME SERRULATA
LATE-SEASON	PERENNIAL	PLAINS COREOPSIS – COREOPSIS TINCTORIA
LATE-SEASON	PERENNIAL	COMMON SUNFLOWER – HELIANTHUS ANNUUS
LATE-SEASON	PERENNIAL	HAIRY FALSE GOLDENASTER – HETEROTHECA VILLOSA
LATE-SEASON	PERENNIAL	GOLDENROD – SOLIDAGO SPP
LATE-SEASON	PERENNIAL	RABBITBRUSH – CHRYSOTHAMNUS NAUSEOSUS
LATE-SEASON	FLOWERING TREE	CHOKECHERRY – PRUNUS VIRGINIANA
LATE-SEASON	PERENNIAL	BOULDER RASPBERRY – RUBUS DELICIOSUS

* POLLINATOR HABITAT PLANT SPECIES WILL BE SELECTED FROM THIS LIST. THIS LIST TAKEN FROM COLORADO STATE UNIVERSITY - "CREATING POLLINATOR HABITAT" (2018)

SANCTUARY OF GREEN

PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO

PREPARED BY:

ripley design
LANDSCAPE ARCHITECTURE, LAND PLANNING
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

APPLICANT

RIPLEY DESIGN INC.
Russ Lee
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

OWNER

SOLITAIRE HOMES
Bill Veio and David Pretzler
6645 E. Heritage Pl. South
Centennial, CO 80111
303.721.9054

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	11/03/2021
02	PDP	01/19/2022

REVISIONS

No.	DESCRIPTION	DATE

LANDSCAPE DETAILS

SEAL:

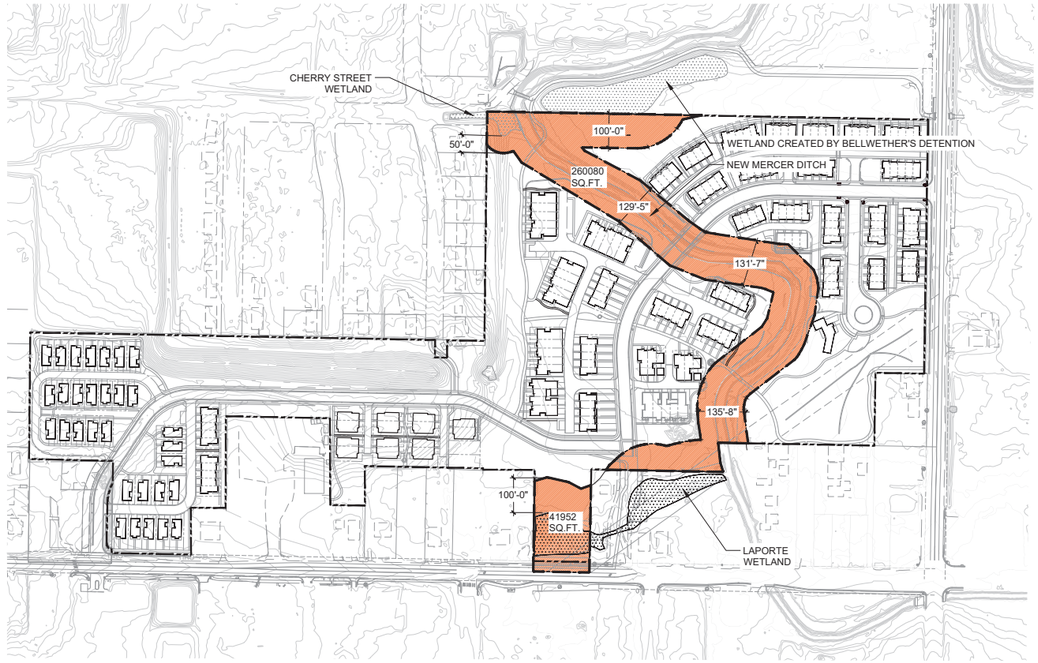
ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

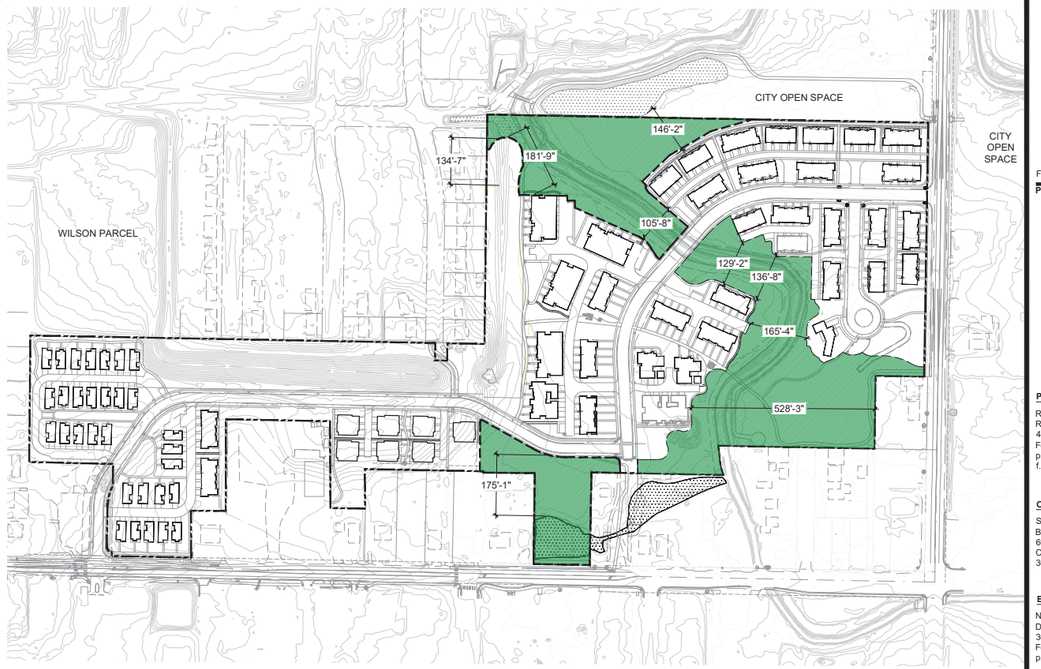
L-45

Plotted By: Sam Coutts **Layout:** L-45 LANDSCAPE DETAILS **Printed On:** 3/11/2022 1:08 PM **File Name:** Landscape Plan enlargements.dwg



NATURAL HABITAT BUFFER ZONES (NHBZ) REQUIRED

TOTAL AREA ON SITE: **301,056 SQ.FT.** **6.91 ACRES**



NATURAL HABITAT BUFFER ZONES (NHBZ) PROPOSED

AREA ON SITE OF NHBZ: **451,129 SQ.FT.** **10.36 ACRES**

LEGEND

SYMBOL	DESCRIPTION
	NHBZ WITH CONTINUOUS WIDTH
	NHBZ PROPOSED - TO BE PLANTED AS DESCRIBED IN MITIGATION PLAN
	EXISTING WETLANDS
	NHBZ LIMITS, ON AND OFF-SITE

SANCTUARY OF GREEN

PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO

PREPARED BY:

ripleydesign
LANDSCAPE ARCHITECTURE, LAND PLANNING
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

PLANNER

RIPLEY DESIGN INC.
Russ Lee
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

OWNER

SOLITAIRE HOMES
Bill Veio and David Pretzler
6645 E. Heritage Pl. South
Centennial, CO 80111
303.721.9054

ENGINEER

NORTHERN ENGINEERING
Danny Weber
301 Howes St. Suite 100
Fort Collins, CO 80521
p. 970.221-4158

NORTH

0 100 200 400
SCALE: 1"=200'-0"

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	11/03/2021
02	PDP	01/19/2022

REVISIONS

No.	DESCRIPTION	DATE

NATURAL HABITAT BUFFER ZONES

SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

L-46 OF

Plotted By: Sam Coutts **Layout:** L-46 NATURAL HABITAT BUFFER ZONES **Printed On:** 3/11/2022 1:09 PM **File Name:** L-11 NATURAL HBZ.dwg

PEDESTRIAN BRIDGE PERSPECTIVE



SINGLE FAMILY ATTACHED GARAGE PERSPECTIVE



SANCTUARY OF GREEN

PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO

PREPARED BY:

ripleydesign
LANDSCAPE ARCHITECTURE, LAND PLANNING
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

APPLICANT

RIPLEY DESIGN INC.
Russ Lee
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

OWNER

SOLITAIRE HOMES
Bill Veio and David Pretzler
6645 E. Heritage Pl. South
Centennial, CO 80111
303.721.9054

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	11/03/2021
02	PDP	01/19/2022

REVISIONS

No.	DESCRIPTION	DATE

SITE AMENITY ILLUSTRATIONS

SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

L-47

Plotted By: Sam Coutts **Layout:** L-47 SITE AMENITY ILLUSTRATIONS **Printed On:** 3/11/2022 1:09 PM **File Name:** L-22 SITE GRAPHICS.dwg

BUILDING LOCATION

BUILDING TYPE A

BUILDINGS # 4, 6, 7, 12, 18, 25, 31 & 36

NOTE: REFER TO SHEET L-3 OF 32 FOR BUILDING LOCATIONS

BUILDING MATERIALS



SW 7004 SNOWBOUND OR SIM.
BOARD & BATTEN & LAP SIDING (6" REVEAL)



SW 6258 TRICORN BLACK OR SIM.
TRIM & LAP SIDING (4" REVEAL)



RUSTIC SERIES (OLD CHERRY)
OR SIM. ACCENT SIDING
WOODTONE



CHALK CLEAN BRICK
OR SIM.
ENVIRONMENTAL STONEWORKS

NOTE: COLORS AND MATERIALS ARE FOR DESIGN INTENT ONLY AND ARE SUBJECT TO CHANGE. SIMILAR OR EQUIVALENT MATERIALS ARE SUBJECT TO CITY APPROVAL.

ELEVATION NOTES

1. GRADE LINES INDICATED ARE APPROXIMATE. BUILDER TO COORDINATE SITE SPECIFIC GRADING AT EACH LOT.
2. TYPICAL WINDOW HEAD HEIGHT FOR FIRST FLOOR IS 8'-1" ABOVE T.O. SUB-FLOOR U.N.O. REFER TO ELEVATIONS FOR NON-TYPICAL CONDITIONS.
3. GUTTERS AND DOWNSPOUTS SHALL BE INSTALLED AT ALL ROOF DRAINAGE CONDITIONS. COORDINATE LOCATIONS WITH BUILDER.



4 A1 MODERN FARMHOUSE-RIGHT ELEVATION
1/8"=1'-0" SCALE



2 A1 MODERN FARMHOUSE-REAR ELEVATION
1/8"=1'-0" SCALE



3 A1 MODERN FARMHOUSE-LEFT ELEVATION
1/8"=1'-0" SCALE



1 A1 MODERN FARMHOUSE-FRONT ELEVATION
1/8"=1'-0" SCALE

0' 4' 8' 16'

Drawing: U:\2018\043 Wonderland Sanctuary Woods (SAN)\Sheets\2021-1103_Concept Elevations - PDP Submittal.dwg
Last Saved: November 2, 2021 14:23 PM by Olivia Lee
Last Plotted: November 2, 2021 14:23 PM by Olivia Lee
COPYRIGHT © ALL RIGHTS RESERVED DTJ DESIGN, INC. 2018

DTJ DESIGN

ARCHITECTURE
PLANNING
LANDSCAPE ARCHITECTURE

DTJ DESIGN, Inc.
3101 Iris Avenue, Suite 130
Boulder, Colorado 80301
T 303.443.7533
F 303.443.7534
www.dtjdesign.com

SANCTUARY ON THE GREEN
WONDERLAND HOMES
FORT COLLINS, COLORADO

DRAWN BY: OL
CHECKED BY: SH
PROJECT NO.: 2018043
ISSUE DATE: 11/03/2021
REVISIONS:

SHEET TITLE:
BUILDING TYPE A ELEVATIONS

BUILDING LOCATION

BUILDING TYPE B

BUILDINGS # 5, 10 , 17, 19, 22, 24, 26, 27, 30, 32, & 35

NOTE: REFER TO SHEET L-3 OF 32 FOR BUILDING LOCATIONS

BUILDING MATERIALS

SW 6886 INVIGORATE OR SIM.
FRONT ENTRY DOOR

SW 6488 GRAND CANAL OR SIM.
BOARD & BATTEN & ACCENT LAP SIDING
LAP SIDING (2) 7" REVEAL, (1) 4" REVEAL

SW 6258 TRICORN BLACK OR SIM.
TRIM & LAP SIDING (4" REVEAL)

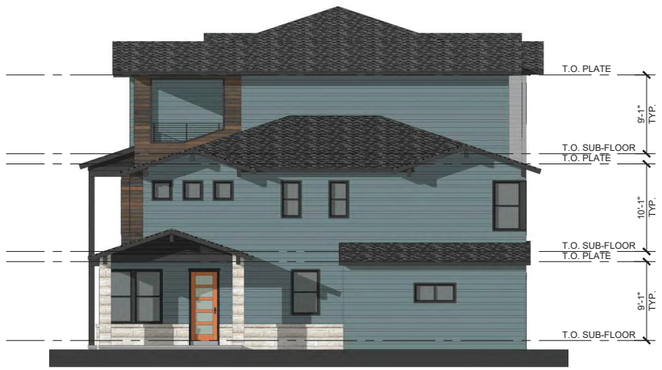
RUSTIC SERIES (WARM ESPRESSO)
OR SIM. ACCENT SIDING
WOODTONE

CREAM LUXOR
W/ SABBIA ACCENTO OR SIM.
ENVIRONMENTAL STONEWORKS

NOTE: COLORS AND MATERIALS ARE FOR DESIGN INTENT ONLY AND ARE SUBJECT TO CHANGE.

ELEVATION NOTES

1. GRADE LINES INDICATED ARE APPROXIMATE. BUILDER TO COORDINATE SITE SPECIFIC GRADING AT EACH LOT.
2. TYPICAL WINDOW HEAD HEIGHT FOR FIRST FLOOR IS 8'-1" ABOVE T.O. SUB-FLOOR U.N.O. REFER TO ELEVATIONS FOR NON-TYPICAL CONDITIONS.
3. GUTTERS AND DOWNSPOUTS SHALL BE INSTALLED AT ALL ROOF DRAINAGE CONDITIONS. COORDINATE LOCATIONS WITH BUILDER.



4 A2 MID-CENTURY MODERN-RIGHT ELEVATION
1/8"=1'-0" SCALE



2 A2 MID-CENTURY MODERN REAR-ELEVATION
1/8"=1'-0" SCALE



3 A2 MID-CENTURY MODERN-LEFT ELEVATION
1/8"=1'-0" SCALE



1 A2 MID-CENTURY MODERN-FRONT ELEVATION
1/8"=1'-0" SCALE

0' 4' 8' 16'

Drawing: U:\2018\043\Architect Services Phase\CAD\Sheets\2021-1103_Concept Elevations - PDP Submittal.dwg
Last Saved: November 2, 2021 14:23 PM by Olivia
Last Plotted: 11/3/2021 8:41:00 AM
COPYRIGHT © ALL RIGHTS RESERVED DTJ DESIGN, INC. 2018

DTJ DESIGN

ARCHITECTURE
PLANNING
LANDSCAPE ARCHITECTURE

DTJ DESIGN, Inc.
3101 Iris Avenue, Suite 130
Boulder, Colorado 80301
T 303.443.7533
F 303.443.7534
www.dtjdesign.com

SANCTUARY ON THE GREEN
WONDERLAND HOMES
FORT COLLINS, COLORADO

DRAWN BY: OL
CHECKED BY: SH
PROJECT NO.: 2018043
ISSUE DATE: 11/03/2021
REVISIONS:

SHEET TITLE:
BUILDING TYPE B ELEVATIONS

BUILDING LOCATION

BUILDING TYPE C

BUILDINGS # 28 & 15

NOTE: REFER TO SHEET L-3 OF 32 FOR BUILDING LOCATIONS

BUILDING MATERIALS



SW 7674 PEPPERCORN OR SIM.
BOARD & BATTEN & LAP SIDING (6" REVEAL)



SW 6258 TRICORN BLACK OR SIM.
TRIM & LAP SIDING (4" REVEAL)



RUSTIC SERIES (OLD CHERRY)
OR SIM. ACCENT SIDING
WOODTONE



TAUPE CHISEL PANEL
OR SIM.
ENVIRONMENTAL STONEWORKS

NOTE: COLORS AND MATERIALS ARE FOR DESIGN INTENT ONLY AND ARE SUBJECT TO CHANGE.

ELEVATION NOTES

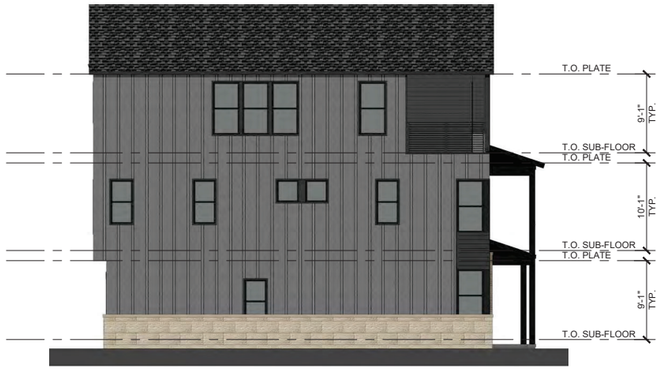
1. GRADE LINES INDICATED ARE APPROXIMATE. BUILDER TO COORDINATE SITE SPECIFIC GRADING AT EACH LOT.
2. TYPICAL WINDOW HEAD HEIGHT FOR FIRST FLOOR IS 8'-1" ABOVE T.O. SUB-FLOOR U.N.O. REFER TO ELEVATIONS FOR NON-TYPICAL CONDITIONS.
3. GUTTERS AND DOWNSPOUTS SHALL BE INSTALLED AT ALL ROOF DRAINAGE CONDITIONS. COORDINATE LOCATIONS WITH BUILDER.



4 A3 CONTEMPORARY FARMHOUSE-RIGHT ELEVATION
1/8"=1'-0" SCALE



2 A3 CONTEMPORARY FARMHOUSE REAR ELEVATION
1/8"=1'-0" SCALE



3 A3 CONTEMPORARY FARMHOUSE-LEFT ELEVATION
1/8"=1'-0" SCALE



1 A3 CONTEMPORARY FARMHOUSE-FRONT ELEVATION
1/8"=1'-0" SCALE

0' 4' 8' 16'

Drawing: U:\2018\043 Wonderland Sanctuary Woods\CAD\Sheets\2021-1103_Concept Elevations - PDP Submittal.dwg
Last Saved: November 2, 2021 11:48:23 PM by Olivia
Last Plotted: 11/3/2021 8:48:23 AM
COPYRIGHT © ALL RIGHTS RESERVED DTJ DESIGN, INC. 2018

DTJ DESIGN

ARCHITECTURE
PLANNING
LANDSCAPE ARCHITECTURE

DTJ DESIGN, Inc.
3101 Iris Avenue, Suite 130
Boulder, Colorado 80301
T 303.443.7533
F 303.443.7534
www.dtjdesign.com

SANCTUARY ON THE GREEN
WONDERLAND HOMES
FORT COLLINS, COLORADO

DRAWN BY: OL
CHECKED BY: SH
PROJECT NO.: 2018043
ISSUE DATE: 11/03/2021
REVISIONS:

SHEET TITLE:
BUILDING TYPE C ELEVATIONS

BUILDING LOCATION

BUILDING TYPE C-2

BUILDINGS # 34, 20, 23

NOTE: REFER TO SHEET L-3 OF 32 FOR BUILDING LOCATIONS

BUILDING MATERIALS



SW 7004 SNOWBOUND OR SIM.
BOARD & BATTEN & LAP SIDING (6" REVEAL)



SW 6258 TRICORN BLACK OR SIM.
TRIM & LAP SIDING (4" REVEAL)



RUSTIC SERIES (OLD CHERRY)
OR SIM. ACCENT SIDING
WOODTONE



TAUPE CHISEL PANEL
OR SIM.
ENVIRONMENTAL STONEWORKS

NOTE: COLORS AND MATERIALS ARE FOR DESIGN INTENT ONLY AND ARE SUBJECT TO CHANGE.

ELEVATION NOTES

1. GRADE LINES INDICATED ARE APPROXIMATE. BUILDER TO COORDINATE SITE SPECIFIC GRADING AT EACH LOT.
2. TYPICAL WINDOW HEAD HEIGHT FOR FIRST FLOOR IS 8'-1" ABOVE T.O. SUB-FLOOR U.N.O. REFER TO ELEVATIONS FOR NON-TYPICAL CONDITIONS.
3. GUTTERS AND DOWNSPOUTS SHALL BE INSTALLED AT ALL ROOF DRAINAGE CONDITIONS. COORDINATE LOCATIONS WITH BUILDER.



4 A4 CONTEMPORARY FARMHOUSE-RIGHT ELEVATION
1/8"=1'-0" SCALE



2 A4 CONTEMPORARY FARMHOUSE REAR ELEVATION
1/8"=1'-0" SCALE



3 A4 CONTEMPORARY FARMHOUSE-LEFT ELEVATION
1/8"=1'-0" SCALE



1 A4 CONTEMPORARY FARMHOUSE-FRONT ELEVATION
1/8"=1'-0" SCALE

0' 4' 8' 16'

Drawing: U:\2018\043 Wonderland Sanctuary Woods\CAD\Sheets\2021-1103_Concept Elevations - PDP Submittal.dwg
Last Saved: November 2, 2021 4:48:23 PM by Olivia
Last Plotted: 11/3/2021 8:48:23 AM by Olivia
COPYRIGHT © ALL RIGHTS RESERVED DTJ DESIGN, INC. 2018

DTJ DESIGN

ARCHITECTURE
PLANNING
LANDSCAPE ARCHITECTURE

DTJ DESIGN, Inc.
3101 Iris Avenue, Suite 130
Boulder, Colorado 80301
T 303.443.7533
F 303.443.7534
www.dtjdesign.com

SANCTUARY ON THE GREEN
WONDERLAND HOMES
FORT COLLINS, COLORADO

DRAWN BY: OL
CHECKED BY: SH
PROJECT NO.: 2018043
ISSUE DATE: 11/03/2021
REVISIONS:

SHEET TITLE:
BUILDING TYPE C-2 ELEVATIONS

BUILDING LOCATION

BUILDING TYPE D

BUILDINGS # 16, 21, 29, & 33

NOTE: REFER TO SHEET L-3 OF 32 FOR BUILDING LOCATIONS

BUILDING MATERIALS

SW 7757 HIGH REFLECTIVE WHITE OR SIM. LAP SIDING (7" REVEAL)

SW 6258 TRICORN BLACK OR SIM. TRIM & LAP SIDING (4" REVEAL)

RUSTIC SERIES (RIVER ROCK) OR SIM. ACCENT SIDING WOODTONE

BUFF TUMBLED BRICK OR SIM. ENVIRONMENTAL STONEWORKS

NOTE: COLORS AND MATERIALS ARE FOR DESIGN INTENT ONLY AND ARE SUBJECT TO CHANGE.

ELEVATION NOTES

1. GRADE LINES INDICATED ARE APPROXIMATE. BUILDER TO COORDINATE SITE SPECIFIC GRADING AT EACH LOT.
2. TYPICAL WINDOW HEAD HEIGHT FOR FIRST FLOOR IS 8'-1" ABOVE T.O. SUB-FLOOR U.N.O. REFER TO ELEVATIONS FOR NON-TYPICAL CONDITIONS.
3. GUTTERS AND DOWNSPOUTS SHALL BE INSTALLED AT ALL ROOF DRAINAGE CONDITIONS. COORDINATE LOCATIONS WITH BUILDER.



4 A5 MID-CENTURY MODERN 2-RIGHT ELEVATION
1/8"=1'-0" SCALE



2 A5 MID-CENTURY MODERN 2-REAR ELEVATION
1/8"=1'-0" SCALE



3 A5 MID-CENTURY MODERN 2-LEFT ELEVATION
1/8"=1'-0" SCALE



1 A5 MID-CENTURY MODERN 2-FRONT ELEVATION
1/8"=1'-0" SCALE

0' 4' 8' 16'

DTJ DESIGN

ARCHITECTURE
PLANNING
LANDSCAPE ARCHITECTURE

DTJ DESIGN, Inc.
3101 Iris Avenue, Suite 130
Boulder, Colorado 80301
T 303.443.7533
F 303.443.7534
www.dtjdesign.com

SANCTUARY ON THE GREEN
WONDERLAND HOMES
FORT COLLINS, COLORADO

DRAWN BY: OL
CHECKED BY: SH
PROJECT NO.: 2018043
ISSUE DATE: 11/03/2021
REVISIONS:

SHEET TITLE:
BUILDING TYPE D ELEVATIONS

SHEET NUMBER:
A

Drawing: U:\2018043-Wonderland Sanctuary\Work\05 CAD\Sheets\2021-11-103_Concept Elevations - PDP Submittal.dwg
Last Saved: November 2, 2021 4:46:23 PM by Oscar
Last Plotted: 11/2/2021 4:46:46 PM
COPYRIGHT © ALL RIGHTS RESERVED DTJ DESIGN, INC. 2018

ELEVATION NOTES

1. GRADE LINES INDICATED ARE APPROXIMATE. BUILDER TO COORDINATE SITE SPECIFIC GRADING AT EACH LOT.
2. TYPICAL WINDOW HEAD HEIGHT FOR FIRST FLOOR IS 8'-1" ABOVE T.O. SUB-FLOOR U.N.O. REFER TO ELEVATIONS FOR NON-TYPICAL CONDITIONS.
3. GUTTERS AND DOWNSPOUTS SHALL BE INSTALLED AT ALL ROOF DRAINAGE CONDITIONS. COORDINATE LOCATIONS WITH BUILDER.



5 / A6 MID-CENTURY MODERN ELEVATION 2 - BUILDING TYPE D

1/8"=1'-0" SCALE

NOTE: ELEVATION STYLE FEATURES ASYMMETRICAL MATERIAL APPLICATIONS AND WINDOW PACKAGES TO CREATE A MORE MODERN INTERPRETATION AND TO DIFFERENTIATE FROM OTHER STYLES. MORE MONOCHROMATIC MATERIAL AND COLOR PALETTES ALLOW FOR ACCENT COLORS TO BECOME STRONG FOCAL POINTS. SIMILARLY, THREE STORY FORMS ARE RECESSED TO CREATE A MORE DYNAMIC STREETSCAPE.



4 / A6 CONTEMPORARY FARMHOUSE ELEVATION - BUILDING TYPE C-2

1/8"=1'-0" SCALE

NOTE: ELEVATION STYLE FEATURES TRADITIONAL ROOF FORMS THAT ARE CONSISTENT WITH THE STYLE. A CHISELED PANEL VENEER AT THE BASE COMPLIMENT THE ACCENT SIDING MATERIALS FOR A MORE CONTEMPORARY LOOK. SIMILARLY, THE CENTRAL GABLES FEATURE A CONTEMPORARY OUTLINE TO CREATE A STRONG FOCAL POINT AND PROVIDE A UNIQUE FEATURE TO THIS STYLE.



3 / A6 CONTEMPORARY FARMHOUSE ELEVATION - BUILDING TYPE C

1/8"=1'-0" SCALE

NOTE: ELEVATION STYLE FEATURES TRADITIONAL ROOF FORMS THAT ARE CONSISTENT WITH THE STYLE. A CHISELED PANEL VENEER AT THE BASE COMPLIMENT THE ACCENT SIDING MATERIALS FOR A MORE CONTEMPORARY LOOK. SIMILARLY, THE CENTRAL GABLES FEATURE A CONTEMPORARY OUTLINE TO CREATE A STRONG FOCAL POINT AND PROVIDE A UNIQUE FEATURE TO THIS STYLE.



2 / A6 MID-CENTURY MODERN ELEVATION - BUILDING TYPE B

1/8"=1'-0" SCALE

NOTE: ELEVATION STYLE FEATURES SYMMETRICAL FORMS THAT BECOME THE BACKDROP FOR PROJECTING BAY WINDOWS FEATURING ACCENT SIDING. THIS STYLE FEATURES MORE TRADITIONAL DESIGN ELEMENTS.



1 / A6 MODERN FARMHOUSE ELEVATION - BUILDING TYPE A

1/8"=1'-0" SCALE

NOTE: ELEVATION STYLE FEATURES TRADITIONAL ROOF FORMS THAT ARE CONSISTENT WITH THE STYLE. A STACK BOND BRICK BASE AND ACCENT WOODTONE SIDING PROVIDE MODERN TOUCHES CONSISTENT TO BRING INTEREST TO THE STREETSCAPE.

0' 4' 8' 16'

Drawing Ud:2018043 Woodland Sanctuary Phase5E DWG Sheets\2021-1103_Concept Elevations - PDP Submittal.dwg
Last Saved: November 2, 2021 4:46:03 PM by OLopez
Last Plotted: November 2, 2021 4:46:21 PM
COPYRIGHT © ALL RIGHTS RESERVED DTJ DESIGN, INC. 2018

DTJ DESIGN

ARCHITECTURE
PLANNING
LANDSCAPE ARCHITECTURE

DTJ DESIGN, Inc.
3101 Iris Avenue, Suite 130
Boulder, Colorado 80301
T 303.443.7533
F 303.443.7534
www.dtjdesign.com

SANCTUARY ON THE GREEN
WOODLAND HOMES
FORT COLLINS, COLORADO

DRAWN BY: OL
CHECKED BY: SH
PROJECT NO.: 2018043
ISSUE DATE: 11/03/2021
REVISIONS:

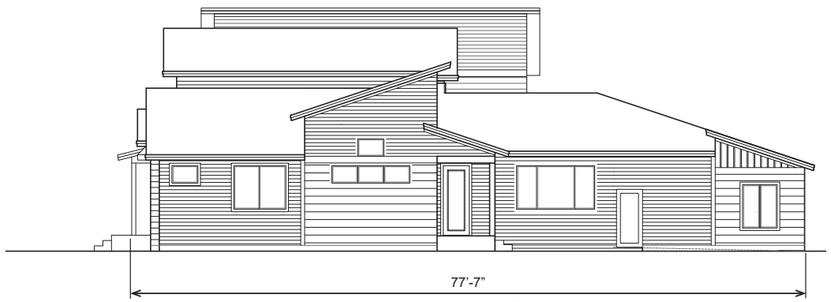
SHEET TITLE:
BUILDING TYPE ELEVATIONS

OWNERSHIP OF DOCUMENTS AND DESIGNS:

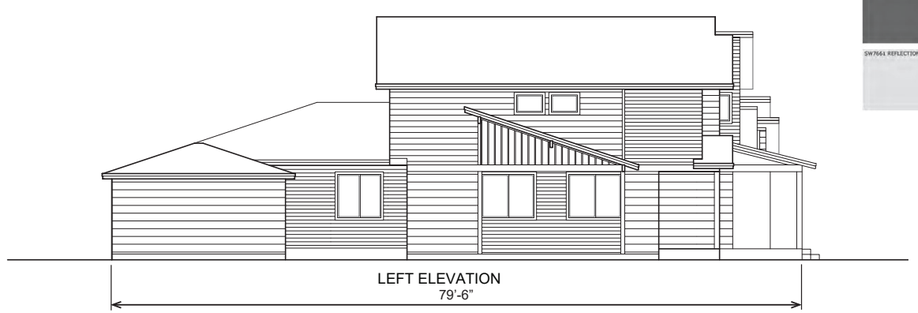
ALL ARCHITECTURAL DOCUMENTS AND DESIGNS DEVELOPED BY OSMOSIS ARCHITECTURE, INC. REMAIN OSMOSIS ARCHITECTURE, INC. PROPERTY AND MAY BE USED ON THIS PROJECT ONLY UNDER THE TERMS OF THIS LETTER OF AGREEMENT. THE CLIENT SHALL NOT, WITHOUT PRIOR WRITTEN APPROVAL OF OSMOSIS ARCHITECTURE, INC., USE THE DOCUMENTS OR DESIGNS PROVIDED UNDER THIS LETTER OF AGREEMENT ON OTHER PROJECTS OR ASSIGN, SELL, OR TRANSFER THE SAME TO OTHERS.

DUTY OF COOPERATION:

RELEASE OF THESE DOCUMENTS ANTICIPATES FURTHER COOPERATION BETWEEN THE OWNER, THE CONTRACTOR AND THE ARCHITECT. ALTHOUGH THE ARCHITECT AND HIS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. ANY AMBIGUITY OR DISCREPANCY DISCOVERED SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. FAILURE TO COOPERATE BY A SIMPLE NOTICE TO THE ARCHITECT SHALL RELIEVE THE ARCHITECT FROM RESPONSIBILITY OF ALL CONSEQUENCES. CHANGES MADE FROM THE PLANS WITHOUT THE CONSENT OF THE ARCHITECT ARE UNAUTHORIZED AND SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR ALL CONSEQUENCES ARRIVING OUT OF SUCH CHANGES.



RIGHT ELEVATION



LEFT ELEVATION





REAR ELEVATION



FRONT ELEVATION

BUILDING #: 3

WONDERLAND HOMES
it's about character...

SANCTUARY ON THE GREEN

WONDERLAND HOMES
FORT COLLINS, COLORADO

© OSMOSIS ARCHITECTURE 2019

osmosis
art and architecture
290 SECOND AVE | PO BOX 1024 | NIWOT, CO 80544-1024
PHONE 303.652.2668 | FAX 303.652.2717
www.osmosisarchitecture.com

Job	18037
DATE	11.03.2021

TOWNHOMES
MID-CENTURY MODERN

BUILDING MATERIALS

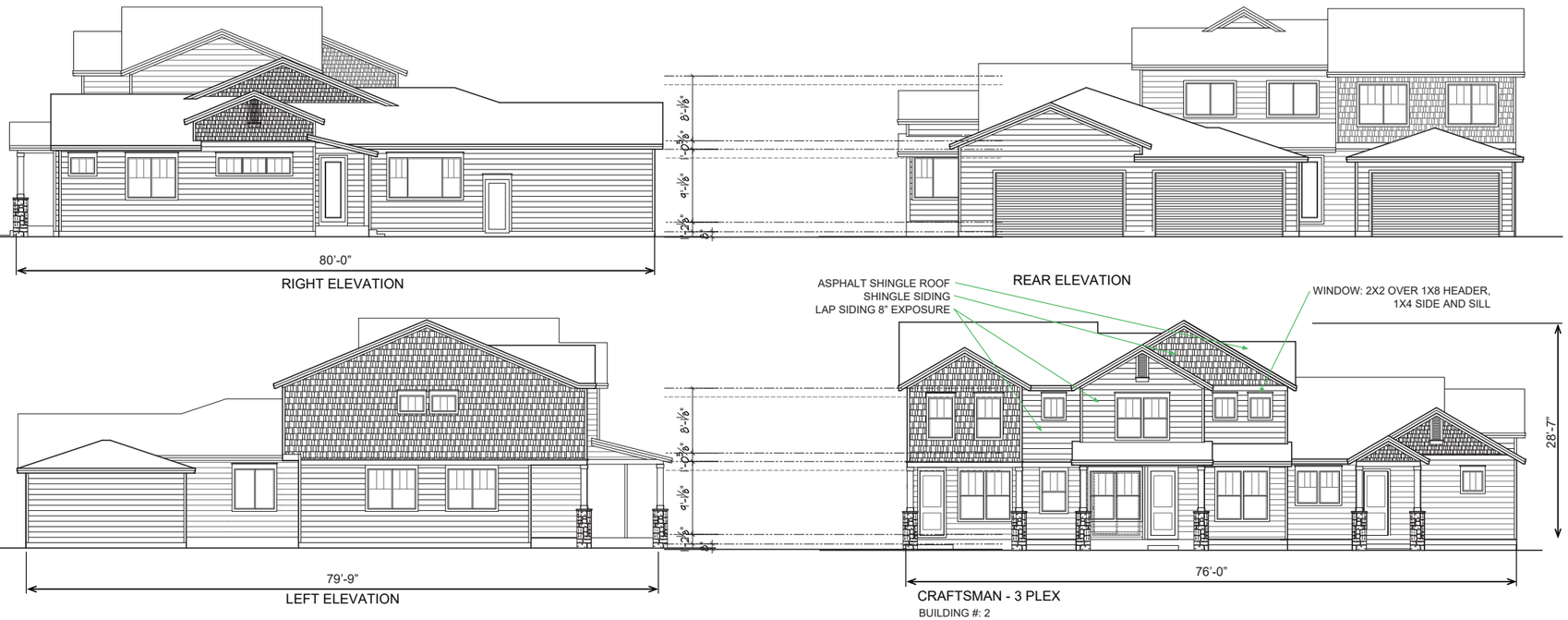
SW 7068 GRIZZLE GRAY
LAP SIDING

SW 7582 SALUTE
DOOR ACCENT

SW6069 FRENCH ROAST
SHINGLES

SW7005 PURE WHITE
TRIM/FASCIA

SW7661 REFLECTION
LAP SIDING



CRAFTSMAN - 3 PLEX
BUILDING #: 2

OWNERSHIP OF DOCUMENTS AND DESIGNS:

ALL ARCHITECTURAL DOCUMENTS & DESIGNS DEVELOPED BY OSMOSIS ARCHITECTURE, INC. REMAIN OSMOSIS ARCHITECTURE, INC. PROPERTY AND MAY BE USED ON THIS PROJECT ONLY UNDER THE TERMS OF THIS LETTER OF AGREEMENT. THE CLIENT SHALL NOT, WITHOUT PRIOR WRITTEN APPROVAL OF OSMOSIS ARCHITECTURE, INC., USE THE DOCUMENTS OR DESIGNS PROVIDED UNDER THIS LETTER OF AGREEMENT ON OTHER PROJECTS OR ASSIGN, SELL, OR TRANSFER THE SAME TO OTHERS.

DUTY OF COOPERATION:

RELEASE OF THESE DOCUMENTS ANTICIPATES FURTHER COOPERATION BETWEEN THE OWNER, THE CONTRACTOR AND THE ARCHITECT. ALTHOUGH THE ARCHITECT AND HIS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. ANY AMBIGUITY OR DISCREPANCY DISCOVERED SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. FAILURE TO COOPERATE BY A SIMPLE NOTICE TO THE ARCHITECT SHALL RELIEVE THE ARCHITECT FROM RESPONSIBILITY OF ALL CONSEQUENCES. CHANGES MADE FROM THE PLANS WITHOUT THE CONSENT OF THE ARCHITECT ARE UNAUTHORIZED AND SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR ALL CONSEQUENCES ARRIVING OUT OF SUCH CHANGES.

WONDERLAND HOMES
it's about character...

SANCTUARY ON THE GREEN
WONDERLAND HOMES
FORT COLLINS, COLORADO

© OSMOSIS ARCHITECTURE 2022

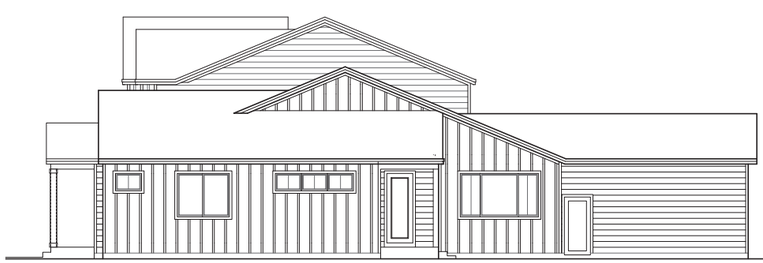
osmosis art and architecture
290 SECOND AVE | PO BOX 1024 | NIWOT, CO 80544-1024
PHONE 303.652.2668 | FAX 303.652-2717
www.osmosisarchitecture.com

Job	18037
DATE	03.08.2022

TOWNHOMES
CRAFTSMAN

BUILDING MATERIALS





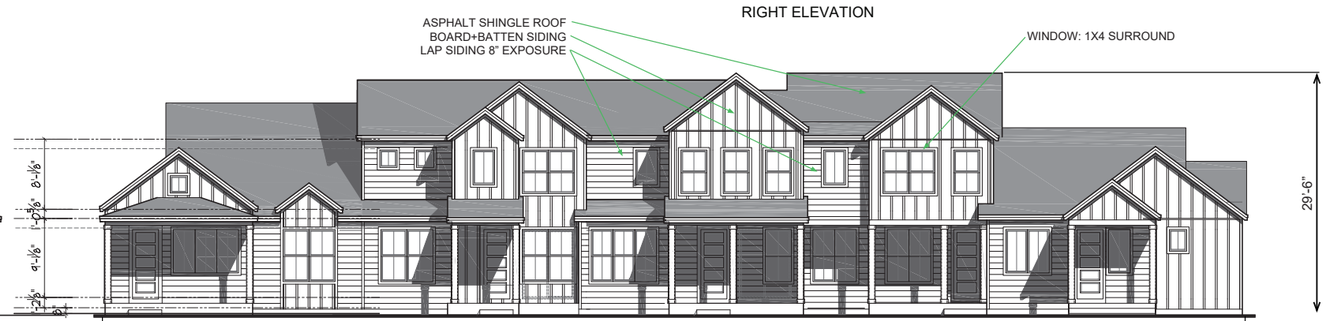
RIGHT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



MODERN FARMHOUSE - 5-PLEX
BUILDING #: 1, 9, 13

THIS PLAN SHOWS COLORS AND MATERIALS FOR BUILDINGS 1, 5, AND 7.
ELEVATION WITH ADDITIONAL UNIT IS SHOWN ON SHEET 5.

TOWNHOMES
MODERN FARMHOUSE

OWNERSHIP OF DOCUMENTS AND DESIGNS:

ALL ARCHITECTURAL DOCUMENTS & DESIGNS DEVELOPED BY OSMOSIS ARCHITECTURE, INC. REMAIN OSMOSIS ARCHITECTURE, INC. PROPERTY AND SHALL BE USED ON THIS PROJECT ONLY UNDER THE TERMS OF THIS LETTER OF AGREEMENT. THE CLIENT SHALL NOT, WITHOUT PRIOR WRITTEN APPROVAL OF OSMOSIS ARCHITECTURE, INC., USE THE DOCUMENTS OR DESIGNS PROVIDED UNDER THIS LETTER OF AGREEMENT ON OTHER PROJECTS OR ASSIGN, SELL, OR TRANSFER THE SAME TO OTHERS.

DUTY OF COOPERATION:

RELEASE OF THESE DOCUMENTS ANTICIPATES FURTHER COOPERATION BETWEEN THE OWNER, THE CONTRACTOR AND THE ARCHITECT. ALTHOUGH THE ARCHITECT AND HIS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. ANY AMBIGUITY OR DISCREPANCY DISCOVERED SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. FAILURE TO COOPERATE BY A SIMPLE NOTICE TO THE ARCHITECT SHALL RELIEVE THE ARCHITECT FROM RESPONSIBILITY OF ALL CONSEQUENCES. CHANGES MADE FROM THE PLANS WITHOUT THE CONSENT OF THE ARCHITECT ARE UNAUTHORIZED AND SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR ALL CONSEQUENCES ARRIVING OUT OF SUCH CHANGES.

WONDERLAND HOMES
it's about character...

SANCTUARY ON THE GREEN
WONDERLAND HOMES
FORT COLLINS, COLORADO

© OSMOSIS ARCHITECTURE 2022

osmosis art and architecture
290 SECOND AVE | PO BOX 1024 | NIWOT, CO 80544-1024
PHONE 303.652.2668 | FAX 303.652-2717
www.osmosisarchitecture.com

Job 18037

DATE 03.08.2022

BUILDING MATERIALS

SW 7068 GRIZZLE GRAY
LAP SIDING

SW 7582 SALUTE
DOOR ACCENT

SW7005 PURE WHITE
TRIM/FASCIA

SW6069 FRENCH ROAST
SHINGLES

SW7661 REFLECTION
LAP SIDING



80'-4"

RIGHT ELEVATION

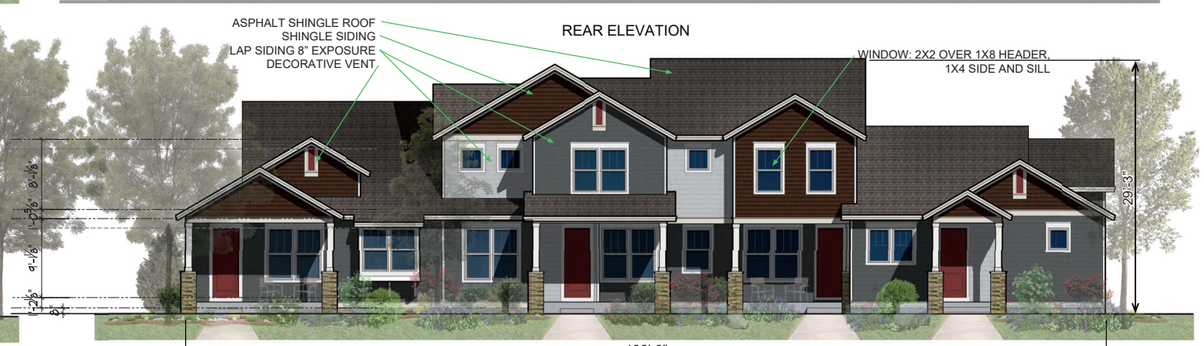


REAR ELEVATION



78'-6"

LEFT ELEVATION



106'-0"

FRONT ELEVATION - SCHEME 1

CRAFTSMAN - 4 PLEX
BUILDING #: 8

OWNERSHIP OF DOCUMENTS AND DESIGNS:

ALL ARCHITECTURAL DOCUMENTS & DESIGNS DEVELOPED BY OSMOSIS ARCHITECTURE, INC. REMAIN OSMOSIS ARCHITECTURE, INC. PROPERTY AND SHALL BE USED ON THIS PROJECT ONLY UNDER THE TERMS OF THIS LETTER OF AGREEMENT. THE CLIENT SHALL NOT, WITHOUT PRIOR WRITTEN APPROVAL OF OSMOSIS ARCHITECTURE, INC., USE THE DOCUMENTS OR DESIGNS PROVIDED UNDER THIS LETTER OF AGREEMENT ON OTHER PROJECTS OR ASSIGN, SELL, OR TRANSFER THE SAME TO OTHERS.

DUTY OF COOPERATION:

RELEASE OF THESE DOCUMENTS ANTICIPATES FURTHER COOPERATION BETWEEN THE OWNER, THE CONTRACTOR AND THE ARCHITECT. ALTHOUGH THE ARCHITECT AND HIS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. ANY AMBIGUITY OR DISCREPANCY DISCOVERED SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. FAILURE TO COOPERATE BY A SIMPLE NOTICE TO THE ARCHITECT SHALL RELIEVE THE ARCHITECT FROM RESPONSIBILITY OF ALL CONSEQUENCES. CHANGES MADE FROM THE PLANS WITHOUT THE CONSENT OF THE ARCHITECT ARE UNAUTHORIZED AND SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR ALL CONSEQUENCES ARRIVING OUT OF SUCH CHANGES.

WONDERLAND HOMES
it's about character...

SANCTUARY ON THE GREEN

WONDERLAND HOMES
FORT COLLINS, COLORADO

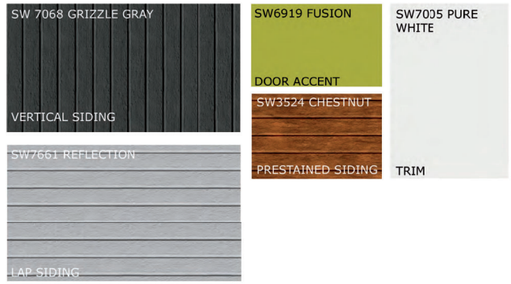
© OSMOSIS ARCHITECTURE 2022

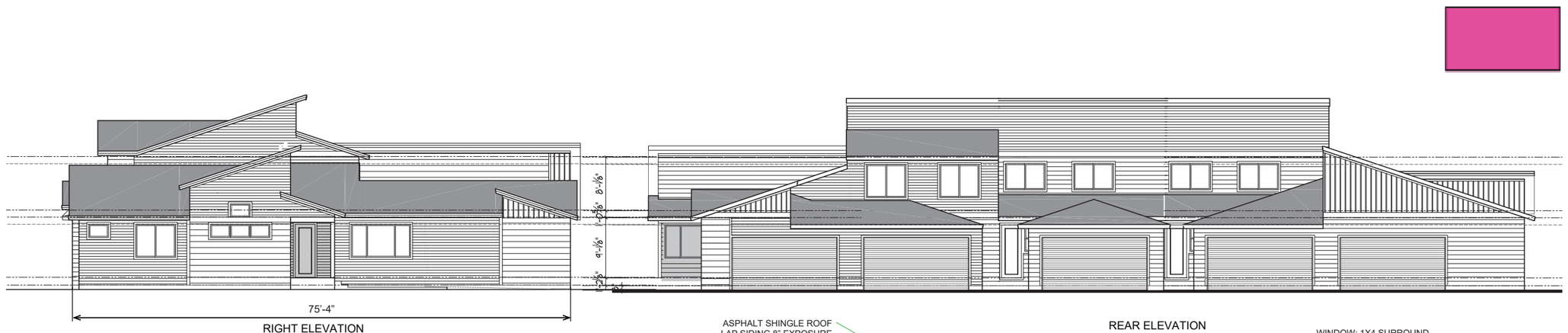
osmosis art and architecture
290 SECOND AVE | PO BOX 1024 | NIWOT, CO 80544-1024
PHONE 303.652.2668 | FAX 303.652-2717
www.osmosisarchitecture.com

Job	18037
DATE	03.08.2022

TOWNHOMES
CRAFTSMAN

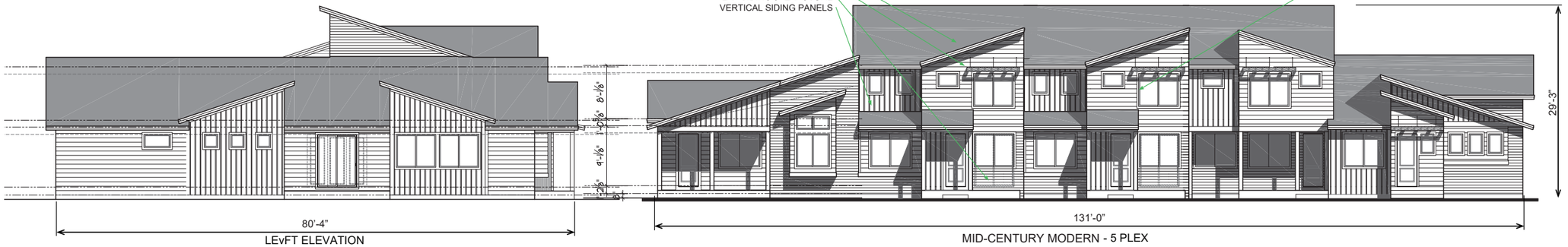
BUILDING MATERIALS





RIGHT ELEVATION

REAR ELEVATION



LEvFT ELEVATION

MID-CENTURY MODERN - 5 PLEX

BUILDING #: 14

OWNERSHIP OF DOCUMENTS AND DESIGNS:

ALL ARCHITECTURAL DOCUMENTS & DESIGNS DEVELOPED BY OSMOSIS ARCHITECTURE, INC. REMAIN OSMOSIS ARCHITECTURE, INC. PROPERTY AND SHALL BE USED ON THIS PROJECT ONLY UNDER THE TERMS OF THIS LETTER OF AGREEMENT. THE CLIENT SHALL NOT, WITHOUT PRIOR WRITTEN APPROVAL OF OSMOSIS ARCHITECTURE, INC., USE THE DOCUMENTS OR DESIGNS PROVIDED UNDER THIS LETTER OF AGREEMENT ON OTHER PROJECTS OR ASSIGN, SELL, OR TRANSFER THE SAME TO OTHERS.

DUTY OF COOPERATION:

RELEASE OF THESE DOCUMENTS ANTICIPATES FURTHER COOPERATION BETWEEN THE OWNER, THE CONTRACTOR AND THE ARCHITECT. ALTHOUGH THE ARCHITECT AND HIS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. ANY AMBIGUITY OR DISCREPANCY DISCOVERED SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. FAILURE TO COOPERATE BY A SIMPLE NOTICE TO THE ARCHITECT SHALL RELIEVE THE ARCHITECT FROM RESPONSIBILITY OF ALL CONSEQUENCES. CHANGES MADE FROM THE PLANS WITHOUT THE CONSENT OF THE ARCHITECT ARE UNAUTHORIZED AND SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR ALL CONSEQUENCES ARRIVING OUT OF SUCH CHANGES.

WONDERLAND HOMES
it's about character...

SANCTUARY ON THE GREEN

WONDERLAND HOMES
FORT COLLINS, COLORADO

© OSMOSIS ARCHITECTURE 2022

osmosis
art and architecture
290 SECOND AVE | PO BOX 1024 | NIWOT, CO 80544-1024
PHONE 303.652.2668 | FAX 303.652-2717
www.osmosisarchitecture.com

Job	18037
DATE	03.08.2022

TOWNHOMES
CRAFTSMAN

BUILDING MATERIALS

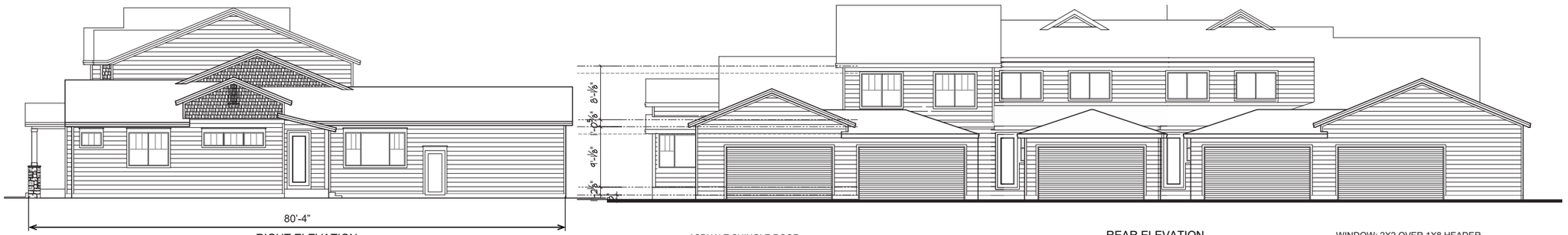
SW 7068 GRIZZLE GRAY
LAP SIDING

SW 7582 SALUTE
DOOR ACCENT

SW7005 PURE WHITE
TRIM/FASCIA

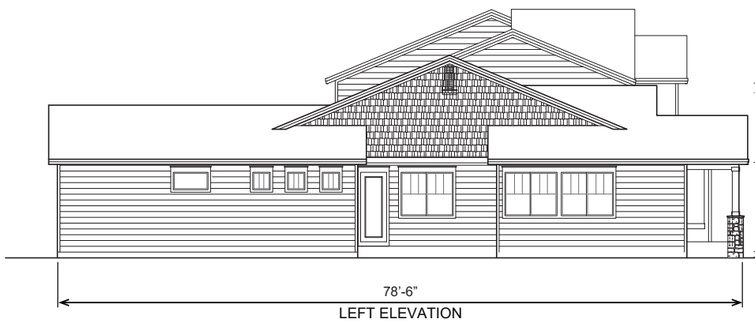
SW6069 FRENCH ROAST
SHINGLES

SW7661 REFLECTION
LAP SIDING

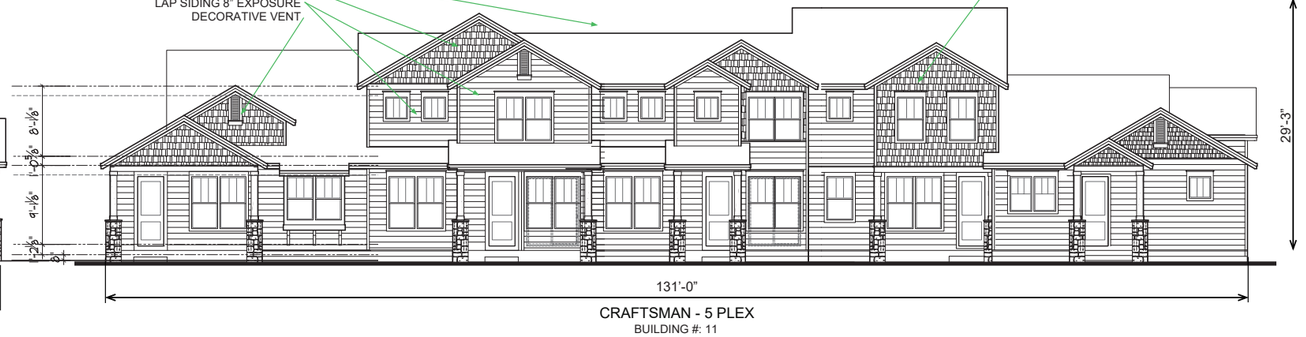


RIGHT ELEVATION

REAR ELEVATION



LEFT ELEVATION



CRAFTSMAN - 5 PLEX
BUILDING #: 11

OWNERSHIP OF DOCUMENTS AND DESIGNS:

ALL ARCHITECTURAL DOCUMENTS & DESIGNS DEVELOPED BY OSMOSIS ARCHITECTURE, INC. REMAIN OSMOSIS ARCHITECTURE, INC. PROPERTY AND SHALL BE USED ON THIS PROJECT ONLY UNDER THE TERMS OF THIS LETTER OF AGREEMENT. THE CLIENT SHALL NOT, WITHOUT PRIOR WRITTEN APPROVAL OF OSMOSIS ARCHITECTURE, INC., USE THE DOCUMENTS OR DESIGNS PROVIDED UNDER THIS LETTER OF AGREEMENT ON OTHER PROJECTS OR ASSIGN, SELL, OR TRANSFER THE SAME TO OTHERS.

DUTY OF COOPERATION:

RELEASE OF THESE DOCUMENTS ANTICIPATES FURTHER COOPERATION BETWEEN THE OWNER, THE CONTRACTOR AND THE ARCHITECT. ALTHOUGH THE ARCHITECT AND HIS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. ANY AMBIGUITY OR DISCREPANCY DISCOVERED SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. FAILURE TO COOPERATE BY A SIMPLE NOTICE TO THE ARCHITECT SHALL RELIEVE THE ARCHITECT FROM RESPONSIBILITY OF ALL CONSEQUENCES. CHANGES MADE FROM THE PLANS WITHOUT THE CONSENT OF THE ARCHITECT ARE UNAUTHORIZED AND SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR ALL CONSEQUENCES ARRIVING OUT OF SUCH CHANGES.

WONDERLAND HOMES
it's about character...

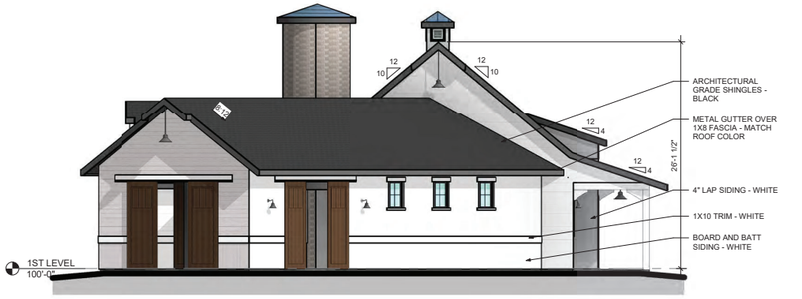
SANCTUARY ON THE GREEN
WONDERLAND HOMES AND HOMES
FORT COLLINS, COLORADO

© OSMOSIS ARCHITECTURE 2022

osmosis art and architecture
290 SECOND AVE | PO BOX 1024 | NIWOT, CO 80544-1024
PHONE 303.652.2668 | FAX 303.652-2717
www.osmosisarchitecture.com

Job	18037
DATE	03.08.2022

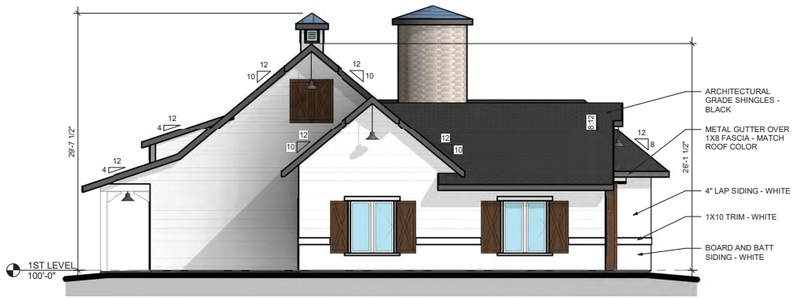
TOWNHOMES
CRAFTSMAN



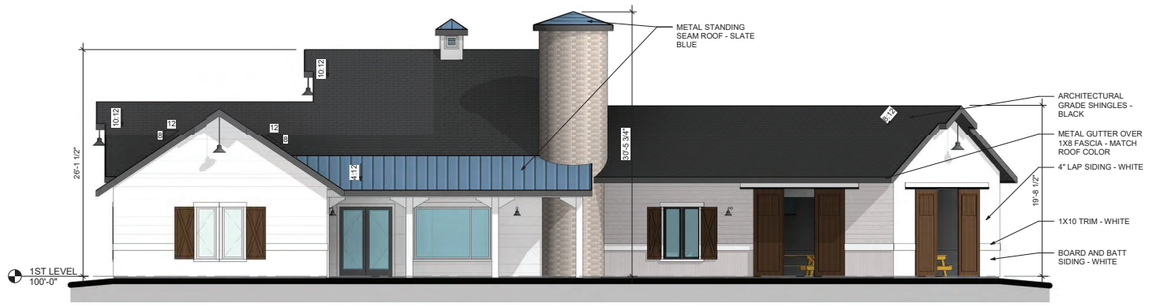
2 LEFT SIDE ELEVATION
1/8" = 1'-0"



1 FRONT ELEVATION
1/8" = 1'-0"



4 RIGHT SIDE ELEVATION
1/8" = 1'-0"



3 REAR ELEVATION
1/8" = 1'-0"

Godden|Sudik
ARCHITECTS
5975 S. Quebec Street, Suite 250
Centennial, Colorado 80111
ph 303.455.4437 fx 303.477.5680
www.goddensudik.com

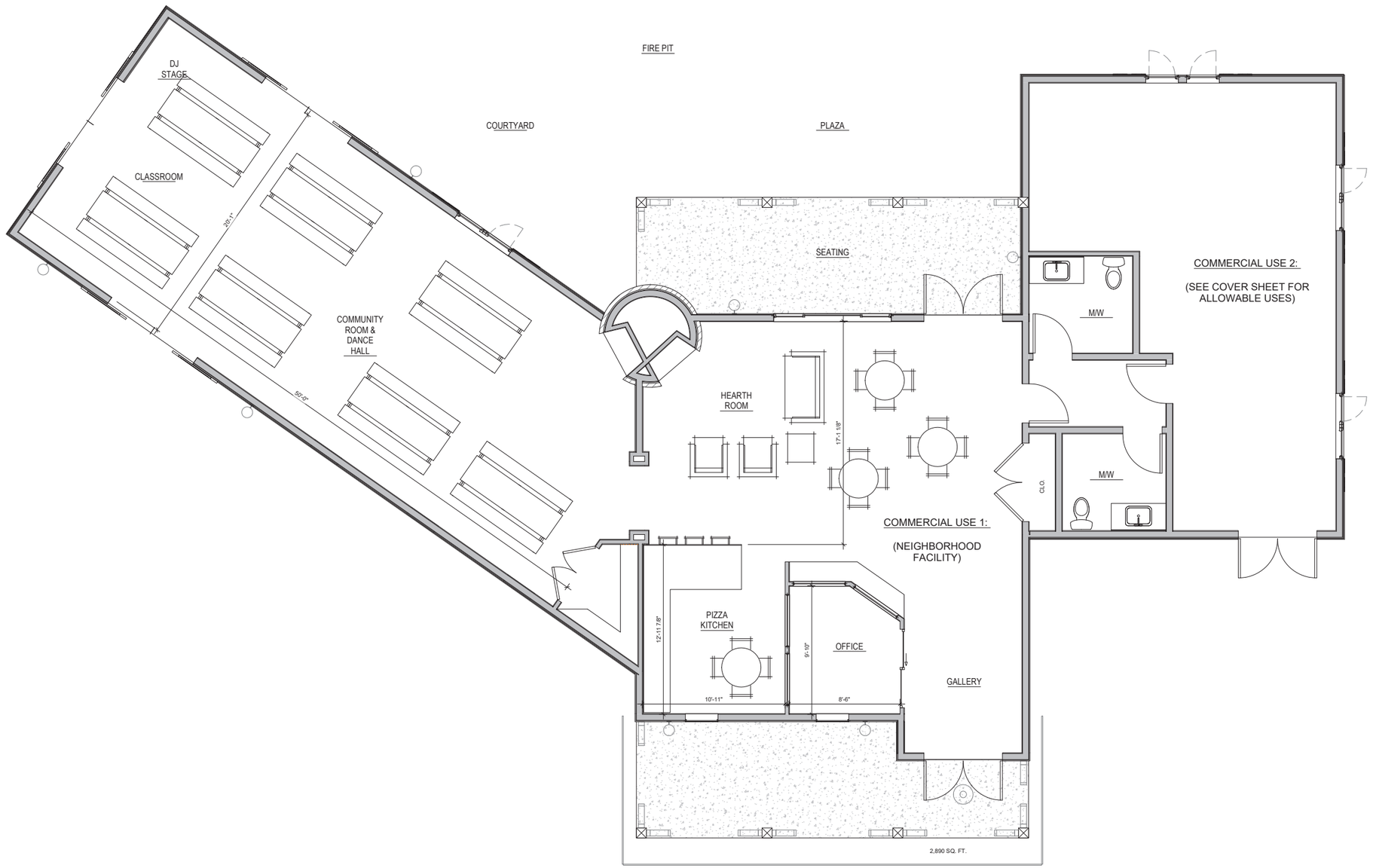
SANCTUARY ON THE GREEN
PROJECT DEVELOPMENT PLAN
FORT COLLINS, COLORADO

OWNER:
SOLITAIRE HOMES
BILL VEIO & DAVID PRETZLER
6645 E. HERITAGE PL. SOUTH
CENTENNIAL, CO 80111
303.721.9054

NOT FOR CONSTRUCTION

DATE:
NOVEMBER 3, 2021

SHEET TITLE:
NEIGHBORHOOD CENTER



1 1ST LEVEL - COMMUNITY BUILDING
1/4" = 1'-0"

Godden|Sudik
ARCHITECTS
5975 S. Quebec Street, Suite 250
Centennial, Colorado 80111
ph 303.455.4437 fx 303.477.5680
www.goddensudik.com

SANCTUARY ON THE GREEN
PROJECT DEVELOPMENT PLAN
FORT COLLINS, COLORADO

OWNER:
SOLITAIRE HOMES
BILL VEIO & DAVID PRETZLER
6645 E. HERITAGE PL. SOUTH
CENTENNIAL, CO 80111
303.721.9054

NOT FOR CONSTRUCTION

DATE:
NOVEMBER 3, 2021

SHEET TITLE:
NEIGHBORHOOD CENTER - FLOOR PLAN

OWNERSHIP OF DOCUMENTS AND DESIGNS:

ALL ARCHITECTURAL DOCUMENTS & DESIGNS DEVELOPED BY OSMOSIS ARCHITECTURE, INC. REMAIN OSMOSIS ARCHITECTURE, INC. PROPERTY AND MAY BE USED ON THIS PROJECT ONLY UNDER THE TERMS OF THIS LETTER OF AGREEMENT. THE CLIENT SHALL NOT, WITHOUT PRIOR WRITTEN APPROVAL OF OSMOSIS ARCHITECTURE, INC., USE THE DOCUMENTS OR DESIGNS PROVIDED UNDER THIS LETTER OF AGREEMENT ON OTHER PROJECTS OR ASSIGN, SELL, OR TRANSFER THE SAME TO OTHERS.

DUTY OF COOPERATION:

RELEASE OF THESE DOCUMENTS ANTICIPATES FURTHER COOPERATION BETWEEN THE OWNER, THE CONTRACTOR AND THE ARCHITECT. ALTHOUGH THE ARCHITECT AND HIS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. ANY AMBIGUITY OR DISCREPANCY DISCOVERED SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. FAILURE TO COOPERATE BY A SIMPLE NOTICE TO THE ARCHITECT SHALL RELIEVE THE ARCHITECT FROM RESPONSIBILITY OF ALL CONSEQUENCES. CHANGES MADE FROM THE PLANS WITHOUT THE CONSENT OF THE ARCHITECT ARE UNAUTHORIZED AND SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR ALL CONSEQUENCES ARRIVING OUT OF SUCH CHANGES.



SW 7006 EXTRA WHITE — BODY

SW 6258 TRICORN BALCK — ACCENT

HARRISON - MODERN FARMHOUSE



SW 7743 MOUNTAIN ROAD — BODY 1

SW 7061 NIGHT OWL — TRIM

SW 6158 SAWDUST — BODY 2+GARAGE

SW 7048 URBANE BRONZE — ACCENT

HARRISON - CRAFTSMAN

SINGLE FAMILY DETACHED
HARRISON

WONDERLAND HOMES
it's about character...

SANCTUARY ON THE GREEN
WONDERLAND HOMES
FORT COLLINS, COLORADO

© OSMOSIS ARCHITECTURE 2019

osmosis
art and architecture
290 SECOND AVE | PO BOX 1024 | NIWOT, CO 80544-1024
PHONE 303.652.2668 | FAX 303.652.2717
www.osmosisarchitecture.com

Job	18037
DATE	07 MAY 2019

A15

OWNERSHIP OF DOCUMENTS AND DESIGNS:

ALL ARCHITECTURAL DOCUMENTS & DESIGNS DEVELOPED BY OSMOSIS ARCHITECTURE, INC. REMAIN OSMOSIS ARCHITECTURE, INC. PROPERTY AND MAY BE USED ON THIS PROJECT ONLY UNDER THE TERMS OF THIS LETTER OF AGREEMENT. THE CLIENT SHALL NOT, WITHOUT PRIOR WRITTEN APPROVAL OF OSMOSIS ARCHITECTURE, INC., USE THE DOCUMENTS OR DESIGNS PROVIDED UNDER THIS LETTER OF AGREEMENT ON OTHER PROJECTS OR ASSIGN, SELL, OR TRANSFER THE SAME TO OTHERS.

DUTY OF COOPERATION:

RELEASE OF THESE DOCUMENTS ANTICIPATES FURTHER COOPERATION BETWEEN THE OWNER, THE CONTRACTOR AND THE ARCHITECT. ALTHOUGH THE ARCHITECT AND HIS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. ANY AMBIGUITY OR DISCREPANCY DISCOVERED SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. FAILURE TO COOPERATE BY A SIMPLE NOTICE TO THE ARCHITECT SHALL RELIEVE THE ARCHITECT FROM RESPONSIBILITY OF ALL CONSEQUENCES. CHANGES MADE FROM THE PLANS WITHOUT THE CONSENT OF THE ARCHITECT ARE UNAUTHORIZED AND SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR ALL CONSEQUENCES ARRIVING OUT OF SUCH CHANGES.



HUDSON - MODERN FARMHOUSE





HUDSON - CRAFTSMAN



SINGLE FAMILY DETACHED
HUDSON

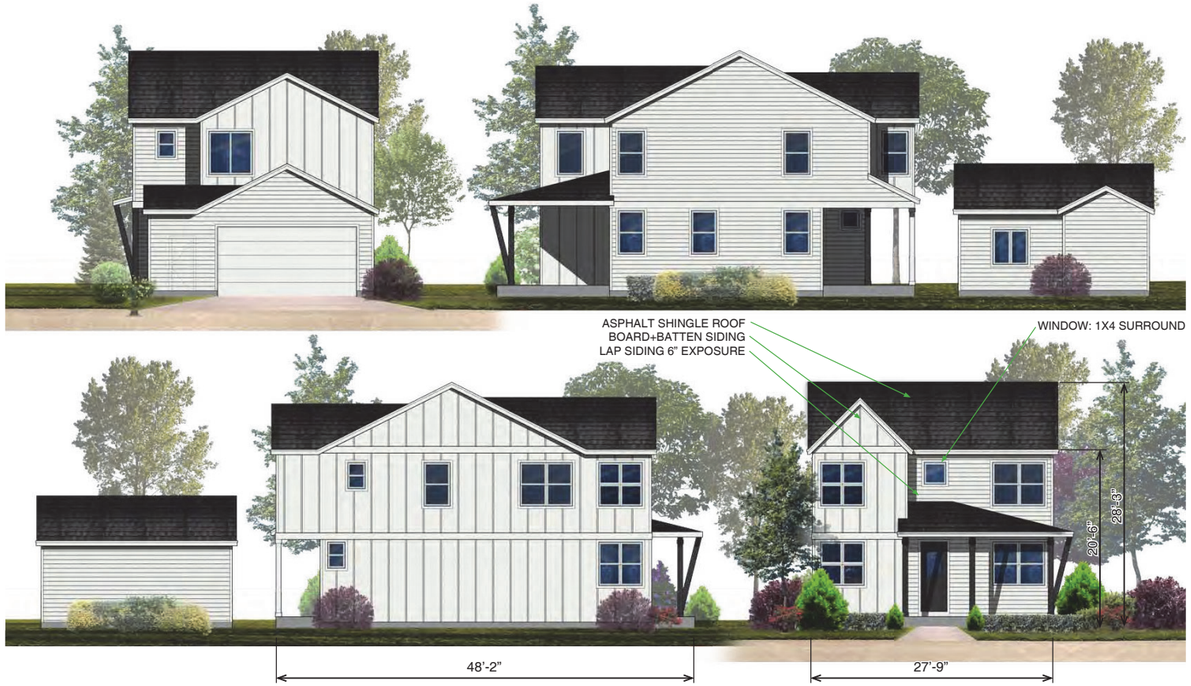
WONDERLAND HOMES
it's about character...

SANCTUARY ON THE GREEN
WONDERLAND HOMES
FORT COLLINS, COLORADO

© OSMOSIS ARCHITECTURE 2019

osmosis
art and architecture
290 SECOND AVE | PO BOX 1024 | NIWOT, CO 80544-1024
PHONE 303.652.2668 | FAX 303.652-2717
www.osmosisarchitecture.com

Job	18037
DATE	07 MAY 2019



LAWRENCE - MODERN FARMHOUSE





LAWRENCE - CRAFTSMAN



OWNERSHIP OF DOCUMENTS AND DESIGNS:

ALL ARCHITECTURAL DOCUMENTS & DESIGNS DEVELOPED BY OSMOSIS ARCHITECTURE, INC. REMAIN OSMOSIS ARCHITECTURE, INC. PROPERTY AND MAY BE USED ON THIS PROJECT ONLY UNDER THE TERMS OF THIS LETTER OF AGREEMENT. THE CLIENT SHALL NOT, WITHOUT PRIOR WRITTEN APPROVAL OF OSMOSIS ARCHITECTURE, INC., USE THE DOCUMENTS OR DESIGNS PROVIDED UNDER THIS LETTER OF AGREEMENT ON OTHER PROJECTS OR ASSIGN, SELL, OR TRANSFER THE SAME TO OTHERS.

DUTY OF COOPERATION:

RELEASE OF THESE DOCUMENTS ANTICIPATES FURTHER COOPERATION BETWEEN THE OWNER, THE CONTRACTOR AND THE ARCHITECT. ALTHOUGH THE ARCHITECT AND HIS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. ANY AMBIGUITY OR DISCREPANCY DISCOVERED SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. FAILURE TO COOPERATE BY A SIMPLE NOTICE TO THE ARCHITECT SHALL RELIEVE THE ARCHITECT FROM RESPONSIBILITY OF ALL CONSEQUENCES. CHANGES MADE FROM THE PLANS WITHOUT THE CONSENT OF THE ARCHITECT ARE UNAUTHORIZED AND SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR ALL CONSEQUENCES ARRIVING OUT OF SUCH CHANGES.

WONDERLAND HOMES
it's about character...

SANCTUARY ON THE GREEN

WONDERLAND HOMES AND HOMES
FORT COLLINS, COLORADO

© OSMOSIS ARCHITECTURE 2019

osmosis
art and architecture
290 SECOND AVE | PO BOX 1024 | NIWOT, CO 80544-1024
PHONE 303.652.2668 | FAX 303.652-2717
www.osmosisarchitecture.com

Job	18037
DATE	07 MAY 2019

SINGLE FAMILY DETACHED
LAWRENCE

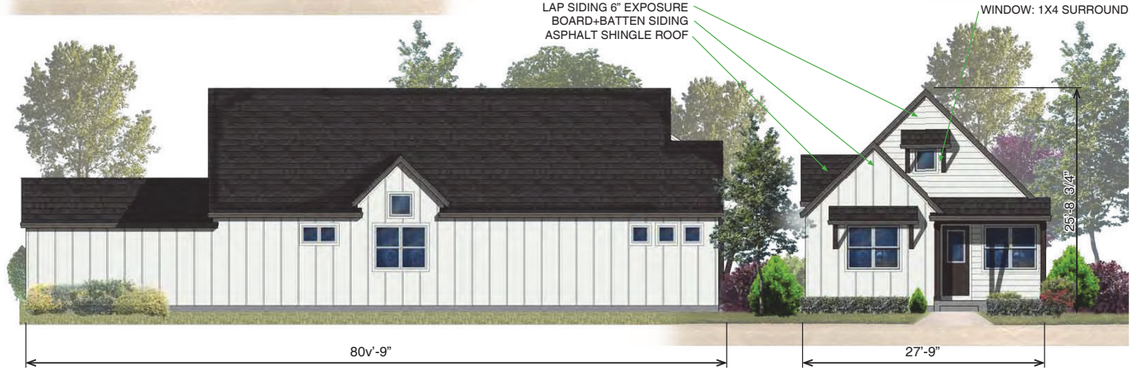
OWNERSHIP OF DOCUMENTS AND DESIGNS:

ALL ARCHITECTURAL DOCUMENTS & DESIGNS DEVELOPED BY OSMOSIS ARCHITECTURE, INC. REMAIN OSMOSIS ARCHITECTURE, INC. PROPERTY AND MAY BE USED ON THIS PROJECT ONLY UNDER THE TERMS OF THIS LETTER OF AGREEMENT. THE CLIENT SHALL NOT, WITHOUT PRIOR WRITTEN APPROVAL OF OSMOSIS ARCHITECTURE, INC., USE THE DOCUMENTS OR DESIGNS PROVIDED UNDER THIS LETTER OF AGREEMENT ON OTHER PROJECTS OR ASSIGN, SELL, OR TRANSFER THE SAME TO OTHERS.

DUTY OF COOPERATION:

RELEASE OF THESE DOCUMENTS ANTICIPATES FURTHER COOPERATION BETWEEN THE OWNER, THE CONTRACTOR AND THE ARCHITECT. ALTHOUGH THE ARCHITECT AND HIS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. ANY AMBIGUITY OR DISCREPANCY DISCOVERED SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. FAILURE TO COOPERATE BY A SIMPLE NOTICE TO THE ARCHITECT SHALL RELIEVE THE ARCHITECT FROM RESPONSIBILITY OF ALL CONSEQUENCES. CHANGES MADE FROM THE PLANS WITHOUT THE CONSENT OF THE ARCHITECT ARE UNAUTHORIZED AND SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR ALL CONSEQUENCES ARRIVING OUT OF SUCH CHANGES.



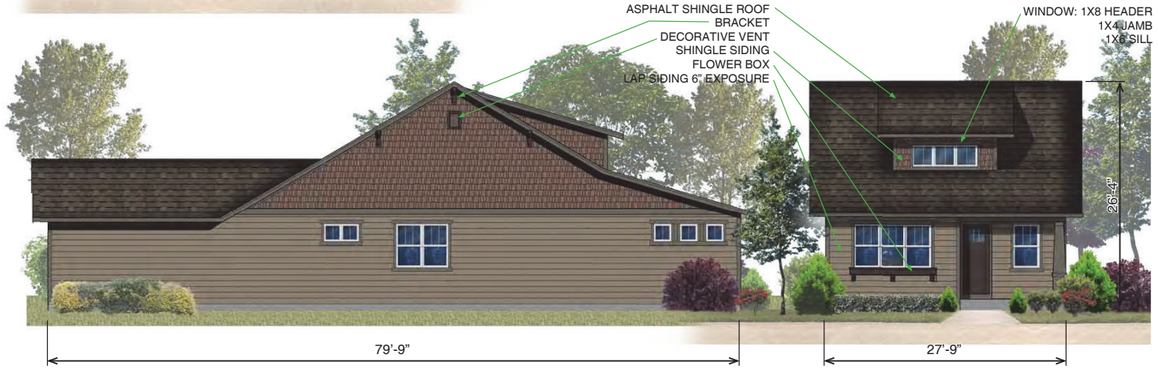


SW 7006 EXTRA WHITE — BODY

SW 6258 TRICORN BALCK — ACCENT

OGDEN - MODERN FARMHOUSE





SW 7039 VIRTUAL TAUPE — BODY 1

SW 7047 PORPOISE — TRIM

SW 6047 HOT COCOA — BODY 2+GARAGE

SW 6006 BLACK BEAN — ACCENT

OGDEN - CRAFTSMAN

SINGLE FAMILY DETACHED
CRAFTSMAN

WONDERLAND HOMES
it's about character...

SANCTUARY ON THE GREEN
WONDERLAND AND HOMES
FORT COLLINS, COLORADO

© OSMOSIS ARCHITECTURE 2019

osmosis art and architecture
290 SECOND AVE | PO BOX 1024 | NIWOT, CO 80544-1024
PHONE 303.652.2668 | FAX 303.652.2717
www.osmosisarchitecture.com

Job	18037
DATE	07 MAY 2019

A18

OWNERSHIP OF DOCUMENTS AND DESIGNS:

ALL ARCHITECTURAL DOCUMENTS & DESIGNS DEVELOPED BY OSMOSIS ARCHITECTURE, INC. REMAIN OSMOSIS ARCHITECTURE, INC. PROPERTY AND SHALL BE USED ON THIS PROJECT ONLY UNDER THE TERMS OF THIS LETTER OF AGREEMENT. THE CLIENT SHALL NOT, WITHOUT PRIOR WRITTEN APPROVAL OF OSMOSIS ARCHITECTURE, INC., USE THE DOCUMENTS OR DESIGNS PROVIDED UNDER THIS LETTER OF AGREEMENT ON OTHER PROJECTS OR ASSIGN, SELL, OR TRANSFER THE SAME TO OTHERS.

DUTY OF COOPERATION:

RELEASE OF THESE DOCUMENTS ANTICIPATES FURTHER COOPERATION BETWEEN THE OWNER, THE CONTRACTOR AND THE ARCHITECT. ALTHOUGH THE ARCHITECT AND HIS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. ANY AMBIGUITY OR DISCREPANCY DISCOVERED SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. FAILURE TO COOPERATE BY A SIMPLE NOTICE TO THE ARCHITECT SHALL RELIEVE THE ARCHITECT FROM RESPONSIBILITY OF ALL CONSEQUENCES. CHANGES MADE FROM THE PLANS WITHOUT THE CONSENT OF THE ARCHITECT ARE UNAUTHORIZED AND SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR ALL CONSEQUENCES ARRIVING OUT OF SUCH CHANGES.



WELTON - MODERN FARMHOUSE

SW 7006 EXTRA WHITE — BODY

SW 6258 TRICORN BALCK — ACCENT



WELTON - CRAFTSMAN

SW 7743 MOUNTAIN ROAD — BODY 1

SW 7051 NIGHT OWL — TRIM

SW 6158 SAWDUST — BODY 2+GARAGE

SW 7048 URBANE BRONZE — ACCENT

WONDERLAND HOMES
it's about character...

SANCTUARY ON THE GREEN

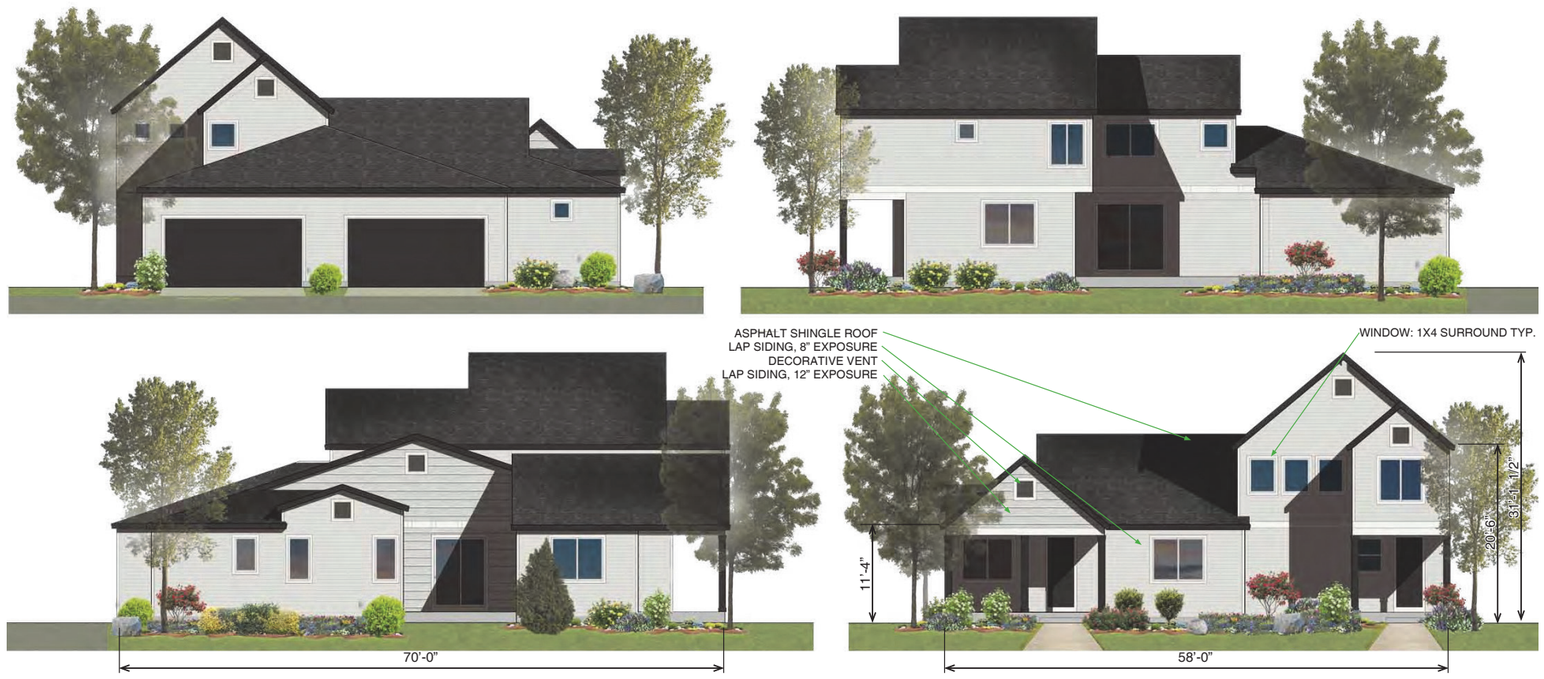
WONDERLAND HOMES AND HOMES
FORT COLLINS, COLORADO

© OSMOSIS ARCHITECTURE 2019

osmosis art and architecture
290 SECOND AVE | PO BOX 1024 | NIWOT, CO 80544-1024
PHONE 303.652.2668 | FAX 303.652-2717
www.osmosisarchitecture.com

Job	18037
DATE	07 MAY 2019

SINGLE FAMILY DETACHED
WELTON



SW 7006 EXTRA WHITE — BODY

SW 6258 TRICORN BALCK — ACCENT

BUILDING 1-2 - MODERN FARMHOUSE



SW7005 PURE WHITE

SW7661 REFLECTION

BUILDING 1-2 - MID CENTURY MODERN

PAIRED HOMES
BUILDING 1-2

OWNERSHIP OF DOCUMENTS AND DESIGNS:

ALL ARCHITECTURAL DOCUMENTS & DESIGNS DEVELOPED BY OSMOSIS ARCHITECTURE, INC. REMAIN OSMOSIS ARCHITECTURE, INC. PROPERTY AND SHALL BE USED ON THIS PROJECT ONLY UNDER THE TERMS OF THIS LETTER OF AGREEMENT. THE CLIENT SHALL NOT, WITHOUT PRIOR WRITTEN APPROVAL OF OSMOSIS ARCHITECTURE, INC., USE THE DOCUMENTS OR DESIGNS PROVIDED UNDER THIS LETTER OF AGREEMENT ON OTHER PROJECTS OR ASSIGN, SELL, OR TRANSFER THE SAME TO OTHERS.

DUTY OF COOPERATION:

RELEASE OF THESE DOCUMENTS ANTICIPATES FURTHER COOPERATION BETWEEN THE OWNER, THE CONTRACTOR AND THE ARCHITECT. ALTHOUGH THE ARCHITECT AND HIS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. ANY AMBIGUITY OR DISCREPANCY DISCOVERED SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. FAILURE TO COOPERATE BY A SIMPLE NOTICE TO THE ARCHITECT SHALL RELIEVE THE ARCHITECT FROM RESPONSIBILITY OF ALL CONSEQUENCES. CHANGES MADE FROM THE PLANS WITHOUT THE CONSENT OF THE ARCHITECT ARE UNAUTHORIZED AND SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR ALL CONSEQUENCES ARRIVING OUT OF SUCH CHANGES.

WONDERLAND HOMES
it's about character...

SANCTUARY ON THE GREEN
WONDERLAND HOMES
FORT COLLINS, COLORADO

© OSMOSIS ARCHITECTURE 2019

osmosis
art and architecture
290 SECOND AVE | PO BOX 1024 | NIWOT, CO 80544-1024
PHONE 303.652.2668 | FAX 303.652.2717
www.osmosisarchitecture.com

Job	18037
DATE	07 MAY 2019

A20

OWNERSHIP OF DOCUMENTS AND DESIGNS:

ALL ARCHITECTURAL DOCUMENTS & DESIGNS DEVELOPED BY OSMOSIS ARCHITECTURE, INC. REMAIN OSMOSIS ARCHITECTURE, INC. PROPERTY AND SHALL BE USED ON THIS PROJECT ONLY UNDER THE TERMS OF THIS LETTER OF AGREEMENT. THE CLIENT SHALL NOT, WITHOUT PRIOR WRITTEN APPROVAL OF OSMOSIS ARCHITECTURE, INC., USE THE DOCUMENTS OR DESIGNS PROVIDED UNDER THIS LETTER OF AGREEMENT ON OTHER PROJECTS OR ASSIGN, SELL, OR TRANSFER THE SAME TO OTHERS.

DUTY OF COOPERATION:

RELEASE OF THESE DOCUMENTS ANTICIPATES FURTHER COOPERATION BETWEEN THE OWNER, THE CONTRACTOR AND THE ARCHITECT. ALTHOUGH THE ARCHITECT AND HIS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. ANY AMBIGUITY OR DISCREPANCY DISCOVERED SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. FAILURE TO COOPERATE BY A SIMPLE NOTICE TO THE ARCHITECT SHALL RELIEVE THE ARCHITECT FROM RESPONSIBILITY OF ALL CONSEQUENCES. CHANGES MADE FROM THE PLANS WITHOUT THE CONSENT OF THE ARCHITECT ARE UNAUTHORIZED AND SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR ALL CONSEQUENCES ARRIVING OUT OF SUCH CHANGES.





SW 7006
EXTRA WHITE
BODY

SW 6258
TRICORN
BALCK
ACCENT

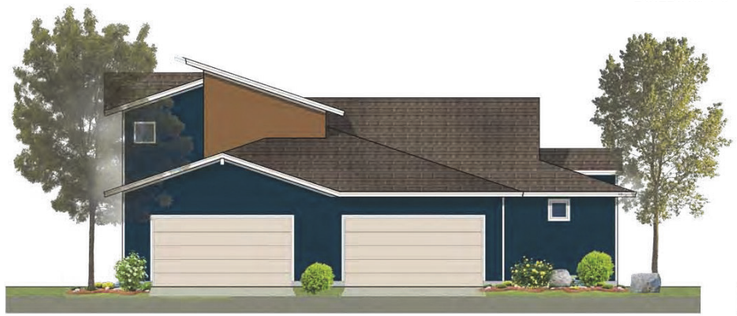
ASPHALT SHINGLE ROOF
LAP SIDING, 8" EXPOSURE
DECORATIVE VENT
LAP SIDING, 12" EXPOSURE

WINDOW: 1X4 SURROUND TYP.





BUILDING 1-3 - MODERN FARMHOUSE





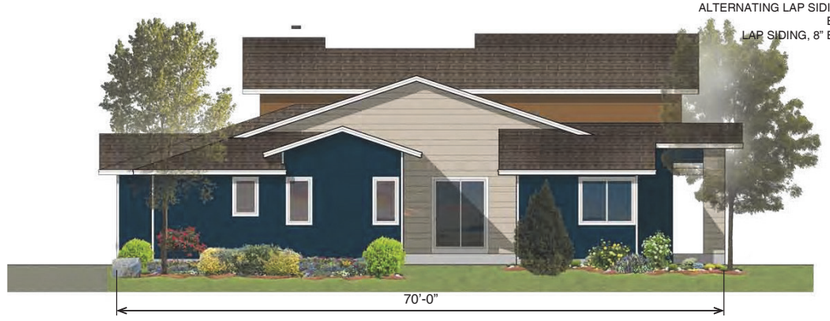
SW7022 ALPACA

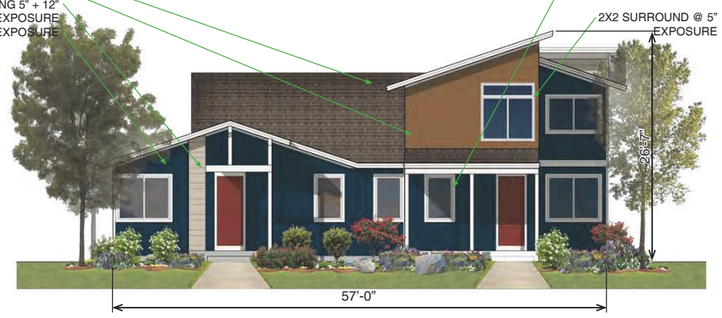
SW7005 PURE WHITE

ASPHALT SHINGLE ROOF
LAP SIDING 5" EXPOSURE
ALTERNATING LAP SIDING 5" + 12" EXPOSURE
LAP SIDING, 8" EXPOSURE

WINDOW: 1X4 SURROUND TYP.

2X2 SURROUND @ 5" EXPOSURE





BUILDING 1-3 - MID CENTURY MODERN

PAIRED HOMES
BUILDING 1-3

WONDERLAND HOMES
it's about character...

SANCTUARY ON THE GREEN
WONDERLAND HOMES
FORT COLLINS, COLORADO

© OSMOSIS ARCHITECTURE 2019

osmosis
art and architecture
290 SECOND AVE | PO BOX 1024 | NIWOT, CO 80544-1024
PHONE 303.652.2668 | FAX 303.652.2717
www.osmosisarchitecture.com

Job 18037

DATE 07 MAY 2019

A21

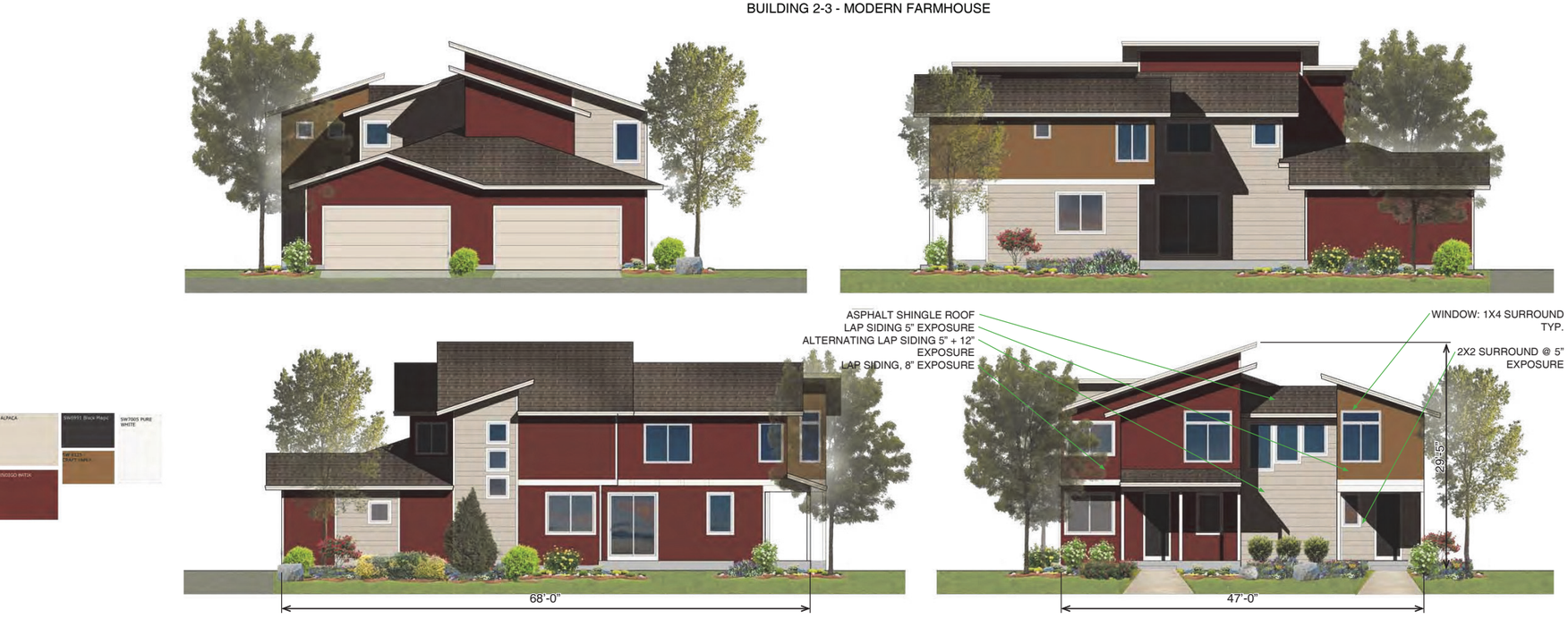
Item 16.



SW 7006 EXTRA WHITE
BODY

SW 6258 TRICORN BALCK
ACCENT

BUILDING 2-3 - MODERN FARMHOUSE



SW7022 ALPACA
SW6991 Black Magic
SW7005 PURE WHITE
SW 6225 CRAFT IMPEX
SW7602 INDIGO WATER

BUILDING 2-3 - MID CENTURY MODERN

OWNERSHIP OF DOCUMENTS AND DESIGNS:

ALL ARCHITECTURAL DOCUMENTS DESIGNS DEVELOPED BY OSMOSIS ARCHITECTURE, INC. REMAIN OSMOSIS ARCHITECTURE, INC. PROPERTY AND BE USED ON THIS PROJECT ONLY UNDER THE TERMS OF THIS LETTER OF AGREEMENT. THE CLIENT SHALL NOT, WITHOUT PRIOR WRITTEN APPROVAL OF OSMOSIS ARCHITECTURE, INC., USE THE DOCUMENTS OR DESIGNS PROVIDED UNDER THIS LETTER OF AGREEMENT ON OTHER PROJECTS OR ASSIGN, SELL, OR TRANSFER THE SAME TO OTHERS.

DUTY OF COOPERATION:

RELEASE OF THESE DOCUMENTS ANTICIPATES FURTHER COOPERATION BETWEEN THE OWNER, THE CONTRACTOR AND THE ARCHITECT. ALTHOUGH THE ARCHITECT AND HIS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. ANY AMBIGUITY OR DISCREPANCY DISCOVERED SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. FAILURE TO COOPERATE BY A SIMPLE NOTICE TO THE ARCHITECT SHALL RELIEVE THE ARCHITECT FROM RESPONSIBILITY OF ALL CONSEQUENCES. CHANGES MADE FROM THE PLANS WITHOUT THE CONSENT OF THE ARCHITECT ARE UNAUTHORIZED AND SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR ALL CONSEQUENCES ARRIVING OUT OF SUCH CHANGES.

WONDERLAND HOMES
it's about character...

SANCTUARY ON THE GREEN
WONDERLAND HOMES
FORT COLLINS, COLORADO

© OSMOSIS ARCHITECTURE 2019

osmosis
art and architecture
290 SECOND AVE | PO BOX 1024 | NIWOT, CO 80544-1024
PHONE 303.652.2668 | FAX 303.652-2717
www.osmosisarchitecture.com

Job	18037
DATE	07 MAY 2019

PAIRED HOMES
BUILDING 2-3

A22

ripley design
LANDSCAPE ARCHITECTURE, LAND PLANNING

January 19, 2021

SANCTUARY ON THE GREEN PDP -Existing Tree Removal Feasibility Letter

This letter is intended to supplement the Mitigation Plan included in the Sanctuary on the Green's PDP submittal. A majority of the existing trees located on the Sanctuary site are of wild origin and consist of Siberian elm, Boxelder, and Russian olive trees.

As depicted on the mitigation plan, a total of 43 trees or tree groupings out of 81 are to be removed. The reason for tree removal varies throughout the site, but includes the following:

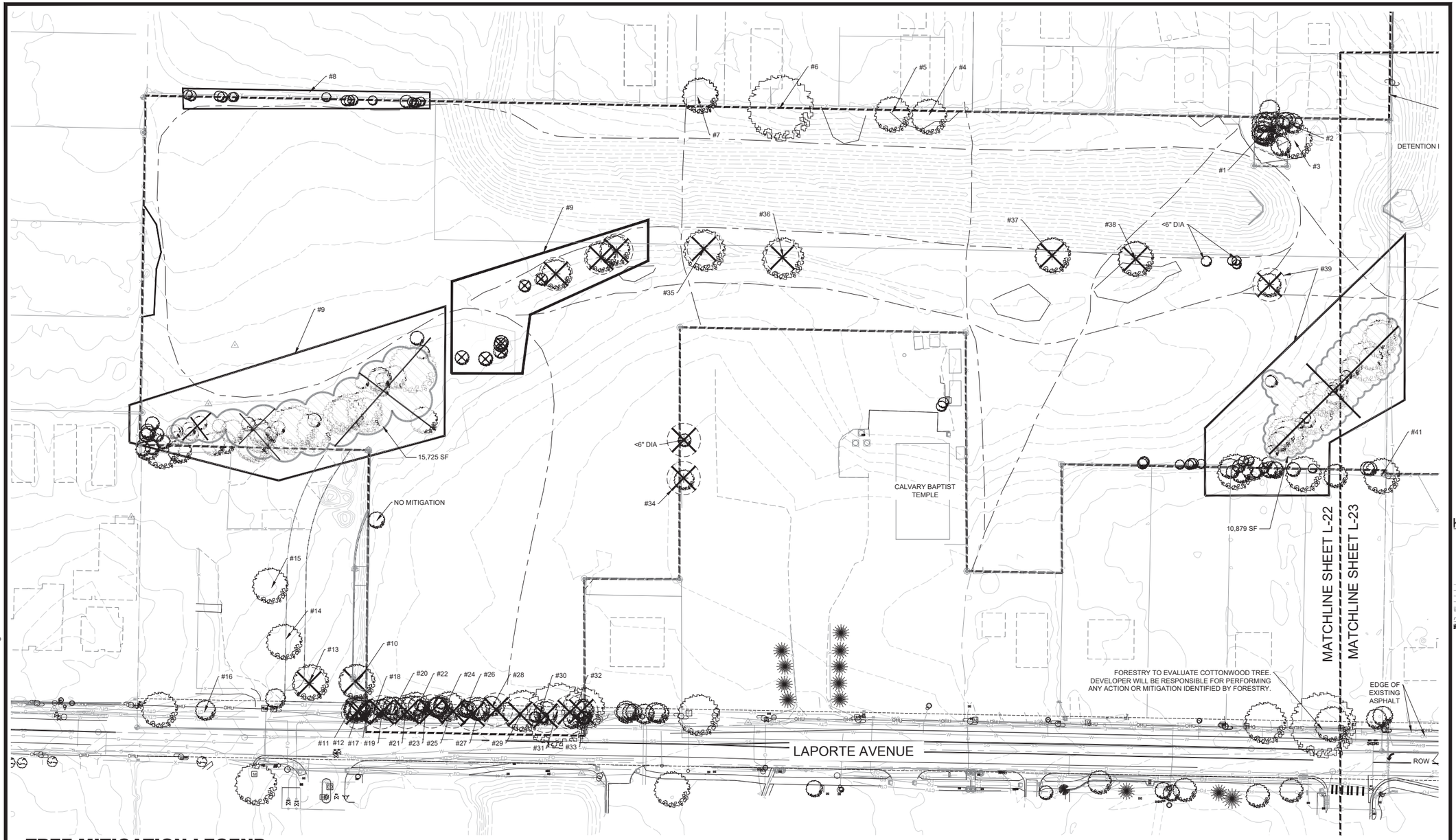
A. Trees conflict with design of site plan where houses are proposed
B. Trees conflict with proposed street widening, streets and alleys
C. Trees conflict with proposed parking
D. Tree deemed a hazard by arborist
E. Trees conflict with grading adjustments

The following trees are proposed to be removed for the reasons associated with the list provided above:

Tree Grove 9 removed due to A, B, & C
Tree 10 removed due to B
Tree 11 removed due to B
Tree 12 removed due to B
Tree 13 removed due to B
Tree 17-32 removed due to B
Tree 33 removed due to B & D
Tree 34 removed due to B
Tree 35 removed due to B
Tree 36 removed due to B
Tree 37 removed due to B
Tree 38 removed due to B
Tree Grove 39 removed due to A & B
Tree 40 removed due to D
Tree 50 removed due to D
Tree 52 removed due to E
Tree 53 removed due to E
Tree 55 removed due to A
Tree 56 removed due to A
Tree 57 removed due to A & B
Tree 58 removed due to A

Tree 59 removed due to A
Tree 60 removed due to A
Tree 61 removed due to A & B
Tree 62 removed due to A
Tree 63 removed due to B
Tree 64 removed due to E
Tree 67 removed due to E
Tree 72 removed due to Russian Olives

A more detailed depiction of the location of trees which are being removed in relation to the proposed site plan can be found on the Mitigation Plan included in this submittal. To mitigate for the removed trees which have been deemed to provide significant value by the City Forester, replacement trees will be provided per Division 3.2.1 (F)(1) of the Fort Collins Land Use Code. For tree groves identified as habitat by the City Forester, mitigation for the area (SF) of the removed tree habitat will be provided within Natural Habitat Buffer and Open Space Areas. These plant communities are intended to provide additional habitat for local wildlife. Trees removed which are under the required DBH per Division 3.2.1 (F)(2) of the code will not be mitigated.



TREE MITIGATION LEGEND

XXX

XXX

NOTE

1. VERIFY ALL OFF PROPERTY TREES. DO NOT REMOVE ANY TREES NOT INDICATED TO BE REMOVED ON PLAN.

SANCTUARY OF GREEN

PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO

PREPARED BY:

ripleydesign
LANDSCAPE ARCHITECTURE, LAND PLANNING
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

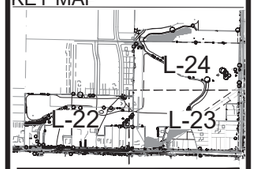
APPLICANT

RIPLEY DESIGN INC.
Russ Lee
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

OWNER

SOLITAIRE HOMES
Bill Veio and David Pretzler
6645 E. Heritage Pl. South
Centennial, CO 80111
303.721.9054

KEY MAP



NORTH SCALE: 1"=50'-0"

0 25 50 100

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	11/03/2021
02	PDP	01/19/2022

REVISIONS

No.	DESCRIPTION	DATE

TREE INVENTORY-WEST

SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

L-22

Plotted By: Evan Callis **Layout:** L-22 TREE INVENTORY- WEST **Printed On:** 1/19/2022 11:48 AM **File Name:** L-3 TREE INVENTORY.dwg

MATCHLINE SHEET L-24

MATCHLINE SHEET L-23

MATCHLINE SHEET L-22

MATCHLINE SHEET L-23

PROJECT BOUNDARY

DETENTION BASIN

#2

#3

#39

#41

#40

#42

#43

#44

#45

#46

#47

#48

#49

#51

SOCIAL PATH, TYP.

EXISTING DITCH ROAD

PROJECT BOUNDARY

FUTURE CITY ROW

NO MITIGATION <6"

WETLAND BOUNDARY

SHRUBS, TYP.

WETLAND BOUNDARY

EXISTING FENCE

WETLAND BOUNDARY

EXISTING WETLAND

EDGE OF EXISTING ASPHALT

< 6" DIA.

WETLAND BOUNDARY

ROW

SHRUB

TREE MITIGATION LEGEND

XXX

XXX

NOTE

1. VERIFY ALL OFF PROPERTY TREES. DO NOT REMOVE ANY TREES NOT INDICATED TO BE REMOVED ON PLAN.

Plotted By: Evan Callis **Layout:** L-23 TREE INVENTORY - SOUTHEAST **Printed On:** 1/19/2022 11:54 AM **File Name:** L-3 TREE INVENTORY.dwg

SANCTUARY OF GREEN

PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO

PREPARED BY:

ripley design
LANDSCAPE ARCHITECTURE, LAND PLANNING
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

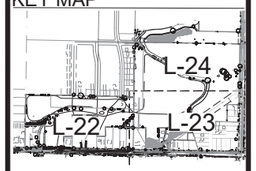
APPLICANT

RIPLEY DESIGN INC.
Russ Lee
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

OWNER

SOLITAIRE HOMES
Bill Veio and David Pretzler
6645 E. Heritage Pl. South
Centennial, CO 80111
303.721.9054

KEY MAP



NORTH SCALE: 1"=50'-0"

0 25 50 100

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	11/03/2021
02	PDP	01/19/2022

REVISIONS

No.	DESCRIPTION	DATE

TREE INVENTORY - SOUTHEAST

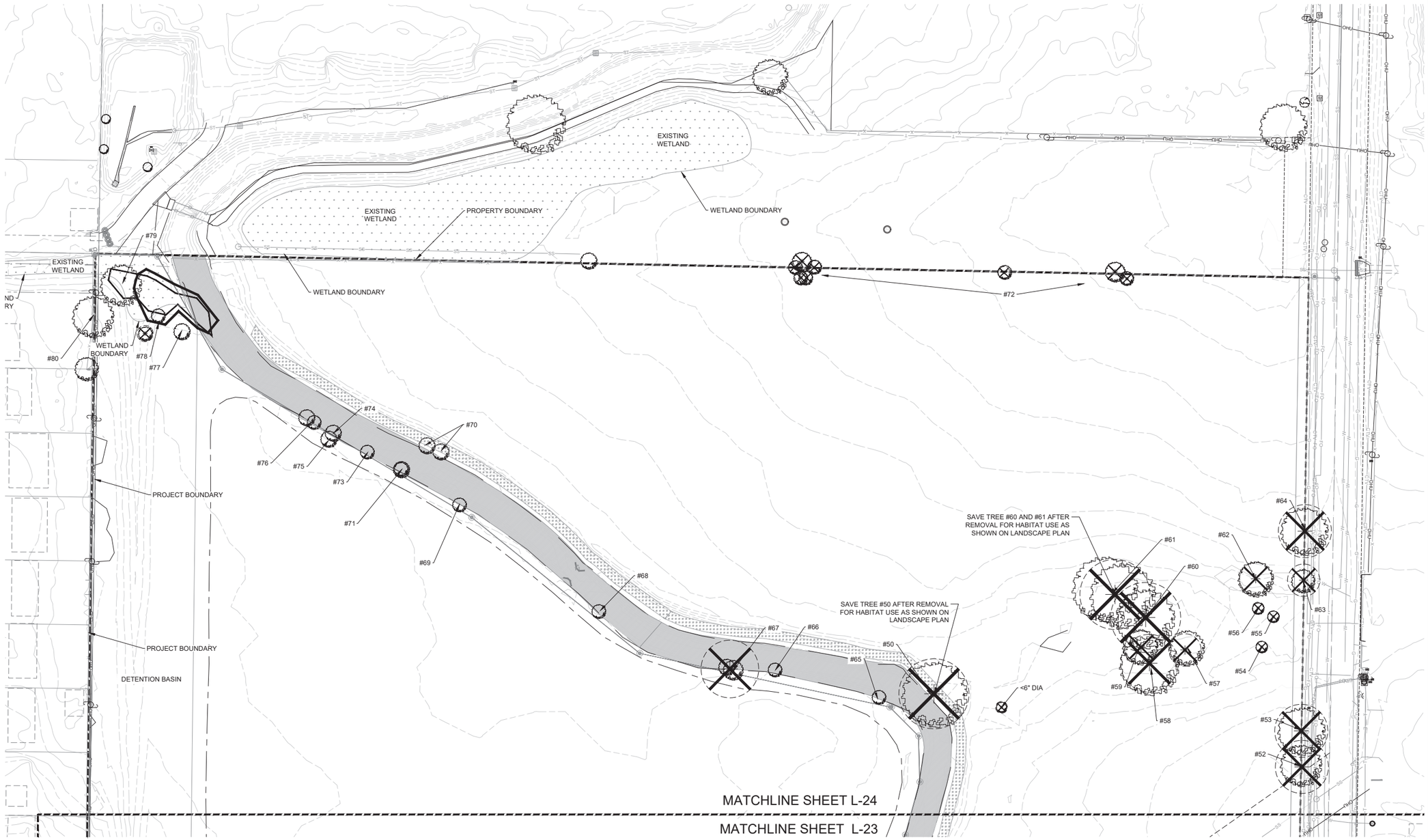
SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

L-23



TREE MITIGATION LEGEND

XXX XXX

NOTE

1. VERIFY ALL OFF PROPERTY TREES. DO NOT REMOVE ANY TREES NOT INDICATED TO BE REMOVED ON PLAN.

SANCTUARY OF GREEN

PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO

PREPARED BY:

ripley design
LANDSCAPE ARCHITECTURE, LAND PLANNING
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

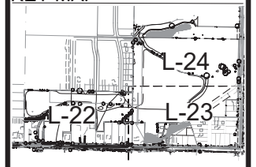
APPLICANT

RIPLEY DESIGN INC.
Russ Lee
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

OWNER

SOLITAIRE HOMES
Bill Veio and David Pretzler
6645 E. Heritage Pl. South
Centennial, CO 80111
303.721.9054

KEY MAP



NORTH SCALE: 1"=50'-0" (0 25 50 100)

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	11/03/2021
02	PDP	01/19/2022

REVISIONS

No.	DESCRIPTION	DATE

TREE INVENTORY - NORTHEAST

SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

L-24

Plotted By: Evan Callis **Layout:** L-24 TREE INVENTORY - NORTHEAST **Printed On:** 1/19/2022 11:48 AM **File Name:** L-3 TREE INVENTORY.dwg

TREE INVENTORY TABLE

#	SPECIES	DBH	CONDITION	REQUIRED FORESTRY MITIGATION (TREES)	REQUIRED ENVIRONMENTAL MITIGATION (TREES)	REQUIRED ENVIRONMENTAL MITIGATION (SHRUBS)	ACTION (REMOVE OR PROTECT)	REMOVED TREE MITIGATION REQUIREMENT (TREES)	REMOVED TREE MITIGATION REQUIREMENT (SHRUBS)	NOTES
1	SIBERIAN ELM	12",10",13", 12",10"	FAIR -	2.5	2.5		PROTECT			OFFSITE, WILD ORIGIN (5 STEM)
2	SIBERIAN ELM	5" - 13"	POOR	1	1		PROTECT			OFFSITE, WILD ORIGIN (7 STEM)
3	SIBERIAN ELM	4" - 7"	FAIR -	-	1		PROTECT			OFFSITE, WILD ORIGIN (3 STEM)
4	SIBERIAN ELM	5" - 14"	FAIR -	1.5	1.5		PROTECT			WILD ORIGIN (5 STEM)
5	SIBERIAN ELM	13", 11", 11", 15", 5"	POOR	-	1.5	3	PROTECT			DANGEROUS, WILD ORIGIN (7 STEM)
6	SIBERIAN ELM	8" - 17"	POOR +	1.5	1.5		PROTECT			OFFSITE, WILD ORIGIN (6 STEM)
7	SIBERIAN ELM	31"	FAIR -	2	2		PROTECT			
8	SIBERIAN ELM	<6"		-	-	5	PROTECT			(CLUMP)
9	SIBERIAN ELM & BOXELDER	>11"	DEAD TO FAIR -	2	13	15	REMOVE	15	15	
10	PLAINS COTTONWOOD	2'- 6"	FAIR	2.5	1		REMOVE	2.5		TREE LOCATED IN CITY ROW
11	SIBERIAN ELM	8" - 14"	DEAD	-	1		REMOVE	0		
12	SIBERIAN ELM	8", 14", 17"	POOR	1	1		REMOVE	1		
13	SIBERIAN ELM	37"	FAIR	2	2		REMOVE	2		TREE LOCATED IN CITY ROW
14	SIBERIAN ELM	2'-7"	FAIR	-		10	PROTECT			
15	SIBERIAN ELM	39"	FAIR +	2.5	-		PROTECT			
16	SIBERIAN ELM	6" - 13"	FAIR	2	-		PROTECT			UNDER POWER LINES (6 STEM)
17	SIBERIAN ELM	23"	FAIR -	1.5	-		REMOVE	1.5		CITY REQUESTED NEW TREE LAWN
18	BOXELDER	7" - 11"	POOR	1	-		REMOVE	1		CITY REQUESTED NEW TREE LAWN (3 STEM)
19	BOXELDER	15"	POOR	1	-		REMOVE	1		CITY REQUESTED NEW TREE LAWN
20	BOXELDER	10", 6", 15"	FAIR -	1.5	-		REMOVE	1.5		CITY REQUESTED NEW TREE LAWN
21	SIBERIAN ELM	16"	FAIR -	1	-		REMOVE	1		CITY REQUESTED NEW TREE LAWN
22	SIBERIAN ELM	6"- 24"	FAIR -	1	-		REMOVE	1		CITY REQUESTED NEW TREE LAWN (6 STEM)
23	BOXELDER	6"	FIAR -	1	-		REMOVE	1		CITY REQUESTED NEW TREE LAWN
24	SIBERIAN ELM	8" - 19"	POOR	1	-		REMOVE	1		CITY REQUESTED NEW TREE LAWN
25	SIBERIAN ELM	21"	DEAD	-	1		REMOVE	1		CITY REQUESTED NEW TREE LAWN
26	SIBERIAN ELM	13"	DEAD	-	-	10	REMOVE	0	10	CITY REQUESTED NEW TREE LAWN
27	SIBERIAN ELM	14", 16"	POOR	1	-		REMOVE	1		CITY REQUESTED NEW TREE LAWN (2 STEM)
28	SIBERIAN ELM	17"	POOR	-	-	10	REMOVE	0	10	CITY REQUESTED NEW TREE LAWN
29	SIBERIAN ELM	26", 16"	POOR	1	-		REMOVE	1		CITY REQUESTED NEW TREE LAWN (2 STEM)
30	SIBERIAN ELM	20"	DEAD	-	-	10	REMOVE	0	10	CITY REQUESTED NEW TREE LAWN
31	BOXELDER	8" - 24"	POOR	1	-		REMOVE	1		CITY REQUESTED NEW TREE LAWN (8 STEM)
32	SIBERIAN ELM	35"	DEAD	-	1		REMOVE	1		CITY REQUESTED NEW TREE LAWN
33	SIBERIAN ELM	35"	DEAD	-	1		REMOVE	1		HAZARD
34	SIBERIAN ELM	<11"	POOR	-	-	5	REMOVE	0	5	
35	SIBERIAN ELM	7 - 17"	FAIR -	1.5	-	10	REMOVE	1.5	10	(7 STEM)
36	SIBERIAN ELM	4" - 20"	FAIR -	1.5	-		REMOVE	1.5		(8 STEM)
37	SIBERIAN ELM	20"	FAIR -	1.5	-		REMOVE	1.5		
38	SIBERIAN ELM	9" - 16"	FAIR	1.5	-		REMOVE	1.5		(5 STEM)
39	SIBERIAN ELM	<11"	POOR TO FAIR	-	5	20	REMOVE	5	15	(19 TREES)
40	SIBERIAN ELM	13"	DEAD	-	1		REMOVE			
41	SIBERIAN ELM	<11"	FAIR	-	1.5		PROTECT			GROVE (4 STEM)
42	SIBERIAN ELM	8" - 12"	FAIR -	1	-		PROTECT			
43	HACKBERRY	20"	POOR	1.5	-		PROTECT			
44	RUSSIAN OLIVE	16"	FAIR	1	-		PROTECT			WILD
45	SIBERIAN ELM	20"	POOR	1.5	-		PROTECT			(4 TREES)
46	SIBERIAN ELM	8" - 12"	FAIR	1	-		PROTECT			
47	COTTONWOOD	<6"	GOOD	-	1		PROTECT			
48	RUSSIAN OLIVE	0	FAIR	-	-	10	PROTECT			
49	WILLOW	17", 18", 10"	FAIR +	2.5	2		PROTECT			
50	PLAINS COTTONWOOD	~120"	FAIR	5	-		REMOVE	5		ARBORIST DEEMED HAZARD
51	SIBERIAN ELM	17"	FAIR +	1.5	-		PROTECT			
52	WHITE ASH	40"	FAIR +	2.5	-		REMOVE	2.5		
53	WHITE ASH	42"	FAIR -	2.5	-		REMOVE	2.5		
54	PEAR	5"	FAIR	-	1		REMOVE	1		
55	MAPLE	<6"	POOR	-	-		REMOVE	0		
56	MAPLE	<6"	POOR	-	-		REMOVE	0		
57	POPLAR	58"	HALF DEAD	3	-		REMOVE	3		
58	POPLAR	58"	POOR	2.5	-		REMOVE	2.5		
59	POPLAR	22"	FAIR	2	-		REMOVE	2		
60	POPLAR	58", 58"	FAIR-	3	-		REMOVE	3		(2 STEM)
61	POPLAR	-	FAIR -	3	-		REMOVE	3		(2 STEM)
62	PLAINS COTTONWOOD	13"	POOR	3	1.5		REMOVE	4.5		
63	POPLAR	4" - 9"	FAIR +	0	-		REMOVE			(13 STEM)
64	AMERICAN ELM	45"	POOR	1.5	2		REMOVE	3.5		
65	APPLE	6"	GOOD	1.5	-		PROTECT			
66	AMERICAN ELM	6"	FAIR	1	-		PROTECT			
67	SIBERIAN ELM	22"	FAIR	2	-		REMOVE	2		
68	RUSSIAN OLIVE	<11"	FAIR	-	-	10	PROTECT			
69	SIBERIAN ELM	<11"	FAIR -	-	-	7	PROTECT			
70	SIBERIAN ELM	<11"	FAIR	-	-	7	PROTECT			
71	RUSSIAN OLIVE	<11"	FAIR	-	1		PROTECT			
72	RUSSIAN OLIVE	11"	FAIR	-	8		REMOVE	8		HABITAT GROVE
73	APPLE	<6"	FAIR	-	1		PROTECT			
74	RUSSIAN OLIVE	<11"	FAIR -	-	-	10	PROTECT			
75	RUSSIAN OLIVE	10"	FAIR -	-	-	7	PROTECT			
76	RUSSIAN OLIVE	<11"	FAIR -	-	-	7	PROTECT			(2 STEM)
77	RUSSIAN OLIVE	<11"	FAIR	-	1		PROTECT			
78	PLAINS COTTONWOOD	5" - 8"	FAIR +	1.5	-		PROTECT			GROVE
79	WILLOW	13"	FAIR +	1.5	-		PROTECT			
80	ELM	18"	FAIR	1.5	-		PROTECT			POWER LINES (2 STEM)
*	ELM	VARIES	POOR	-	4	12	PROTECT			
TOTAL				86	62	168		89	75	

* TREES LOCATED ALONG LAPORTE AVE

NOTES: OF THE 89 REQUIRED MITIGATION TREES, 48.5 (REMOVED) TREES ARE REQUIRED FROM ENVIRONMENTAL MITIGATION. THESE TREES MUST BE PLACED WITHIN THE NATURAL HABITAT BUFFER ZONE (NHBZ). ALL SHRUBS THAT ARE REQUIRED FOR MITIGATION ARE REQUIRED FROM ENVIRONMENTAL MITIGATION AND MUST BE PLACED WITHIN THE NHBZ.

TREE MITIGATION SUMMARY TABLE

MITIGATION TREES REQUIRED	MITIGATION TREES PROVIDED OUTSIDE OF NHBZ	MITIGATION TREES PROVIDED IN NHBZ	TOTAL MITIGATION TREES PROVIDED	MITIGATION SHRUBS REQUIRED	MITIGATION SHRUBS PROVIDED IN NHBZ	TOTAL MITIGATION SHRUBS PROVIDED	NUMBER OF TIMES REQUIRED SHRUBS ARE PROVIDED ABOVE CITY REQUIREMENT
89	41	48	**89**	**168**	421	**421**	2.5

*TREE AND SHRUB MITIGATION LOCATIONS CAN BE FOUND ON THE LANDSCAPE PLAN AND LANDSCAPE PLAN ENLARGEMENTS (L-26 TO L-43). MITIGATION TREES ARE LOCATED WITH AN "M" (SEE PLAN LEGENDS FOR ICON). ALL MITIGATION SHRUBS AND MITIGATION TREES REQUIRED BY ENVIRONMENTAL PLANNER (18.5 TREES & 40 SHRUBS) ARE ALL LOCATED WITHIN THE NHBZ. GROUPS OF MITIGATION SHRUBS ARE MARKED WITH AN "S" IN THE LANDSCAPE PLAN (SEE PLAN LEGENDS FOR ICON). ALL MITIGATION TABLES ARE LOCATED IN THE LANDSCAPE NOTES ON SHEET L-45. ADDITIONAL HABITAT ISLANDS, HABITAT ENHANCEMENT THAT IS NOT REQUIRED BY CODE (NOT REQUIRED FOR TREE MITIGATION ASSESSED BY CITY FORESTER OR CITY ENVIRONMENTAL PLANNER) IS ALSO LOCATED ON THE LANDSCAPE PLAN (SEE SHEET L-26 TO L-43). SEE ADDITIONAL HABITAT ISLANDS DIAGRAM ON THIS PAGE FOR ADDITIONAL INFORMATION.

TREE MITIGATION NOTES

1. SHOULD DISCREPANCIES BE FOUND BETWEEN THE QUANTITIES LISTED IN THE PLANT TABLE AND THE QUANTITIES GRAPHICALLY SHOWN ON THE LANDSCAPE PLANS, THEN THE QUANTITIES SHOWN BY GRAPHIC SYMBOLS ON THE LANDSCAPE PLANS SHALL CONTROL
2. ALL TREE REMOVAL SHOWN SHALL BE COMPLETED OUTSIDE OF THE SONGBIRD NESTING SEASON (FEB 1 - JULY 31) OR A NESTING SURVEY WILL BE CONDUCTED BY A PROFESSIONAL ECOLOGIST OR WILDLIFE BIOLOGIST PRIOR TO TREE REMOVAL TO ENSURE THAT NO ACTIVE NESTS ARE PRESENT. IF ACTIVE NESTS ARE FOUND, THE CITY ENVIRONMENTAL PLANNER WILL DETERMINE WHETHER ADDITIONAL RESTRICTIONS ON TREE REMOVAL AND CONSTRUCTION APPLY.
3. ECOLOGICAL VALUE LOST FROM TREE REMOVAL WAS QUANTIFIED IN THE TREE MITIGATION PLAN CHART UNDER THE 'NOTES' COLUMN AS HABITAT GROVE. MITIGATION WAS ACCOUNTED FOR BY CREATING EQUAL CANOPY COVERAGE THROUGH THE ADDITION OF HABITAT ISLANDS AS SEEN ON THE LANDSCAPE PLAN. NOT ONLY DO THESE HABITAT ISLAND CONTAIN EQUAL CANOPY COVERAGE BUT ALSO INCLUDE NATIVE PLANTINGS TO UNDER THE CANOPY TO INCREASE ECOLOGICAL VALUE.

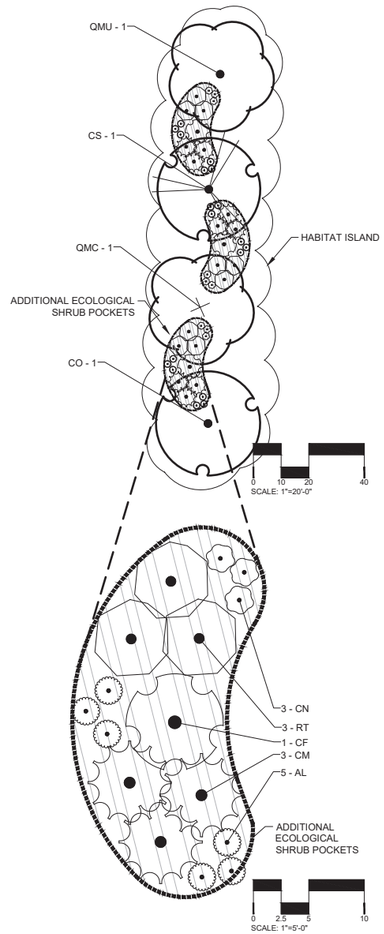
TREE PROTECTION NOTES

1. ALL EXISTING TREES WITHIN THE LIMITS OF THE DEVELOPMENT AND WITHIN ANY NATURAL AREA BUFFER ZONES SHALL REMAIN AND BE PROTECTED UNLESS NOTED ON THESE PLANS FOR REMOVAL.
2. WITHIN THE DRIP LINE OF ANY PROTECTED EXISTING TREE, THERE SHALL BE NO CUT OR FILL OVER A FOUR-INCH DEPTH UNLESS A QUALIFIED ARBORIST OR FORESTER HAS EVALUATED AND APPROVED THE DISTURBANCE.
3. ALL PROTECTED EXISTING TREES SHALL BE PRUNED TO THE CITY OF FORT COLLINS FORESTRY STANDARDS. TREE PRUNING AND REMOVAL SHALL BE PERFORMED BY A BUSINESS THAT HOLDS A CURRENT CITY OF FORT COLLINS ARBORIST LICENSE WHERE REQUIRED BY CODE.
4. PRIOR TO AND DURING CONSTRUCTION, BARRIERS SHALL BE ERECTED AROUND ALL PROTECTED EXISTING TREES WITH SUCH BARRIERS TO BE OF ORANGE FENCING A MINIMUM OF FOUR (4) FEET IN HEIGHT, SECURED WITH METAL T-POSTS, NO CLOSER THAN SIX (6) FEET FROM THE TRUNK OR ONE-HALF (½) OF THE DRIP LINE, WHICHEVER IS GREATER. THERE SHALL BE NO STORAGE OR MOVEMENT OF EQUIPMENT, MATERIAL, DEBRIS OR FILL WITHIN THE FENCED TREE PROTECTION ZONE.
5. DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE APPLICANT SHALL PREVENT THE CLEANING OF EQUIPMENT OR MATERIAL OR THE STORAGE AND DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OILS, SOLVENTS, ASPHALT, CONCRETE, MOTOR OIL OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF A TREE WITHIN THE DRIP LINE OF ANY PROTECTED TREE OR GROUP OF TREES.
6. NO DAMAGING ATTACHMENT, WIRES, SIGNS OR PERMITS MAY BE FASTENED TO ANY PROTECTED TREE.
7. LARGE PROPERTY AREAS CONTAINING PROTECTED TREES AND SEPARATED FROM CONSTRUCTION OR LAND CLEARING AREAS, ROAD RIGHTS-OF-WAY AND UTILITY EASEMENTS MAY BE "RIBBONED OFF," RATHER THAN ERECTING PROTECTIVE FENCING AROUND EACH TREE AS REQUIRED IN SUBSECTION (G)(3) ABOVE. THIS MAY BE ACCOMPLISHED BY PLACING METAL T-POST STAKES A MAXIMUM OF FIFTY (50) FEET APART AND TYING RIBBON OR ROPE FROM STAKE-TO-STAKE ALONG THE OUTSIDE PERIMETERS OF SUCH AREAS BEING CLEARED.
8. THE INSTALLATION OF UTILITIES, IRRIGATION LINES OR ANY UNDERGROUND FIXTURE REQUIRING EXCAVATION DEEPER THAN SIX (6) INCHES SHALL BE ACCOMPLISHED BY BORING UNDER THE ROOT SYSTEM OF PROTECTED EXISTING TREES AT A MINIMUM DEPTH OF TWENTY-FOUR (24) INCHES. THE AUGER DISTANCE IS ESTABLISHED FROM THE FACE OF THE TREE (OUTER BARK) AND IS SCALED FROM TREE DIAMETER AT BREAST HEIGHT AS DESCRIBED IN THE CHART BELOW:

TREE DIAMETER AT BREAST HEIGHT (INCHES)	AUGER DISTANCE FROM FACE OF TREE (FEET)
0-2	1
3-4	2
5-9	5
10-14	10
15-19	12
OVER 19	15

ADDITIONAL HABITAT ISLANDS

*ADDITIONAL HABITAT ISLANDS ARE HABITAT ENHANCEMENT THAT IS ABOVE AND BEYOND WHAT IS REQUIRED BY CODE FOR MITIGATION.



PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME
CS	1	CATALPA SPECIOSA / NORTHERN CATALPA
CO	1	CELTIS OCCIDENTALIS / COMMON HACKBERRY
QMC	1	QUERCUS MACROCARPA / BURR OAK
QMU	1	QUERCUS MUEHLENBERGII / CHINKAPIN OAK

SHRUBS	QTY	BOTANICAL / COMMON NAME
AL	18	AMORPHA CANESCENS / LEADPLANT
CM	9	CERCOCARPUS MONTANUS / ALDERLEAF MOUNTAIN MAHOGANY
CF	3	CHAMAEBATIARIA MILLEFOLIUM ¨FERNBUSH¨ / FERNBUSH
CN	9	CHRYSOTHAMNUS NAUSEOSUS NAUCEOSUS / DWARF BLUE RABBITBRUSH
RT	9	RHUS TRILOBATA / SKUNKBUSH SUMAC

	LOCATION	AREA (SF)
HABITAT ISLANDS PROVIDED	* HABITAT ISLANDS AREA: A,B,C,D,& E	27,784 SF

*HABITAT ISLAND AREAS LOCATED ON THE LANDSCAPE PLAN AND LANDSCAPE PLAN ENLARGEMENTS (L-26 TO L-43)

SANCTUARY OF GREEN

PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO

PREPARED BY:

ripley design
LANDSCAPE ARCHITECTURE, LAND PLANNING
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

APPLICANT

RIPLEY DESIGN INC.
Russ Lee
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

OWNER

SOLITAIRE HOMES
Bill Veio and David Pretzler
6645 E. Heritage Pl. South
Centennial, CO 80111
303.721.9054

NORTH

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	11/03/2021
02	PDP	01/19/2022

REVISIONS

No.	DESCRIPTION	DATE

TREE INVENTORY CHART

SEAL:

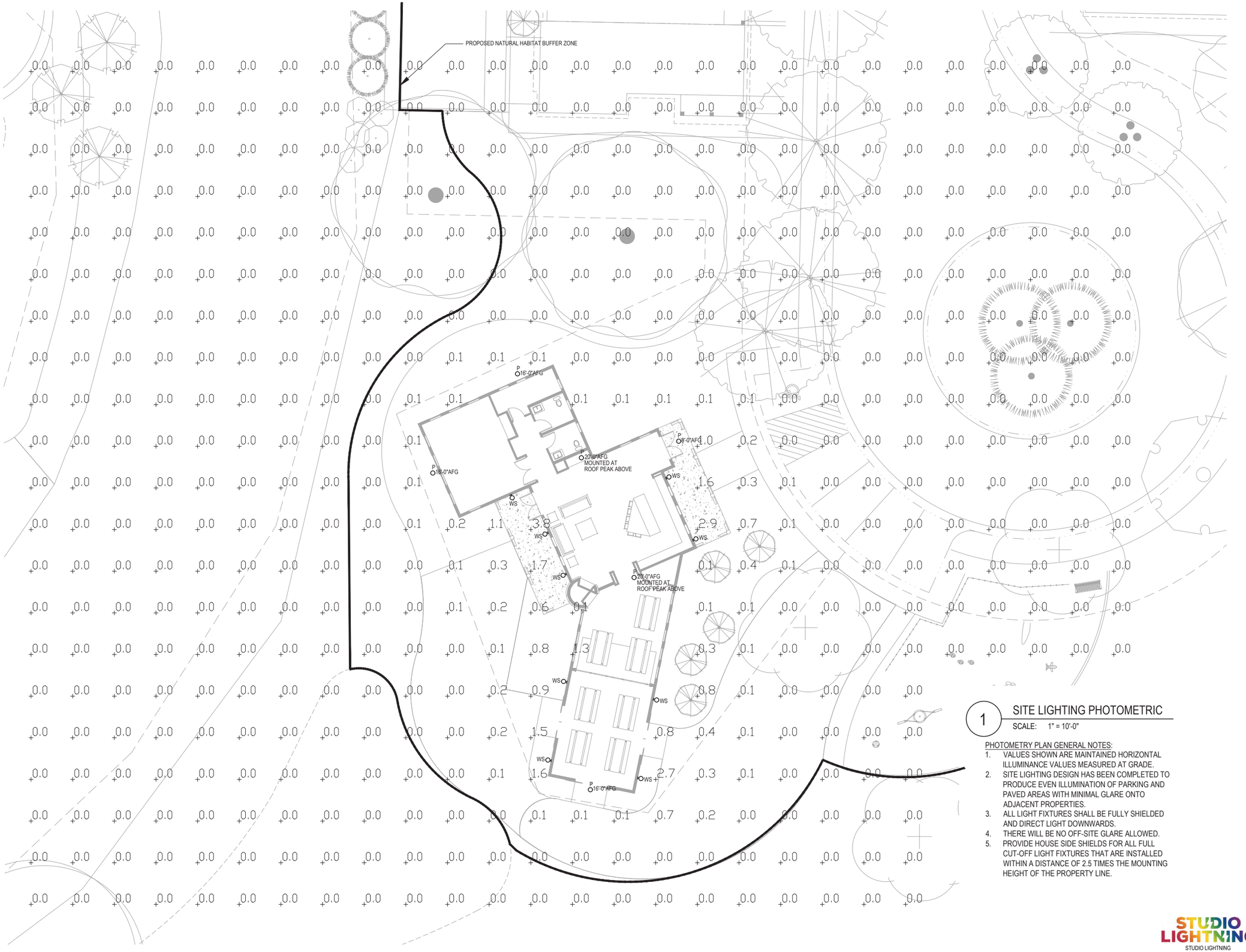
ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

L-25

Plotted By: Evan Callis **Layout:** L-25 TREE INVENTORY CHART **Printed On:** 1/19/2022 11:48 AM **File Name:** L-5 TREE INVENTORY CHART.dwg



1 SITE LIGHTING PHOTOMETRIC

SCALE: 1" = 10'-0"

PHOTOMETRY PLAN GENERAL NOTES:

1. VALUES SHOWN ARE MAINTAINED HORIZONTAL ILLUMINANCE VALUES MEASURED AT GRADE.
2. SITE LIGHTING DESIGN HAS BEEN COMPLETED TO PRODUCE EVEN ILLUMINATION OF PARKING AND PAVED AREAS WITH MINIMAL GLARE ONTO ADJACENT PROPERTIES.
3. ALL LIGHT FIXTURES SHALL BE FULLY SHIELDED AND DIRECT LIGHT DOWNWARDS.
4. THERE WILL BE NO OFF-SITE GLARE ALLOWED.
5. PROVIDE HOUSE SIDE SHIELDS FOR ALL FULL CUT-OFF LIGHT FIXTURES THAT ARE INSTALLED WITHIN A DISTANCE OF 2.5 TIMES THE MOUNTING HEIGHT OF THE PROPERTY LINE.

Godden|Sudik
ARCHITECTS
5975 S. Quebec Street, Suite 250
Centennial, Colorado 80111
ph 303.455.4437 fx 303.477.5680
www.goddensudik.com

SANCTUARY ON THE GREEN
PROJECT DEVELOPMENT PLAN
FORT COLLINS, COLORADO

OWNER:
SOLITAIRE HOMES
BILL VEIO & DAVID PRETZLER
6645 E. HERITAGE PL. SOUTH
CENTENNIAL, CO 80111
303.721.9054

NOT FOR CONSTRUCTION

DATE:
NOVEMBER 3, 2021

SHEET TITLE:
SITE LIGHTING PHOTOMETRIC

STUDIO LIGHTNING
STUDIO LIGHTNING
63 SUNSET DR.
BAILEY, CO 80421

LUMINAIRE SCHEDULE

Symbol	Label	General Description	Mounting Height	Color	Catalog Number	Lamp	LLF	Watts	SHIELDING
○	P	PENDANT ENTRY AND ROOF PEAKS	SEE PLANS	BLACK	KICHLER 49777BK	LED A19	1.00	13W MAX	FULL CUT-OFF
♀	WS	WALL SCONCE FACADE	7'-0" AFG	BLACK	KICHLER 49775BK	LED A21	1.00	13W MAX	FULL CUT-OFF

WS

Project Name: _____
Location: _____
Type: _____
Qty: _____
Comments: _____

Northland Collection
Northland Outdoor Wall 1 Light BK
49775BK (Black (Painted))



Dimensions

Height	12.00"
Width	10.00"

Ordering Information

Product ID	49775BK
Finish	Black (Painted)
Available Finishes	BA, BK
Collection	Northland Collection

Dimensions

Extension	17.25"
Height from center of Wall opening	3.00"
Base Backplate	6.00 DIA
Weight	2.20 LBS

Specifications

Material	Aluminum

Electrical

Voltage	120 V

Qualifications

Safety Rated	Wet
Warranty	www.kichler.com/warranty

Primary Lamping

Light Source	Incandescent
Lamp Included	Not Included
# of Bulbs/LED Modules	1
Socket Wire	150
Socket Type	Medium
Lamp Type	A19

Alternate Lamps

Lamp Included	Bulb Listing	Light Source	Max Wattage/Range	Bulb Product ID	Dimming
No	Alternate	INCA	100W		

Kichler
7711 East Pleasant Valley Road
Cleveland, Ohio 44131-8010
Toll free: 866.558.5706 or kichler.com

Notes:
1) Information provided is subject to change without notice. All values are design or typical values when measured under laboratory conditions.
2) Incandescent Equivalent: The incandescent equivalent as presented is an approximate number and is for reference only.

KICHLER

P

Project Name: _____
Location: _____
Type: _____
Qty: _____
Comments: _____

Northland Collection
Northland 1 Light Outdoor Pendant BK
49777BK (Black (Painted))



Dimensions

Height	14.25"
Overall Height	52.00"
Width	18.00"

Ordering Information

Product ID	49777BK
Finish	Black (Painted)
Available Finishes	BA, BK
Collection	Northland Collection

Dimensions

Base Backplate	6.00 DIA
Chain/Stem Length	36.00"
Weight	2.50 LBS

Specifications

Material	Aluminum

Electrical

Voltage	120 V
Lead Wire Length	67.00"

Qualifications

Safety Rated	Damp
Warranty	www.kichler.com/warranty

Primary Lamping

Light Source	Incandescent
Lamp Included	Not Included
# of Bulbs/LED Modules	1
Socket Wire	105
Socket Type	Medium
Lamp Type	A21

Alternate Lamps

Lamp Included	Bulb Listing	Light Source	Max Wattage/Range	Bulb Product ID	Dimming
No	Alternate	INCA	150W		
No	Hybrid	CFL	30-52W		

Kichler
7711 East Pleasant Valley Road
Cleveland, Ohio 44131-8010
Toll free: 866.558.5706 or kichler.com

Notes:
1) Information provided is subject to change without notice. All values are design or typical values when measured under laboratory conditions.
2) Incandescent Equivalent: The incandescent equivalent as presented is an approximate number and is for reference only.

KICHLER

Godden|Sudik
ARCHITECTS
5975 S. Quebec Street, Suite 250
Centennial, Colorado 80111
ph 303.455.4437 fx 303.477.5680
www.goddensudik.com

SANCTUARY ON THE GREEN
PROJECT DEVELOPMENT PLAN
FORT COLLINS, COLORADO

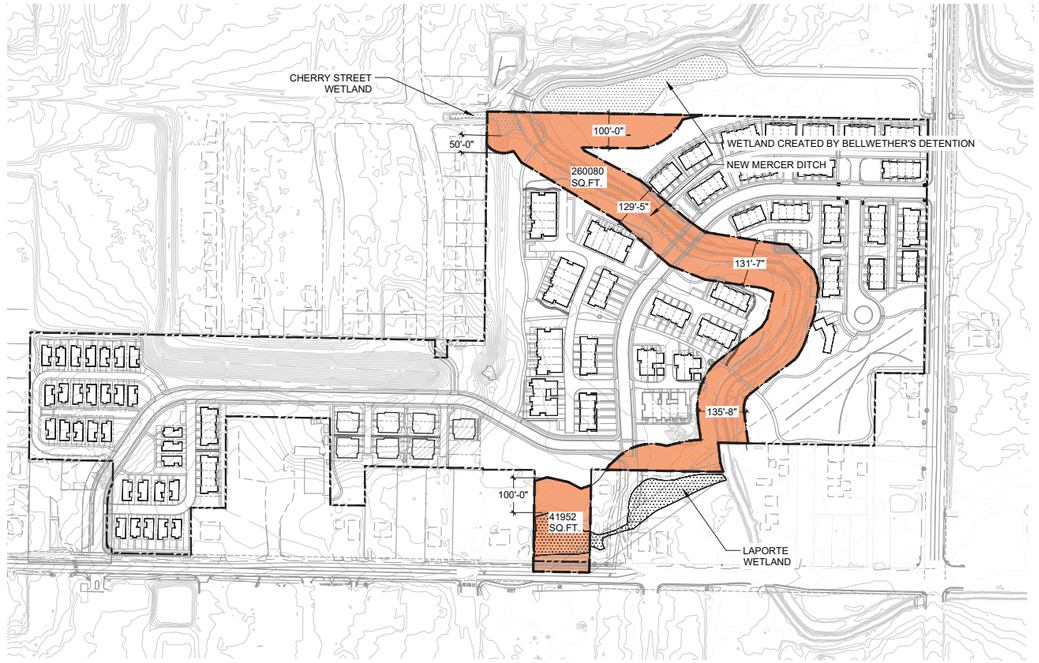
OWNER:
SOLITAIRE HOMES
BILL VEIO & DAVID PRETZLER
6645 E. HERITAGE PL. SOUTH
CENTENNIAL, CO 80111
303.721.9054

NOT FOR CONSTRUCTION

DATE:
NOVEMBER 3, 2021

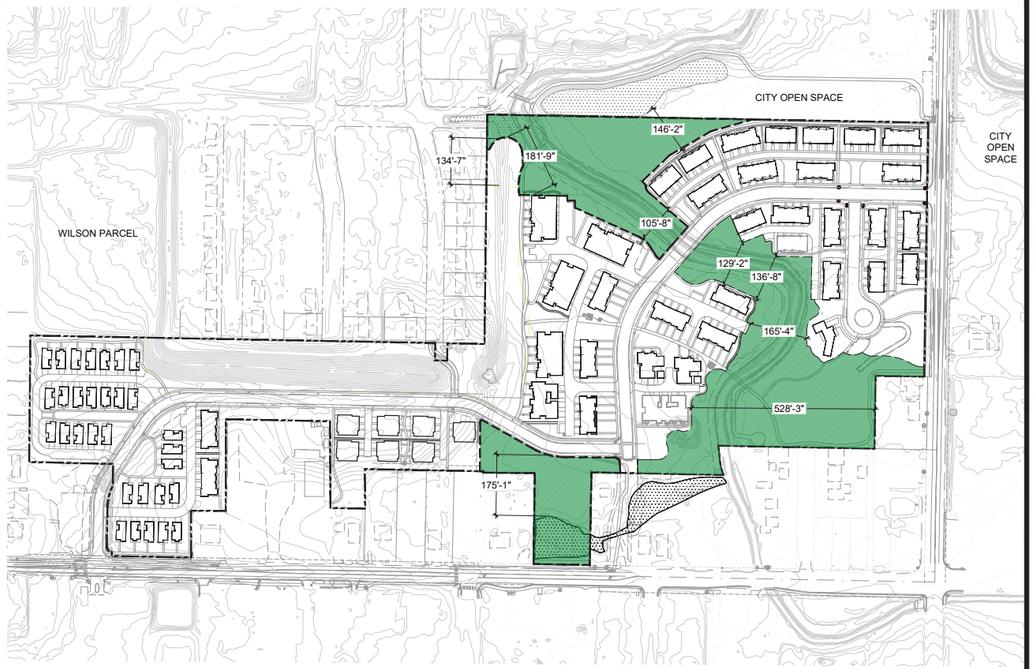
SHEET TITLE:
SITE LIGHTING DETAILS

STUDIO LIGHTNING
63 SUNSET DR.
BAILEY, CO 80421



NATURAL HABITAT BUFFER ZONES (NHBZ) REQUIRED

TOTAL AREA ON SITE: **301,056 SQ.FT.** **6.91 ACRES**



NATURAL HABITAT BUFFER ZONES (NHBZ) PROPOSED

AREA ON SITE OF NHBZ: **451,129 SQ.FT.** **10.36 ACRES**

LEGEND

SYMBOL	DESCRIPTION
	NHBZ WITH CONTINUOUS WIDTH
	NHBZ PROPOSED - TO BE PLANTED AS DESCRIBED IN MITIGATION PLAN
	EXISTING WETLANDS
	NHBZ LIMITS, ON AND OFF-SITE

SANCTUARY OF GREEN

PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO

PREPARED BY:

ripleydesign
LANDSCAPE ARCHITECTURE, LAND PLANNING
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

PLANNER

RIPLEY DESIGN INC.
Russ Lee
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

OWNER

SOLITAIRE HOMES
Bill Veio and David Pretzler
6645 E. Heritage Pl. South
Centennial, CO 80111
303.721.9054

ENGINEER

NORTHERN ENGINEERING
Danny Weber
301 Howes St. Suite 100
Fort Collins, CO 80521
p. 970.221-4158

NORTH
0 100 200 400
SCALE: 1"=200'-0"

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	11/03/2021
02	PDP	01/19/2022

REVISIONS

No.	DESCRIPTION	DATE

NATURAL HABITAT BUFFER ZONES

SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

L-46 OF

Plotted By: Sam Coutts **Layout:** L-46 NATURAL HABITAT BUFFER ZONES **Printed On:** 3/11/2022 1:09 PM **File Name:** L-11 NATURAL HBZ.dwg

Technical Memo

PO Box 272150,
Fort Collins, CO 80527
(970) 988-3106

Date: February 28, 2022

To: City of Fort Collins

From: Cedar Creek Associates, Inc.

Subject: Sanctuary on the Green Ecological Evaluation

Introduction

Cedar Creek Associates, Inc. (Cedar Creek) was requested to evaluate the potential impacts to avifauna from the proposed Sanctuary on the Green development site. The proposed development property is located on the northwest corner of Laporte and Taft Hill and is bisected by New Mercer Ditch. An Ecological Characterization Study was authored by Cedar Creek and described the natural features and habitat located on and immediately adjacent to the development property. The purpose of memo is to define a wildlife concentration area as it applies to the City of Fort Collins Land Use Code and determine whether the natural features on the development property exhibit characteristics of concentration areas. An important distinction to be made is the difference between general wildlife habitat and a concentration area or key use area. Concentration areas for wildlife are generally defined as having a significantly higher density of use than within the species overall range, and/or areas in which densities are at least 200% greater than in the surrounding overall range during a specific season (CPW 2014). General habitat could be suitable for species breeding, foraging, and nesting, but may not exhibit the density and typical characteristics of a designated concentration area.

City of Fort Collins Land Use Code

The City of Fort Collins Land Use Code defines nesting waterfowl concentration areas, migratory shorebird concentration areas, nesting shorebird concentration areas, and migratory songbird concentration areas as special habitat features that require a 300-foot buffer. As per Section 5.1.2, special habitat features, including key production areas, wintering areas and migratory feeding areas for waterfowl; key use areas for wading birds and shorebirds; heron rookeries; key use areas for migrant songbirds; key nesting areas for grassland birds, are identified and delineated by Colorado Parks and Wildlife (CPW) or City of Fort Collins Natural Areas Department (NAD).

- Migratory waterfowl concentration areas - 300 feet
- Nesting waterfowl concentration areas - 300 feet
- Migratory shorebird concentration areas - 300 feet
- Nesting shorebird concentration areas - 300 feet
- Migratory songbird concentration areas - 300 feet

The City of Fort Collins Land Use Code also provides buffer distances for other natural features, such as irrigation ditches that serve as wildlife corridors (50 feet) and wetlands less than 1/3 acre in size (50 feet).

City of Fort Collins Natural Areas Department Background

The City of Fort Collins NAD policy plan (NAD 1992) clearly defines key wildlife sites or concentration areas as follows:

1. Concentration areas for raptors (large prairie dog colonies, large lakes, the foothills, and the Poudre River Corridor);
2. Key sites for migrant songbirds (Spring Creek Outlet, north end of Dixon Reservoir, north shore Warren Lake cottonwood stand, Poudre River Corridor, and Grandview Cemetery);
3. Great blue heron rookery (located along Poudre River, south of Northern Colorado Environmental Learning Center);
4. Key duck production areas (Poudre River and adjacent ponds, some of the larger lakes);
5. Duck winter concentration areas (Poudre River south of Mulberry and some of the larger lakes); and
6. Areas of high terrestrial or aquatic insect diversity (Fossil Creek, Spring Creek Outlet, and along the Poudre at McMurry Nature Area, Lee Martinez Park, and Northern Colorado Environmental Learning Center).

The Sanctuary on the Green project site is not identified in that report as any of these key wildlife sites or concentration areas.

The City of Fort Collins NAD provides guidance in its Wildlife Conservation Guidelines (NAD 2017) that can assist in defining a concentration area's habitat characteristics. These guidelines define concentration areas or key production areas as gravel ponds, the Poudre River and the wetlands adjacent to the river. These areas are of particular importance during the spring migrations as ducks and shorebirds frequently use these seasonally flooded wetlands that are rich in food resources. This provides carbohydrates for migration and invertebrates for the formation of protein necessary for egg production for breeding species.

Sanctuary on the Green has none of the above habitat concentration characteristics, nor is there any evidence of a significant concentration of waterfowl and shorebirds.

Colorado Parks and Wildlife Background

CPW provides publicly available data on species activity mapping (SAM) for the entire state of Colorado. In this dataset, individual species known overall range, nest locations, concentration areas, and migration corridors among several other species-specific characteristics are compiled. Each term used to delineate species occupancy is defined by CPW (CPW 2014). CPW does not delineate concentration areas for all species of waterfowl but does provide a precedent for defining what seasonal concentration densities entail:

> Concentration areas for wildlife are generally defined as having a significantly higher density of use than within the species overall range, and/or areas in which densities are at least 200% greater than in the surrounding overall range during a specific season (CPW 2014).

Concentration Area Habitat Characteristics

Guidance documentation from CPW and NAD can help to define the typical habitat characteristics of a concentration area or key use area. Typically, existing waterfowl concentration areas are centered around perennial bodies of water, reservoirs, river corridors and natural areas. These areas provide suitable habitat that supports large flocks of waterfowl or shorebirds. To sustain such populations, concentration areas must contain a large invertebrate prey base, diversity of shoreline and aquatic vegetation, and quality cover for nesting (NAD 2017).

Important features to consider when rating habitat quality include:

1. Acreage, average water depth, and seasonal duration of open water;
2. Shoreline vegetation, aquatic vegetation (percent emergent and submergent), and shoreline configuration;
3. Availability of invertebrate and vertebrate food base;
4. Amount and quality of habitat for nesting or cover; and
5. Proximity to human activity.

As part of Colorado's State Wildlife Action Plan (CPW 2015), CPW declared several species priorities for conservation. Fact sheets/ habitat scorecards were developed to describe species descriptions, distributions, preferred habitat conditions, and management recommendations. The mallard, a waterfowl, is a Tier 1 species in the State Wildlife Action Plan. The following table describes the preferred habitat conditions for the mallard, these represent potential characteristics to

Dominant vegetation	sedges, rushes, grasses, forbs, and aquatic vegetation
Density of plants desirable to ducks	abundant (desirable plants are often seed-bearing species such as pondweeds, dock, sedges, and some grasses)
Emergent vegetation within open water	20–50% for diurnal use 60–80% for nocturnal use
Interspersion	complex patterns that maximize interface between water and vegetation
Landscape context	proximity to other wetlands on the landscape
Size of habitat	At least 20 acres for wet meadows At least 10 acres for other wetlands
Submergent vegetation	30–60%
Water depth (predominant)	4–12 inches; during breeding 8–24 inches or deeper if submergent vegetation is present
Nesting habitat	wetlands surrounded by at least 40 acres of treeless upland habitat with ample residual cover and dense vegetation, at least 10 inches in height

Project Site Evaluation

The field surveys conducted for the development of the Ecological Characterization Study did not reveal elevated wildlife use with significantly higher density than that within the species overall range, and/or areas in which densities are at least 200% greater than in the surrounding overall range during a specific season. This finding is based on observational data.

A review of the CPW Species Activity Mapping data show no known concentration areas of any species located within the proposed development site. Similarly, available data from Fort Collins NAD does not identify any concentration areas for any species within the proposed development property.

The natural wetland and water features onsite do not exhibit the general characteristics of concentration areas. The features are not large perennial bodies of water or river systems. In fact, riparian and wetland systems on the project site comprise less than 2.5 acres. The shoreline vegetation along New Mercer Ditch exhibits very poor diversity, which is primarily dominate by non-native grasses. The quality of habitat for nesting and cover over most of the project site is limited due to the land management activities of the agricultural fields used for hay production, which are cultivated each year. Finally, the project area is heavily used by people and pets for recreation, both along the established recreation trail to the north of the property and along New Mercer Ditch, which transverses the property. Based on these factors the project site does not exhibit the general characteristics of a concentration area.

In addition, when considering the habitat preferences for mallards, the project site does not exhibit the preferred habitat conditions, particularly because the wetland or water features onsite:

- do not exhibit an abundant density of plants desirable to ducks (seed-bearing species such as pondweeds, dock, sedges, and some grasses);
- do not exhibit significant emergent vegetation within open water for diurnal and nocturnal use;
- do not exhibit interspersion with complex patterns that maximize interface between water and vegetation;
- do not exhibit significant size (10-20 acres of wet meadows or other wetlands);
- do not exhibit submergent vegetation of 30-60%; and
- do not exhibit upland habitat with ample residual cover and dense vegetation, at least 10 inches in height because of the agricultural activities.

The Ecological Characterization Study provided characterizations of the general wildlife habitat supported by the non-native herbaceous, upland woodland, riparian (herbaceous and woodland), and wetland vegetation communities located on and around the project site. The woodlands provide the most suitable forage and nesting habitat for raptors and migratory birds, most of which of been identified for mitigation. Several species of raptor have been observed utilizing the property as a forage area as well as numerous migratory birds have been observed in the surrounding wetlands and along the New Mercer Ditch. Given known occurrences of several migratory bird and raptor species, it is reasonable to conclude the proposed development property provides general wildlife habitat, particularly with regard to the wetlands as well as a corridor for wildlife along New Mercer Ditch. The appropriate buffer distances for these inventoried natural features located on the project site were provided in Cedar Creek's Ecological Characterization Study and remain applicable. The lack of large perennial water and close proximity of the proposed development to existing human activity limits the sites suitability as a concentration area for nesting waterfowl and shorebirds. The lack of mature riparian vegetation combined with the current habitat use consisting mainly of an actively managed monoculture agricultural field further limits suitability for many ground-nesting migratory birds and waterfowl. Onsite visits and observations do not indicate significantly higher densities of nesting waterfowl, shorebirds and migratory birds. Therefore, Sanctuary on the Green proposed development site should not be considered a concentration area, key use area, or similar for any species.

Flight Impacts

Potential impacts to the behavior and movement of wildlife, including the flight patterns of waterfowl, are considered when applying buffers to natural features onsite. The Natural Habitat Buffer Zone facilitate waterfowl movement, including takeoff and landing, by maintaining a reasonably undeveloped portion of suitable habitat within the proposed development site. A review of available literature does not provide a conclusive consensus on requisites for the extent necessary for waterfowl take off, nor does it provide a regulatory framework for protecting such behavior. Given that mallard and other common waterfowl species have adapted successfully to urban habitats, the proposed development site is not anticipated to have a significant impact on flight patterns of waterfowl.

References

Cedar Creek Associates, Inc. (2019). Ecological Characterization Study.

Colorado Parks and Wildlife (CPW). 2014. Colorado Parks and Wildlife GIS Species Activity (SAM) Mapping Definitions Publicly Available Data. December 10, 2014

Colorado Parks and Wildlife (CPW). 2015. State Wildlife Action Plan.

NAD 2019a The City of Fort Colins Natural Areas Department. Natural Habitats and Features. https://opendata.fcgov.com/dataset/Natural-Areas/q5p4-p4hy

NAD 2019b The City of Fort Colins Natural Areas Department. Natural Areas. https://opendata.fcgov.com/dataset/Natural-Areas/q5p4-p4hy

NAD 2017. The City of Fort Colins Natural Areas Department. Wildlife Conservation Guidelines. https://www.fcgov.com/naturalareas/pdf/wm-guidelines17.pdf?1645719558

NAD 1992. The City of Fort Colins Natural Areas Department. The City of Fort Collins Natural Areas Policy Plan. October 1992. https://www.fcgov.com/naturalareas/pdf/natural-areas-plan.pdf?1389654171

Sanctuary on the Green

Environmental Characterization Study

Field Work: July, 2018

Report: January, 2019

Revised: September, 2020

CEDAR CREEK ASSOCIATES, INC.

Table of Contents

1.0 Introduction 1
2.0 Site Description 1
3.0 Methods 3
3.1 Desktop Review 3
3.2 Site Assessment 3
4.0 Ecological characterization 4
4.1 Vegetation 4
4.1.1 Noxious Weeds 8
4.1.2 Tree Inventory 8
4.2 Wetlands 9
4.3 Drainage Features 12
4.4 Wildlife 13
4.4.1 Avifauna 13
4.4.2 Mammals 14
4.4.3 Amphibians 14
4.5 Prominent Views 18
4.6 Sensitive and Specially Valued Species 18
4.7 Wildlife Migration Corridors 20
4.8 General Ecological Functions 20
4.9 Timing of Development in Relation to Ecological Character 20
5.0 Mitigation measures and Recommendations 21
6.0 Literature Cited and Data Sources 24

Appendix A: Vegetation Datasheets
Appendix B: Wetland Datasheets
Appendix C: Photographs
Appendix D: Natural Buffer Mitigation Plan

Sanctuary on the Green

Environmental Characterization Study

1.0 INTRODUCTION

Solitaire Homes, LLC. proposes to construct a mixture of single-family homes, duplexes, townhomes, and condos on the 41.34 acre site setback from the northwest corner of Laporte Avenue and Taft Hill Road. This report describes the ecological conditions and functions observed at the Site. Field surveys were conducted by biologists from Cedar Creek Associates, Inc (Cedar Creek) on July 20-21st and 30th, 2018 to evaluate site conditions, determine presence of significant plant communities, define the ecological function of the site and its features, and determine presence of significant wildlife species or habitats. An additional field survey was conducted in August 2020 to complete additional evaluations requested by the City of Fort Collins. Section 2.0 provides a Site description, Section 3.0 presents the methodologies used, Section 4.0 contains a summary of findings, and Section 5.0 provides potential mitigation measures and recommendations. At the rear of the document, Appendix A includes vegetation data sheets, Appendix B contains wetland datasheets, and Appendix C displays the photo log.

2.0 SITE DESCRIPTION

The Site is located in northwest Fort Collins, setback from the northwest corner of Laporte Avenue and Taft Hill Road. The 41.34-acre Site is entirely within the Section 9, Township 7 North, Range 69 West, of the Sixth Principal Meridian. The home site on the east portion of the Site coordinates are 40.591711°N and 105.115504°W. The non-irrigated Site has a gently sloping elevation that ranges from 5,070 feet on the west side to 5,050 feet on the east side. The New Mercer Ditch runs through the eastern portion of the Site. A flood basin runs along the northern property line on the western half of the Site and the western property line on the eastern half of the Site. Map 1 displays the Site.


Map 1: Sanctuary on the Green
Site Overview
0
150
300
600 Feet
N
W
E
S
Country Club
N Shields St
N Lemay Ave
W Vine Dr
E Vine
W Mountain Ave
Fort Collins
W Mulberry St
Riverside
W Elizabeth St
S Overland Trl
W Prospect Rd
287
E Prospect R
S Lemay Ave
W Drake Rd
Flood
Basin
New Mercer
Ditch
Home Site
Flood Basin
Legend
Approximate Property Boundary

3.0 METHODS

3.1 Desktop Review

A data review was conducted to gather information and assist in the evaluation of potential natural biological resources within the property. The data review entailed an evaluation of online resources and publications to determine the presence or potential occurrence of important natural and biological resources. This data review included:

- U.S. Fish and Wildlife Service (USFWS) Federally Listed and Proposed Endangered, Threatened, and Candidate Species and Critical Habitat as identified by the USFWS Information, Planning, and Conservation System (IPaC) Official Species List and Critical Habitat Mapper;
- Migratory Bird Treaty Act (MBTA) and Bald and Golden Eagle Protection Act (BGEPA) protected species as identified on the IPAC Trust Resources Report;
- The Colorado Natural Heritage Program database statewide species and natural community tracking list for Larimer County;
- Colorado Parks and Wildlife (CPW) Threatened and Endangered Species List;
- Species identified as in need of protection in the City's Natural Areas Policy Plan;
- The City's Land Use Code (Article 3, Section 3.4.1);
- The City's Natural Habitat and Features Inventory Map (2000);
- USFWS National Wetlands Inventory (NWI); and
- US Natural Resources Conservation Service (NRCS) Web Soil Survey.

3.2 Site Assessment

The entirety of the Site was traversed on foot to qualitatively evaluate site conditions, determine presence of significant plant communities, determine presence of significant wildlife species or habitats, and delineate wetlands. The wetland delineation was conducted following the methodology described in the 1987 Corps of Engineers Wetland Delineation manual and the 2010 Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Great Plains Region. To gain an understanding of the hydrology, several soil test pits were dug, dominant vegetation was observed, and hydrolologic indicators were noted at each soil test pit location. Data was recorded on Corps of Engineers data sheets (Appendix A). Photographs were taken to document site conditions at test pits and data sampling points (Plates 1 through 18).

4.0 ECOLOGICAL CHARACTERIZATION

4.1 Vegetation

Map 2 displays Fort Collins Natural Habitat & Features Inventory, it shows that there is a non-native upland plains forest on the very west side of the property. Map 3 shows the vegetation communites encountered across the entire Site. The entire site is 41.34 acres, with Non-native Herbaceous (pasture/hayland) comprising the greatest portion with 36.17 acres (87.5%). Table 1 shows the remaining acres are comprised of Home Site (0.93 acres), Riparian Herbaceous (1.88 acres), Riparian Woodland (0.09 acres), Upland Woodland (1.79 acres), and wetland (0.48 acres). Descriptions of each community are presented below.

Table 1 - Sanctuary on the Green
Vegetation Communities

Type	Acreage	Percent
Home Site	0.93	2.2%
Non-native Herbaceous	36.17	87.5%
Riparian Herbaceous	1.88	4.5%
Riparian Woodland	0.09	0.2%
Upland Woodland	1.79	4.3%
Wetland	0.48	1.2%
TOTAL	**41.34**	**100.0%**

Non-native Herbaceous

This is a grass and forb dominated ecosystem, comprised mostly of non-native species. At the Site, this community is found covering almost the entirety of the upland area and is primarily hayed lands. Species common to this community are highly palatable species for livestock, such as smooth brome (*Bromopsis inermis*), orchard grass (*Dactylis glomerata*), alfalfa (*Medicago sativa*), and field bindweed (*Convolvulus arvensis*). Scattered non-native trees occur throughout this community on the Site. These areas are mowed periodically during the growing season to collect the biomass for hay. In general, non-native herbaceous ecosystems provide diminished ecological function when compared with native ecosystems. The primarily ecological function of this community is primary production and surface stability from erosion.

Riparian Herbaceous

This is a grass and forb dominated ecosystem found along the banks of a flowing water system. At the Site, this community is found along the New Mercer Ditch. Species common to this community are fast growing non-native perennial grasses which stabilize banks, such as smooth brome and common reed grass (*Phragmites australis*). In general, non-native herbaceous ecosystems provide diminished ecological

function when compared with native ecosystems. The primarily ecological function of this community is primary production and bank stability.

Riparian Woodland

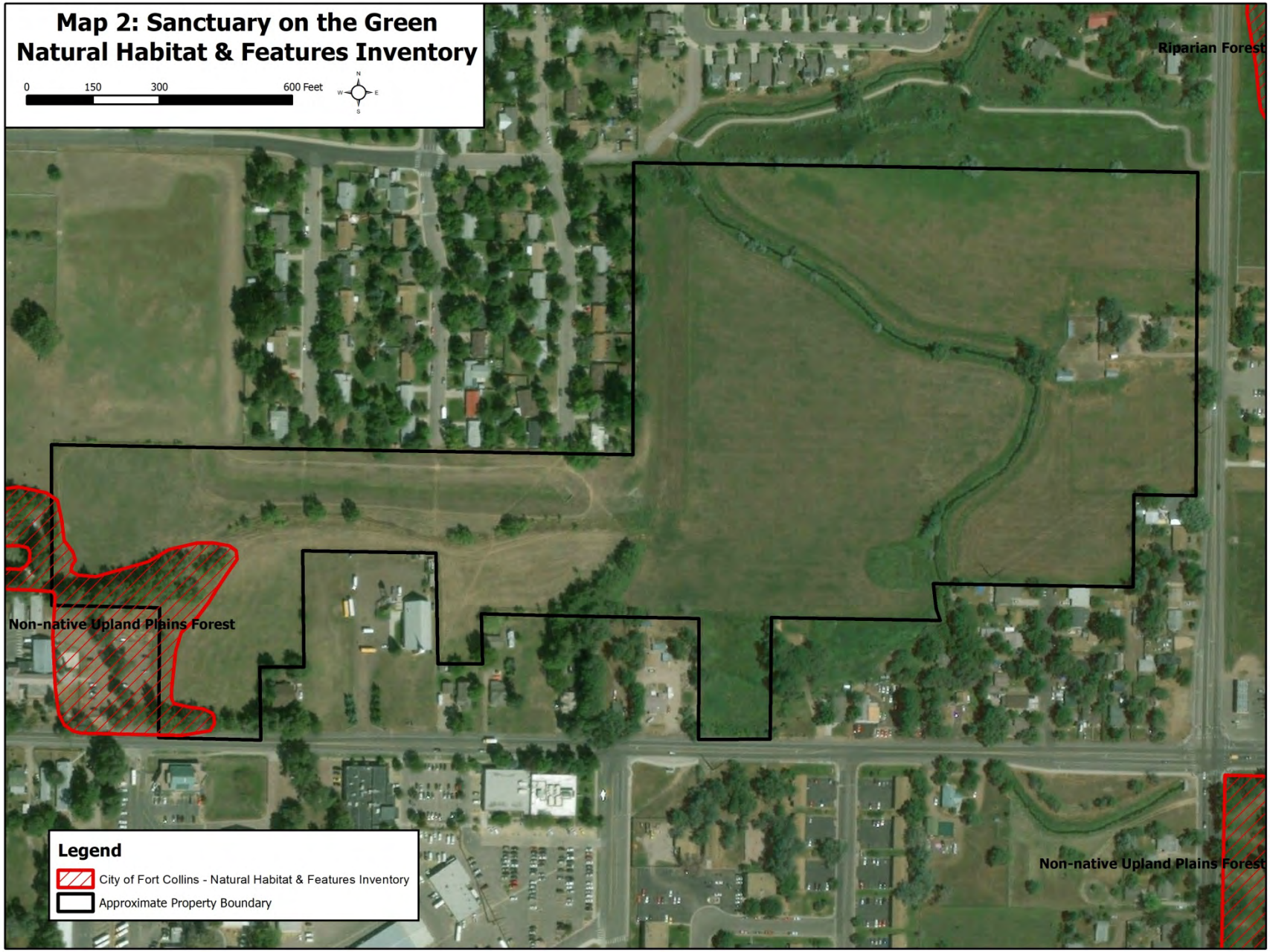
This ecosystem is characterized by having both a grass and forb component and woody stratum (tree/shrub component) found along the banks of a flowing water system. At the Site, this community is found along the New Mercer Ditch where the plains cottonwoods are found. Species common to this community are fast growing non-native perennial grasses which stabilize banks, such as smooth brome and common reed grass. In general, non-native ecosystems provide diminished ecological function when compared with native ecosystems. The primarily ecological function of this community is primary production and bank stability. However, the trees can provide cover, nesting, and cooling opportunities for wildlife.

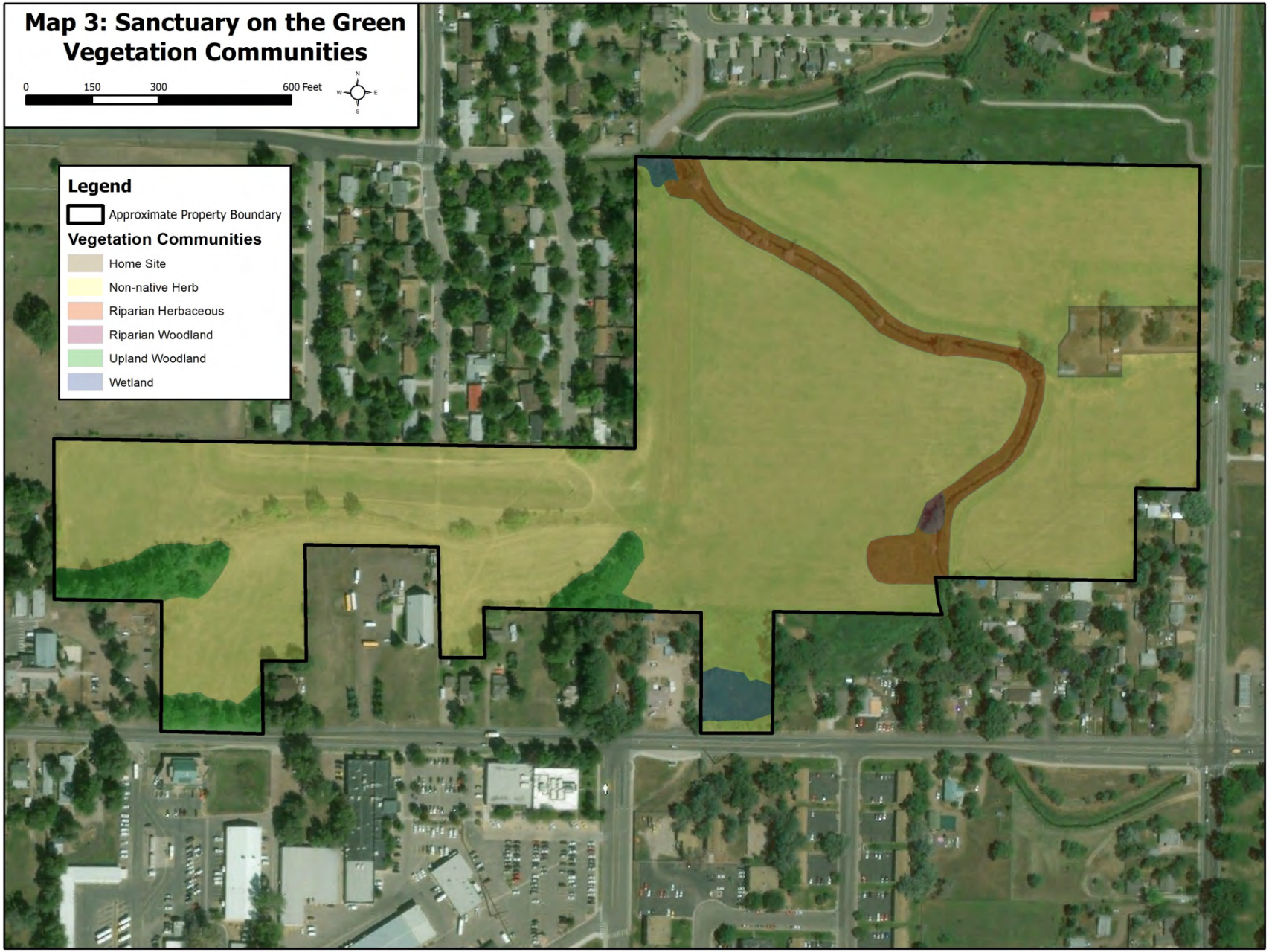
Upland Woodland

This ecosystem is characterized by having both a grass and forb component and woody stratum (tree/shrub component) found in upland areas. This community was designated in the Fort Collins Natural Habitat and Features Inventory (Map 2). Species common to this community are non-native trees, such as Siberian elm (*Ulmus pumila*) and boxelder (*Negundo violaceus*) which are considered nuisance species by the City of Fort Collins, and a mixed grass and forb understory. The primarily ecological function of this community is wildlife habitat and aesthetic value.

Wetland

This ecosystem is inundated by water, either permanently or seasonally. The primary factor that distinguishes wetlands from other communities is the characteristic vegetation of aquatic plants, adapted to the unique hydric soil. There are two wetlands within the property; they are described in Section 4.2. Typically, wetlands provide water purification and wildlife habitat. The ecosystem function of these wetlands, particularly the Laporte wetland on the south portion of the project, would be diminished because the vegetation is primarily non-native grasses.


Map 2: Sanctuary on the Green
Natural Habitat & Features Inventory
0
150
300
600 Feet
N
W
E
S
Riparian Forest
Non-native Upland Plains Forest
Non-native Upland Plains Forest
Legend
City of Fort Collins - Natural Habitat & Features Inventory
Approximate Property Boundary


Map 3: Sanctuary on the Green
Vegetation Communities
0
150
300
600 Feet
N
W
E
S
Legend
Approximate Property Boundary
Vegetation Communities
Home Site
Non-native Herb
Riparian Herbaceous
Riparian Woodland
Upland Woodland
Wetland

4.1.1 Noxious Weeds

A total of two noxious weeds were observed throughout the Site and adjacent areas Canada thistle (*Cirsium arvense*) and Leafy spurge (*Euphorbia esula*). Most noxious weeds were associated with the wetter areas, around wetlands and along New Mercer Ditch. However, noxious weeds were observed sporadically across the site.

4.1.2 Tree Inventory

The tree inventory was conducted by Ripley Design and City of Fort Collins Forestry Department on October 12, 2018. The inventory evaluated 80 trees/groves and yielded a mitigation requirement of 87 trees, if all trees are removed. Several species of trees were encountered across the site, including Siberian elm (*Ulmus pumila*), Boxelder (*Acer negundo*), Plains Cottonwood (*Populus deltoides*), Russian Olive (*Elaeagnus angustifolia*), White Ash (*Fraxinus americana*), and Poplar (*Populus sp.*) along with several other minor tree species. Most trees were found to be in fair to poor condition with DBH's (diameter at breast height) ranging from 2-42 inches. Full details of the tree inventory, including those trees indicated for removal and the associated tree mitigation plan, can be found in the tree inventory plan (Ripley Design, Project Development Plan, 2019).

4.2 Wetlands

The National Wetlands Inventory depicts one PEM1A wetland along the northern property boundary. A PEM1A wetland is a freshwater emergent wetland characterized by persistent, herbaceous hydrophytic vegetation and experiences temporary flooding by surface water during the growing season.

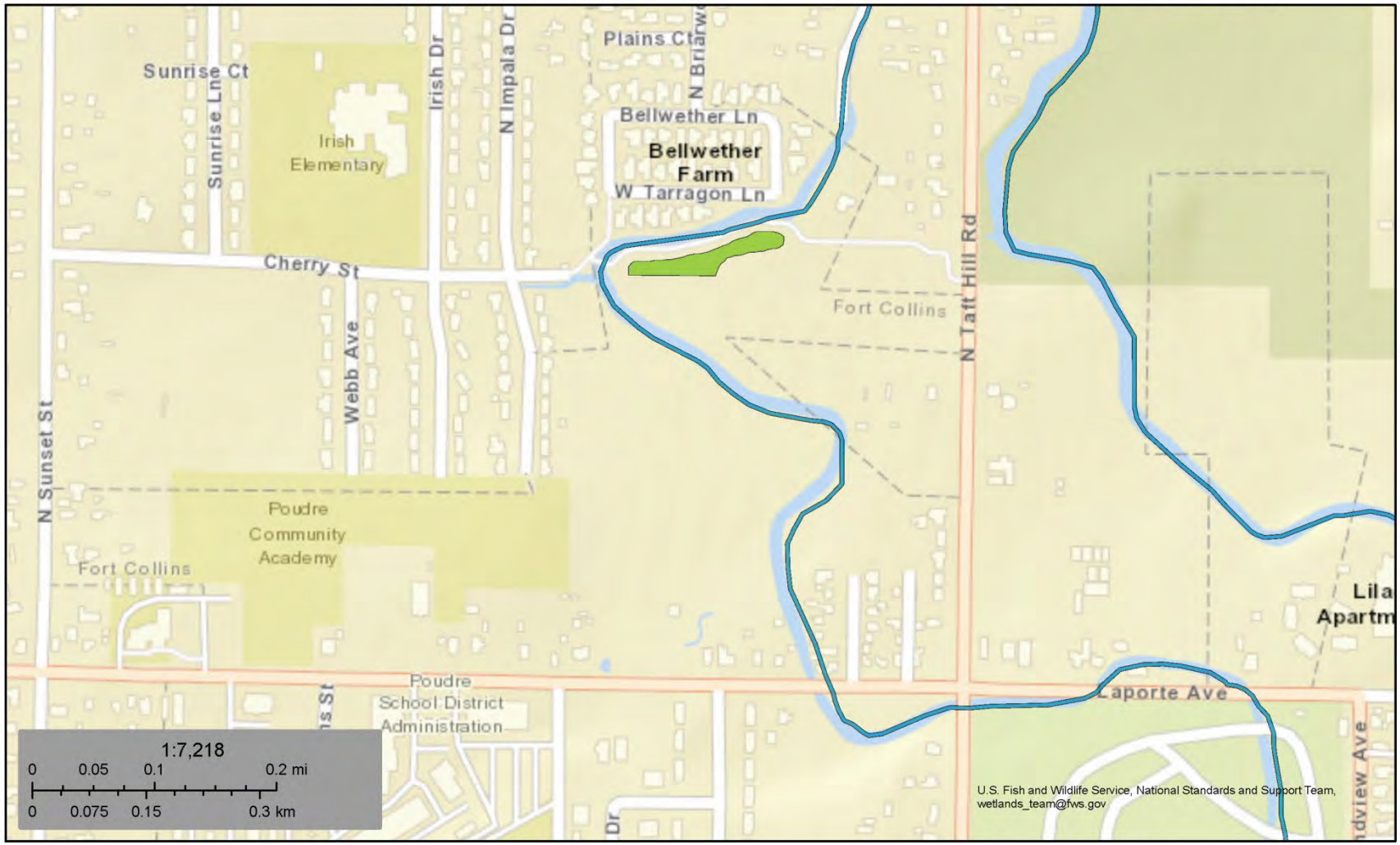
Three wetlands were identified and delineated using the 1987 Corps of Engineers Wetland Delineation manual and the 2010 Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Great Plains Region. Wetland delineation occurred on July 30, 2018. A total of 6 wetland verification points were sampled with three points qualifying as wetlands (Map 5, Appendix B). Three of the points were located in the most likely areas to display the characteristics of a wetland – Fort Collins Wetland (Plates 9 and 10) and Laporte Wetland (Plates 13 and 14) were located in local depressions, and Cherry Wetland (Plates 17 and 18) was located at the confluence of New Mercer Ditch and the Cherry Street drainage channel. Co-located upland points were also sampled to provide an upland contrast.

Field surveys indicate that wetlands were more extensive than the NWI maps. Fort Collins Wetland was found to be 0.90 acres, Cherry Wetland was found to be 0.14 acres and Laporte Wetland was found to be 0.39 acres. Delineation datasheets can be found in Appendix B.

Both Fort Collins and Cherry Wetlands provide good ecological function and character as they exhibit life form (structural). In other words, the vegetation of these two wetlands is comprised of grasses, forbs, and shrubs/trees. Therefore, these sites provide shading, cover, and nesting opportunity for a variety of wildlife species. The Laporte Wetland is comprised entirely of grasses and forbs and does not provide important ecological function to wildlife.

U.S. Fish and Wildlife Service
National Wetlands Inventory

Map 4: Sanctuary on the Green National Wetland Inventory



August 10, 2018

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper


Map 5: Sanctuary on the Green
Wetland Delineations
0
150
300
600 Feet
N
W
E
S
Legend
Wetland Verification Points
Approximate Property Boundary
Wetland Delineation
Fort Collins
Cherry
Laporte
1
2
3
4
5

4.3 Water Conveyance Features

Two features to convey water were identified during field surveys of the Site and nearby vicinity. Within the Site, the New Mercer Ditch runs along portions of the property's northern boundaries and continues south to bisect the parcel. Adjacent to the Site, an unnamed drainage furrow runs parallel to the Site's northern boundary, originating from the Fort Collins Wetland and flowing east until it crosses under Taft Hill Road. Each feature was traversed to evaluate vegetative composition, wetland potential, and other notable ecological functions identified during field surveys.

The New Mercer Ditch exhibits narrow bands of riparian herbaceous and riparian woodland vegetation along the inside of the ditch embankments. Common reed grass and smooth brome dominate its majority, interspersed with sporadic patches of Canada thistle and leafy spurge. Ditch embankments are moderately incised and exhibit steep slopes that range from 60 to 90 degrees. Despite these characteristics, there is minimal evidence of bank failure or sediment deposition into the waterway, likely due to the stability provided by dense perennial grass roots. The ordinary high-water mark is visible approximately 1 foot from the channel floor, while bank elevations varies between 3 to 6 feet. Given that evidence of periodic inundation is limited to the engineered channel and flanked by tall and steep banks, hydrology of the ditch was not determined to be indicative of a wetland. The New Mercer Ditch provides some degree of benefit as a wildlife migration corridor, which is discussed in more detail in Section 4.7.

The small, unnamed drainage furrow varies from ½ foot to 2 feet in both width and depth. At the time of the August field evaluation, the Fort Collins Wetland supplied low water flow into the drainage, which was sustained throughout much of the channel before gradually drying out further south, around 250-300 feet west of Taft Hill Road. The drainage furrow exhibited moderately to highly incised banks along its majority, before transitioning to a gentler gradient along the drier reach to the south. The upland herbaceous vegetation community along both banks consists of almost entirely of Timothy grass (*Phleum pratense*). Hydrophytic species were occasionally observed along drainage banks, sporadically interspersed among upland vegetation species. In these areas, hydrophytic cover and composition was minimal, with dominant species and a vegetative composition consistent with an upland herbaceous community. For these reasons, vegetation along the drainage furrow was not determined to be indicative of a wetland. Additionally, post-field analysis of its delineation indicates that if field surveys had determined that conditions along the drainage furrow were indicative of a wetland, the required 50-foot buffer for wetlands smaller than 1/3 of an acre lies outside of the Site boundary and would not be impacted by development activities. The location of this ditch can be seen in Map 6.

4.4 Wildlife

Pedestrian transects to document incidental wildlife occurrence as well as habitat defined point count transects were implemented to inventory wildlife populations during the summer field effort. Each point count location was designated by habitat (non-native herbaceous, riparian herbaceous, riparian woodland, upland woodland, wetland, & ditch) and was observed at a 50m radius for 10 min, recording species, location and behavior.

Habitat value and wildlife use of the project area is limited by the general lack of woody vegetation, dominance by non-native species, seasonal mowing, and surrounding developments and roads. Only a few species are likely to establish resident populations in this non-native grassland parcel. Songbirds such as European starling, common grackle, and black-billed magpie may also occasionally use non-native grassland habitat at this site. Urban-adapted species including raccoon, striped skunk, red fox, mourning dove, and muskrat are also present or have the potential to inhabit this site.

The New Mercer Ditch has limited value as a potential wildlife movement corridor because of the proximity of residential and other developments along most portions of the ditch to the west and east of the Sanctuary West property, however, wetland obligate species such as mallard and muskrat were observed utilizing this feature, and should be given some value as a wildlife corridor.

4.4.1 Avifauna

A total of 19 bird species were observed during the point count surveys and pedestrian transects that were conducted at the property. Most species are common in urban settings and occupy the shrubs and trees that are present on the parcel. Seasonal and/or year-round use can be expected by a number of urban adapted birds including American robin (*Turdus migratorius*), sparrows, magpies (*Pica hudsonia*), swallows, crows (*Corvus brachyrhynchos*), ravens (*Corvus corax*), house finch (*Haemorhous mexicanus*), pigeon (*Columbalivia domestica*), grackle (*Quiscalus quiscula*), European starling (*Sturnus vulgaris*), jays (*Cyanocitta sp.*), western meadowlark (*Sturnella neglecta*), and red-winged blackbirds (*Agelaius phoeniceus*). Some ground-nesting species may nest in the tall grasses on the periphery of the property, however the pasture is routinely mowed, and managed such that many ground nesting avian species would be precluded from nesting. Canada geese (*Branta Canadensis*) were observed and may occasionally move into non-native grassland to seek prey or feed on grass or grass seeds.

Waterfowl likely use the area for foraging and loafing and may use the un-mowed tall grass immediately surrounding the wetlands for nesting, though the small size of the area and proximity to development greatly reduces the quality of nesting habitat. This property is not a concentration area for migratory or nesting waterfowl or shorebirds. The ephemeral nature of the ditch and wetlands make the habitat less attractive for concentrations of migrating or overwintering shorebirds or waterfowl. The only wetland

obligate species that was observed was the common mallard (*Anas platyrhynchos*) and was seen utilizing the New Mercer ditch as brood rearing habitat.

The site has limited potential to be hunted by most raptors except for urban-adapted species such as American kestrel, red-tailed hawk and great horned owl, although none were observed. Raptor species known to occur in the region include turkey vulture (*Cathartes aura*), bald eagle (*Haliaeetus leucocephalus*), ferruginous hawk (*Buteo regalis*), Swainson's hawk (*Buteo swainsoni*), northern harrier (*Circus circus*), American kestrel (*Falco sparverius*), red-tailed hawk (*Buteo jamaicensis*), rough-legged hawk (*Buteo lagopus*), and golden eagle (*Aquila chrysateos*). These species are year-round residents, seasonal visitors, or migrants, depending on the species. Owl species which could potentially frequent the property include the barn owl (*Tyto alba*), great horned owl (*Bubo virginianus*), long-eared owl (Asio otus), and the short-eared owl (*Asio flammeus*). Turkey vulture were observed within the vicinity and may utilize the property, although not for a critical life requirement. A raptor nest survey was implemented on September 3, 2020 but did not result in conclusive findings, a winter survey is needed to observe potential nests and activity after trees have dropped their leaves. A complete list of all birds encountered during the field survey(s) can be seen on Table 2.

4.4.2 Mammals

Various small rodents including mice, voles, rats, gophers, ground squirrels, chipmunks and lagomorphs (*Lepus sp, Sylvilagus sp*) are expected to utilize the property year round, although few were observed during pedestrian transects. Prey species are cyclically common, widespread throughout the region, and are important food sources for raptors and other predators. Other species such as porcupines (*Erethizon dorsatum*) and various bats could also frequent the area. Two common bat species that are consistently found in Fort Collins and roost primarily in trees are hoary bats (*Lasiurus cinereus*) and silver-haired bats (*Lasionycteris noctivagans*), although none were observed. The value of the property to mammals is low due to urban location of the property and the land use of grazing, mowing, and baling the pasture. No big game species were observed during pedestrian transects, although it is likely that mule deer (*Odocoileus hemionus*) utilize the area. Three mammals were observed utilizing the property during the field effort, muskrat (*Ondatra zibethicus*), raccoon (*Procyon lotor*), and fox squirrel (*Sciurus niger*). There was no evidence of prairie dogs or prairie dog burrows on the property.

4.4.3 Amphibians

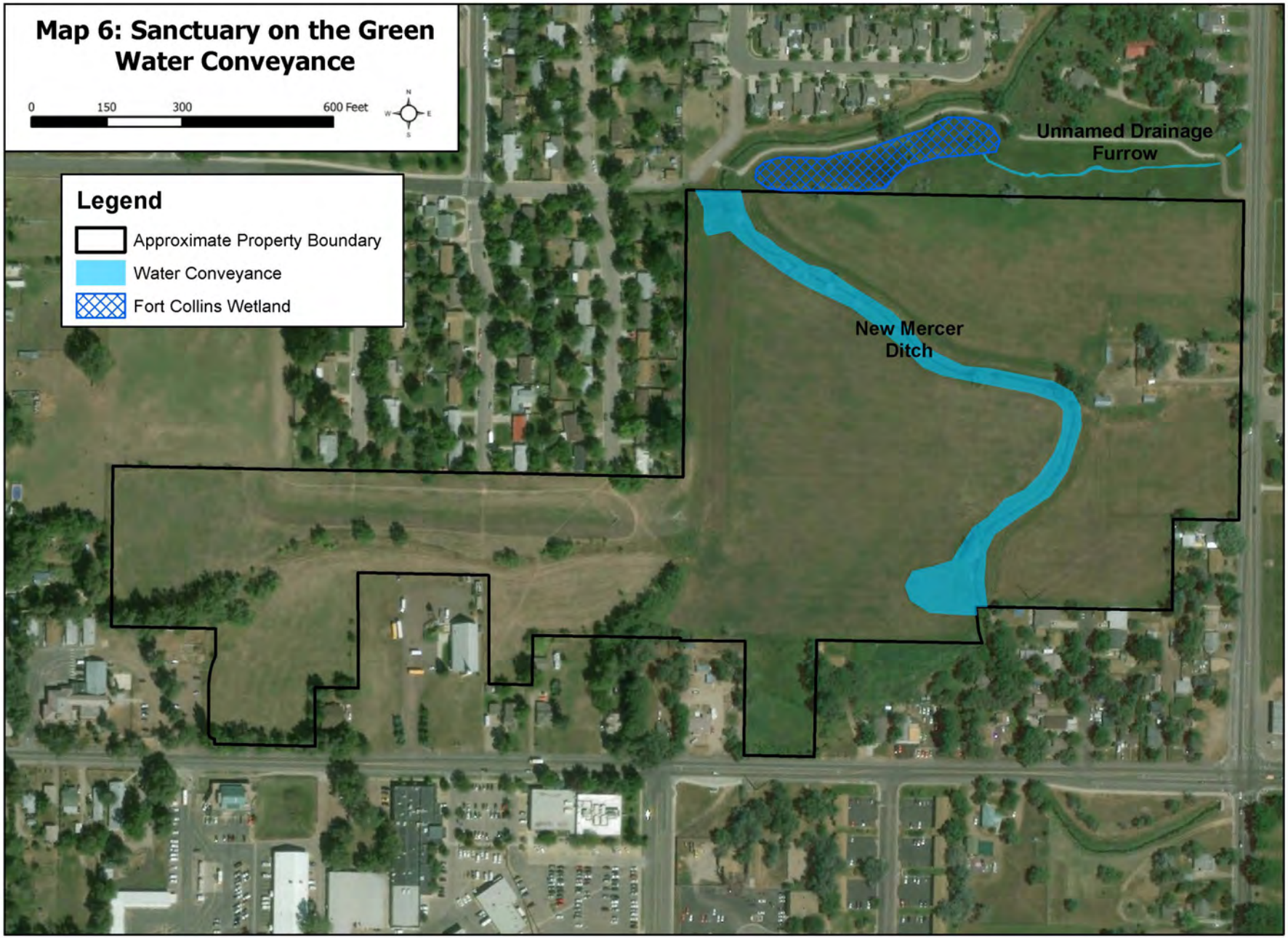
No amphibians were observed on the property, however the wetlands on the northern and southern portions of the property will likely contain amphibians and wetland reptiles common to the City of Fort Collins. Locally common riparian species, within suitable habitat in the region, include western chorus frogs (*Pseudacris triseriata*), bullfrogs (*Lithobates catesbeianus*), plains spadefoot (*Spea bombifrons*) and Woodhouse's toad (*Bufo woodhousei*). Common upland reptile species expected on the property would

include the bull snake (*Pituophis melanoleucas*) and garter snake (*Thamnophis sp.*). Less common upland species may include the prairie rattlesnake (*Crotalus viridis*), eastern yellow-bellied racer (*Coluber constrictor flaviventris*), and plains hog-nosed snake (*Heterodon nasicus*). The only reptile species observed on the property was the common garter snake.

Table 2 - Sanctuary on the Green

Observed Wildlife Species List

Common Name	Scientific Name
Bird	
Blackbird, Red-winged	*Agelaius phoeniceus*
Chickadee, Black-capped	*Poecile atricapillus*
Dove, Mourning	*Zenaida macroura*
Finch, House	*Haemorhous mexicanus*
Flicker, Northern	*Colaptes auratus*
Grackel, Common	*Quiscalus quiscula*
Goldfinch, American	*Spinus tristis*
Goose, Canada	*Branta canadensis*
Hummingbird, Broad-tailed	*Selasphorus platycercus*
Jay, Blue	*Cyanocitta cristata*
Mallard	*Anas platyrhynchos*
Nighthawk, Common	*Chordeiles minor*
Robin, American	*Turdus migratorius*
Sparrow, Song	*Melospiza melodia*
Starling, European	*Sturnus vulgaris*
Swallow, Barn	*Hirundo rustica*
Vulture, Turkey	*Cathartes aura*
Woodpecker, Hairy	*Leuconotopicus villosus*
Wren, House	*Troglodytes aedon*
Mammals	
Muskrat	*Ondatra zibethicus*
Racoon	*Procyon lotor*
Fox Squirrel	*Sciurus niger*
Reptiles	
Garter Snake	*Thamnophis sirtalis*


Map 6: Sanctuary on the Green
Water Conveyance
0
150
300
600 Feet
N
W
E
S
Legend
Approximate Property Boundary
Water Conveyance
Fort Collins Wetland
Unnamed Drainage
Furrow
New Mercer
Ditch


Map 7 Sanctuary on the Green
Wildlife Survey
0
150
300
600 Feet
Legend
Wildlife Survey Points
Approximate Property Boundary
Vegetation Communities
Home Site
Non-native Herb
Riparian Herbaceous
Riparian Woodland
Upland Woodland
Wetland
Wetland Delineation
#4 Wetland
#5 Riparian Herbaceous
#2 Non-native Herbaceous/Pollards Walk #2
#3 Ditch
#6 Non-native Herbaceous
#1 Ditch
Pollards Walk #1
#7 Riparian Woodland
#11 Upland Woodland
#10 Upland Woodland
#8 Riparian Herbaceous
#9 Wetland

4.5 Prominent Views

Views across the Site to the east are met with Taft Hill Road and non-native herbaceous fields and low density housing before encountering riparian woodland around the ditch east of Taft Hill Road and to the north and south views across the Site views are met with high density residential housing. The prominent across the Site is to the west where there is high density housing and eventually the Rocky Mountains can be seen.

4.6 Sensitive and Specially Valued Species

A current list of federally threatened, endangered, proposed, and candidate species, and designated critical habitat that may occur within the boundary of the Site and/or may be affected by the proposed development was obtained from the USFWS IPaC website (2018). Table 3 lists the species and their designated and proposed critical habitats. No USFWS designated critical habitat occurs in or near the Site.

Table 3 Sanctuary on the Green

Special Status Species with Potential to Occur on the Site

Species		Federal Status	Habitat	Habitat Present?	Explanation	Determination
Common Name	**Scientific Name**					
North Platte, South Platte, and Laramie River Basin Species						
Least Tern	*Sterna antillarum*	E	Sparsely vegetated sandbars on large rivers and sand/gravel pits.	No	No large rivers on project site.	No potential impact
Pallid Sturgeon	*Scaphirhynchus albus*	E	Large, free-flowing, warm-water, and turbid rivers with a diverse assemblage of physical habitats.	No	No large rivers on project site.	No potential impact
Piping Plover	*Charadrius melodus*	T	Sandy beaches, sandflats, dredge islands, and drained river floodplains.	No	No sand beaches or flats on the project site.	No potential impact
Western Prairie Fringed Orchid	*Platanthera praeclara*	T	Tall grass prairie on unplowed, calcareous prairies, and sedge meadows. Upstream depletions to the Platte River system in Wyoming may affect the species in NE.	No	No tall grass praire on project site.	No potential impact
Whooping Crane	*Grus americana*	E	Wetlands, inland marshes, lakes, ponds, wet meadows and rivers, and agricultural fields.	No	No water depletion associated with the project.	No potential impact
Mammals						
Canada Lynx	*Lynx canadensis*	T	Moist boreal/subalpine forests in the W. US with cold, snowy winters and a high-density snowshoe hare prey base.	No	No dense forests with snowshoe hare on project site.	No potential impact
North American Wolverine	*Gulo gulo luscus*	PT	Deep, persistent, and reliable snow cover.	No	No deep persistent snow on project site.	No potential impact
Preble's Meadow Jumping Mouse	*Zapus hudsonius preblei*	T	Lush vegetation along watercourses or herbaceous understories in wooded areas near water.	No	No water depletion associated with the project. No hibernacula on project site.	No potential impact
Birds						
Mexican Spotted Owl	*Stri occidentalis lucida*	T	Nesting/roosting habitat typically occurs either in well- structured forests with high canopy cover, large trees, and other late seral characteristics, or in steep and narrow rocky canyons formed by parallel cliffs with numerous caves and/or ledges within specific geological formations.	No	No late seral forests in steep canyons on the project site.	No potential impact
Fish						
Greenback Cutthroat Trout	*Oncorhynchus clarkii stomias*	T	This species inhabits cold water streams and lakes with adequate stream spawning habitat during spring.	No	No spawning habitat associated with ditches.	No potential impact
Insects						
Arapahoe Snowfly	*Arsapnia arapahoe*	C	Stoneflies are primarily associated with clean, cool, running waters.	No	No water depletion associated with the project.	No potential impact
Flowering Plants						
Colorado Butterfly Plant	*Gaura neomexicana v. coloradensis*	T	An early successional plant (although probably not a pioneer) adapted to use stream channel sites that are periodically disturbed. It occurs on subirrigated, alluvial soils on level or slightly sloping floodplains and drainage channels.	No	No subirrigated alluvial soils on site. No water depletion associated with the project.	No potential impact
North Park Phacelia	*Phacelia formosula*	E	The species is limited to eroded soil outcrops composed of barren exposures of the Coalmont Formation, a coal- bearing substrate in North Park CO.	No	No Coalmont Formation on the project.	No potential impact
Ute Ladies'-tresses	*Spiranthes diluvialis*	T	Seasonally moist soils and wet meadows of drainages below 7000' elevation.	No	No wetmeadows on the project. No water depletion associated with the project.	No potential impact

Source: USFWS 2018

E = Federally Endangered, T = Federally Threatened, PT = Proposed Threatened, C = Candidate

4.7 Wildlife Migration Corridors

The Site is surrounded by residential development to the north, south, and west, with pasture/hayland fields to the east. It is highly unlikely that the Site serves as a migration corridor for sensitive, unique, or regionally protected wildlife. However, New Mercer Ditch does provide some migratory benefit to resident urban-adapted wildlife such as red foxes, raccoons, coyotes, and skunks, and it may provide temporary stopover habitat for migrating birds. The ditch originates at the Cache la Poudre River near Laporte and terminates at Mail Creek southeast of the project area. Much of the canal passes through developed portions of Fort Collins, and in most areas, development, and associated landscaping approaches up to the top edge of the canal. The continuity of the canal is further compromised by numerous culverted road crossings.

4.8 General Ecological Functions

The general ecological functions provided by the Site have been reduced by multiple human-induced stressors including agricultural (hay) production, suburban development, and anthropogenic uses of the site, such as recreation from adjacent community member. Both riparian and associated habitats along New Mercer Ditch provide shading, cover, and nesting opportunity for a variety of wildlife species, flood abatement, water infiltration, and aesthetic appeal. The upland woodland could provide shading, cover, and nesting opportunities for a variety of wildlife species.

4.9 Timing of Development in Relation to Ecological Character

The MBTA specifically protects migratory birds and their nests from possession, sale, purchase, barter, transport, import, export, and take. The regulatory definition of take (50 CFR 10.12) means to pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt these actions.

No trees shall be removed during the songbird nesting season (February 1 to July 31) without first having a professional ecologist or wildlife biologist complete a nesting survey to identify any active nests existing on the project site. If active nests are found, the city environmental planner will determine whether additional restrictions on tree removal and construction apply.

5.0 MITIGATION MEASURES AND RECOMMENDATIONS

Despite the diminished ecological function due to the non-naïve species and history of use on the Site, mitigation measures and buffer distances should be used to improve or maintain ecological function of natural features on the Site.

Trees

A variety of trees are scattered throughout the Site and were found to be mostly in poor or fair condition by Fort Collins Forestry department during the tree survey on October 12, 2018. In accordance with the Tree Inventory Plans (Ripley Design, Project Development Plan, 2019), mitigation trees will be planted in addition to the 1:1 acreage replacement of upland woodland groves that are disturbed during development. The following tree protection conditions apply:

1. Trees to be removed are shown on Tree Inventory Plans. All others shall remain and be protected in place.
2. Within the drip line of any protected existing tree, there shall be no cut or fill over a four-inch depth unless a qualified arborist or forester has evaluated and approved the disturbance.
3. All protected existing trees shall be pruned to the City of Fort Collins forestry standards. Tree pruning and removal shall be performed by a business that holds a current City of Fort Collins arborist license where required by code.
4. Prior to and during construction, barriers shall be erected around all protected existing trees with such barriers to be of orange fencing a minimum of four (4) feet in height, secured with metal t-posts, no closer than six (6) feet from the trunk or one-half (½) of the drip line, whichever is greater. There shall be no storage or movement of equipment, material, debris or fill within the fenced tree protection zone.
5. During the construction stage of development, the applicant shall prevent the cleaning of equipment or material or the storage and disposal of waste material such as paints, oils, solvents, asphalt, concrete, motor oil or any other material harmful to the life of a tree within the drip line of any protected tree or group of trees.
6. No damaging attachment, wires, signs or permits may be fastened to any protected tree.
7. Large property areas containing protected trees and separated from construction or land clearing areas, road rights-of-way and utility easements may be "ribboned off," rather than erecting protective fencing around each tree as required in subsection (g)(3) above. This may be accomplished by placing metal t-post stakes a maximum of fifty (50) feet apart and tying ribbon or rope from stake-to-stake along the outside perimeters of such areas being cleared.
8. The installation of utilities, irrigation lines or any underground fixture requiring excavation deeper than six (6) inches shall be accomplished by boring under the root system of protected existing

trees at a minimum depth of twenty-four (24) inches. The auger distance is established from the face of the tree (outer bark) and is scaled from tree diameter at breast height as described in the tree plan.

9. No trees shall be removed during the songbird nesting season (February 1 to July 31) without first having a professional ecologist or wildlife biologist complete a nesting survey to identify any active nests existing on the project site. If active nests are found, the city environmental planner will determine whether additional restrictions on tree removal and construction apply.

Wetlands

There were three delineated wetlands encountered onsite or immediately adjacent (Fort Collins, Cherry, and Laporte). The Fort Collins wetland is the biggest at 0.90 acres and located offsite immediately to the north of the property line and east of New Mercer Ditch. No significant use by waterfowl or shorebirds was observed, therefore, the buffer zone standard of 100 feet applies. The Cherry wetland is 0.14 acres and located between New Mercer Ditch and Cherry Street. Since it is less than 1/3 of an acre, the buffer zone standard of 50 feet applies. Finally, the onsite portion of the Laporte wetland is 0.39 acres, but extends onto private land to the east and west. The portion of this wetland on the Site is greater than 1/3 of an acre and no significant use by waterfowl or shorebirds was observed, therefore, the buffer zone standard of 100 feet applies. The acreage created by wetland buffers should be maintained to:

1. Preserve or enhance the ecological character or function and wildlife use of the natural habitat or feature and to minimize or adequately mitigate the foreseeable impacts of development.
2. Preserve or enhance the existence of wildlife movement corridors between natural habitats and features, both within and adjacent to the site.
3. Designed to enhance the natural ecological characteristics of the site. If existing landscaping within the buffer zone is determined by the decision maker to be incompatible with the purposes of the buffer zone, then the applicant shall undertake restoration and mitigation measures such as regrading and/or the replanting of native vegetation.
4. Designed to provide appropriate human access to natural habitats and features and their associated buffer zones in order to serve recreation purposes, provided that such access is compatible with the ecological character or wildlife use of the natural habitat or feature.

Wildlife Corridor

New Mercer Ditch has been identified as an irrigation ditch that serves as a wildlife corridor. Therefore, the buffer zone standard of 50 feet applies. The acreage created by wildlife corridor buffers should be maintained to the objectives presented in the wetland section.

Raptor Nest Survey

A winter raptor nest survey will be completed to determine if there are active nests in the vicinity of the project. Winter surveys are the best approach to be able to observe nests and activity prior to leaf-out in the trees. If nests are found, Colorado Parks and Wildlife's Recommended Buffer Zones and Seasonal Restrictions for Colorado Raptors (2020) would apply.

6.0 LITERATURE CITED AND DATA SOURCES

City of Fort Collins. 2000. Natural Habitat and Features Inventory Map.

Colorado Parks and Wildlife. Threatened and Endangered Species List. https://cpw.state.co.us/learn/Pages/SOC-ThreatenedEndangeredList.aspx. Accessed 12/17/2018.

Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture. Web Soil Survey. Available online at https://websoilsurvey.sc.egov.usda.gov/. Accessed 12/17/2018.

USACE. 1987. Corps of Engineers Wetland Delineation Manual.

USACE. 2010. Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Great Plains (Version 2.0).

US Fish and Wildlife Service. Information, Planning, and Conservation System (IPaC). https://ecos.fws.gov/ipac/. Accessed 12/17/2018.

US Fish and Wildlife Service. National Wetlands Inventory (NWI) Wetlands Mapper. https://www.fws.gov/wetlands/. Accessed 12/17/2018.

Appendix A

Vegetation Data Sheets

LANDSCAPE TYPOLOGY FIELD DATA SHEET

Project: Sanctuary on the Green	**Observer:** Jesse Dillon	**Sample ID:** 01	**Date:** 7/30/18

Typology: Non-native Herbaceous	**Hydrologic System (riparian & surface water types):** None	**Habitat Subtype:** None

Landscape Description: Mowed hay fields

Pollinators?	Total Vegetation Cover by Strata			Dominant Species 1	Dominant Species 2	Noxious Weeds 1	Noxious Weeds 2	
	Tree		%			Bindweed		%
	Shrub		%			Canada Thistle		%
	Forb	20	%	Alfalfa				%
	Grass	80	%	Smooth Brome	Western Wheatgrass			%

GENERAL QUALITATIVE PARAMETERS	Excellent	Good	Fair	Poor	N/A	▢ COMMENTS
A. Biodiversity						
A1. Plant Diversity	4	3	2	[1]	X	Very little plant diversity, community dominated by aggressive grasses
A2. Habitat Diversity	4	3	2	[1]	X	No habitat diverisity, the landscaped in homogenous
B. Wildlife Habitat						
B1. Prairie Dog Habitat	4	3	2	1	[X]	None
B2. Species of Concern	4	3	2	1	[X]	**List species:** None
C. Overall Aesthetic	4	3	[2]	1	X	Typical agricultural field, limited lifeformand species diversity
D. Ecological Connectivity	4	3	2	[1]	X	Surrounded by sub-urban development, adjacent to New Mercer Ditch
Sustainability						
E. Direct Human Impacts	4	[3]	2	1	X	Various user trails transverse this community
F: Indirect Human Impacts	4	[3]	2	1	X	Noise from adjacent suburban development, roads

MAINTENANCE QUALITATIVE PARAMETERS	None	Minor	Moderate	Major	N/A	
G. Noxious Weed Population Description	4	[3]	2	1	X	Scattered bindweed and Canada thistle
H. Visual Water Quality (excluding upland typologies)	4	3	2	1	[X]	
I. Annual / Invasive Weed Population Description	[4]	3	2	1	X	
J. Ground Disturbance	[4]	3	2	1	X	Only ground disturbance associated with homesite
K. Opportunities for Restoration (Describe in comments)	[Y] / N					Potential to impove ecological character with native species
Total Score	22/36					

STREAM CHARACTERISTICS (Stream Areas Only)	Excellent	Good	Fair	Poor	N/A	
L. Root Depth (Feet)	4	3	2	1	X	
M. Root Density (Percent)	4	3	2	1	X	
N. Surface Protection (Percent)	4	3	2	1	X	
O. Bank Angle (Degrees)	4	3	2	1	X	
P. Bank Height			Feet			

Q. Flow Regime		Intermittent		Ephemeral		Perennial		N/A
R. Bank Material (Type)		Bedrock		Boulders		Riprap		Gravel
		Sand		Silt/Clay		Concrete		N/A

Possible Ecosystem Services:

Primary Production, Erosion Protection

Other Comments, including wildlife species seen:

LANDSCAPE TYPOLOGY FIELD DATA SHEET

Project: Sanctuary on the Green	**Observer:** Jesse Dillon	**Sample ID:** 02	**Date:** 7/30/18

Typology: Riparian Herbaceous	**Hydrologic System (riparian & surface water types):** New Mercer Ditch	**Habitat Subtype:** None

Landscape Description: Grass dominated communities adjacent to New Mercer Ditch

Pollinators?	Total Vegetation Cover by Strata			Dominant Species 1	Dominant Species 2	Noxious Weeds 1	Noxious Weeds 2	
None	Tree		%			Canada Thistle		%
	Shrub		%			Leafy Spurge		%
	Forb	10	%					%
	Grass	90	%	Reed Grass	Smooth Brome			%

GENERAL QUALITATIVE PARAMETERS	Excellent	Good	Fair	Poor	N/A	COMMENTS
A. Biodiversity						
A1. Plant Diversity	4	3	2	[1]	X	Very little plant diversity, community dominated by aggressive grasses
A2. Habitat Diversity	4	3	[2]	1	X	Banks provide some habitat diverisity
B. Wildlife Habitat						
B1. Prairie Dog Habitat	4	3	2	1	[X]	None
B2. Species of Concern	4	3	2	1	[X]	**List species:** None
C. Overall Aesthetic	4	3	[2]	1	X	Typical grass dominated banks, limited lifeform and species diversity
D. Ecological Connectivity	4	[3]	2	1	X	Surrounded by suburban development, but New Mercer Ditch is a wildlife corridor
Sustainability						
E. Direct Human Impacts	4	3	[2]	1	X	Various user trails transverse this community, ditch maintainance
F: Indirect Human Impacts	4	[3]	2	1	X	Noise from adjacent suburban development, roads

MAINTENANCE QUALITATIVE PARAMETERS	None	Minor	Moderate	Major	N/A	
G. Noxious Weed Population Description	4	3	[2]	1	X	Canada thistle common, leafy spurge scattered
H. Visual Water Quality (excluding upland typologies)	[4]	3	2	1	X	
I. Annual / Invasive Weed Population Description	[4]	3	2	1	X	
J. Ground Disturbance	4	[3]	2	1	X	Ground disturbance associated with trails and maintenance access
K. Opportunities for Restoration (Describe in comments)	[Y] / N					Potential to impove ecological character with native species
Total Score	26/40					

STREAM CHARACTERISTICS (Stream Areas Only)	Excellent	Good	Fair	Poor	N/A	
L. Root Depth (Feet)	[4]	3	2	1	X	Good plant cover on banks
M. Root Density (Percent)	[4]	3	2	1	X	Good plant cover on banks
N. Surface Protection (Percent)	[4]	3	2	1	X	Good plant cover on banks
O. Bank Angle (Degrees)	4	[3]	2	1	X	Slope is between 2:1 and 1:1 (27 degrees to 45 degrees)
P. Bank Height	0	Feet				

Q. Flow Regime	X	Intermittent		Ephemeral		Perennial		N/A
R. Bank Material (Type)		Bedrock		Boulders		Riprap		Gravel
		Sand	X	Silt/Clay		Concrete		N/A

Possible Ecosystem Services:

Primary Production, Bank Stability

Other Comments, including wildlife species seen:

LANDSCAPE TYPOLOGY FIELD DATA SHEET

Project: Sanctuary on the Green	**Observer:** Jesse Dillon	**Sample ID:** 03	**Date:** 7/30/18

Typology: Riparian Woodland	**Hydrologic System (riparian & surface water types):** New Mercer Ditch	**Habitat Subtype:** None

Landscape Description: Grass / tree dominated communities adjacent to New Mercer Ditch

Pollinators?	Total Vegetation Cover by Strata			Dominant Species 1	Dominant Species 2	Noxious Weeds 1	Noxious Weeds 2	
None	Tree	40	%	Plains cottonwood		Canada Thistle		%
	Shrub		%					%
	Forb	10	%					%
	Grass	90	%	Reed Grass	Smooth Brome			%

GENERAL QUALITATIVE PARAMETERS	Excellent	Good	Fair	Poor	N/A	COMMENTS
A. Biodiversity						
A1. Plant Diversity	4	3	2	[1]	X	Very little plant diversity, community dominated by aggressive grasses
A2. Habitat Diversity	4	[3]	2	1	X	Banks and tree cover provide some habitat diverisity
B. Wildlife Habitat						
B1. Prairie Dog Habitat	4	3	2	1	[X]	None
B2. Species of Concern	4	3	2	1	[X]	**List species:** None
C. Overall Aesthetic	4	[3]	2	1	X	Typical grass dominated banks, limited lifeform and species diversity, tree cover
D. Ecological Connectivity	4	[3]	2	1	X	Surrounded by suburban development, but New Mercer Ditch is a wildlife corridor
Sustainability						
E. Direct Human Impacts	4	3	[2]	1	X	Various user trails transverse this community, ditch maintainance
F: Indirect Human Impacts	4	[3]	2	1	X	Noise from adjacent suburban development, roads

MAINTENANCE QUALITATIVE PARAMETERS	None	Minor	Moderate	Major	N/A	
G. Noxious Weed Population Description	4	3	[2]	1	X	Canada thistle common
H. Visual Water Quality (excluding upland typologies)	[4]	3	2	1	X	
I. Annual / Invasive Weed Population Description	[4]	3	2	1	X	
J. Ground Disturbance	4	[3]	2	1	X	Ground disturbance associated with trails and maintenance access
K. Opportunities for Restoration (Describe in comments)	[Y] / N					Potential to impove ecological character with native species
Total Score	28/40					

STREAM CHARACTERISTICS (Stream Areas Only)	Excellent	Good	Fair	Poor	N/A	
L. Root Depth (Feet)	[4]	3	2	1	X	Good plant cover on banks
M. Root Density (Percent)	[4]	3	2	1	X	Good plant cover on banks
N. Surface Protection (Percent)	[4]	3	2	1	X	Good plant cover on banks
O. Bank Angle (Degrees)	4	[3]	2	1	X	Slope is between 2:1 and 1:1 (27 degrees to 45 degrees)
P. Bank Height	0	Feet				

Q. Flow Regime	X	Intermittent		Ephemeral		Perennial		N/A
R. Bank Material (Type)		Bedrock		Boulders		Riprap		Gravel
		Sand	X	Silt/Clay		Concrete		N/A

Possible Ecosystem Services:

Primary Production, Bank Stability

The trees can provide cover, nesting, and cooling opportunities for wildlife

Other Comments, including wildlife species seen:

LANDSCAPE TYPOLOGY FIELD DATA SHEET

Project: Sanctuary on the Green	**Observer:** Jesse Dillon	**Sample ID:** 04	**Date:** 7/30/18
Typology: Upland Woodland	**Hydrologic System (riparian & surface water types):**	**Habitat Subtype:** None	

Landscape Description: Tree dominated upland communities

Pollinators?	Total Vegetation Cover by Strata			Dominant Species 1	Dominant Species 2	Noxious Weeds 1	Noxious Weeds 2	
None	Tree	60	%	Siberian Elm	Boxelder			%
	Shrub		%					%
	Forb	10	%	various				%
	Grass	10	%	various				%

GENERAL QUALITATIVE PARAMETERS	Excellent	Good	Fair	Poor	N/A	COMMENTS
A. Biodiversity						
A1. Plant Diversity	4	3	[2]	1	X	Marginal plant diversity, non-native nuisance trees
A2. Habitat Diversity	4	[3]	2	1	X	Tree cover provides habitat diverisity
B. Wildlife Habitat						
B1. Prairie Dog Habitat	4	3	2	1	[X]	None
B2. Species of Concern	4	3	2	1	[X]	**List species:** None
C. Overall Aesthetic	4	[3]	2	1	X	There is lifeform and species diversity, but non-natives
D. Ecological Connectivity	4	3	[2]	1	X	Surrounded by suburban development, adjacent to New Mercer Ditch
Sustainability						
E. Direct Human Impacts	4	3	2	[1]	X	Camp found in the upland woodland
F: Indirect Human Impacts	4	[3]	2	1	X	Noise from adjacent suburban development, roads

MAINTENANCE QUALITATIVE PARAMETERS	None	Minor	Moderate	Major	N/A	
G. Noxious Weed Population Description	4	[3]	2	1	X	Canada thistle scattered
H. Visual Water Quality (excluding upland typologies)	4	3	2	1	[X]	
I. Annual / Invasive Weed Population Description	[4]	3	2	1	X	
J. Ground Disturbance	4	3	[2]	1	X	Ground disturbance associated with camp
K. Opportunities for Restoration (Describe in comments)	[Y] / N					Potential to impove ecological character with native species
Total Score	23/36					

STREAM CHARACTERISTICS (Stream Areas Only)	Excellent	Good	Fair	Poor	N/A	
L. Root Depth (Feet)	4	3	2	1	X	
M. Root Density (Percent)	4	3	2	1	X	
N. Surface Protection (Percent)	4	3	2	1	X	
O. Bank Angle (Degrees)	4	3	2	1	X	
P. Bank Height			Feet			

Q. Flow Regime		Intermittent		Ephemeral		Perennial		N/A
R. Bank Material (Type)		Bedrock		Boulders		Riprap		Gravel
		Sand		Silt/Clay		Concrete		N/A

Possible Ecosystem Services:

The trees can provide cover, nesting, and cooling opportunities for wildlife

Other Comments, including wildlife species seen:

Appendix B

Wetland Data Sheets

WETLAND DETERMINATION DATA FORM – Great Plains Region

Project/Site: Sanctuary on the Green City/County: Fort Collins, Larimer Sampling Date: 7/30/18

Applicant/Owner: Solitaire Homes State: Co Sampling Point: 01

Investigator(s): Jesse Dillon Section, Township, Range: S9 , T7N, R69W

Landform (hillslope, terrace, etc.): Depression Local relief (concave, convex, none): Concave Slope (%): 0-10

Subregion (LRR): Great Plains Lat: Long: Datum:

Soil Map Unit Name: Longmont Clay NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)

Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No

Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes X No Hydric Soil Present? Yes X No Wetland Hydrology Present? Yes X No	**Is the Sampled Area within a Wetland?** **Yes X No**

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. Populus deltoides	20	Y	FAC
2. Salix exigua	10	Y	FACW
3.			
4.			
	30 = Total Cover		
Sapling/Shrub Stratum (Plot size: 15')			
1.			
2.			
3.			
4.			
5.			
	= Total Cover		
Herb Stratum (Plot size: 5')			
1. Typha latifolia	50	Y	OBL
2. Carex spp.	30	Y	FACW
3. Bromus inermis	5	N	UPL
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	85 = Total Cover		
Woody Vine Stratum (Plot size:)			
1.			
2.			
	= Total Cover		

% Bare Ground in Herb Stratum 5

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC (excluding FAC−): 4 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species	x 1 =
FACW species	x 2 =
FAC species	x 3 =
FACU species	x 4 =
UPL species	x 5 =
Column Totals: (A)	(B)

Prevalence Index = B/A =

Hydrophytic Vegetation Indicators:

X 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

3 - Prevalence Index is ≤3.0[1]

4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes X No**

Remarks:

SOIL

Sampling Point: 01

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-4	10YR 3/2	100		100	F2	M	CL	
4-12	10YR 5/3	100		40	F2	M	CL	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) (**LRR F**)
- ___ 1 cm Muck (A9) (**LRR F, G, H**)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 2.5 cm Mucky Peat or Peat (S2) (**LRR G, H**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR F**)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- X Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ High Plains Depressions (F16) (**MLRA 72 & 73 of LRR H**)

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) (**LRR I, J**)
- ___ Coast Prairie Redox (A16) (**LRR F, G, H**)
- ___ Dark Surface (S7) (**LRR G**)
- ___ High Plains Depressions (F16) (**LRR H outside of MLRA 72 & 73**)
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** _____

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- X Surface Water (A1)
- X High Water Table (A2)
- X Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Dry-Season Water Table (C2)
- ___ Oxidized Rhizospheres on Living Roots (C3) (**where not tilled**)
- ___ Presence of Reduced Iron (C4)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Drainage Patterns (B10)
- ___ Oxidized Rhizospheres on Living Roots (C3) (**where tilled**)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)
- ___ Frost-Heave Hummocks (D7) (**LRR F**)

Field Observations:

Surface Water Present? Yes X No _____ Depth (inches): _____

Water Table Present? Yes X No _____ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes X No _____ Depth (inches): _____

Wetland Hydrology Present? **Yes** X **No** _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Great Plains Region

Project/Site: Sanctuary on the Green City/County: Fort Collins, Larimer Sampling Date: 7/30/18

Applicant/Owner: Solitaire Homes State: Co Sampling Point: 02

Investigator(s): Jesse Dillon Section, Township, Range: S9 , T7N, R69W

Landform (hillslope, terrace, etc.): Terrace Local relief (concave, convex, none): None Slope (%): 0-3

Subregion (LRR): Great Plains Lat: Long: Datum:

Soil Map Unit Name: Longmont Clay NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)

Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No

Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	No X	**Is the Sampled Area within a Wetland?** Yes No X
Hydric Soil Present?	Yes	No X	
Wetland Hydrology Present?	Yes	No X	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size:)			
1.			
2.			
3.			
4.			
5.			
	0 = Total Cover		
Herb Stratum (Plot size: 5')			
1. Bromus inermis	80	Y	UPL
2. Cirsium arvense	10	Y	UPL
3. Pascopyrum smithii	5	Y	FAC
4. Carex spp.	1	N	FACW
5.			
6.			
7.			
8.			
9.			
10.			
	96 = Total Cover		
Woody Vine Stratum (Plot size:)			
1.			
2.			
	= Total Cover		

% Bare Ground in Herb Stratum 4

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC (excluding FAC−): 0 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species	x 1 =
FACW species	x 2 =
FAC species	x 3 =
FACU species	x 4 =
UPL species	x 5 =
Column Totals: (A)	(B)

Prevalence Index = B/A =

Hydrophytic Vegetation Indicators:

- 1 - Rapid Test for Hydrophytic Vegetation
- 2 - Dominance Test is >50%
- 3 - Prevalence Index is ≤3.0[1]
- 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes No X

Remarks:

SOIL

Sampling Point: 02

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Redox Features Type[1]	Redox Features Loc[2]	Texture	Remarks
0-12	10YR 3/1	100						

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) (**LRR F**)
- ___ 1 cm Muck (A9) (**LRR F, G, H**)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 2.5 cm Mucky Peat or Peat (S2) (**LRR G, H**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR F**)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ High Plains Depressions (F16) (**MLRA 72 & 73 of LRR H**)

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) (**LRR I, J**)
- ___ Coast Prairie Redox (A16) (**LRR F, G, H**)
- ___ Dark Surface (S7) (**LRR G**)
- ___ High Plains Depressions (F16) (**LRR H outside of MLRA 72 & 73**)
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No X

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Dry-Season Water Table (C2)
- ___ Oxidized Rhizospheres on Living Roots (C3) (**where not tilled**)
- ___ Presence of Reduced Iron (C4)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Drainage Patterns (B10)
- ___ Oxidized Rhizospheres on Living Roots (C3) (**where tilled**)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)
- ___ Frost-Heave Hummocks (D7) (**LRR F**)

Field Observations:

Surface Water Present? Yes _____ No X Depth (inches): _____

Water Table Present? Yes _____ No X Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No X Depth (inches): _____

Wetland Hydrology Present? Yes _____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Great Plains Region

Project/Site: Sanctuary on the Green City/County: Fort Collins, Larimer Sampling Date: 7/30/18

Applicant/Owner: Solitaire Homes State: Co Sampling Point: 03

Investigator(s): Jesse Dillon Section, Township, Range: S9 , T7N, R69W

Landform (hillslope, terrace, etc.): Depression Local relief (concave, convex, none): Concave Slope (%): 0-5

Subregion (LRR): Great Plains Lat: Long: Datum:

Soil Map Unit Name: Nunn Clay Loam NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)

Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No

Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes X No	**Is the Sampled Area within a Wetland?** Yes X No
Hydric Soil Present? Yes X No	
Wetland Hydrology Present? Yes X No	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size: 15')			
1.			
2.			
3.			
4.			
5.			
	0 = Total Cover		
Herb Stratum (Plot size: 5')			
1. Phalaris arundinacea	100	Y	FACW
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	100 = Total Cover		
Woody Vine Stratum (Plot size:)			
1.			
2.			
	= Total Cover		

% Bare Ground in Herb Stratum 0

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC (excluding FAC−): 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:	
OBL species	x 1 =	
FACW species	x 2 =	
FAC species	x 3 =	
FACU species	x 4 =	
UPL species	x 5 =	
Column Totals: (A)		(B)

Prevalence Index = B/A =

Hydrophytic Vegetation Indicators:

X 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

__ 3 - Prevalence Index is ≤3.0[1]

__ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

__ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes X No

Remarks:

SOIL

Sampling Point: 03

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-12	7.5YR 2.5/2	100		40	F2	M	CL	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) (**LRR F**)
- ___ 1 cm Muck (A9) (**LRR F, G, H**)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 2.5 cm Mucky Peat or Peat (S2) (**LRR G, H**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR F**)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- X Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ High Plains Depressions (F16) (**MLRA 72 & 73 of LRR H**)

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) (**LRR I, J**)
- ___ Coast Prairie Redox (A16) (**LRR F, G, H**)
- ___ Dark Surface (S7) (**LRR G**)
- ___ High Plains Depressions (F16) (**LRR H outside of MLRA 72 & 73**)
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** _____

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- X Surface Water (A1)
- X High Water Table (A2)
- X Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Dry-Season Water Table (C2)
- ___ Oxidized Rhizospheres on Living Roots (C3) (**where not tilled**)
- ___ Presence of Reduced Iron (C4)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Drainage Patterns (B10)
- ___ Oxidized Rhizospheres on Living Roots (C3) (**where tilled**)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)
- ___ Frost-Heave Hummocks (D7) (**LRR F**)

Field Observations:

Surface Water Present? Yes X No _____ Depth (inches): _____

Water Table Present? Yes X No _____ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes X No _____ Depth (inches): _____

Wetland Hydrology Present? **Yes** X **No** _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Great Plains Region

Project/Site: Sanctuary on the Green City/County: Fort Collins, Larimer Sampling Date: 7/30/18

Applicant/Owner: Solitaire Homes State: Co Sampling Point: 04

Investigator(s): Jesse Dillon Section, Township, Range: S9 , T7N, R69W

Landform (hillslope, terrace, etc.): Terrace Local relief (concave, convex, none): None Slope (%): 0-3

Subregion (LRR): Great Plains Lat: Long: Datum:

Soil Map Unit Name: Nunn Clay Loam NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)

Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No

Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	No X	**Is the Sampled Area within a Wetland?** Yes No X
Hydric Soil Present?	Yes	No X	
Wetland Hydrology Present?	Yes	No X	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size:)			
1.			
2.			
3.			
4.			
5.			
	0 = Total Cover		
Herb Stratum (Plot size: 5')			
1. Bromus inermis	80	Y	UPL
2. Medicago sativa	10	Y	UPL
3. Equisetum arvense	10	Y	FAC
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	100 = Total Cover		
Woody Vine Stratum (Plot size:)			
1.			
2.			
	= Total Cover		

% Bare Ground in Herb Stratum 0

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC (excluding FAC−): 0 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species	x 1 =
FACW species	x 2 =
FAC species	x 3 =
FACU species	x 4 =
UPL species	x 5 =
Column Totals: (A)	(B)

Prevalence Index = B/A =

Hydrophytic Vegetation Indicators:

- 1 - Rapid Test for Hydrophytic Vegetation
- 2 - Dominance Test is >50%
- 3 - Prevalence Index is ≤3.0[1]
- 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes No X

Remarks:

SOIL

Sampling Point: 04

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Redox Features Type[1]	Redox Features Loc[2]	Texture	Remarks
0-12	10YR 3/2	100						

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) (**LRR F**)
- ___ 1 cm Muck (A9) (**LRR F, G, H**)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 2.5 cm Mucky Peat or Peat (S2) (**LRR G, H**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR F**)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ High Plains Depressions (F16) (**MLRA 72 & 73 of LRR H**)

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) (**LRR I, J**)
- ___ Coast Prairie Redox (A16) (**LRR F, G, H**)
- ___ Dark Surface (S7) (**LRR G**)
- ___ High Plains Depressions (F16) (**LRR H outside of MLRA 72 & 73**)
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ **No** X

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Dry-Season Water Table (C2)
- ___ Oxidized Rhizospheres on Living Roots (C3) (**where not tilled**)
- ___ Presence of Reduced Iron (C4)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Drainage Patterns (B10)
- ___ Oxidized Rhizospheres on Living Roots (C3) (**where tilled**)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)
- ___ Frost-Heave Hummocks (D7) (**LRR F**)

Field Observations:

Surface Water Present? Yes _____ No X Depth (inches): _____

Water Table Present? Yes _____ No X Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No X Depth (inches): _____

Wetland Hydrology Present? Yes _____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Great Plains Region

Project/Site: Sanctuary on the Green City/County: Fort Collins, Larimer Sampling Date: 7/30/18

Applicant/Owner: Solitaire Homes State: Co Sampling Point: 05

Investigator(s): Jesse Dillon Section, Township, Range: S9 , T7N, R69W

Landform (hillslope, terrace, etc.): Depression Local relief (concave, convex, none): Concave Slope (%): 0-20

Subregion (LRR): Great Plains Lat: Long: Datum:

Soil Map Unit Name: Longmont Clay NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes X No	**Is the Sampled Area within a Wetland?** Yes X No
Hydric Soil Present? Yes X No	
Wetland Hydrology Present? Yes X No	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size: 15')			
1. Salix exigua	5	N	FACW
2.			
3.			
4.			
5.			
	5 = Total Cover		
Herb Stratum (Plot size: 5')			
1. Typha latifolia	95	Y	OBL
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	95 = Total Cover		
Woody Vine Stratum (Plot size:)			
1.			
2.			
	= Total Cover		

% Bare Ground in Herb Stratum 5

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC (excluding FAC−): 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:	
OBL species	x 1 =	
FACW species	x 2 =	
FAC species	x 3 =	
FACU species	x 4 =	
UPL species	x 5 =	
Column Totals: (A)		(B)

Prevalence Index = B/A =

Hydrophytic Vegetation Indicators:

X 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes X No

Remarks:

SOIL

Sampling Point: 05

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Redox Features Type[1]	Redox Features Loc[2]	Texture	Remarks
0-12	10YR 3/2	100		40	F2	M	CL	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) (**LRR F**)
- ___ 1 cm Muck (A9) (**LRR F, G, H**)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 2.5 cm Mucky Peat or Peat (S2) (**LRR G, H**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR F**)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- X Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ High Plains Depressions (F16) (**MLRA 72 & 73 of LRR H**)

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) (**LRR I, J**)
- ___ Coast Prairie Redox (A16) (**LRR F, G, H**)
- ___ Dark Surface (S7) (**LRR G**)
- ___ High Plains Depressions (F16) (**LRR H outside of MLRA 72 & 73**)
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** _____

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- X Surface Water (A1)
- X High Water Table (A2)
- X Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Dry-Season Water Table (C2)
- ___ Oxidized Rhizospheres on Living Roots (C3) (**where not tilled**)
- ___ Presence of Reduced Iron (C4)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Drainage Patterns (B10)
- ___ Oxidized Rhizospheres on Living Roots (C3) (**where tilled**)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)
- ___ Frost-Heave Hummocks (D7) (**LRR F**)

Field Observations:

Surface Water Present? Yes X No _____ Depth (inches): _____

Water Table Present? Yes X No _____ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes X No _____ Depth (inches): _____

Wetland Hydrology Present? **Yes** X **No** _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Appendix C

Photographs

Sanctuary on the Green Photos



Plate 1 – New Mercer Ditch – Riparian Woodland

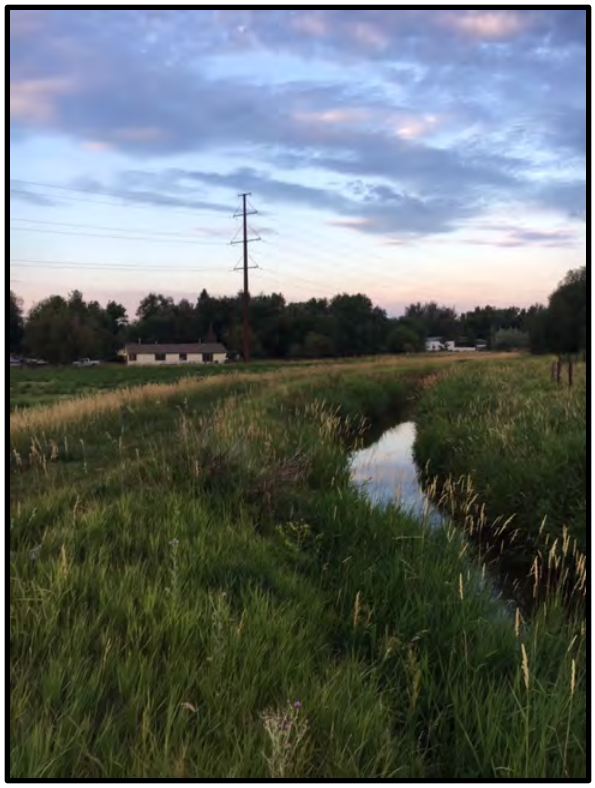


Plate 2 – New Mercer Ditch – Riparian Herbaceous



Plate 3 – Non-native Herbaceous



Plate 4 - Non-native Herbaceous

Sanctuary on the Green Photos



Plate 5 – Fort Collins Wetland



Plate 6 – Laporte Wetland



Plate 7 – Upland Woodland



Plate 8 – Upland Woodland

Fort Collins Wetland Photos



Plate 9 – Fort Collins Wetland



Plate 10 – Fort Collins Wetland Soil Core

Fort Collins Co-located Upland Photos



Plate 11 – Fort Collins Co-located Upland



Plate 12 – Fort Collins Upland Soil Core

LaporteWetland Photos



Plate 13 – Laporte Wetland



Plate 14 – Laporte Wetland Soil Core

Laporte Co-located Upland Photos



Plate 15 – Laporte Co-located Upland



Plate 16 – Laporte Upland Soil Core

LaporteWetland Photos



Plate 17 – Cherry Wetland



Plate 18 – Cherry Wetland Soil Core

Appendix D

Natural Buffer Mitigation Plan

Natural Buffer Mitigation Plan

The project creates Natural Buffers associated with New Mercer Ditch and established wetlands found on the Site. In accordance with City of Fort Collins guidelines, these Natural Buffers should be managed to:

1. Preserve or enhance the ecological character or function and wildlife use of the natural habitat or feature and to minimize or adequately mitigate the foreseeable impacts of development.
2. Preserve or enhance the existence of wildlife movement corridors between natural habitats and features, both within and adjacent to the site.
3. Designed to enhance the natural ecological characteristics of the site. If existing landscaping within the buffer zone is determined by the decision maker to be incompatible with the purposes of the buffer zone, then the applicant shall undertake restoration and mitigation measures such as regrading and/or the replanting of native vegetation.
4. Designed to provide appropriate human access to natural habitats and features and their associated buffer zones in order to serve recreation purposes, provided that such access is compatible with the ecological character or wildlife use of the natural habitat or feature.

Essentially, this plan aims to define an approach and provide specific treatments to improve ecological function and enhance the ecological characteristics of the Natural Buffers. Specifically, this plan will attempt to increase both species and structural diversity of the vegetation communities using native, drought tolerant species. Wetlands are not proposed to be improved as part of this plan, this plan strictly addresses the Natural Buffers associated with the wetlands and New Mercer Ditch.

Step 1: Creating Opportunity or Niches

Vegetation currently inhabiting the Natural Buffers is primarily aggressive, non-native perennial grasses. These species tend to dominate and ecosystem by outcompeting minor, desirable species. Therefore, creating opportunities for a variety of native species to establish is vital. Some method of vegetation control must be used on these aggressive grasses. Typically, mechanical or chemical control is used. Mechanical control entails scraping or plowing to increase bare ground exposure which will serve as a seedbed / planting medium. Chemical control entails the use of herbicide to diminish dominance of perennial grasses. If chemical control is selected, only City of Fort Collins approved herbicide should be used by a qualified contractor, in accordance with the label.

Step 2: Soil Preparation

The soil surface should be optimized for seeding or planting. An agronomic assessment should be implemented to evaluate the chemical and physical properties of the soil. This information can be used to determine whether soil amendments would benefit the establishing plant communities and

allow for optimization of the seed mix to soil conditions. Prior to seeding the soil surface should be loose, allowing for good soil/seed contact. A disc harrow prior to seeding is best.

Step 3: Seeding and Planting

The species used should be native and suitable to the soil of the Natural Buffers. Seed mixes should be designed to facilitate growth of appropriate and sustainable species. An initial seed mix is presented below but may be changed based on the agronomic assessment results. Seeding can be accomplished using both broadcasting and drilling techniques, following final contouring and amendment application/incorporation, if appropriate. If seed is broadcast, a light disc harrowing perpendicular to the flow of energy (wind and/or water) should immediately follow seeding to increase seed to soil contact and provide some protection from wind or water erosion and granivory. If seed is drilled, final drilling pass must occur on the contour, to create subtle ridges perpendicular to the flow of energy. The following guidelines are provided by the City of Fort Collins:

1. Prepare soil as necessary and appropriate for native seed mix species through aeration and addition of amendments, then seed in two directions to distribute seed evenly over entire area. Drill seed all indicated areas as soon as possible after completion of grading operations.
2. If changes are to be made to seed mix based on site conditions then approval must be provided by a city Environmental Planner.
3. Appropriate native seeding equipment will be used (standard turf seeding equipment or agriculture equipment shall not be used).
4. Drill seed application recommended per specified application rate to no more than ½ inch depth (or appropriate depth for selected species). For broadcast seeding instead of drill seeding method double specified application rate.
5. After seeding the area shall be covered with crimped straw, jute mesh, or other appropriate methods.

Planting of native shrubs should occur to provide structural diversity. Species to be used should be approved by a city Environmental Planner. According to the NRCS Web Soil Survey, the following native shrubs, sub-shrubs, and agavoids are found on these soils and presumably would be appropriate to plant:

- Fourwing Saltbush (*Atriplex canescens*)
- Rubber Rabbitbrush (*Ericameria nauseosa* ssp. *nauseosa* var. *nauseosa*)
- Winterfat (*Krascheninnikovia lanata*)
- Prairie Sagewort (*Artemisia frigida*)
- Soapweed Yucca (*Yucca glauca*)

Shrubs should be planted using industry Best Management Practices.

	UPLAND MIX		
	Common Name	**Scientific Name**	**lbs/PLS/Acre**
Wildflowers	Plains coreopsis	*Coreopsis tinctoria*	0.17
	Purple Prairie Clover	*Dalea purpurea*	0.81
	Indian blanketflowe	*Gaillardia aristata*	1.85
	Rocky. Mtn. penstemon	*Penstemon strictus*	0.35
	Mexican hat	*Ratibida columnifera*	0.2
Grasses	Indian ricegrass	*Achnatherum hymenoides*	1.13
	Sideoats grama	*Bouteloua curtipendula*	1.15
	Buffalograss	*Bouteloua dactyloides*	3.27
	Blue grama	*Bouteloua gracilis*	0.25
	Bottlebrush squirreltail	*Elymus elymoides*	0.95
	Prairie Junegrass	*Koeleria macrantha*	0.08
	Green needlegrass	*Nassella viridula*	1.01
	Switchgrass	*Panicum virgatum*	0.71
	Western Wheat	*Pascopyrum smithii*	1.61
	Sand dropseed	*Sporobolus cryptandrus*	0.04
		Total for Upland Mix	**13.58 lbs/PLS/Acre**
Substitutes	**ACCEPTABLE SUBSTITUTES FOR WILDFLOWERS**		
	Fringed sage (*Artemisia frigida*) 0.03 lbs/PLS/Acre		
	Blue flax (*Linum lewisii*) 0.41 lbs/PLS/Acre		
	Prairie aster (*Machaeranthera tanacetifolia*) 0.25 lbs/PLS/Acre		
	ACCEPTABLE SUBSTITUTES FOR GRASSES		
	Canada wildrye (*Elymus canadensis*) 1.59 lbs/PLS/Acre		
	Inland saltgrass (*Distichlis stricta*) 0.35 lbs/PLS/Acre		
	Mountain muhly (*Muhlenbergia montana*) 0.11 lbs/PLS/Acre		
Requirements	*Contractor is responsible for locating and purchasing all species listed in mix. If a species can't be located, contractor must replace each missing species with the acceptable substitutions (listed above). Contractor is responsible for providing seed tags to appropriate City staff. This mix is based on 70 seeds/ square foot and is only calculated for one acre. This mix is based on the contractor using a drill seed application. Mix should be doubled if hand broadcasted. Contractor is responsible for calculating the appropriate seed amounts to purchase. Please note that the pounds per acre are in PLS (Pure Live Seed) and must be ordered that way. All materials furnished shall be free of Colorado State noxious weeds as defined in Article III, Section 21-40 of the Code of the City of Fort Collins.		

Step 4: Maintenance and Management

Maintenance and management activities should be implemented to ensure success of the ecological restoration project. After seeding the area shall be covered with crimped straw, jute mesh, or other appropriate soil surface stabilization methods. Temporary irrigation will be used until seed is established; an irrigation plan will be prepared prior to seeding. The irrigation system for seeded areas shall be fully operational at the time of seeding and shall ensure 100% head-to-head coverage over all seeded areas. A weed management plan should be implemented to ensure that weeds are properly managed before, during, and after seeding activities. Overall, the contractor shall monitor seeded area for proper irrigation, erosion control, germination and reseeding as needed to establish cover.

Step 5: Completion

Restored vegetation communities will be considered established when seventy percent vegetative cover is reached with no larger than one foot square bare spots and/or until deemed established by city planning services and erosion control. The developer and/or landscape contractor is responsible for adequate seedling coverage and growth at the time of final stabilization, as defined by state and local agencies. If final stabilization is not achieved to the satisfaction of the agency, the developer and/or landscape contractor shall be responsible for additional corrective measures to satisfy final vegetative requirements for closeout.

Sanctuary

New Mercer Ditch Characterization

New Mercer Ditch exhibits relatively uniform vegetation and bank characteristics throughout the reach that runs through the Site. Vegetation is dominated by reed canary grass and smooth brome, interspersed with Canada thistle and leafy spurge. Much of the bank along the ditch is moderately incised and exhibits a steep slope, ranging from 60 to 90 degrees. Despite these conditions, there is little evidence of bank failure or excessive sediment deposition into the waterway, likely a result of the stability provided by a dense layer of herbaceous vegetation. The ordinary high water mark is visible approximately 1 foot from the bank floor of the ditch, while the total height of the ditch is approximately 3-6 feet high. Consequently, evidence of periodic inundation is limited to the engineered bank canal and contained by steep, high banks. Thus, hydrology of the ditch is not indicative of a wetland, and habitat along the banks is better described as riparian herbaceous.











CEDAR CREEK ASSOCIATES, INC.

PO Box 272150
Fort Collins, CO 80527
(970) 988-3106

To: City of Fort Collins – Environmental Planning Department
From: Cedar Creek Associates, Inc.
Date: March 26, 2021
Subject: Sanctuary on the Green - Winter Nesting Survey Findings

Cedar Creek Associates, Inc. (Cedar Creek) was contracted to survey the Sanctuary on the Green project site and the nearby vicinity for raptor nesting activity. The nest survey was completed on February 10, 2021 by Trey Barresi, Cedar Creek's Wildlife Biologist. The survey occurred from about 1:30 pm to 3:30 pm and weather conditions were calm and partly cloudy with temperature about 25° F. The project area and vicinity were surveyed with binoculars and a scope, where appropriate and accessible with respectful discretion to private residences. Two perched red-tailed hawks were observed on a tree to the north of the western portion of the project (see attached map). They were likely a pair (male and female), but the nest was not located in the vicinity. Unfortunately, the biologist was not able to capture a photo of the observed hawks. No raptor nests were located in any of the trees on the property.

CEDAR CREEK ASSOCIATES, INC.

PO Box 272150
Fort Collins, CO 80527
(970) 988-3106



Technical Memo

PO Box 272150,
Fort Collins, CO 80527
(970) 988-3106

Date: February 28, 2022

To: City of Fort Collins

From: Cedar Creek Associates, Inc.

Subject: Sanctuary on the Green Ecological Evaluation

Introduction

Cedar Creek Associates, Inc. (Cedar Creek) was requested to evaluate the potential impacts to avifauna from the proposed Sanctuary on the Green development site. The proposed development property is located on the northwest corner of Laporte and Taft Hill and is bisected by New Mercer Ditch. An Ecological Characterization Study was authored by Cedar Creek and described the natural features and habitat located on and immediately adjacent to the development property. The purpose of memo is to define a wildlife concentration area as it applies to the City of Fort Collins Land Use Code and determine whether the natural features on the development property exhibit characteristics of concentration areas. An important distinction to be made is the difference between general wildlife habitat and a concentration area or key use area. Concentration areas for wildlife are generally defined as having a significantly higher density of use than within the species overall range, and/or areas in which densities are at least 200% greater than in the surrounding overall range during a specific season (CPW 2014). General habitat could be suitable for species breeding, foraging, and nesting, but may not exhibit the density and typical characteristics of a designated concentration area.

City of Fort Collins Land Use Code

The City of Fort Collins Land Use Code defines nesting waterfowl concentration areas, migratory shorebird concentration areas, nesting shorebird concentration areas, and migratory songbird concentration areas as special habitat features that require a 300-foot buffer. As per Section 5.1.2, special habitat features, including key production areas, wintering areas and migratory feeding areas for waterfowl; key use areas for wading birds and shorebirds; heron rookeries; key use areas for migrant songbirds; key nesting areas for grassland birds, are identified and delineated by Colorado Parks and Wildlife (CPW) or City of Fort Collins Natural Areas Department (NAD).

- Migratory waterfowl concentration areas - 300 feet
- Nesting waterfowl concentration areas - 300 feet
- Migratory shorebird concentration areas - 300 feet
- Nesting shorebird concentration areas - 300 feet
- Migratory songbird concentration areas - 300 feet

The City of Fort Collins Land Use Code also provides buffer distances for other natural features, such as irrigation ditches that serve as wildlife corridors (50 feet) and wetlands less than 1/3 acre in size (50 feet).

City of Fort Collins Natural Areas Department Background

The City of Fort Collins NAD policy plan (NAD 1992) clearly defines key wildlife sites or concentration areas as follows:

1. Concentration areas for raptors (large prairie dog colonies, large lakes, the foothills, and the Poudre River Corridor);
2. Key sites for migrant songbirds (Spring Creek Outlet, north end of Dixon Reservoir, north shore Warren Lake cottonwood stand, Poudre River Corridor, and Grandview Cemetery);
3. Great blue heron rookery (located along Poudre River, south of Northern Colorado Environmental Learning Center);
4. Key duck production areas (Poudre River and adjacent ponds, some of the larger lakes);
5. Duck winter concentration areas (Poudre River south of Mulberry and some of the larger lakes); and
6. Areas of high terrestrial or aquatic insect diversity (Fossil Creek, Spring Creek Outlet, and along the Poudre at McMurry Nature Area, Lee Martinez Park, and Northern Colorado Environmental Learning Center).

The Sanctuary on the Green project site is not identified in that report as any of these key wildlife sites or concentration areas.

The City of Fort Collins NAD provides guidance in its Wildlife Conservation Guidelines (NAD 2017) that can assist in defining a concentration area's habitat characteristics. These guidelines define concentration areas or key production areas as gravel ponds, the Poudre River and the wetlands adjacent to the river. These areas are of particular importance during the spring migrations as ducks and shorebirds frequently use these seasonally flooded wetlands that are rich in food resources. This provides carbohydrates for migration and invertebrates for the formation of protein necessary for egg production for breeding species.

Sanctuary on the Green has none of the above habitat concentration characteristics, nor is there any evidence of a significant concentration of waterfowl and shorebirds.

Colorado Parks and Wildlife Background

CPW provides publicly available data on species activity mapping (SAM) for the entire state of Colorado. In this dataset, individual species known overall range, nest locations, concentration areas, and migration corridors among several other species-specific characteristics are compiled. Each term used to delineate species occupancy is defined by CPW (CPW 2014). CPW does not delineate concentration areas for all species of waterfowl but does provide a precedent for defining what seasonal concentration densities entail:

> Concentration areas for wildlife are generally defined as having a significantly higher density of use than within the species overall range, and/or areas in which densities are at least 200% greater than in the surrounding overall range during a specific season (CPW 2014).

Concentration Area Habitat Characteristics

Guidance documentation from CPW and NAD can help to define the typical habitat characteristics of a concentration area or key use area. Typically, existing waterfowl concentration areas are centered around perennial bodies of water, reservoirs, river corridors and natural areas. These areas provide suitable habitat that supports large flocks of waterfowl or shorebirds. To sustain such populations, concentration areas must contain a large invertebrate prey base, diversity of shoreline and aquatic vegetation, and quality cover for nesting (NAD 2017).

Important features to consider when rating habitat quality include:

1. Acreage, average water depth, and seasonal duration of open water;
2. Shoreline vegetation, aquatic vegetation (percent emergent and submergent), and shoreline configuration;
3. Availability of invertebrate and vertebrate food base;
4. Amount and quality of habitat for nesting or cover; and
5. Proximity to human activity.

As part of Colorado's State Wildlife Action Plan (CPW 2015), CPW declared several species priorities for conservation. Fact sheets/ habitat scorecards were developed explained species descriptions, distributions, preferred habitat conditions, management recommendations, and habitat scorecards. The mallard, a waterfowl, is a Tier 1 species in the State Wildlife Action Plan. The following table describes the preferred habitat conditions for the mallard, these represent potential characteristics to

Dominant vegetation	sedges, rushes, grasses, forbs, and aquatic vegetation
Density of plants desirable to ducks	abundant (desirable plants are often seed-bearing species such as pondweeds, dock, sedges, and some grasses)
Emergent vegetation within open water	20–50% for diurnal use 60–80% for nocturnal use
Interspersion	complex patterns that maximize interface between water and vegetation
Landscape context	proximity to other wetlands on the landscape
Size of habitat	At least 20 acres for wet meadows At least 10 acres for other wetlands
Submergent vegetation	30–60%
Water depth (predominant)	4–12 inches; during breeding 8–24 inches or deeper if submergent vegetation is present
Nesting habitat	wetlands surrounded by at least 40 acres of treeless upland habitat with ample residual cover and dense vegetation, at least 10 inches in height

Project Site Evaluation

The field surveys conducted for the development of the Ecological Characterization Study did not reveal elevated wildlife use with significantly higher density than that within the species overall range, and/or areas in which densities are at least 200% greater than in the surrounding overall range during a specific season. This finding is based on observational data.

A review of the CPW Species Activity Mapping data show no known concentration areas of any species located within the proposed development site. Similarly, available data from Fort Collins NAD does not identify any concentration areas for any species within the proposed development property.

The natural wetland and water features onsite do not exhibit the general characteristics of concentration areas. The features are not large perennial bodies of water or river systems. In fact, riparian and wetland systems on the project site comprise less than 2.5 acres. The shoreline vegetation along New Mercer Ditch exhibits very poor diversity, which is primarily dominate by non-native grasses. The quality of habitat for nesting and cover over most of the project site is limited due to the land management activities of the agricultural fields used for hay production, which are cultivated each year. Finally, the project area is heavily used by people and pets for recreation, both along the established recreation trail to the north of the property and along New Mercer Ditch, which transverses the property. Based on these factors the project site does not exhibit the general characteristics of a concentration area.

In addition, when considering the habitat preferences for mallards, the project site does not exhibit the preferred habitat conditions, particularly because the wetland or water features onsite:

- do not exhibit an abundant density of plants desirable to ducks (seed-bearing species such as pondweeds, dock, sedges, and some grasses);
- do not exhibit significant emergent vegetation within open water for diurnal and nocturnal use;
- do not exhibit interspersion with complex patterns that maximize interface between water and vegetation;
- do not exhibit significant size (10-20 acres of wet meadows or other wetlands);
- do not exhibit submergent vegetation of 30-60%; and
- do not exhibit upland habitat with ample residual cover and dense vegetation, at least 10 inches in height because of the agricultural activities.

The Ecological Characterization Study provided characterizations of the general wildlife habitat supported by the non-native herbaceous, upland woodland, riparian (herbaceous and woodland), and wetland vegetation communities located on and around the project site. The woodlands provide the most suitable forage and nesting habitat for raptors and migratory birds, most of which of been identified for mitigation. Several species of raptor have been observed utilizing the property as a forage area as well as numerous migratory birds have been observed in the surrounding wetlands and along the New Mercer Ditch. Given known occurrences of several migratory bird and raptor species, it is reasonable to conclude the proposed development property provides general wildlife habitat, particularly with regard to the wetlands as well as a corridor for wildlife along New Mercer Ditch. The appropriate buffer distances for these inventoried natural features located on the project site were provided in Cedar Creek's Ecological Characterization Study and remain applicable. The lack of large perennial water and close proximity of the proposed development to existing human activity limits the sites suitability as a concentration area for nesting waterfowl and shorebirds. The lack of mature riparian vegetation combined with the current habitat use consisting mainly of an actively managed monoculture agricultural field further limits suitability for many ground-nesting migratory birds and waterfowl. Onsite visits and observations do not indicate significantly higher densities of nesting waterfowl, shorebirds and migratory birds. Therefore, Sanctuary on the Green proposed development site should not be considered a concentration area, key use area, or similar for any species.

References

Cedar Creek Associates, Inc. (2019). Ecological Characterization Study.

Colorado Parks and Wildlife (CPW). 2014. Colorado Parks and Wildlife GIS Species Activity (SAM) Mapping Definitions Publicly Available Data. December 10, 2014

Colorado Parks and Wildlife (CPW). 2015. State Wildlife Action Plan.

NAD 2019a The City of Fort Colins Natural Areas Department. Natural Habitats and Features. https://opendata.fcgov.com/dataset/Natural-Areas/q5p4-p4hy

NAD 2019b The City of Fort Colins Natural Areas Department. Natural Areas. https://opendata.fcgov.com/dataset/Natural-Areas/q5p4-p4hy

NAD 2017. The City of Fort Colins Natural Areas Department. Wildlife Conservation Guidelines. https://www.fcgov.com/naturalareas/pdf/wm-guidelines17.pdf?1645719558

NAD 1992. The City of Fort Colins Natural Areas Department. The City of Fort Collins Natural Areas Policy Plan. October 1992. https://www.fcgov.com/naturalareas/pdf/natural-areas-plan.pdf?1389654171

Sanctuary on the Greens

Initial Floodplain Report

Prepared for:

Solitaire Homes

7991 Shaffer Parkway, Suite 200
Littleton, CO 80127

Prepared by:

7000 South Yosemite Street, Suite 120
Centennial, CO 80112
303.221.0802
(Job No. 21-002_Sanctuary)

March 24, 2021



ICON ENGINEERING, INC.
7000 S. Yosemite Street, Suite 120, Centennial, CO 80112
303.221.0802 | www.iconeng.com

March 24, 2021

City of Fort Collins
Stormwater Utility
700 Wood Street
Fort Collins, CO 80521

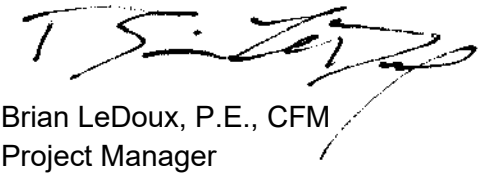
RE: Initial Floodplain Report for Sanctuary on the Greens Development

Dear City Staff:

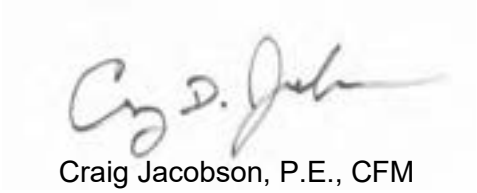
ICON Engineering, Inc. (ICON) is pleased to submit this Initial Floodplain Report for your review. This report has been prepared in accordance with the City's Floodplain Modeling Report Submittal Guidelines (v 1.1) and addresses the floodplain impacts associated with the proposed Sanctuary on the Greens Development project.

If you have any questions regarding this report, please email Brian at bledoux@iconeng.com.

Sincerely,
ICON Engineering, Inc.



Brian LeDoux, P.E., CFM
Project Manager



Craig Jacobson, P.E., CFM
Principal

TABLE OF CONTENTS

1.0 PROJECT DESCRIPTION 1
1.1. Purpose 1
1.2 Site Description 1
1.3 Project Participants 1
1.4 Special Considerations 1

2.0 BACKGROUND 5
2.1 Flooding Source and History 5
2.2 Previous Studies 5

3.0 STUDY LIMITS 6

4.0 MAPPING 6

5.0 HYDROLOGY 7
5.1 Flood Discharges and Modeled Recurrence Intervals 7
5.2 Revised Hydrologic Analysis 7

6.0 HYDRAULICS 7
6.1 Methods and Approach 7
6.2 Hydraulic Model Description 9

7.0. DISCUSSION OF RESULTS 14
7.1 Hydrologic Analysis 14
7.2 Hydraulic Analysis 14

8.0. REGULATION COMPLIANCE 16
8.1 NFIP Regulations 16
8.2 City Code 16

9.0. REFERENCES 16

TABLES

Table 6.1: Water Surface Elevation Comparisons - Southern Flowpath 11
Table 6.2: Water Surface Elevation Comparisons - Central Flowpath 12
Table 6.3: Water Surface Elevation Comparisons – PHS Split Flowpath 13

FIGURES

Figure 1.1: Vicinity Map 3
Figure 1.2: Vicinity Map with Effective / Pre-Project Floodplain 4

APPENDICES

A – Letter of Map Revision Application Forms (MT-2)
B – ESA Compliance
C – Notifications
D – Project Design Information
E – Proposed Project Hydraulic Data
F – Comparison and Agreement Tables
G – Digital Data
H – Correspondence

1.0 PROJECT DESCRIPTION

1.1 Purpose

This report and backup documentation are intended to describe the proposed changes to the Sanctuary on the Greens development site and support the request for Preliminary Development Review approval for the proposed floodplain changes from the City of Fort Collins (City) for floodplain revisions along the West Vine Basin channels, including the Southern and Central flowpaths upstream of North Taft Hill Road. Proposed changes include grading to accommodate site development as well as two drainage channels to route flows through the site. These channels are conceptually similar to those proposed with the 2003 Selected Plan for the West Vine Basin as well as current updates presented by the 2020 Alternatives Analysis.

This Initial Floodplain Report provides revised floodplain limits and applicable tie-ins for both the Current Effective and the proposed post-project conditions along the Central and Southern flowpaths. The Current Effective City Floodplain Map and the DRAFT West Vine City Floodplain Map are included in **Appendix E**.

1.2 Site Description

The Sanctuary on the Greens development area is located just west of North Taft Hill Road and just north of Laporte Avenue and includes approximately 43 acres of property. The project site is located in the northwest quarter of Section 10, Township 7 North, Range 69 West within the City of Fort Collins, Colorado. The site generally slopes from south to north, with no major drainageway channels. Much of the project area is impacted by the current effective and draft City of Fort Collins' West Vine Basin floodplain boundaries. There is no federally designated (FEMA) floodplain on the site. The property spans the New Mercer Canal and is just upstream of the Larimer County Canal No. 2. A vicinity map is illustrated in **Figure 1.1**. The draft West Vine Basin floodplains are included in **Figure 1.2** and described further below. This site is proposed for development into a mixed-use residential neighborhood composed of single family homes, duplexes, condominium flats, row homes, roadways and all associated utilities.

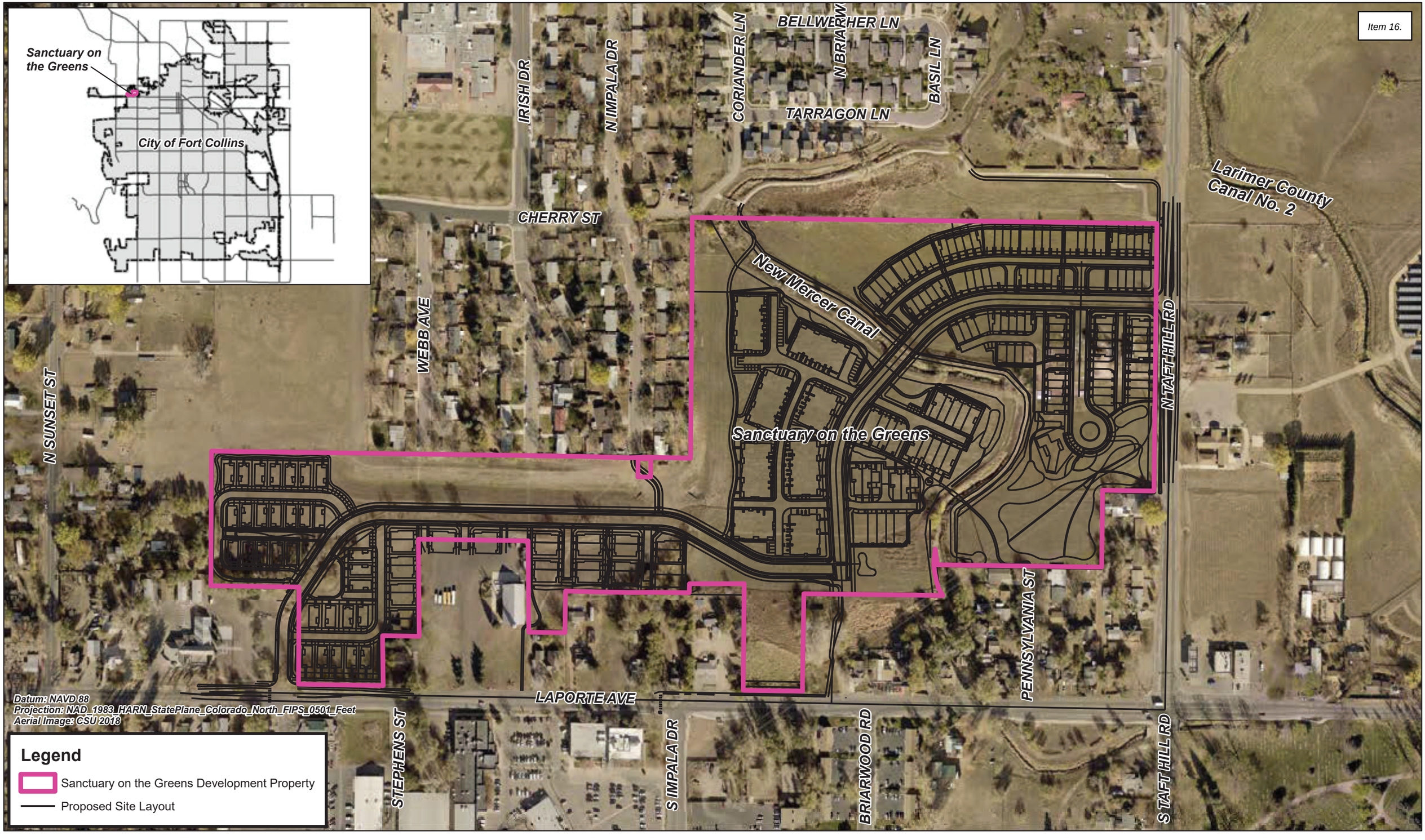
1.3 Project Participants

This Initial Floodplain Report has been prepared by ICON Engineering Inc. on behalf of Solitaire Homes and Northern Engineering.

1.4 Special Considerations

The updated regulatory floodplain for this area of the West Vine Basin is in draft form and has not yet been officially adopted by the City of Fort Collins. However, the City considers the draft floodplain as the best available information and is requiring that the development show no adverse impact relative to these flooding conditions. Currently a flooding master plan is in progress for the West Vine Basin. Ultimately, this master plan

proposes an open channel through this site to convey stormwater. These proposed conditions are similar to those proposed with the site development. However, as discussed with the City, the Sanctuary on the Greens development currently also utilizes significant portions of these proposed channels for required stormwater detention. Once basin-wide improvements are completed, the detention volume for the proposed site can be shifted to the proposed Forney regional detention pond with the channels then limited to only storm water conveyance.



ICON ENGINEERING, INC

Sanctuary on the Greens - Initial Floodplain Report

Figure 1.1: Vicinity Map

N

200

Legend

- Sanctuary on the Greens Development Property
- Proposed Site Layout
- Floodplain Centerline
- Effective / Pre-Project West Vine Basin Floodway
- Effective / Pre-Project West Vine Basin 100-Year Floodplain
- Effective / Pre-Project West Vine Basin Shallow Flooding

Datum: NAVD 88
Projection: NAD_1983_HARN_StatePlane_Colorado_North_FIPS_0501_Feet
Aerial Image: CSU 2018

IRISH DR
N IMPALA DR
CORIANDER LN
BELLWETHER LN
N BRIARWOOD LN
BASIL LN
TARRAGON LN
CHERRY ST
Central FP CherrySunrise
Central FP Reach 5
Larimer County Canal No. 2
New Mercer Canal
WEBB AVE
N SUNSET ST
Sanctuary on the Greens
Central FP Reach 6
Southern FP Reach 2
Southern FP PHS Split
PENNSYLVANIA ST
N TAFT HILL RD
Southern FP Reach 3
LAPORTE AVE
STEPHENS ST
S IMPALA DR
BRIARWOOD RD
S TAFT HILL RD
Southern FP Reach 4

ICON ENGINEERING, INC

Sanctuary on the Greens - Initial Floodplain Report

Figure 1.2: Vicinity Map with Effective / Pre-Project Floodplain

N

200

2.0 BACKGROUND

2.1 Flooding Source and History

As noted above, the proposed development does not fall within a FEMA regulated floodplain. However, part of the site is located within the City regulated West Vine Basin floodplain and floodway, which is the flooding source for this analysis. The West Vine Basin, located in northwest Fort Collins, extends east from Horsetooth Reservoir to the Cache La Poudre River and south from West Vine Drive to Mulberry Street and Laporte Avenue. The total area of the basin is approximately 2,252 acres, with the eastern half of the basin largely developed as residential, including several schools. The western half of the basin, west of Overland Trail, includes open space, Colorado State Forest nurseries, and the Colorado State University Foothills Campus. In general, the basin drains from west to east along five flowpaths that are not well defined as development and agricultural practices have changed these historical paths. The project area is impacted by both the Southern and Central flowpaths.

The West Vine Basin has had a history of flooding problems over the years. Problems have included damage to homes and property, roadway overtopping and spills from the canal systems. Based on reports from residents, there have been major flooding events at the following years/locations:

- 1990, 1992, 1994-Irish Drive
- 1997-Sunset, Hollywood, North Hollywood, Webb Avenue, Hillcrest, West Vine
- 1999-North Hollywood

These events and issues led to a series of stormwater improvements provided by both the City of Fort Collins and Larimer County to mitigate localized flooding. While these improvements have decreased flood damages in portions of the basin, concerns remain and the City is currently in the process of selecting alternatives for future drainage improvements within the basin. ICON Engineering is in the process of preparing the West Vine Basin Stormwater Master Plan Alternatives Report, and the subsequent Selected Plan Report, which will provide data to support the City in their decision-making process.

2.2 Previous Studies

Floodplain mapping shown on the City of Fort Collins “FC Maps” website is considered Current Effective; however, a study is currently underway and will revise floodplain mapping through the project site significantly. Because of this the City of Fort Collins has discussed with the project developer that if they choose to move forward, they must utilize draft study information at their own risk as this study undergoes adoption. A draft HEC-RAS model and workmap are the basis for the Pre-Project conditions modeling used for this project. Per the City of Fort Collins, this draft floodplain information is to be treated as the Current Effective conditions.

The 2003 study by URS Corporation, “West Vine Basin Selected Plan”, developed alternatives and provided a selected plan for regional improvements. This study conceived the idea of a regional channel that would intercept and safely convey flood flow in the West Vine Basin. The concept of a main interception channel extending from

Taft Hill Road east and north in the direction of an outfall within the Cache La Poudre River was seen as an effective way of mitigating flood risk for multiple properties that had historically experienced flooding.

In 2013, Anderson Consulting produced an "Alternative Evaluation for the West Vine Basin Outfall Channel". This was built upon the concept of the regional West Vine Basin outfall channel conceived in the 2003 URS study. The Anderson study looked into potential improvements associated with this proposed outfall channel for the West Vine Basin that was still shown extending from Taft Hill Rd. to a final outfall location at the Cache La Poudre River. The study evaluated both channel improvements as well as roadway crossings.

In 2020 ICON Engineering prepared the "Draft – Stormwater Master Plan, Alternatives Report", for the West Vine Basin. Similar to past planning efforts, suggested alternatives considered regional conveyance and channel improvements as a means to mitigating flood risk and improving hydrologic connectivity within the watershed. Recommended alternatives included conveyance channels to the west and north of the Sanctuary site, crossings with the existing irrigation canals, regional detention east of Taft Hill Road, and connection to the existing outfall channel to the Cache La Poudre River. Proposed grades and concepts from this study were integrated into the current design for the Sanctuary channel system.

The current floodplain modeling report acknowledges both the 2003 URS study and the 2013 Anderson study, as well as current planning efforts with the 2020 ICON Alternatives Report. The regional West Vine Basin outfall channels will be partially constructed with this project and will be compatible with future improvements to further improve stormwater within the West Vine Basin.

3.0 STUDY LIMITS

The Sanctuary on the Greens study limits are Laporte Avenue on the south and Taft Hill Road / Larimer County Canal No. 2 on the east. The project spans both the Southern Flowpath (including the PHS Split) and the Central Flowpath reaches. **Figure E.1** illustrates the study limits.

4.0 MAPPING

The Sanctuary on the Greens project site is located just west of the North Taft Hill Road crossing of the West Vine Basin Floodplain, Central Flowpath and Southern Flowpath as shown in **Figure E.1**. Modeling cross-sections have been adjusted as necessary to reflect the proposed flowpath modifications that will occur with the development project.

Post-Project conditions model cross sections are based on the regional LiDAR topography used for the draft City floodplain analysis as well as proposed grading of the development site. All elevations reference the NAVD-88 vertical datum. Horizontal projection of all data is set to NAD_1983_StatePlane_Colorado_North_FIPS_0501_Feet. All background imagery used in this report is from 2018 and was provided by the City of Fort Collins.

5.0 HYDROLOGY

5.1 Flood Discharges and Modeled Recurrence Intervals

The draft Baseline Hydraulics Report prepared by ICON Engineering in 2020 is used as the basis for Pre-Project hydrology and hydraulic modeling. 100-year discharges within the project reach are included in **Tables 6.1**, **6.2**, and **6.3**.

5.2 Revised Hydrologic Analysis

Hydrology has not been revised as part of the Sanctuary on the Greens project. All flowpaths follow the original alignments through the site and canal systems without modification. As shown by the site plans, a hydraulic control will be placed in the vicinity of the future roadway crossing west of the New Mercer Ditch. Any openings in this hydraulic control will be limited to local drainage only to keep the entire 100-year discharge within the Southern PHS Split Flowpath without modification. See section 7.2.5 for additional information.

6.0 HYDRAULICS

6.1 Methods and Approach

The draft Baseline Hydraulic information, as discussed above, was developed using HEC-RAS Version 5.0.7. This model serves as the baseline for all floodplain hydraulics for the proposed development site. The flow condition of the proposed model reach is steady flow, and the flow regime of the proposed model reach is subcritical. Model versions were not changed.

6.1.1 Hydraulic Cross-Sections

Effective cross sections were taken without modification from the draft Baseline Hydraulics study. Proposed grading of the site and associated channels are reflected in revised cross sections in the proposed Post-Project Conditions model. The hydraulic cross sections utilized in this study are illustrated in the **Appendix E** workmaps. Cross section stationing data is included in **Tables 6.1**, **6.2**, and **6.3.**

For the Southern Flowpath, the effective cross section orientations were not revised for the proposed project except for at cross section 11302, where the section was re-aligned on the left overbank to better reflect flow traveling perpendicular through the revised grading. No centerline changes were made and stationing of sections was not revised. Cross section information and 100-Year water surface elevations are included in **Table 6.1**.

For the Central Flowpath, the effective cross sections were revised more significantly to reflect the proposed project. Several sections were deleted or added, along with realignment to better reflect flow conditions. The centerline was also revised to reflect the proposed changes, including revised cross section stationing. Additionally, the North Taft Hill Road culvert was removed and modeled with an inline weir section. This was

done to better model the hydraulics of the proposed roadway crossing. A discharge reduction was completed at the North Taft Hill Road to account for the existing and proposed culverts under the roadway. Cross section information and 100-Year water surface elevations are included in **Table 6.2**.

For the PHS Split Flowpath, the effective cross sections were revised with several deleted sections and several additions, along with re-aligned sections to better reflect flow conditions. The centerline was similarly revised to reflect the proposed changes, and the cross section stationing was modified. Cross section information and 100-Year water surface elevations are included in **Table 6.3**.

6.1.2 Roughness Coefficients

Manning's n-values in the Post-Project Conditions model for both channel and overbank areas range from 0.032 to 0.060, based on anticipated land cover and conditions of the development project. The draft Baseline Hydraulics model utilized Manning's n-values in the channel and overbank areas ranging from 0.040 to 0.060, as the existing site consists of unmaintained areas with land cover ranging from high natural grasses to shrubs and trees. The proposed condition model reflects maintained landscaped areas with grasses and small shrubs.

6.1.3 Structures

As noted above, the North Taft Hill Road culvert on the Central Flowpath was removed and modeled with an inline weir section. This was done to better model the hydraulics of the proposed roadway crossing. A discharge reduction of 133 cfs was completed at the North Taft Hill Road (cross sections 372 and 404) to account for the existing (24-inch CMP with 36 cfs capacity per the Baseline Hydraulics model) and proposed culverts (double 36-inch RCPs with > 97cfs capacity) under the roadway. General capacity calculations for the proposed 36-inch RCP culverts is included in **Appendix E**. All other hydraulic structures remain as they exist in the Pre-Project conditions.

Contraction and expansion coefficients remain unchanged from the Pre-Project conditions and draft Baseline Hydraulics modeling.

As noted previously, the Sanctuary site proposes to incorporate detention into the western and northern drainageway channels until such time as detention is available downstream through a regional facility. For the post-project floodplain modeling, the required detention volume within Ponds #2, 3, and 4 was blocked from the available area of conveyance at all respective cross sections. For Pond #2, the blocked obstruction was set to an elevation of 5060.90 to reflect a detention volume of 3.65 ac-ft. For Pond #3, the blocked obstruction was set to an elevation of 5053.52 to reflect a detention volume of 4.11 ac-ft. For Pond #4, the blocked obstruction was set to an elevation of 5059.50 to reflect a detention volume of 0.35 ac-ft.

6.1.4 Boundary Conditions

Boundary conditions are unchanged from the Pre-Project conditions and draft Baseline Hydraulics modeling.

6.1.5 Floodway Mapping

There are no NFIP regulated floodways in the revision reach, however this area is part of the West Vine Basin floodplain and floodway as regulated by the City. The project will result in minor revisions to the floodway limits based on the site revisions. Pre- and Post-Project floodway delineations are provided on the workmaps in **Appendix E**.

6.2 Hydraulic Model Description

6.2.1 Duplicative Effective (DE) Model

The effective West Vine Basin hydraulic model was obtained from the draft Baseline Hydraulics Report prepared by ICON Engineering. The hydraulic model was run without modification in HEC-RAS (v5.0.7) to create the Duplicate Effective (DE) model. The Duplicate Effective model matched the Current Effective model at all cross sections. Duplicate Effective information is included in **Tables. 6.1**, **6.2**, and **6.3**.

6.2.2 Corrected Effective (CE) Model

The DE model was revised at cross section 11722 along the Southern Flowpath to better reflect the effective flow limits for the New Mercer Canal spill location, creating the Corrected Effective (CE) model. This change in ineffective flow increased the water surface elevation at cross section 11722 by 0.73 feet. This change also resulted in several minor (+/- 0.01 ft) changes throughout the other project reaches. Corrected Effective information is included in **Tables. 6.1**, **6.2**, and **6.3**.

6.2.3 Existing Condition (EX-COND) Model

With the draft West Vine Basin floodplain being current and regional LiDAR determined to be of a higher resolution than the existing site survey, no additional changes were made to develop an Existing Conditions (EC) hydraulic model. The EC or Pre-Project model is a duplicate of the Corrected Effective model. Pre-Project information is included in **Tables. 6.1**, **6.2**, and **6.3**. Pre-Project floodplain information is illustrated on the workmaps included in **Appendix E**.

6.2.4 Proposed or Post-Project Condition (PP-COND) Model

The Post-Project conditions hydraulic model includes revisions to reflect the proposed project. This includes removal of some Pre-Project sections and additional sections

added. Post-Project information is included in **Tables. 6.1**, **6.2**, and **6.3**. Post-Project floodplain information is illustrated on the workmaps included in **Appendix E**.

For the Post-Project conditions along the PHS Split Flowpath, the resulting changes in water surface elevation are minimal adjacent to the 1238 lateral weir structure. The non-optimized Post-Project conditions weir indicates that 20 cfs would spill from the PHS Split Flowpath to the Southern Flowpath. This represents a decrease of 4 cfs from the effective model which spills 24 cfs from the PHS Split to the Southern Flowpath. Based on this minor change in discharge, the weir was not re-optimized for the analysis and the effective discharges continued to be used along these two reaches. It should be noted that the reduction in spill flow ultimately helps to manage more floodplain flow on-site and lessens offsite impacts.

Table 6.1: Water Surface Elevation Comparisons - West Vine Basin - Sanctuary Development - Southern Flowpath
ICON Engineering Inc.

Location Description	Reach	Effective Cross Section	Post-Project Cross Section	Effective Model [1]		(03) Duplicate Effective Model [2]			(04) Corrected Effective [3]			(05) Pre-Project [4]			(08) Post-Project [5]			
				Discharge (cfs)	100- Year WSEL (NAVD 88)	100-Year Discharge (cfs)	100- Year WSEL (NAVD 88)	Δ WSEL vs. Effective	100-Year Discharge (cfs)	100- Year WSEL (NAVD 88)	Δ WSEL vs. Effective	100-Year Discharge (cfs)	100- Year WSEL (NAVD 88)	Δ WSEL vs. Effective	100-Year Discharge (cfs)	100- Year WSEL (NAVD 88)	Δ WSEL vs. Effective	Δ WSEL vs. Pre-Project
North Taft Hill Road / downstream tie-in	Southern FP - Reach 2	11111	11111	577	5057.31	577	5057.31	0.00	577	5057.31	0.0	577	5057.31	0.0	577	5057.31	0.0	0.0
	Southern FP - Reach 2	11146	11146	577	5057.53	577	5057.53	0.00	577	5057.53	0.0	577	5057.53	0.0	577	5057.55	0.0	0.0
	Southern FP - Reach 2	11200	11200	577	5057.53	577	5057.53	0.00	577	5057.53	0.0	577	5057.53	0.0	577	5057.57	0.0	0.0
	Southern FP - Reach 2	11302	11302	577	5057.57	577	5057.57	0.00	577	5057.57	0.0	577	5057.57	0.0	577	5057.61	0.0	0.0
	Southern FP - Reach 2	11405	11405	569	5057.61	569	5057.61	0.00	569	5057.61	0.0	569	5057.61	0.0	569	5057.64	0.0	0.0
	Southern FP - Reach 2	11512	11512	569	5058.42	569	5058.42	0.00	569	5058.42	0.0	569	5058.42	0.0	569	5057.65	-0.8	-0.8
	Southern FP - Reach 2	11646	11646	569	5059.85	569	5059.85	0.00	569	5059.85	0.0	569	5059.85	0.0	569	5058.97	-0.9	-0.9
	Southern FP - Reach 2	11722	11722	569	5060.12	569	5060.12	0.00	569	5060.85	0.7	569	5060.85	0.7	569	5060.56	0.4	-0.3
downstream of New Mercer Canal	Southern FP - Reach 2	11737	11737	569	5062.01	569	5062.01	0.00	569	5062.01	0.0	569	5062.01	0.0	569	5062.01	0.0	0.0
upstream of New Mercer Canal	Southern FP - Reach 3	11977	11977	345	5062.89	345	5062.89	0.00	345	5062.89	0.0	345	5062.89	0.0	345	5062.89	0.0	0.0
upstream tie-in	Southern FP - Reach 3	12209	12209	345	5063.03	345	5063.03	0.00	345	5063.03	0.0	345	5063.03	0.0	345	5063.03	0.0	0.0

5280.12 = Interpolated elevation

[1] From effective 2020 West Vine Basin HEC-RAS Model (ICON Engineering Inc.)
[2] (03) Effective model run in HEC-RAS 5.0.7
[3] (04) Corrected Effective conditions - ineffective flow added to XS 11722 to reflect anticipated spill flow location
[5] (08) Post-Project conditions (2021-03-11 revisions)

Table 6.2: Water Surface Elevation Comparisons - West Vine Basin - Sanctuary Development - Central Flowpath
ICON Engineering Inc.

Location Description	Reach	Effective Cross Section	Post-Project Cross Section	Effective Model [1]		(03) Duplicate Effective Model [2]			(04) Corrected Effective [3]			(05) Pre-Project [4]			(08) Post-Project [5]			
				100-Year Discharge (cfs)	100- Year WSEL (NAVD 88)	100-Year Discharge (cfs)	100- Year WSEL (NAVD 88)	Δ WSEL vs. Effective	100-Year Discharge (cfs)	100- Year WSEL (NAVD 88)	Δ WSEL vs. Effective	100-Year Discharge (cfs)	100- Year WSEL (NAVD 88)	Δ WSEL vs. Effective	100-Year Discharge (cfs)	100- Year WSEL (NAVD 88)	Δ WSEL vs. Effective	Δ WSEL vs. Pre-Project
upstream Larimer County Canal No. 2 / downstream tie-in	Central FP - Reach 5	242	243	333	5050.54	333	5050.54	0.00	333	5050.54	0.0	333	5050.54	0.0	333	5050.54	0.0	0.0
downstream North Taft Hill Road	Central FP - Reach 5	270	275	333	5050.56	333	5050.56	0.00	333	5050.56	0.0	333	5050.56	0.0	333	5050.56	0.0	0.0
	Central FP - Reach 5	--	372	--	*5055.76*	--	*5055.76*	0.00	--	*5055.76*	0.0	--	*5055.76*	0.0	200	5055.65	-0.1	-0.1
upstream North Taft Hill Road	Central FP - Reach 5	370	404	333	5055.76	333	5055.76	0.00	333	5055.76	0.0	333	5055.76	0.0	200	5055.65	-0.1	-0.1
downstream end Detention Pond 3	Central FP - Reach 5	437	--	333	5055.76	333	5055.76	0.00	333	5055.76	0.0	333	5055.76	0.0	--	*5055.65*	-0.1	-0.1
	Central FP - Reach 5	--	488	--	*5055.76*	--	*5055.76*	0.00	--	*5055.76*	0.0	--	*5055.76*	0.0	333	5055.65	-0.1	-0.1
	Central FP - Reach 5	622	647	333	5055.76	333	5055.76	0.00	333	5055.76	0.0	333	5055.76	0.0	333	5055.68	-0.1	-0.1
	Central FP - Reach 5	925	946	333	5056.55	333	5056.55	0.00	333	5056.55	0.0	333	5056.55	0.0	333	5055.9	-0.7	-0.7
upstream end Detention Pond 3	Central FP - Reach 5	1189	1234	321	5059.42	321	5059.42	0.00	321	5059.42	0.0	321	5059.42	0.0	321	5056.16	-3.3	-3.3
	Central FP - Reach 6	--	1445	--	*5061.53*	--	*5061.53*	0.00	--	*5061.53*	0.0	--	*5061.53*	0.0	321	5056.3	-5.2	-5.2
downstream New Mercer Canal	Central FP - Reach 5	1534	1602	321	5062.87	321	5062.87	0.00	321	5062.87	0.0	321	5062.87	0.0	321	5062.87	0.0	0.0
upstream New Mercer Canal	Central FP - Reach 5	1645	1713	134	5063.07	134	5063.07	0.00	263	5063.08	0.0	263	5063.08	0.0	263	5063.09	0.0	0.0
	Central FP - Reach 6	1707	1775	158	5063.07	158	5063.07	0.00	158	5063.07	0.0	158	5063.07	0.0	287	5063.07	0.0	0.0
downstream end Detention Pond 2	Central FP - Reach 6	--	1796	--	*5063.06*	--	*5063.06*	0.00	--	*5063.06*	0.0	--	*5063.06*	0.0	287	5063.05	0.0	0.0
	Central FP - Reach 6	--	1807	--	*5063.05*	--	*5063.05*	0.00	--	*5063.06*	0.0	--	*5063.06*	0.0	287	5062.96	-0.1	-0.1
	Central FP - Reach 6	1758	--	158	5063.04	158	5063.04	0.00	158	5063.05	0.0	158	5063.05	0.0	--	*5063.12*	0.1	0.1
	Central FP - Reach 6	--	1854	--	*5063.04*	--	*5063.04*	0.00	--	*5063.05*	0.0	--	*5063.05*	0.0	287	5063.34	0.3	0.3
	Central FP - Reach 6	1828	1896	171	5063.04	171	5063.04	0.00	171	5063.05	0.0	171	5063.05	0.0	287	5063.36	0.3	0.3
	Central FP - Reach 6	1946	2014	171	5063.34	171	5063.34	0.00	171	5063.35	0.0	171	5063.35	0.0	287	5063.41	0.1	0.1
	Central FP - Reach 6	2157	2225	234	5064.63	234	5064.63	0.00	234	5064.63	0.0	234	5064.63	0.0	287	5063.51	-1.1	-1.1
	Central FP - Reach 6	2259	2328	285	5065.56	285	5065.56	0.00	285	5065.56	0.0	285	5065.56	0.0	287	5063.55	-2.0	-2.0
	Central FP - Reach 6	2355	2423	287	5066.46	287	5066.46	0.00	287	5066.46	0.0	287	5066.46	0.0	287	5063.61	-2.9	-2.9
	Central FP - Reach 6	2413	2490	287	5066.78	287	5066.78	0.00	287	5066.78	0.0	287	5066.78	0.0	287	5063.61	-3.2	-3.2
upstream end Detention Pond 2 / upstream tie-in	Central FP - Reach 6	2439	2516	287	5066.42	287	5066.42	0.00	287	5066.42	0.0	287	5066.42	0.0	287	5066.42	0.0	0.0

5280.12 = Interpolated elevation

[1] From effective 2020 West Vine Basin HEC-RAS Model (ICON Engineering Inc.)
[2] (03) Effective model run in HEC-RAS 5.0.7
[3] (04) Corrected Effective conditions - ineffective flow added to XS 11722 to reflect anticipated spill flow location
[4] (05) Pre-Project conditions
[5] (08) Post-Project conditions (2021-03-17 revisions)

Table 6.3: Water Surface Elevation Comparisons - West Vine Basin - Sanctuary Development - PHS Split Flowpath
ICON Engineering Inc.

Location Description	Reach	Effective Cross Section	Post-Project Cross Section	Effective Model [1]		(03) Duplicate Effective Model [2]			(04) Corrected Effective [3]			(05) Pre-Project [4]			(08) Post-Project [6]			
				100-Year Discharge (cfs)	100- Year WSEL (NAVD 88)	100-Year Discharge (cfs)	100- Year WSEL (NAVD 88)	Δ WSEL vs. Effective	100-Year Discharge (cfs)	100- Year WSEL (NAVD 88)	Δ WSEL vs. Effective	100-Year Discharge (cfs)	100- Year WSEL (NAVD 88)	Δ WSEL vs. Effective	100-Year Discharge (cfs)	100- Year WSEL (NAVD 88)	Δ WSEL vs. Effective	Δ WSEL vs. Pre-Project
Upstream of New Mercer Canal / downstream tie-in	Central FP - PHS - Split	60	113	242	5062.59	242	5062.59	0.00	242	5062.58	0.0	242	5062.58	0.0	242	5062.55	0.0	0.0
Detention Pond 4	Central FP - PHS - Split	--	184	--	*5062.68*	--	*5062.68*	0.00	--	*5062.67*	0.0	--	*5062.67*	0.0	242	5062.58	-0.1	-0.1
	Central FP - PHS - Split	--	330	--	*5062.86*	--	*5062.86*	0.00	--	*5062.87*	0.0	--	*5062.87*	0.0	242	5062.39	-0.5	-0.5
	Central FP - PHS - Split	301	409	242	5062.89	242	5062.89	0.00	242	5062.90	0.0	242	5062.90	0.0	242	5063.38	0.5	0.5
	Central FP - PHS - Split	557	521	231	5064.97	231	5064.97	0.00	231	5064.96	0.0	231	5064.96	0.0	231	5064.11	-0.9	-0.9
	Central FP - PHS - Split	--	600	--	*5065.74*	--	*5065.74*	0.00	--	*5065.74*	0.0	--	*5065.74*	0.0	231	5064.55	-1.2	-1.2
Start of proposed channel	Central FP - PHS - Split	693	707	231	5066.30	231	5066.30	0.00	231	5066.30	0.0	231	5066.30	0.0	231	5064.78	-1.5	-1.5
	Central FP - PHS - Split	--	834	--	*5067.44*	--	*5067.44*	0.00	--	*5067.44*	0.0	--	*5067.44*	0.0	231	5066.99	-0.4	-0.4
	Central FP - PHS - Split	--	869	--	*5067.75*	--	*5067.75*	0.00	--	*5067.75*	0.0	--	*5067.75*	0.0	231	5067.67	-0.1	-0.1
	Central FP - PHS - Split	922	940	231	5068.35	231	5068.35	0.00	231	5068.35	0.0	231	5068.35	0.0	231	5068.22	-0.1	-0.1
	Central FP - PHS - Split	1048	1066	244	5069.48	244	5069.48	0.00	244	5069.48	0.0	244	5069.48	0.0	244	5069.51	0.0	0.0
	Central FP - PHS - Split	1221	1239	255	5070.98	255	5070.98	0.00	255	5070.98	0.0	255	5070.98	0.0	255	5070.96	0.0	0.0
Laporte Avenue	Central FP - PHS - Split	1358	1376	212	5073.22	212	5073.22	0.00	212	5073.22	0.0	212	5073.22	0.0	212	5073.22	0.0	0.0
upstream tie-in	Central FP - PHS - Split	1459	1477	212	5074.00	212	5074.00	0.00	212	5074.00	0.0	212	5074.00	0.0	212	5074	0.0	0.0

5280.12 = Interpolated elevation

[1] From effective 2020 West Vine Basin HEC-RAS Model (ICON Engineering Inc.)
[2] (03) Effective model run in HEC-RAS 5.0.7
[3] (04) Corrected Effective conditions - ineffective flow added to XS 11722 to reflect anticipated spill flow location
[4] (05) Pre-Project conditions
[5] (08) Post-Project conditions (2021-03-11 revisions)

7.0 DISCUSSION OF RESULTS

7.1 Hydrologic Analysis

No revisions to the hydrologic analysis are proposed as part of the Sanctuary on the Greens project.

7.2 Hydraulic Analysis

7.2.1 Summary of Water Surface Elevations

100-Year water surface elevation information for the Duplicate Effective, Corrected Effective, Pre-Project, and Post-Project conditions are included in **Tables. 6.1**, **6.2**, and **6.3**. 100-Year floodplain limits are illustrated in the floodplain workmaps included in **Appendix E**.

The Duplicate Effective model results match exactly to the Effective Conditions model from the draft 2020 Baseline Hydraulics Report.

The Corrected Effective model includes a single +0.73 foot increase at cross section 11722 (Southern FP, Reach 3) as a result of revising the ineffective flow boundary at tha cross section to better represent New Mercer Canal overtopping. In additional to the changes at cross section 11722, several other cross sections experienced a minor (+/- 0.01 ft) change in water surface elevation as a result of the model changes.

The Pre-Project conditions model is a direct duplicate of the Corrected Effective model, and therefore there are no changes in water surface elevation between the two models.

The Post-Project conditions model includes both increases and decreases in water surface elevation compared to the Pre-Project conditions. These changes are summarized below:

Southern Flowpath
Increases are limited to 0.04’ outside of the Sanctuary on the Greens property. These increases occur upstream of North Taft Hill Road and are within the City’s regulatory tolerance.

Central Flowpath
Increases along the Central Flowpath are less than 0.04’ or are fully contained within Sanctuary on the Greens property limits. The maximum water surface increase is 0.32’, and occurs within the proposed Detention Pond #2 area.

PHS Split Flowpath
Increases along the PHS Split Flowpath are less than 0.04’ or are fully contained within Sanctuary on the Greens property. The maximum water surface increase is 0.48’. This occurs within the proposed Detention Pond #4 site.

7.2.2 Downstream and Upstream Tie-In

Figure E.1 in **Appendix E** illustrates the downstream and upstream tie-in locations of the hydraulic model. All vertical elevations and horizontal top widths match the duplicate effective conditions.

The changes to the Central Flowpath do have a minor impact on the CherrySunrise reach of the Central Flowpath upstream of the confluence. The DE and Pre-Project elevation of the CherrySunrise cross section 1728 is 5062.93. The Post-Project elevation at the same section (now 1796 due to centerline changes), is 5062.96. This 0.03 ft change is elevation is within the City's regulatory tolerance and does not impact existing structures, however the impact is within Larimer County. Final design for the project will work to address this increase to lessen or eliminate this increase.

7.2.3 Floodway Modeling

Floodway encroachments were completed in reaches with an effective floodway delineation. Resulting surcharges were kept at a maximum of 0.50 ft for both the change in water surface elevation and the change in energy grade elevation. Applicable floodway delineations are illustrated in **Figures E.3 though E.14** in **Appendix E**. Additional floodway data is provided in **Appendix E**.

7.2.4 Impacts

There are no adverse impacts to existing or proposed structures, or adjacent private property as a result of the Sanctuary on the Greens proposed project. Additional rainfall runoff created by the change in impervious surfaces within the project area will be detained on-site until such time as regional detention improvements downstream are fully constructed.

7.2.5 Mitigation Measures

The proposed project includes grading to formalize both detention areas and conveyance channels throughout the project site. The proposed channels generally match the conceptual master planned alternatives, including regional conveyance channels through the site. However, in the interim condition, the Southern Flowpath PHS split reach will continue to flow east and rejoin the Southern Flowpath. The proposed culvert between Ponds #2 and #4 will be blocked until such time that the regional channel is completed allowing for the full Southern Flowpath (including the PHS Split Flow) to flow north and confluence with the Central Flowpath upstream of the New Mercer Canal. Once a regional channel and associated regional detention facility are completed, the detention blockage can be removed, and the regional channel will have capacity for master planned discharges.

8.0 REGULATION COMPLIANCE

8.1 NFIP Regulations

There are no FEMA regulatory floodplains or associated NFIP regulations associated with the Sanctuary on the Green development.

8.2 City Code

All provisions within Chapter 10 of the City Municipal Code shall be adhered to by following the floodplain design as proposed. The design presented in this report and associated modelling for Sanctuary on the Green complies with the ongoing City of Fort Collins Stormwater Master Plan for the West Vine Basin.

9.0 REFERENCES

1. Fort Collins Stormwater Criteria Manual, City of Fort Collins, 2018.
2. West Vine Selected Plan Report, URS Corporation, 2003.
3. Alternative Evaluation for the West Vine Basin Outfall Channel, Anderson Consulting, 2013.
4. West Vine Basin, Baseline Hydraulics Report, ICON Engineering, Inc., 2020
5. West Vine Basin Stormwater Master Plan – Alternatives Report (draft), ICON Engineering Inc., 2020.

Appendix A:
Letter of Map Revision Application Forms (MT-2)

Not applicable for preliminary floodplain review.

Appendix B:
ESA Compliance

Not applicable for preliminary floodplain review. See additional development information as applicable.

Appendix C: Notifications

Not applicable for preliminary floodplain review.

Appendix D:
Project Design Information

LEGEND:

- EXISTING STORM SEWER LINE
- EXISTING CURB/GUTTER FLOWLINE
- PROPOSED STORM DRAIN WITH INLET
- PROPOSED SWALE FLOWLINE
- PROPOSED INFLOW CURB/GUTTER FLOWLINE
- PROPOSED OUTFALL CURB/GUTTER FLOWLINE
- PROPOSED CONTOUR — 4950
- EXISTING CONTOUR — 4950
- BANK SLOPE — 4:1
- PROPOSED ASPHALT CROSS SLOPE — 2.0%
- CONCENTRATED FLOW DIRECTION
- PROPOSED FINISH GROUND ELEVATION — 78.45
- EXISTING GROUND ELEVATION — (78.45)
- EXISTING DECID. TREE
- EXISTING CONIF. TREE
- EXISTING LIGHT POLE
- EXISTING STUMP
- 100-YR FLOODPLAIN
- 100-YR FLOODWAY

NOTES:

1. EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF SUCH INFORMATION. EXISTING UTILITY MAINS AND SERVICES MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL ALL UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO ANY CONSTRUCTION TO VERIFY EXACT UTILITY LOCATIONS.
2. ALL WATER CONSTRUCTION SHALL BE PER THE CITY OF FORT COLLINS CONSTRUCTION STANDARDS, LATEST EDITION.
3. MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER & WATER MAINS & SERVICES.
4. ALL WATER FITTINGS AND VALVES ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
5. ROTATE ALL SANITARY MANHOLE LIDS TO LIE OUTSIDE OF THE WHEEL PATH.
6. DRY UTILITY CONDUIT TO BE COORDINATED WITH UTILITY PROVIDERS PRIOR TO STREET CONSTRUCTION.
7. NO STORAGE OF MATERIALS OR EQUIPMENT SHALL BE ALLOWED IN THE FLOODWAY, WHETHER TEMPORARY (DURING CONSTRUCTION) OR PERMANENT. LANDSCAPING SHALL ALSO MEET THE REQUIREMENTS FOR NO RISE IN THE FLOODWAY.
8. A FLOODPLAIN USE PERMIT AND NO RISE CERTIFICATION IS REQUIRED PRIOR TO PERFORMING ANY WORK WITHIN THE FLOODWAY (I.E., CURB CUT REMOVAL, LANDSCAPING).
9. A FLOODPLAIN USE PERMIT IS REQUIRED PRIOR TO PERFORMING ANY WORK WITHIN THE 100-YEAR FLOODPLAIN.
10. THE NATURAL HABITAT BUFFER ZONE IS INTENDED TO BE MAINTAINED IN A NATIVE LANDSCAPE. PLEASE SEE SECTION 3.4.1 OF THE LAND USE CODE FOR ALLOWABLE USES WITHIN THE NATURAL HABITAT BUFFER ZONE. THIS WILL HELP PRESERVE THE INTENTION BEHIND THE BUFFER ZONES AND THE NATURAL FEATURES INTO THE FUTURE.

CALL UTILITY NOTIFICATION CENTER OF COLORADO

811 Know what's **below.** **Call** before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED: _____ City Engineer _____ Date

CHECKED BY: _____ Water & Wastewater Utility _____ Date

CHECKED BY: _____ Stormwater Utility _____ Date

CHECKED BY: _____ Parks & Recreation _____ Date

CHECKED BY: _____ Traffic Engineer _____ Date

CHECKED BY: _____ Environmental Planner _____ Date

No. Revisions: Date:
1 REVIEW SET 03.24.2021
NOT FOR CONSTRUCTION

These drawings are instruments of service provided by Northern Engineering Services, Inc. and are not to be used for any type of construction unless authorized by a Professional Engineer in the employ of Northern Engineering Services, Inc.

NORTHERN ENGINEERING
FORT COLLINS: 301 North Howes Street, Suite 100, 80521 | GREELEY: 820 10th Street, 80631
970.221.4158
northernengineering.com

PROJECT: 1536-001
DESIGNED BY: M. Ruebel
DRAWN BY: M. Ruebel
DATE: 03.24.2021
SCALE: 1"=120'
REVIEWED BY: R. Bonning

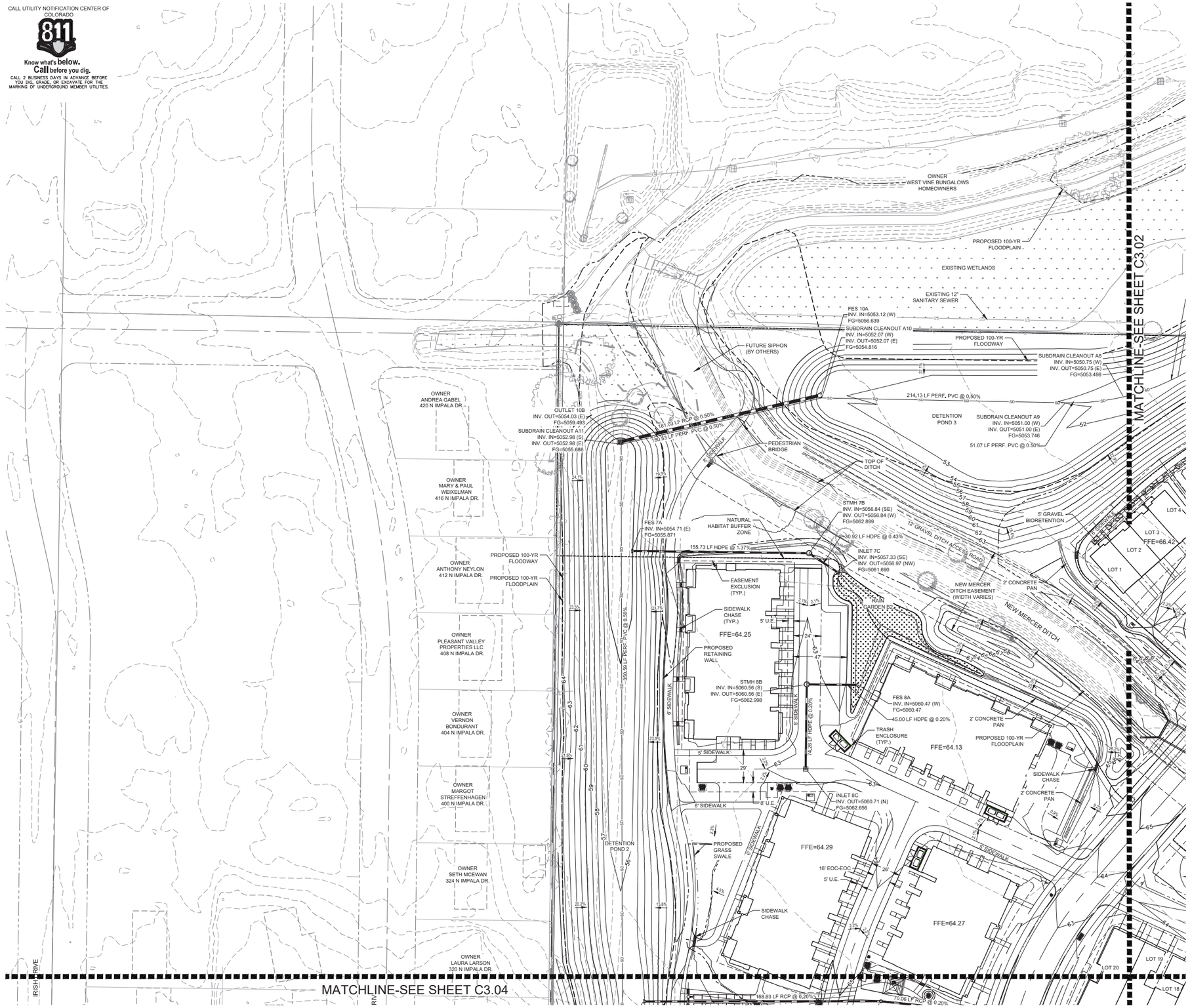
SANCTUARY ON THE GREENS

OVERALL GRADING PLAN

Sheet 12 of 30

DRAWING FILENAME: D:\Projects\1536-001\Eng\Grd\1536-001_GOVERALL.dwg LAYOUT NAME: C3.00 DATE: Mar 23, 2021 - 5:19pm CAD OPERATOR: mswan
LIST OF XREFS: [1536-001_UTIL] [1536-001_xCIVIL] [NES-ex-(we)] [1536-001_xLANDSCAPE] [1536-001_xPOND] [1536-001_xGrd] [1536-001_xBASE_Reg] [1536-001_xUTIL] [1536-001_PLAT]

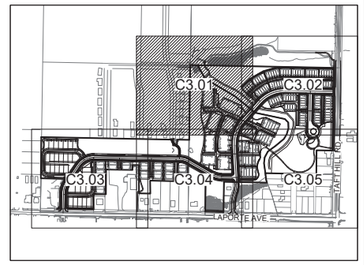
CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
Know what's below.
Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



NORTH

40 0 40 80 120 Feet

(IN FEET)
1 inch = 40 ft.



KEYMAP

LEGEND:

- EXISTING STORM SEWER LINE
- EXISTING CURB/GUTTER FLOWLINE
- PROPOSED STORM DRAIN WITH INLET
- PROPOSED SWALE FLOWLINE
- PROPOSED INFLOW CURB/GUTTER FLOWLINE
- PROPOSED OUTFALL CURB/GUTTER FLOWLINE
- PROPOSED CONTOUR — 4950
- EXISTING CONTOUR — 4950
- BANK SLOPE — 4:1
- PROPOSED ASPHALT CROSS SLOPE — 2.0%
- CONCENTRATED FLOW DIRECTION
- PROPOSED FINISH GROUND ELEVATION — 79.45
- EXISTING GROUND ELEVATION — (79.45)
- EXISTING DECID. TREE
- EXISTING CONIF. TREE
- EXISTING LIGHT POLE
- EXISTING STUMP
- 100-YR FLOODPLAIN
- 100-YR FLOODWAY

NOTES:

1. EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF SUCH INFORMATION. EXISTING UTILITY MAINS AND SERVICES MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL ALL UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO ANY CONSTRUCTION TO VERIFY EXACT UTILITY LOCATIONS.
2. ALL WATER CONSTRUCTION SHALL BE PER THE CITY OF FORT COLLINS CONSTRUCTION STANDARDS, LATEST EDITION.
3. MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER & WATER MAINS & SERVICES.
4. ALL WATER FITTINGS AND VALVES ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
5. ROTATE ALL SANITARY MANHOLE LIDS TO LIE OUTSIDE OF THE WHEEL PATH.
6. DRY UTILITY CONDUIT TO BE COORDINATED WITH UTILITY PROVIDERS PRIOR TO STREET CONSTRUCTION.
7. NO STORAGE OF MATERIALS OR EQUIPMENT SHALL BE ALLOWED IN THE FLOODWAY, WHETHER TEMPORARY (DURING CONSTRUCTION) OR PERMANENT. LANDSCAPING SHALL ALSO MEET THE REQUIREMENTS FOR NO RISE IN THE FLOODWAY.
8. A FLOODPLAIN USE PERMIT AND NO RISE CERTIFICATION IS REQUIRED PRIOR TO PERFORMING ANY WORK WITHIN THE FLOODWAY (I.E., CURB CUT REMOVAL, LANDSCAPING).
9. A FLOODPLAIN USE PERMIT IS REQUIRED PRIOR TO PERFORMING ANY WORK WITHIN THE 100-YEAR FLOODPLAIN.
10. THE NATURAL HABITAT BUFFER ZONE IS INTENDED TO BE MAINTAINED IN A NATIVE LANDSCAPE. PLEASE SEE SECTION 3.4.1 OF THE LAND USE CODE FOR ALLOWABLE USES WITHIN THE NATURAL HABITAT BUFFER ZONE. THIS WILL HELP PRESERVE THE INTENTION BEHIND THE BUFFER ZONES AND THE NATURAL FEATURES INTO THE FUTURE.

City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED: _____ City Engineer _____ Date
CHECKED BY: _____ Water & Wastewater Utility _____ Date
CHECKED BY: _____ Stormwater Utility _____ Date
CHECKED BY: _____ Parks & Recreation _____ Date
CHECKED BY: _____ Traffic Engineer _____ Date
CHECKED BY: _____ Environmental Planner _____ Date

No. Revisions: Date:
1 REVIEW SET 03.24.2021
NOT FOR CONSTRUCTION

These drawings are instruments of service provided by Northern Engineering Services, Inc. and are not to be used for any type of construction unless authorized by a Professional Engineer in the employ of Northern Engineering Services, Inc.

NORTHERN ENGINEERING
FORT COLLINS: 301 North Howes Street, Suite 100, 80521 | 970.221.4158
GREELEY: 1001 11th Street, 80631 | northernengr.com

PROJECT: 1536-001
DESIGNED BY: M. Rudebl
DRAWN BY: M. Rudebl
DATE: 03.24.2021
SCALE: 1"=40'
REVIEWED BY: R. Benning

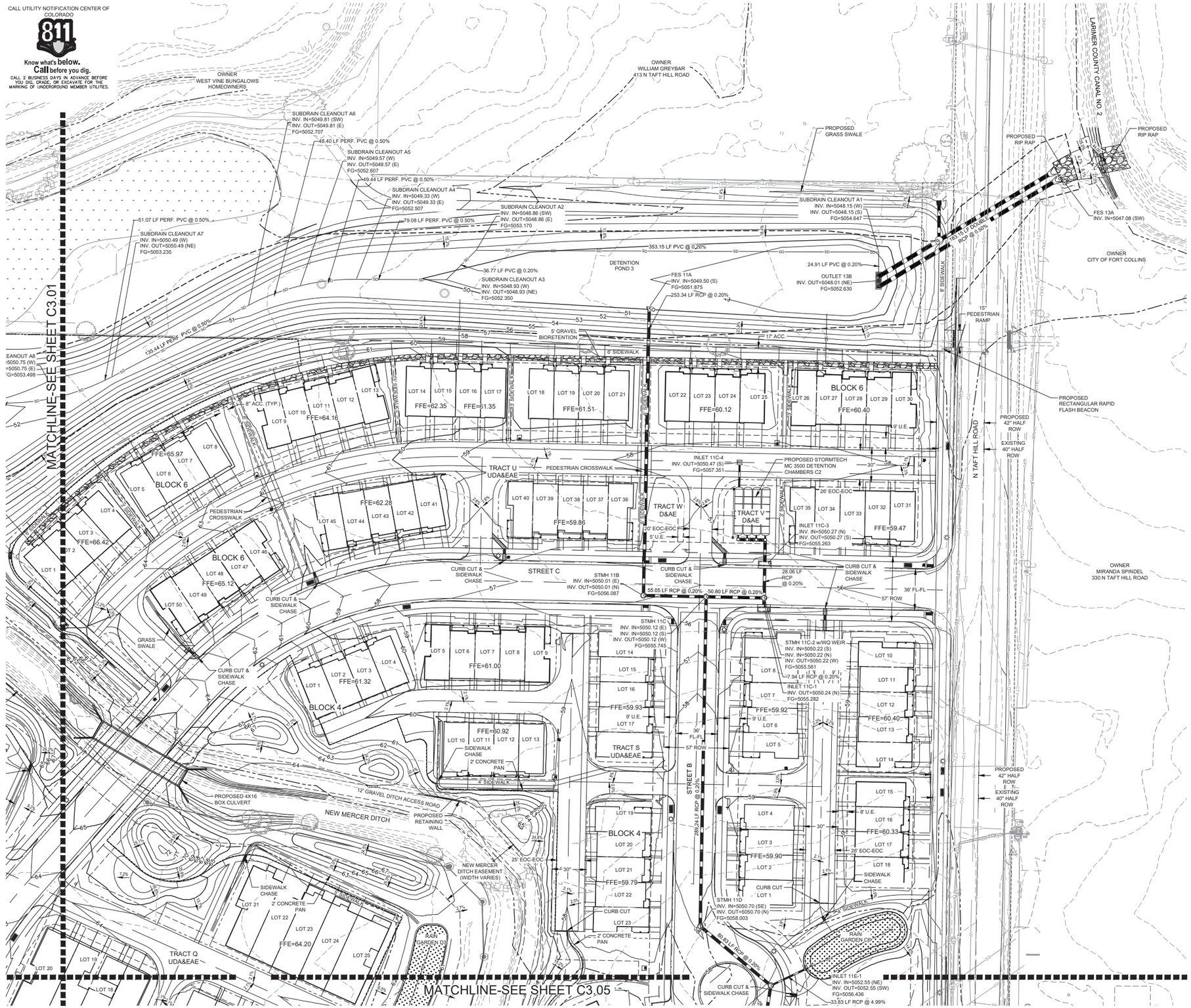
SANCTUARY ON THE GREENS

GRADING PLAN

Sheet 13 of 30

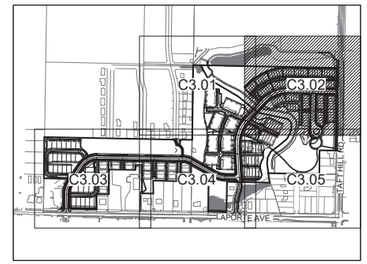
DRAWING FILENAME: S:\Projects\1536-001\Eng\Grading\1536-001_GRADING_PLAN.dwg LAYOUT NAME: C3.01 DATE: Mar 23, 2021 - 5:03pm CAD OPERATOR: mswan
LIST OF XREF: [1536-001_xr_LP] [1536-001_xr_ALTA] [1536-001_xr_ROAD] [1536-001_xr_UTIL] [1536-001_xr_GRAD] [1536-001_xr_PLAT] [1536-001_xr_SWMP] [1536-001_xr_UP] [1536-001_xr_SIT]

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
Know what's below.
Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



NORTH

40 0 40 80 120 Feet
(IN FEET)
1 inch = 40 ft.



KEYMAP

LEGEND:

- EXISTING STORM SEWER LINE — STM
- EXISTING CURB/GUTTER FLOWLINE
- PROPOSED STORM DRAIN WITH INLET
- PROPOSED SWALE FLOWLINE
- PROPOSED INFLOW CURB/GUTTER FLOWLINE
- PROPOSED OUTFALL CURB/GUTTER FLOWLINE
- PROPOSED CONTOUR — 4950
- EXISTING CONTOUR — 4950
- BANK SLOPE — 4:1
- PROPOSED ASPHALT CROSS SLOPE — 2.0%
- CONCENTRATED FLOW DIRECTION
- PROPOSED FINISH GROUND ELEVATION — 79.45
- EXISTING GROUND ELEVATION — (79.45)
- EXISTING DECID. TREE
- EXISTING CONIF. TREE
- EXISTING LIGHT POLE
- EXISTING STUMP
- 100-YR FLOODPLAIN
- 100-YR FLOODWAY

NOTES:

1. EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF SUCH INFORMATION. EXISTING UTILITY MAINS AND SERVICES MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL ALL UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO ANY CONSTRUCTION TO VERIFY EXACT UTILITY LOCATIONS.
2. ALL WATER CONSTRUCTION SHALL BE PER THE CITY OF FORT COLLINS CONSTRUCTION STANDARDS, LATEST EDITION.
3. MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER & WATER MAINS & SERVICES.
4. ALL WATER FITTINGS AND VALVES ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
5. ROTATE ALL SANITARY MANHOLE LIDS TO LIE OUTSIDE OF THE WHEEL PATH.
6. DRY UTILITY CONDUIT TO BE COORDINATED WITH UTILITY PROVIDERS PRIOR TO STREET CONSTRUCTION.
7. NO STORAGE OF MATERIALS OR EQUIPMENT SHALL BE ALLOWED IN THE FLOODWAY, WHETHER TEMPORARY (DURING CONSTRUCTION) OR PERMANENT. LANDSCAPING SHALL ALSO MEET THE REQUIREMENTS FOR NO RISE IN THE FLOODWAY.
8. A FLOODPLAIN USE PERMIT AND NO RISE CERTIFICATION IS REQUIRED PRIOR TO PERFORMING ANY WORK WITHIN THE FLOODWAY (I.E., CURB CUT REMOVAL, LANDSCAPING).
9. A FLOODPLAIN USE PERMIT IS REQUIRED PRIOR TO PERFORMING ANY WORK WITHIN THE 100-YEAR FLOODPLAIN.
10. THE NATURAL HABITAT BUFFER ZONE IS INTENDED TO BE MAINTAINED IN A NATIVE LANDSCAPE. PLEASE SEE SECTION 3.4.1 OF THE LAND USE CODE FOR ALLOWABLE USES WITHIN THE NATURAL HABITAT BUFFER ZONE. THIS WILL HELP PRESERVE THE INTENTION BEHIND THE BUFFER ZONES AND THE NATURAL FEATURES INTO THE FUTURE.

City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED: _____ City Engineer _____ Date
CHECKED BY: _____ Water & Wastewater Utility _____ Date
CHECKED BY: _____ Stormwater Utility _____ Date
CHECKED BY: _____ Parks & Recreation _____ Date
CHECKED BY: _____ Traffic Engineer _____ Date
CHECKED BY: _____ Environmental Planner _____ Date

No. Revisions: Date:
1 REVIEW SET 03.24.2021
NOT FOR CONSTRUCTION

These drawings are instruments of service provided by Northern Engineering Services, Inc. and are not to be used for any type of construction unless authorized by a Professional Engineer in the employ of Northern Engineering Services, Inc.

NORTHERN ENGINEERING
FORT COLLINS: 301 North Howes Street, Suite 100, 80521
CHEYENNE: 1535 Sharp Point Drive, Suite 2, 82009
970.221.4158
northernengineering.com

PROJECT: 15.36-001
DATE: 03.24.2021
DESIGNED BY: M. Rudebl
SCALE: 1"=40'
DRAWN BY: M. Rudebl
REVIEWED BY: R. Banning

SANCTUARY ON THE GREENS

GRADING PLAN

Sheet 14 of 30

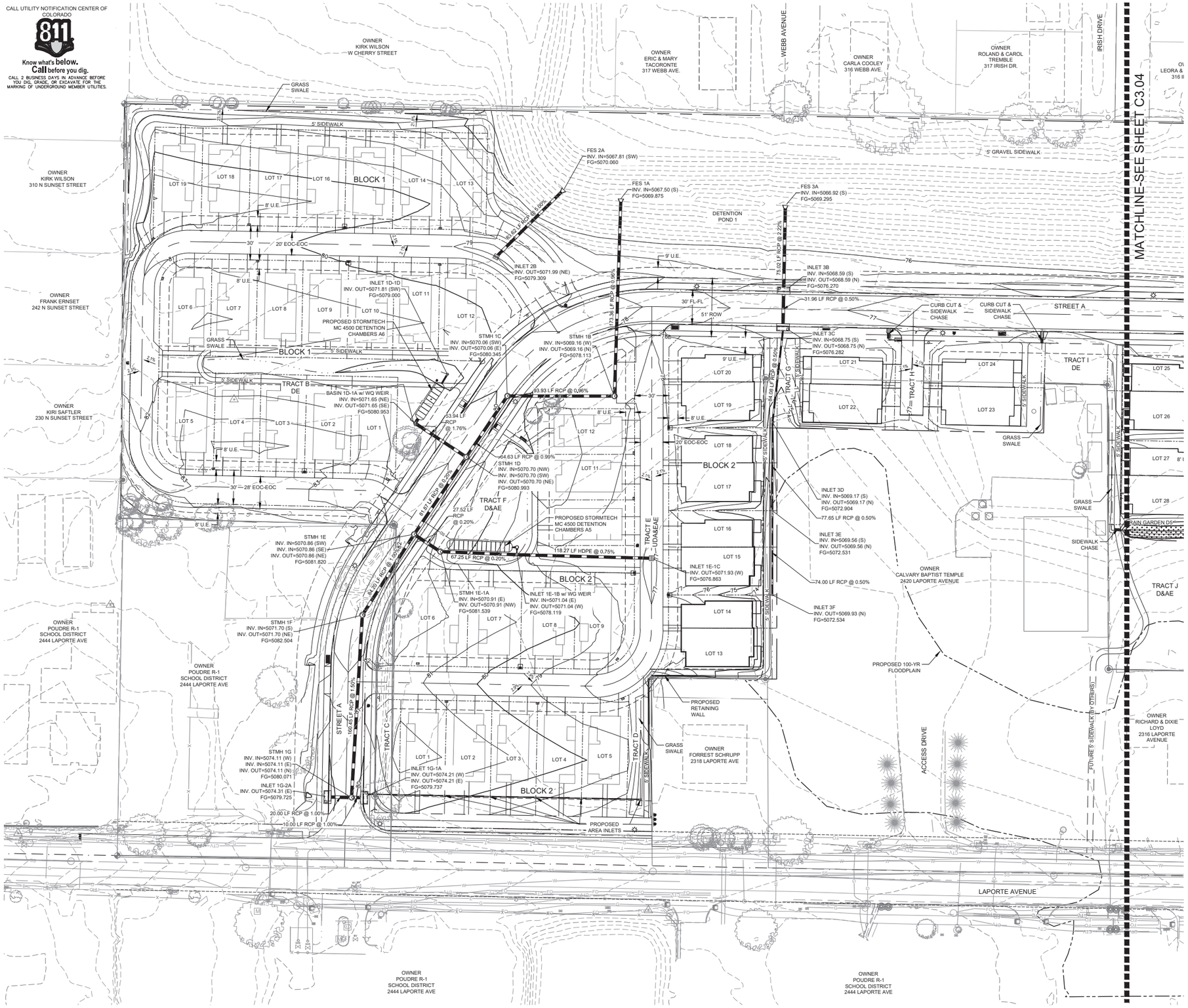
DRAWING FILENAME: D:\Projects\15360-001\Dwg\Grad\15360-001_GRAD.dwg LAYOUT NAME: C3.02 DATE: Mar 23, 2021 - 5:20pm CAD OPERATOR: rmann
LIST OF XREFS: [15360-001_xLTR2] [15360-001_xEXT] [15360-001_xEXT-WWP] [15360-001 PLAT] [15360-001_xGRAD] [15360-001_xTOPO] [15360-001_GRAD_Adj] [15360-001_xMP] [15360-001_xPLAT]

CALL UTILITY NOTIFICATION CENTER OF COLORADO

811

Know what's **below.**
Call before you dig.

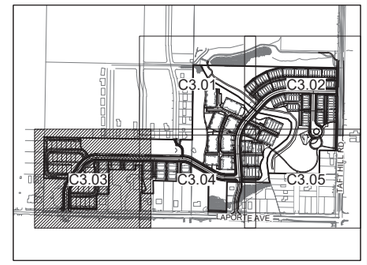
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



NORTH

40 0 40 80 120 Feet

(IN FEET)
1 inch = 40 ft.



KEYMAP

LEGEND:

- EXISTING STORM SEWER LINE — STM
- EXISTING CURB/GUTTER FLOWLINE
- PROPOSED STORM DRAIN WITH INLET
- PROPOSED SWALE FLOWLINE
- PROPOSED INFLOW CURB/GUTTER FLOWLINE
- PROPOSED OUTFALL CURB/GUTTER FLOWLINE
- PROPOSED CONTOUR — 4950
- EXISTING CONTOUR — 4950
- BANK SLOPE — 4:1
- PROPOSED ASPHALT CROSS SLOPE — 2.0%
- CONCENTRATED FLOW DIRECTION
- PROPOSED FINISH GROUND ELEVATION — 78.45
- EXISTING GROUND ELEVATION — (78.45)
- EXISTING DECID. TREE
- EXISTING CONIF. TREE
- EXISTING LIGHT POLE
- EXISTING STUMP
- 100-YR FLOODPLAIN
- 100-YR FLOODWAY

NOTES:

1. EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF SUCH INFORMATION. EXISTING UTILITY MAINS AND SERVICES MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL ALL UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO ANY CONSTRUCTION TO VERIFY EXACT UTILITY LOCATIONS.
2. ALL WATER CONSTRUCTION SHALL BE PER THE CITY OF FORT COLLINS CONSTRUCTION STANDARDS, LATEST EDITION.
3. MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER & WATER MAINS & SERVICES.
4. ALL WATER FITTINGS AND VALVES ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
5. ROTATE ALL SANITARY MANHOLE LIDS TO LIE OUTSIDE OF THE WHEEL PATH.
6. DRY UTILITY CONDUIT TO BE COORDINATED WITH UTILITY PROVIDERS PRIOR TO STREET CONSTRUCTION.
7. NO STORAGE OF MATERIALS OR EQUIPMENT SHALL BE ALLOWED IN THE FLOODWAY, WHETHER TEMPORARY (DURING CONSTRUCTION) OR PERMANENT. LANDSCAPING SHALL ALSO MEET THE REQUIREMENTS FOR NO RISE IN THE FLOODWAY.
8. A FLOODPLAIN USE PERMIT AND NO RISE CERTIFICATION IS REQUIRED PRIOR TO PERFORMING ANY WORK WITHIN THE FLOODWAY (I.E., CURB CUT REMOVAL, LANDSCAPING).
9. A FLOODPLAIN USE PERMIT IS REQUIRED PRIOR TO PERFORMING ANY WORK WITHIN THE 100-YEAR FLOODPLAIN.
10. THE NATURAL HABITAT BUFFER ZONE IS INTENDED TO BE MAINTAINED IN A NATIVE LANDSCAPE. PLEASE SEE SECTION 3.4.1 OF THE LAND USE CODE FOR ALLOWABLE USES WITHIN THE NATURAL HABITAT BUFFER ZONE. THIS WILL HELP PRESERVE THE INTENTION BEHIND THE BUFFER ZONES AND THE NATURAL FEATURES INTO THE FUTURE.

City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED: _____ City Engineer _____ Date

CHECKED BY: _____ Water & Wastewater Utility _____ Date

CHECKED BY: _____ Stormwater Utility _____ Date

CHECKED BY: _____ Parks & Recreation _____ Date

CHECKED BY: _____ Traffic Engineer _____ Date

CHECKED BY: _____ Environmental Planner _____ Date

No. Revisions: Date:
REVIEW SET
NOT FOR CONSTRUCTION
03.24.2021

These drawings are instruments of service provided by Northern Engineering Services, Inc. and are not to be used for any type of construction unless authorized by and a Professional Engineer in the employ of Northern Engineering Services, Inc.

NORTHERN ENGINEERING
FORT COLLINS: 301 North Howes Street, Suite 100, 80521
CALL (970) 221-4158
970.221.4158
northernengr.com

PROJECT: 1536-001	DATE: 03.24.2021
DESIGNED BY: M. Ruddell	SCALE: 1"=40'
DRAWN BY: M. Ruddell	REVIEWED BY: R. Banning

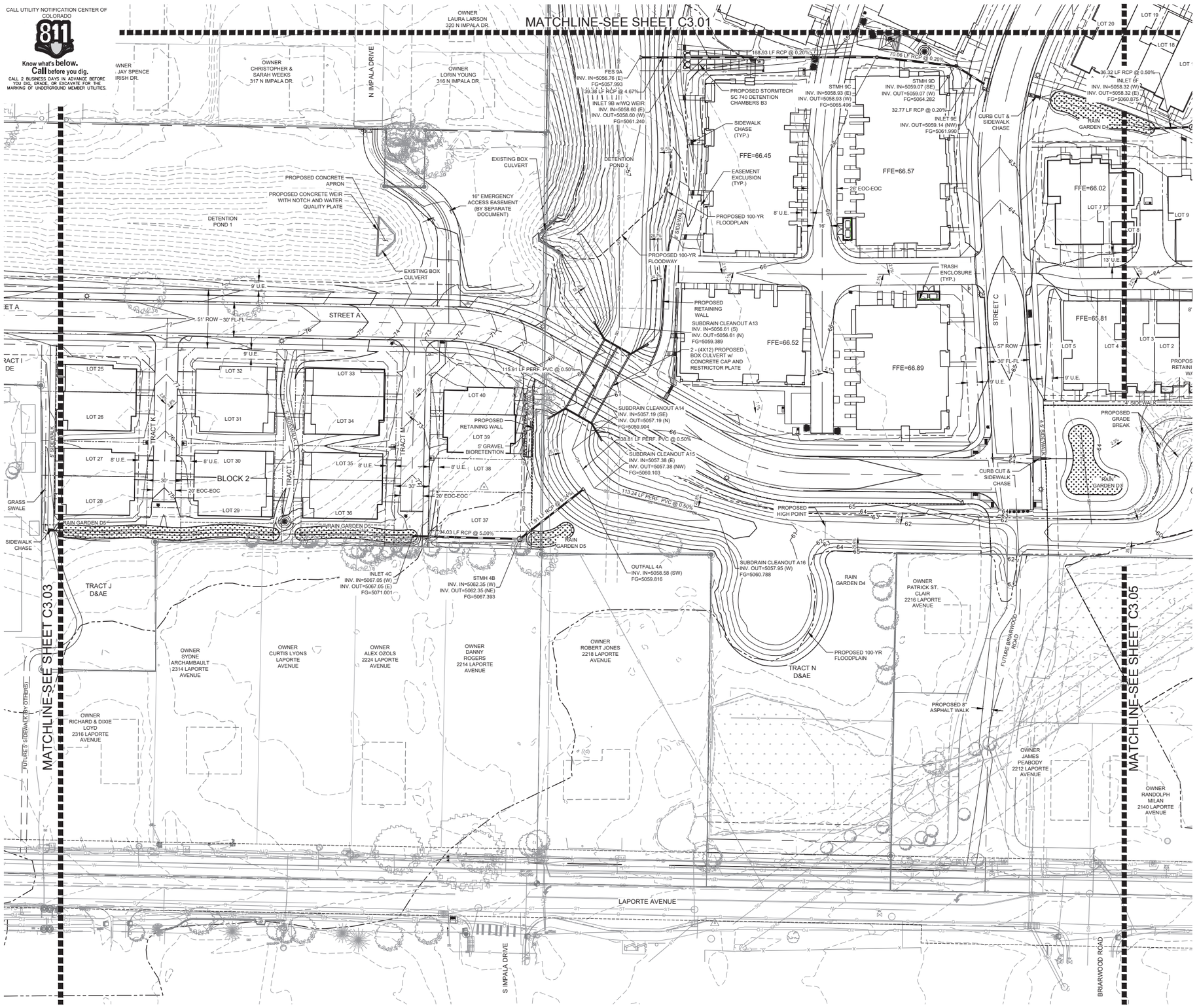
SANCTUARY ON THE GREENS

GRADING PLAN

Sheet
15 of 30

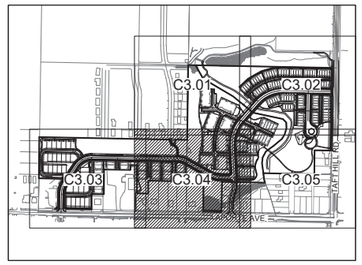
DRAWING FILENAME: D:\Projects\1536-001\Dwg\Grad\1536-001_GP02.dwg LAYOUT NAME: C3.02 DATE: Mar 23, 2021 - 5:20pm CAD OPERATOR: msmn
LIST OF XREFS: [1536-001_XC02] [1536-001_XC03] [NES-xseeker] [1536-001_XETRAP] [1536-001_XLP1] [1536-001_xGrd] [1536-001_xPOP] [1536-001_xTOPO] [1536-001_xBRCA_Aq] [1536-001_xPLOT] [1536-001_xP-Cut]

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
Know what's below.
Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



NORTH

40 0 40 80 120 Feet
(IN FEET)
1 inch = 40 ft.



KEYMAP

LEGEND:

- EXISTING STORM SEWER LINE — STM
- EXISTING CURB/GUTTER FLOWLINE
- PROPOSED STORM DRAIN WITH INLET
- PROPOSED SWALE FLOWLINE
- PROPOSED INFLOW CURB/GUTTER FLOWLINE
- PROPOSED OUTFALL CURB/GUTTER FLOWLINE
- PROPOSED CONTOUR — 4950
- EXISTING CONTOUR — 4950
- BANK SLOPE — 4:1
- PROPOSED ASPHALT CROSS SLOPE — 2.0%
- CONCENTRATED FLOW DIRECTION
- PROPOSED FINISH GROUND ELEVATION — 78.45
- EXISTING GROUND ELEVATION — (78.45)
- EXISTING DECID. TREE
- EXISTING CONIF. TREE
- EXISTING LIGHT POLE
- EXISTING STUMP
- 100-YR FLOODPLAIN
- 100-YR FLOODWAY

NOTES:

1. EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF SUCH INFORMATION. EXISTING UTILITY MAINS AND SERVICES MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL ALL UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO ANY CONSTRUCTION TO VERIFY EXACT UTILITY LOCATIONS.
2. ALL WATER CONSTRUCTION SHALL BE PER THE CITY OF FORT COLLINS CONSTRUCTION STANDARDS, LATEST EDITION.
3. MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER & WATER MAINS & SERVICES.
4. ALL WATER FITTINGS AND VALVES ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
5. ROTATE ALL SANITARY MANHOLE LIDS TO LIE OUTSIDE OF THE WHEEL PATH.
6. DRY UTILITY CONDUIT TO BE COORDINATED WITH UTILITY PROVIDERS PRIOR TO STREET CONSTRUCTION.
7. NO STORAGE OF MATERIALS OR EQUIPMENT SHALL BE ALLOWED IN THE FLOODWAY, WHETHER TEMPORARY (DURING CONSTRUCTION) OR PERMANENT. LANDSCAPING SHALL ALSO MEET THE REQUIREMENTS FOR NO RISE IN THE FLOODWAY.
8. A FLOODPLAIN USE PERMIT AND NO RISE CERTIFICATION IS REQUIRED PRIOR TO PERFORMING ANY WORK WITHIN THE FLOODWAY (I.E., CURB CUT REMOVAL, LANDSCAPING).
9. A FLOODPLAIN USE PERMIT IS REQUIRED PRIOR TO PERFORMING ANY WORK WITHIN THE 100-YEAR FLOODPLAIN.
10. THE NATURAL HABITAT BUFFER ZONE IS INTENDED TO BE MAINTAINED IN A NATIVE LANDSCAPE. PLEASE SEE SECTION 3.4.1 OF THE LAND USE CODE FOR ALLOWABLE USES WITHIN THE NATURAL HABITAT BUFFER ZONE. THIS WILL HELP PRESERVE THE INTENTION BEHIND THE BUFFER ZONES AND THE NATURAL FEATURES INTO THE FUTURE.

City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED: _____ City Engineer _____ Date
CHECKED BY: _____ Water & Wastewater Utility _____ Date
CHECKED BY: _____ Stormwater Utility _____ Date
CHECKED BY: _____ Parks & Recreation _____ Date
CHECKED BY: _____ Traffic Engineer _____ Date
CHECKED BY: _____ Environmental Planner _____ Date

No. Revisions: Date:
REVIEW SET
NOT FOR CONSTRUCTION
03.24.2021

These drawings are instruments of service provided by Northern Engineering Services, Inc. and are not to be used for any type of construction unless authorized by a Professional Engineer in the employ of Northern Engineering Services, Inc.

NORTHERN ENGINEERING
FORT COLLINS: 301 North Howes Street, Suite 100, 80521 | 970.221.4158
GREELEY: 820 10th Street | 80631 | northernengineering.com

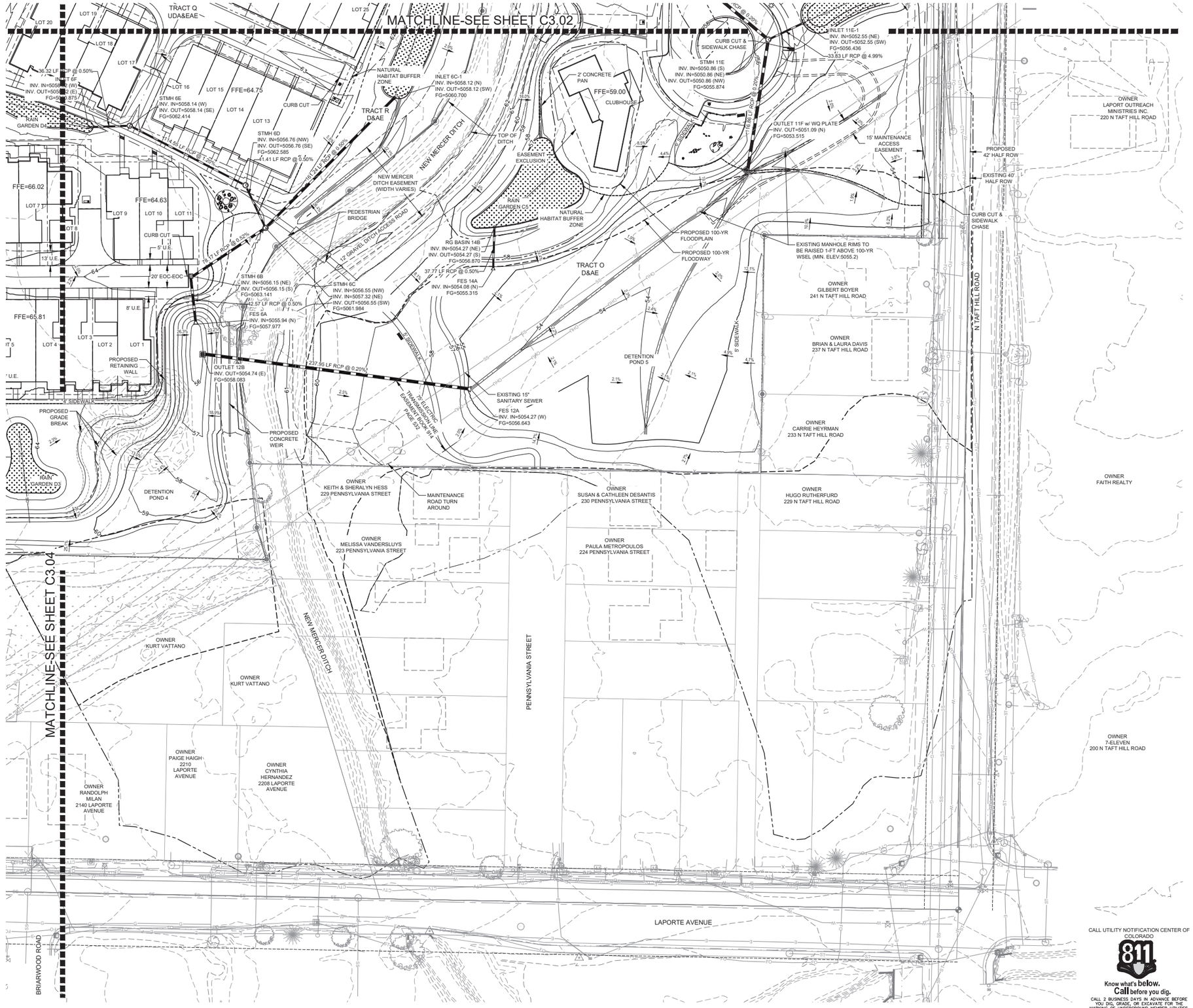
PROJECT: 1536-001
DESIGNED BY: M. Ruebel
DRAWN BY: M. Ruebel
DATE: 03.24.2021
SCALE: 1"=40'
REVIEWED BY: R. Banning

SANCTUARY ON THE GREENS

GRADING PLAN

Sheet C3.02

DRAWING FILENAME: G:\Projects\1536-001\Dwg\Cover\1536-001_GRAD.dwg LAYOUT NAME: C3.04 DATE: Mar 23, 2021 - 5:21pm CAD OPERATOR: rmann
LIST OF XREFS: [1536-001_xrSITE] [1536-001_xrGRID] [1536-001_xrKEYMAP] [1536-001_PLAT] [1536-001_xrPOND] [1536-001_GRAD_dwg] [1536-001_xrWS] [1536-001_xrPLAT]

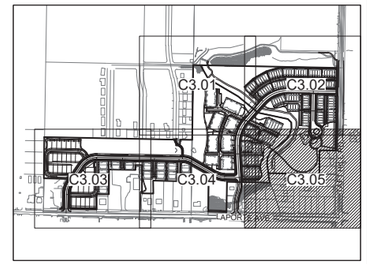


DRAWING FILENAME: D:\Projects\1536-001\dwg\dcm\1536-001_GRAD.dwg LAYOUT NAME: C3.03 DATE: Mar 23, 2021 - 9:21am CAD OPERATOR: mmann
LIST OF XREFS: [1536-001_xSITE] [1536-001_xFLOOD] [NO] [1536-001_xFEATURES] [1536-001_xPLAT] [1536-001_xGRAD] [1536-001_xTOPO] [1536-001_xBASE] [1536-001_xUTIL] [1536-001_xLP-HID]

NORTH

40 0 40 80 120 Feet

(IN FEET)
1 inch = 40 ft.



KEYMAP

LEGEND:

- EXISTING STORM SEWER LINE — STM
- EXISTING CURB/GUTTER FLOWLINE
- PROPOSED STORM DRAIN WITH INLET
- PROPOSED SWALE FLOWLINE
- PROPOSED INFLOW CURB/GUTTER FLOWLINE
- PROPOSED OUTFALL CURB/GUTTER FLOWLINE
- PROPOSED CONTOUR — 4950
- EXISTING CONTOUR — 4950
- BANK SLOPE — 4:1
- PROPOSED ASPHALT CROSS SLOPE — 2.0%
- CONCENTRATED FLOW DIRECTION
- PROPOSED FINISH GROUND ELEVATION — 79.45
- EXISTING GROUND ELEVATION — (79.45)
- EXISTING DECID. TREE
- EXISTING CONIF. TREE
- EXISTING LIGHT POLE
- EXISTING STUMP
- 100-YR FLOODPLAIN
- 100-YR FLOODWAY

NOTES:

1. EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF SUCH INFORMATION. EXISTING UTILITY MAINS AND SERVICES MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL ALL UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO ANY CONSTRUCTION TO VERIFY EXACT UTILITY LOCATIONS.
2. ALL WATER CONSTRUCTION SHALL BE PER THE CITY OF FORT COLLINS CONSTRUCTION STANDARDS, LATEST EDITION.
3. MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER & WATER MAINS & SERVICES.
4. ALL WATER FITTINGS AND VALVES ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
5. ROTATE ALL SANITARY MANHOLE LIDS TO LIE OUTSIDE OF THE WHEEL PATH.
6. DRY UTILITY CONDUIT TO BE COORDINATED WITH UTILITY PROVIDERS PRIOR TO STREET CONSTRUCTION.
7. NO STORAGE OF MATERIALS OR EQUIPMENT SHALL BE ALLOWED IN THE FLOODWAY, WHETHER TEMPORARY (DURING CONSTRUCTION) OR PERMANENT. LANDSCAPING SHALL ALSO MEET THE REQUIREMENTS FOR NO RISE IN THE FLOODWAY.
8. A FLOODPLAIN USE PERMIT AND NO RISE CERTIFICATION IS REQUIRED PRIOR TO PERFORMING ANY WORK WITHIN THE FLOODWAY (I.E., CURB CUT REMOVAL, LANDSCAPING).
9. A FLOODPLAIN USE PERMIT IS REQUIRED PRIOR TO PERFORMING ANY WORK WITHIN THE 100-YEAR FLOODPLAIN.
10. THE NATURAL HABITAT BUFFER ZONE IS INTENDED TO BE MAINTAINED IN A NATIVE LANDSCAPE. PLEASE SEE SECTION 3.4.1 OF THE LAND USE CODE FOR ALLOWABLE USES WITHIN THE NATURAL HABITAT BUFFER ZONE. THIS WILL HELP PRESERVE THE INTENTION BEHIND THE BUFFER ZONES AND THE NATURAL FEATURES INTO THE FUTURE.

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
Know what's below.
Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED: _____ City Engineer _____ Date
CHECKED BY: _____ Water & Wastewater Utility _____ Date
CHECKED BY: _____ Stormwater Utility _____ Date
CHECKED BY: _____ Parks & Recreation _____ Date
CHECKED BY: _____ Traffic Engineer _____ Date
CHECKED BY: _____ Environmental Planner _____ Date

No. Revisions: Date:
1 REVIEW SET 03.24.2021
NOT FOR CONSTRUCTION

These drawings are instruments of service provided by Northern Engineering Services, Inc. and are not to be used for any type of construction unless authorized by a Professional Engineer in the employ of Northern Engineering Services, Inc.

NORTHERN ENGINEERING
FORT COLLINS: 301 North Howes Street, Suite 100, 80521 | 970.221.4158
GREELEY: 1001 11th Street | 80631 | northernengineering.com

PROJECT: 1536-001	DATE: 03.24.2021
DESIGNED BY: M. Ruebel	SCALE: 1"=40'
DRAWN BY: M. Ruebel	REVIEWED BY: R. Banning

SANCTUARY ON THE GREENS

GRADING PLAN

Sheet C3.03

Appendix E:
Proposed Project Hydraulic Data

Legend

- Pre-Project Hydraulic Cross Sections
- Pre-Project Floodplain Centerline
- Effective / Pre-Project West Vine Basin Floodway
- Effective / Pre-Project West Vine Basin 100-Year Floodplain
- Effective / Pre-Project West Vine Basin Shallow Flooding
- Proposed Site Layout
- Post-Project Hydraulic Cross Sections
- Post-Project Floodplain Centerline
- Post-Project 100-Year Floodplain

Datum: NAVD 88
Projection: NAD_1983_HARN_StatePlane_Colorado_North_FIPS_0501_Feet
Aerial Image: CSU 2018

Central Flow Path Reach CherrySunrise upstream tie-in at cross section 1728 Pre-Project (5062.93) 1796 Post-Project (5062.96)

Central Flow Path Reach 5 downstream tie-in at cross section 242 Pre-Project 243 Post-Project

Central Flow Path Reach 6 upstream tie-in at cross section 2439 Pre-Project 2516 Post-Project

Southern Flow Path PHS Split flow upstream tie-in at cross section 1459 Pre-Project 1477 Post-Project

Southern Flow Path Reach 2 downstream tie-in at cross section 11111 Pre-Project 11111 Post-Project

Southern Flow Path Reach 3 upstream tie-in at cross section 12209 Pre-Project 12209 Post-Project

CORIANDER LN
BELLWETHER LN
N BRIARWOOD
BASIL LN
TARRAGON LN
CHERRY ST
WEBB AVE
N SUNSET ST
Central FP Reach 5
Larimer County Canal No. 2
New Mercer Canal
Sanctuary on the Greens
N TAFT HILL RD
Central FP Reach 6
Southern FP Reach 2
Southern FP PHS Split
Southern FP Reach 3
PENNSYLVANIA ST
LAPORTE AVE
STEPHEN ST
S IMPALA DR
BRIARWOOD RD
S TAFT HILL RD

ICON ENGINEERING, INC.

Sanctuary on the Greens - Initial Floodplain Report
Figure E.1: Hydraulic Tie-in Locations

N
200

Legend

- Workmap Sheet Outlines
- Pre-Project Hydraulic Cross Sections
- Pre-Project Floodplain Centerline
- Effective / Pre-Project West Vine Basin Floodway
- Effective / Pre-Project West Vine Basin 100-Year Floodplain
- Effective / Pre-Project West Vine Basin Shallow Flooding
- Proposed Site Layout
- Post-Project Hydraulic Cross Sections
- Post-Project Floodplain Centerline
- Post-Project 100-Year Floodplain

Datum: NAVD 88
Projection: NAD_1983_HARN_StatePlane_Colorado_North_FIPS_0501_Feet
Aerial Image: CSU 2018

IRISH DR
N IMPALA DR
CORIANDER LN
BELLWETHER LN
N BRIARWO
ER DR
BASIL LN
TARRAGON LN
CHERRY ST
Central FP CherrySunrise
WEBB AVE
N SUNSET ST
Central FP Reach 5
Larimer County Canal No. 2
New Mercer Canal
N TAFT HILL RD
Sanctuary on the Greens
Central FP Reach 6
Southern FP Reach 2
Southern FP PHS Split
Southern FP Reach 3
PENNSYLVANIA S
LAPORTE AVE
STEPHENS ST
S IMPALA DR
HILLCREST DR
BRIARWOOD RD
S TAFT HILL RD
Southern FP Reach 4

Figures: E.3 / E.4 / E.5 / E.6

Figures: E.7 / E.8 / E.9 / E.10

Figures: E.11 / E.12 / E.13 / E.14

ICON ENGINEERING, INC.

Sanctuary on the Greens - Initial Floodplain Report

Figure E.2: Floodplain Workmap Sheet Index

N

250

Legend

- Pre-Project Hydraulic Cross Sections
- Pre-Project Floodplain Centerline
- Effective / Pre-Project West Vine Basin Floodway
- Effective / Pre-Project West Vine Basin 100-Year Floodplain
- Effective / Pre-Project West Vine Basin Shallow Flooding
- Existing Intermediate Contour
- Existing Index Contour

Datum: NAVD 88
Projection: NAD_1983_HARN_StatePlane_Colorado_North_FIPS_0501_Feet
Aerial Image: CSU 2018

TARRAGON LN
BASIL LN
CHERRY ST
Central FP Cherry Sunrise
Central FP Reach 5
Central FP Reach
New Mercer Canal
Larimer County Canal No. 2
N TAFT HILL RD

Figure E.3: Hydraulic Workmap - Pre-Project Floodplains with Contours (north)

N

100

Legend

- Pre-Project Hydraulic Cross Sections
- Pre-Project Floodplain Centerline
- Effective / Pre-Project West Vine Basin Floodway
- Effective / Pre-Project West Vine Basin 100-Year Floodplain
- Effective / Pre-Project West Vine Basin Shallow Flooding
- Proposed Site Layout
- Post-Project Hydraulic Cross Sections
- Post-Project Floodplain Centerline
- Post-Project 100-Year Floodplain
- Post-Project Floodway
- Post-Project Shallow Flooding

Datum: NAVD 88
Projection: NAD_1983_HARN_StatePlane_Colorado_North_FIPS_0501_Feet
Aerial Image: CSU 2018

BASIL LN
CHERRY ST
Central FP CherrySunrise
Central FP Reach 5
Central FP Reach 6
New Mercer Canal
Larimer County Canal No. 2
N TAFT HILL RD

2043 2111 1977 1912 1844 1796 1728 1645 1713 1445 1602 1234 946 925 647 622 488 437 404 372 275 270 181 1775 1796 1807 1758 1854 1896 2014 301 113 2225 2157 2328 2259 11722 11512 11405 11302 11200 11146 10956 10904 10798 10619

Sanctuary on the Greens - Initial Floodplain Report

Figure E.4: Hydraulic Workmap - Pre-Project and Post-Project Floodplains (north)

ICON ENGINEERING, INC.

N

100

Legend

- Proposed Site Layout
- Post-Project Hydraulic Cross Sections
- Post-Project Floodplain Centerline
- Post-Project 100-Year Floodplain
- Post-Project Floodway
- Post-Project Shallow Flooding

Datum: NAVD 88
Projection: NAD_1983_HARN_StatePlane_Colorado_North_FIPS_0501_Feet
Aerial Image: CSU 2018

CORIANDER LN
BASIL LN
TARRAGON LN
CHERRY ST
N TAFT HILL RD
Larimer County Canal No. 2
Central FP CherrySunrise
Central FP Reach 5
Central FP Reach 6
New Mercer Canal

2111 1977 1912 1796 1713 1445 1234 946 447 488 404 275 181
1775 1796 1854 1896 2014 2225 2328
113
11722 11512 11405 11302 11200 11146 10956 10904 10798 10619

Figure E.5: Hydraulic Workmap - Post-Project Floodplains (north)

N

100

Legend

- Proposed Site Layout
- Proposed Intermediate Contour
- Proposed Index Contour
- Existing Intermediate Contour
- Existing Index Contour
- Post-Project Hydraulic Cross Sections
- Post-Project Floodplain Centerline
- Post-Project 100-Year Floodplain
- Post-Project Shallow Flooding

Datum: NAVD 88
Projection: NAD_1983_HARN_StatePlane_Colorado_North_FIPS_0501_Feet
Aerial Image: CSU 2018

TARRAGON LN
BASIL LN
CHERRY ST
N TAFT HILL RD
Larimer County Canal No. 2
New Mercer Canal
Central FP Cherry Sunrise
Central FP Reach 5
Central FP Reach 6

Legend

- Pre-Project Hydraulic Cross Sections
- Pre-Project Floodplain Centerline
- Effective / Pre-Project West Vine Basin Floodway
- Effective / Pre-Project West Vine Basin 100-Year Floodplain
- Effective / Pre-Project West Vine Basin Shallow Flooding
- Existing Intermediate Contour
- Existing Index Contour

Datum: NAVD 88
Projection: NAD_1983_HARN_StatePlane_Colorado_North_FIPS_0501_Feet
Aerial Image: CSU 2018

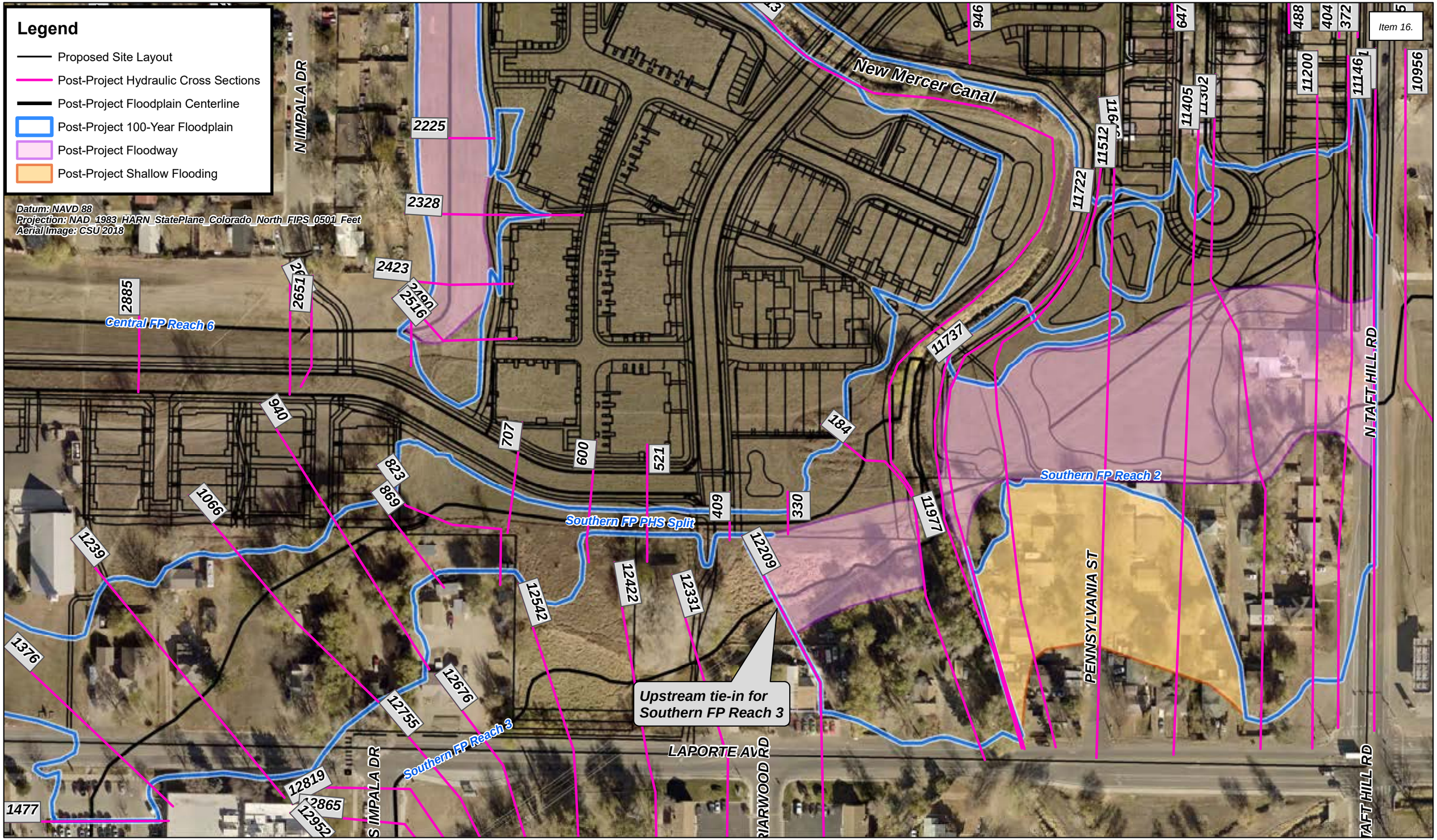
New Mercer Canal
Central FP Reach 6
Southern FP PHS Split
Southern FP Reach 2
Southern FP Reach 3
LAPORTE AVE
PENNSYLVANIA ST
TAFT HILL RD
S IMPALA DR

Legend

- Pre-Project Hydraulic Cross Sections
- Pre-Project Floodplain Centerline
- Effective / Pre-Project West Vine Basin Floodway
- Effective / Pre-Project West Vine Basin 100-Year Floodplain
- Effective / Pre-Project West Vine Basin Shallow Flooding
- Proposed Site Layout
- Post-Project Hydraulic Cross Sections
- Post-Project Floodplain Centerline
- Post-Project 100-Year Floodplain
- Post-Project Floodway
- Post-Project Shallow Flooding

Datum: NAVD 88
Projection: NAD_1983_HARN_StatePlane_Colorado_North_FIPS_0501_Feet
Aerial Image: CSU 2018

New Mercer Canal
Central FP Reach 6
Southern FP Reach 2
Southern FP PHS Split
Southern FP Reach 3
N TAFT HILL RD
PENNSYLVANIA ST
LAPORTE AVE
S IMPALA DR
RIARWOOD RD
TAFT HILL RD



Sanctuary on the Greens - Initial Floodplain Report

Figure E.9: Hydraulic Workmap - Post-Project Floodplains (south)

ICON ENGINEERING, INC.

N

100

Legend

- Proposed Site Layout
- Proposed Intermediate Contour
- Proposed Index Contour
- Existing Intermediate Contour
- Existing Index Contour
- Post-Project Hydraulic Cross Sections
- Post-Project Floodplain Centerline
- Post-Project 100-Year Floodplain
- Post-Project Shallow Flooding

Datum: NAVD 88
Projection: NAD_1983_HARN_StatePlane_Colorado_North_FIPS_0501_Feet
Aerial Image: CSU 2018

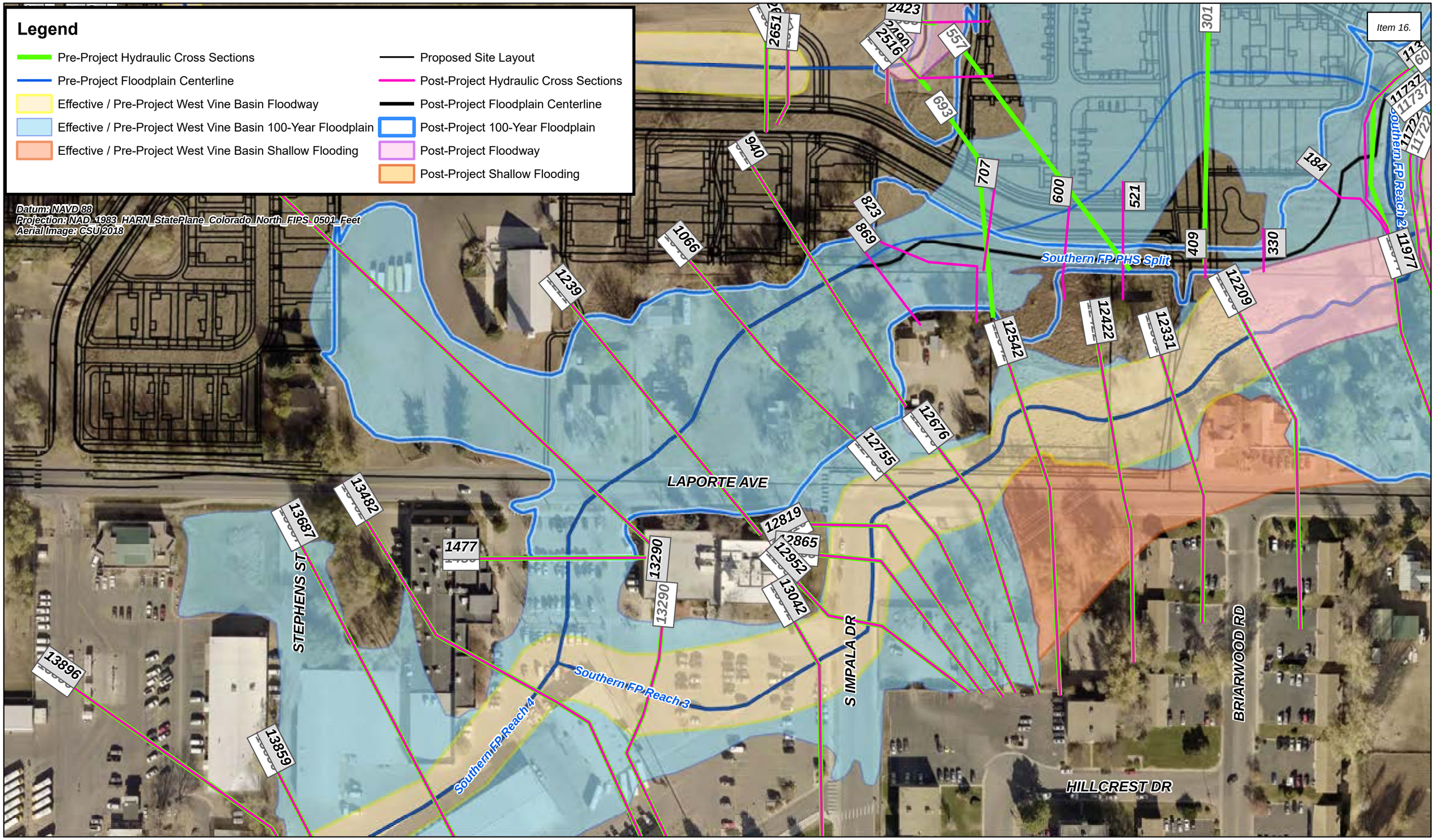
New Mercer Canal
Central FP Reach 6
Southern FP PHS Split
Southern FP Reach 2
Southern FP Reach 3
Upstream tie-in for Southern FP Reach 3
LAPORTE AVE
PENNSYLVANIA ST
S IMPALA DR
RIARWOOD RD
N TAFT HILL RD

Legend

- Pre-Project Hydraulic Cross Sections
- Pre-Project Floodplain Centerline
- Effective / Pre-Project West Vine Basin Floodway
- Effective / Pre-Project West Vine Basin 100-Year Floodplain
- Effective / Pre-Project West Vine Basin Shallow Flooding
- Existing Intermediate Contour
- Existing Index Contour

Datum: NAVD 88
Projection: NAD_1983_HARN_StatePlane_Colorado_North_FIPS_0501_Feet
Aerial Image: CSU 2018

Southern FP Reach 6
Southern FP PHS Split
Southern FP Reach 2
Southern FP Reach 3
Southern FP Reach 4
LAPORTE AVE
STEPHENS ST
S IMPALA DR
BRIARWOOD RD
HILLCREST DR



ICON ENGINEERING, INC.

Sanctuary on the Greens - Initial Floodplain Report

Figure E.12: Hydraulic Workmap - Pre-Project and Post-Project Floodplains (southwest)

N

100

Legend

- Proposed Site Layout
- Post-Project Hydraulic Cross Sections
- Post-Project Floodplain Centerline
- Post-Project 100-Year Floodplain
- Post-Project Floodway
- Post-Project Shallow Flooding

Datum: NAVD 88
Projection: NAD_1983_HARN_StatePlane_Colorado_North_FIPS_0501_Feet
Aerial Image: CSU 2018

3139
Central FP Reach 6
2885
2680
2423
2490
2516
113
11737
Southern FP Reach 2
11722
11977
184
940
707
609
521
823
869
1066
1239
Southern FP PHS Split
409
330
12209
12542
12422
12331
12676
12755
Upstream tie-in for Southern FP Reach 3
LAPORTE AVE
13482
13687
1477
12819
12865
12952
13042
13290
13896
13859
STEPHENS ST
Southern FP Reach 3
Southern FP Reach 4
S IMPALA DR
HILLCREST DR
BRIARWOOD RD

ICON ENGINEERING, INC.

Sanctuary on the Greens - Initial Floodplain Report

Figure E.13: Hydraulic Workmap - Post-Project Floodplains (southwest)

N

100

Legend

- Proposed Site Layout
- Proposed Intermediate Contour
- Proposed Index Contour
- Existing Intermediate Contour
- Existing Index Contour
- Post-Project Hydraulic Cross Sections
- Post-Project Floodplain Centerline
- Post-Project 100-Year Floodplain
- Post-Project Shallow Flooding

Datum: NAVD 88
Projection: NAD_1983_HARN_StatePlane_Colorado_North_FIPS_0501_Feet
Aerial Image: CSU 2018

LAPORTE AVE
STEPHENS ST
S IMPALA DR
HILLCREST DR
BRIARWOOD RD
Southern FP PHS Split
Southern FP Reach 2
Southern FP Reach 3
Southern FP Reach 4

Sanctuary_Development Plan: 08_Post-Project_2021-03-17REV 2021-03-23

Southern FP Reach 2

Southern FP Reach 3

Legend

WS 100yr

Ground

Elevation (ft)

5075

5070

5065

5060

5055

5050

5045

5040

9000

10000

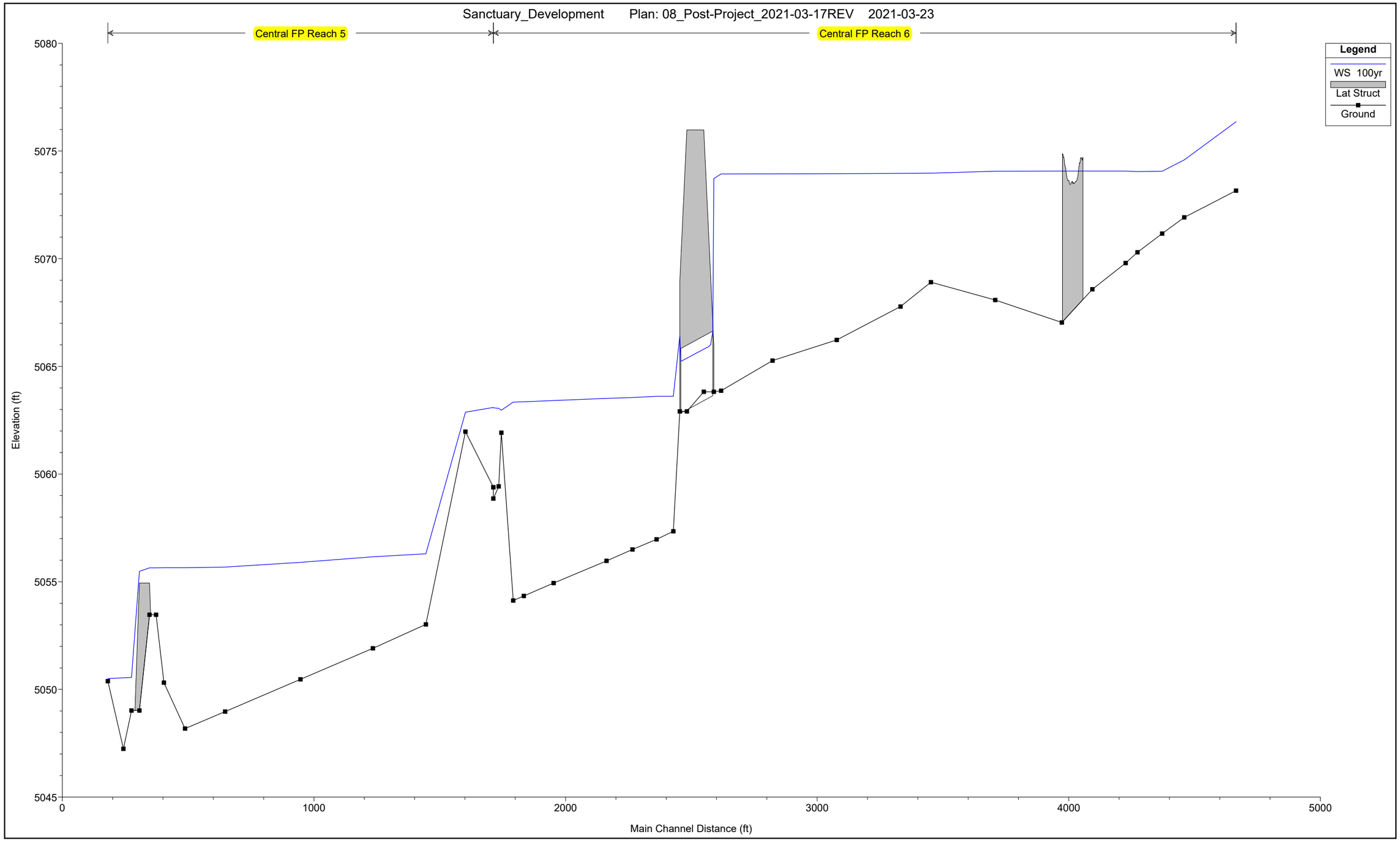
11000

12000

13000

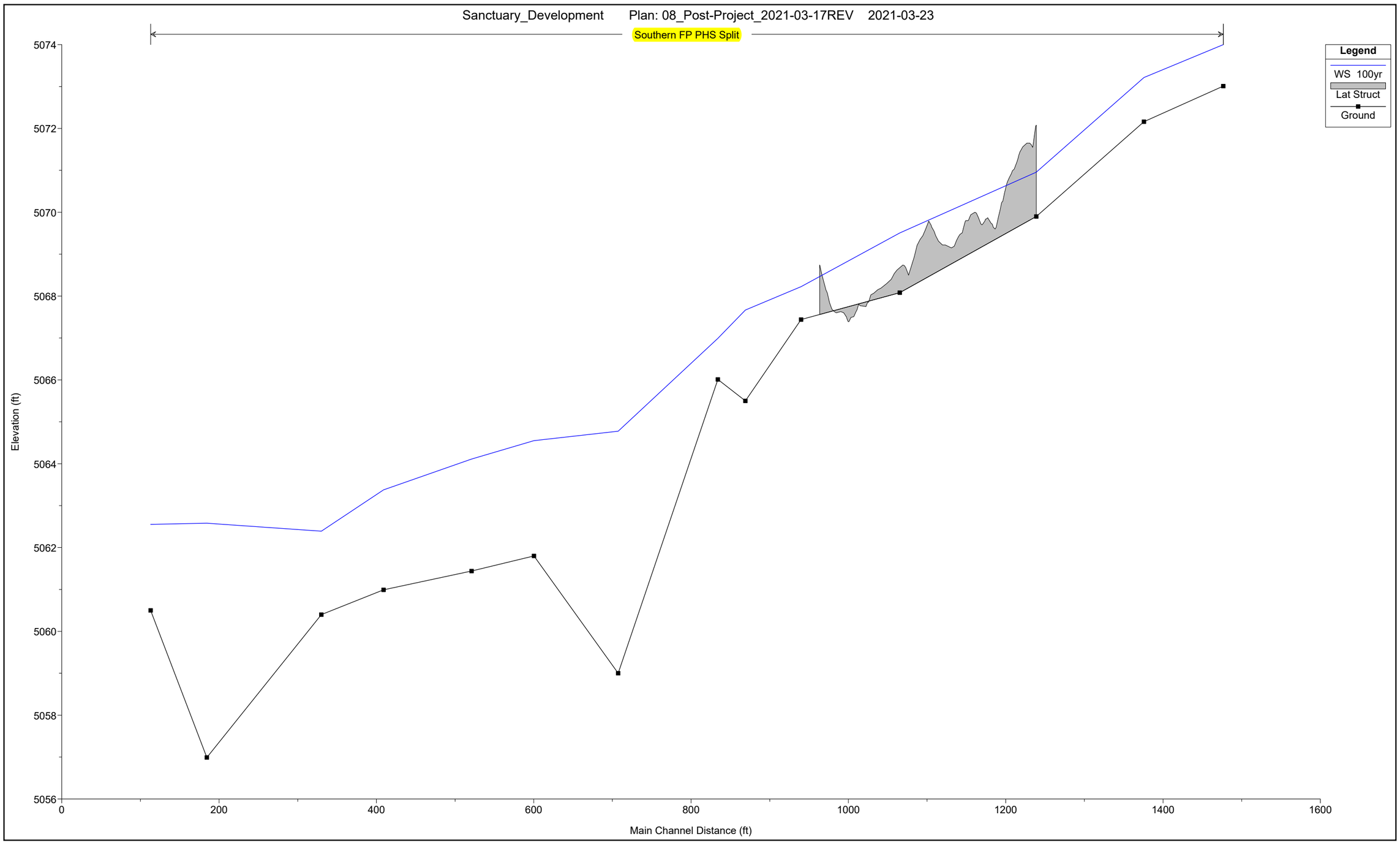
14000

Main Channel Distance (ft)

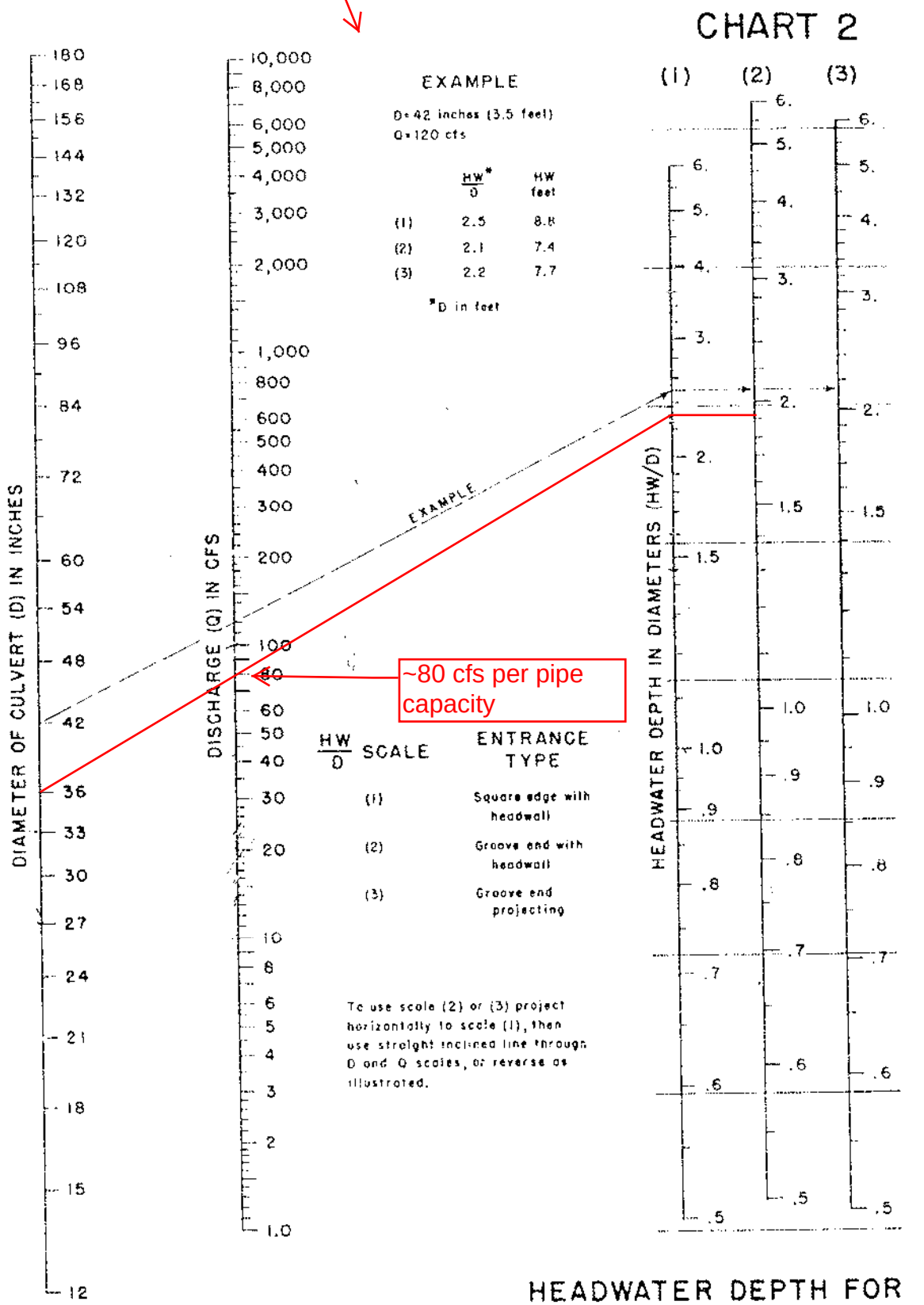

Sanctuary_Development Plan: 08_Post-Project_2021-03-17REV 2021-03-23
Central FP Reach 5
Central FP Reach 6
Legend
WS 100yr
Lat Struct
Ground
Elevation (ft)
5080
5075
5070
5065
5060
5055
5050
5045
0
1000
2000
3000
4000
5000
Main Channel Distance (ft)

Sanctuary_Development Plan: 08_Post-Project_2021-03-17REV 2021-03-23

Southern FP PHS Split

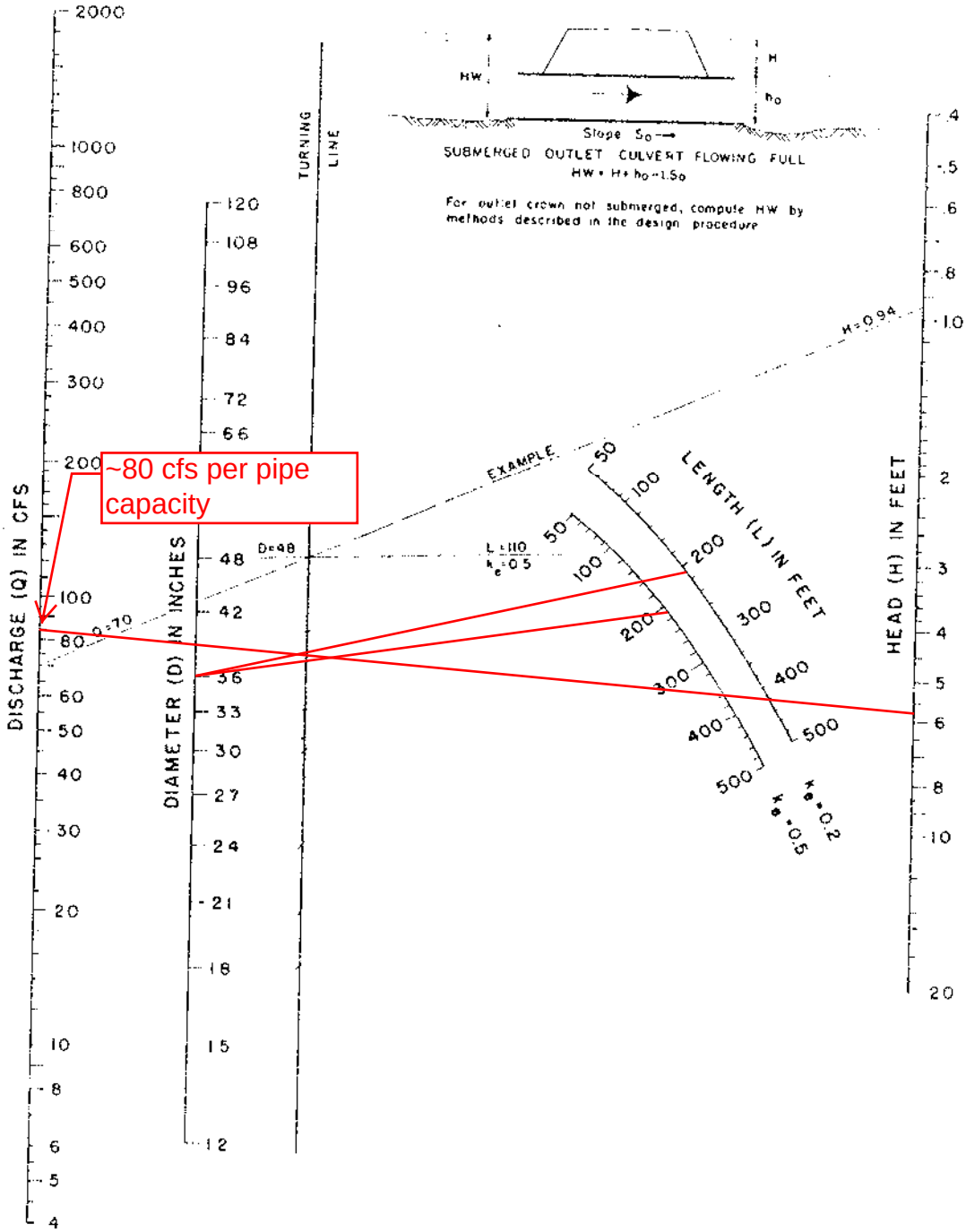


Proposed Taft Hill Road Culvert Capacity Estimate - Inlet Control Conditions



Proposed Taft Hill Road Culvert Capacity Estimate - Outlet Control Conditions

CHART 9



HEAD FOR
CONCRETE PIPE CULVERTS
FLOWING FULL
n = 0.012

BUREAU OF PUBLIC ROADS JAN 1963

Floodway Data Table
(Note - the PHS Split flow does not have a Floodway)

HEC-RAS Plan: 08_Post-Project_2021-03-17REV

River	Reach	River Sta	Profile	Top Wdth Act	Area	Vel Total	W.S. Elev	Base WS	Prof Delta WS
				(ft)	(sq ft)	(ft/s)	(ft)	(ft)	(ft)
Central FP	Reach 5	181	100yr	15.40	0.95	1.37	5050.50	5050.50	
Central FP	Reach 5	181	FW	15.40	0.95	1.37	5050.50	5050.50	0.00
Central FP	Reach 5	243	100yr	480.41	600.30	0.56	5050.54	5050.54	
Central FP	Reach 5	243	FW	50.00	117.55	2.83	5050.57	5050.54	0.03
Central FP	Reach 5	275	100yr	338.63	284.56	1.17	5050.56	5050.56	
Central FP	Reach 5	275	FW	50.00	55.91	5.96	5050.68	5050.56	0.12
Central FP	Reach 5	338		Inl Struct					
Central FP	Reach 5	372	100yr	456.31	403.81	0.50	5055.64	5055.64	
Central FP	Reach 5	372	FW	98.47	130.51	1.53	5055.88	5055.64	0.23
Central FP	Reach 5	404	100yr	462.19	988.00	0.20	5055.65	5055.65	
Central FP	Reach 5	404	FW	64.74	109.97	1.82	5055.90	5055.65	0.25
Central FP	Reach 5	488	100yr	307.36	525.89	0.63	5055.65	5055.65	
Central FP	Reach 5	488	FW	87.07	214.32	1.55	5055.98	5055.65	0.33
Central FP	Reach 5	647	100yr	117.18	385.49	1.43	5055.68	5055.68	
Central FP	Reach 5	647	FW	95.84	236.64	1.41	5056.07	5055.68	0.39
Central FP	Reach 5	946	100yr	81.56	165.09	2.02	5055.90	5055.90	
Central FP	Reach 5	946	FW	79.74	190.66	1.75	5056.22	5055.90	0.33
Central FP	Reach 5	1234	100yr	90.71	208.15	1.54	5056.16	5056.16	
Central FP	Reach 5	1234	FW	90.89	229.93	1.40	5056.40	5056.16	0.24
Central FP	Reach 5	1445	100yr	66.38	151.22	2.12	5056.30	5056.30	
Central FP	Reach 5	1445	FW	66.92	164.60	1.95	5056.50	5056.30	0.20
Central FP	Reach 5	1602	100yr	349.31	122.92	2.61	5062.87	5062.87	
Central FP	Reach 5	1602	FW	103.66	71.50	4.49	5063.00	5062.87	0.13
Central FP	Reach 5	1713	100yr	307.74	498.15	0.64	5063.09	5063.09	
Central FP	Reach 5	1713	FW	173.45	394.88	0.67	5063.48	5063.09	0.38
Central FP	Reach 6	1775	100yr	137.94	238.00	1.21	5063.08	5063.08	
Central FP	Reach 6	1775	FW	73.00	231.88	1.24	5063.46	5063.08	0.39
Central FP	Reach 6	1796	100yr	115.18	145.94	1.97	5063.05	5063.05	
Central FP	Reach 6	1796	FW	77.20	159.39	1.80	5063.45	5063.05	0.39
Central FP	Reach 6	1807	100yr	110.94	66.23	4.33	5062.96	5062.96	
Central FP	Reach 6	1807	FW	79.78	83.87	3.42	5063.38	5062.96	0.41
Central FP	Reach 6	1854	100yr	109.62	228.44	1.26	5063.34	5063.34	
Central FP	Reach 6	1854	FW	90.96	234.67	1.22	5063.60	5063.34	0.26
Central FP	Reach 6	1896	100yr	104.10	215.40	1.33	5063.36	5063.36	
Central FP	Reach 6	1896	FW	87.18	224.39	1.28	5063.61	5063.36	0.25
Central FP	Reach 6	2014	100yr	86.75	201.95	1.44	5063.41	5063.41	
Central FP	Reach 6	2014	FW	85.71	219.64	1.31	5063.65	5063.41	0.24
Central FP	Reach 6	2225	100yr	101.47	227.21	1.26	5063.51	5063.51	
Central FP	Reach 6	2225	FW	98.41	247.64	1.16	5063.73	5063.51	0.21

HEC-RAS Plan: 08_Post-Project_2021-03-17REV (Continued)

River	Reach	River Sta	Profile	Top Wdth Act	Area	Vel Total	W.S. Elev	Base WS	Prof Delta WS
				(ft)	(sq ft)	(ft/s)	(ft)	(ft)	(ft)
Central FP	Reach 6	2328	100yr	78.73	282.61	1.57	5063.55	5063.55	
Central FP	Reach 6	2328	FW	77.40	198.21	1.45	5063.76	5063.55	0.20
Central FP	Reach 6	2423	100yr	79.57	184.70	1.58	5063.61	5063.61	
Central FP	Reach 6	2423	FW	78.65	196.51	1.46	5063.80	5063.61	0.19
Central FP	Reach 6	2490	100yr	42.17	229.31	2.91	5063.61	5063.61	
Central FP	Reach 6	2490	FW	41.21	106.23	2.70	5063.80	5063.61	0.18
Central FP	Reach 6	2516	100yr	9.00	37.05	10.00	5066.42	5066.42	
Central FP	Reach 6	2516	FW	9.00	28.97	9.91	5066.45	5066.42	0.03
Central FP	Reach 6	2577		Culvert					
Central FP	Reach 6	2651	100yr	9.00	317.72	3.34	5073.72	5073.72	
Central FP	Reach 6	2651	FW	9.00	89.49	3.34	5073.72	5073.72	0.00
Central FP	Reach 6	2680	100yr	52.35	462.34	0.73	5073.94	5073.94	
Central FP	Reach 6	2680	FW	52.35	391.40	0.73	5073.94	5073.94	0.00
Central FP	Reach 6	2885	100yr	76.41	361.67	0.79	5073.94	5073.94	
Central FP	Reach 6	2885	FW	76.18	361.67	0.79	5073.94	5073.94	0.00
Central FP	Reach 6	3139	100yr	71.04	286.15	1.00	5073.95	5073.95	
Central FP	Reach 6	3139	FW	69.18	285.96	1.00	5073.95	5073.95	0.00
Central FP	Reach 6	3393	100yr	55.33	192.92	1.49	5073.96	5073.96	
Central FP	Reach 6	3393	FW	54.24	192.83	1.49	5073.96	5073.96	0.00
Central FP	Reach 6	3514	100yr	50.66	148.81	1.93	5073.97	5073.97	
Central FP	Reach 6	3514	FW	50.42	148.83	1.93	5073.97	5073.97	0.00
Central FP	Reach 6	3770	100yr	127.59	1480.81	0.62	5074.06	5074.06	
Central FP	Reach 6	3770	FW	127.59	1477.45	0.64	5074.06	5074.06	0.00
Central FP	Reach 6	4034	100yr	325.81	3024.58	0.21	5074.07	5074.07	
Central FP	Reach 6	4034	FW	324.56	3025.05	0.22	5074.07	5074.07	0.00
Central FP	Reach 6	4101		Lat Struct					
Central FP	Reach 6	4156	100yr	277.30	2122.70	0.35	5074.07	5074.07	
Central FP	Reach 6	4156	FW	276.23	2123.48	0.35	5074.07	5074.07	0.00
Central FP	Reach 6	4288	100yr	113.12	1022.58	0.89	5074.07	5074.07	
Central FP	Reach 6	4288	FW	113.13	1020.66	0.89	5074.07	5074.07	0.00
Central FP	Reach 6	4335	100yr	117.07	237.82	1.87	5074.04	5074.04	
Central FP	Reach 6	4335	FW	108.00	175.72	1.95	5074.04	5074.04	0.00
Central FP	Reach 6	4433	100yr	61.92	116.24	3.43	5074.06	5074.06	
Central FP	Reach 6	4433	FW	54.00	96.00	3.56	5074.06	5074.06	0.00
Central FP	Reach 6	4521	100yr	28.60	62.16	7.16	5074.59	5074.59	
Central FP	Reach 6	4521	FW	27.00	47.89	7.14	5074.61	5074.59	0.02
Central FP	Reach 6	4727	100yr	31.30	73.46	4.66	5076.36	5076.36	
Central FP	Reach 6	4727	FW	23.78	69.20	4.94	5076.46	5076.36	0.10
Southern FP	Reach 2	9380	100yr	463.33	140.00	2.78	5043.86	5043.86	

HEC-RAS Plan: 08_Post-Project_2021-03-17REV (Continued)

River	Reach	River Sta	Profile	Top Wdth Act	Area	Vel Total	W.S. Elev	Base WS	Prof Delta WS
				(ft)	(sq ft)	(ft/s)	(ft)	(ft)	(ft)
Southern FP	Reach 2	9380	FW	152.77	95.57	4.07	5044.13	5043.86	0.27
Southern FP	Reach 2	9442	100yr	341.63	198.92	2.21	5044.79	5044.79	
Southern FP	Reach 2	9442	FW	169.17	159.48	2.44	5044.97	5044.79	0.18
Southern FP	Reach 2	9577	100yr	380.49	159.27	2.44	5046.03	5046.03	
Southern FP	Reach 2	9577	FW	164.18	94.02	4.14	5046.17	5046.03	0.14
Southern FP	Reach 2	9672	100yr	550.23	442.43	0.89	5046.62	5046.62	
Southern FP	Reach 2	9672	FW	271.00	398.44	0.98	5047.04	5046.62	0.42
Southern FP	Reach 2	9784	100yr	527.59	397.85	1.04	5047.03	5047.03	
Southern FP	Reach 2	9784	FW	264.00	293.48	1.33	5047.46	5047.03	0.42
Southern FP	Reach 2	9878	100yr	555.87	460.91	1.00	5047.42	5047.42	
Southern FP	Reach 2	9878	FW	383.00	429.96	0.90	5047.90	5047.42	0.48
Southern FP	Reach 2	10000	100yr	466.08	376.67	1.47	5047.83	5047.83	
Southern FP	Reach 2	10000	FW	439.45	314.90	1.24	5048.30	5047.83	0.47
Southern FP	Reach 2	10036	100yr	272.82	126.60	3.55	5049.99	5049.99	
Southern FP	Reach 2	10036	FW	196.73	100.38	3.88	5050.17	5049.99	0.17
Southern FP	Reach 2	10338	100yr	437.91	888.11	1.18	5050.86	5050.86	
Southern FP	Reach 2	10338	FW	218.00	347.53	1.71	5051.25	5050.86	0.39
Southern FP	Reach 2	10445	100yr	582.96	830.95	0.72	5050.94	5050.94	
Southern FP	Reach 2	10445	FW	219.00	463.32	1.28	5051.38	5050.94	0.44
Southern FP	Reach 2	10619	100yr	493.62	215.28	2.68	5051.83	5051.83	
Southern FP	Reach 2	10619	FW	241.00	141.59	4.08	5051.93	5051.83	0.10
Southern FP	Reach 2	10798	100yr	287.59	389.74	2.35	5053.85	5053.85	
Southern FP	Reach 2	10798	FW	171.39	198.03	2.91	5054.30	5053.85	0.45
Southern FP	Reach 2	10904	100yr	166.47	262.58	4.36	5054.98	5054.98	
Southern FP	Reach 2	10904	FW	125.43	114.52	5.04	5055.00	5054.98	0.02
Southern FP	Reach 2	10956	100yr	323.23	409.20	2.53	5055.75	5055.75	
Southern FP	Reach 2	10956	FW	230.67	217.55	2.65	5055.85	5055.75	0.10
Southern FP	Reach 2	11111	100yr	446.89	178.48	3.23	5057.31	5057.31	
Southern FP	Reach 2	11111	FW	234.00	134.72	4.28	5057.32	5057.31	0.01
Southern FP	Reach 2	11146	100yr	518.43	881.26	0.81	5057.55	5057.55	
Southern FP	Reach 2	11146	FW	184.00	401.98	1.44	5057.68	5057.55	0.13
Southern FP	Reach 2	11200	100yr	296.63	713.86	0.85	5057.57	5057.57	
Southern FP	Reach 2	11200	FW	85.89	214.38	2.69	5057.70	5057.57	0.13
Southern FP	Reach 2	11302	100yr	436.46	672.48	0.96	5057.61	5057.61	
Southern FP	Reach 2	11302	FW	240.28	529.15	1.09	5057.97	5057.61	0.36
Southern FP	Reach 2	11405	100yr	424.17	734.90	0.78	5057.64	5057.64	
Southern FP	Reach 2	11405	FW	249.00	715.60	0.80	5057.99	5057.64	0.36
Southern FP	Reach 2	11512	100yr	247.48	479.26	1.19	5057.65	5057.65	
Southern FP	Reach 2	11512	FW	189.90	511.56	1.11	5058.00	5057.65	0.35

HEC-RAS Plan: 08_Post-Project_2021-03-17REV (Continued)

River	Reach	River Sta	Profile	Top Wdth Act	Area	Vel Total	W.S. Elev	Base WS	Prof Delta WS
				(ft)	(sq ft)	(ft/s)	(ft)	(ft)	(ft)
Southern FP	Reach 2	11646	100yr	211.41	137.66	4.13	5058.97	5058.97	
Southern FP	Reach 2	11646	FW	130.84	111.19	5.12	5059.30	5058.97	0.33
Southern FP	Reach 2	11722	100yr	235.81	263.28	3.77	5060.56	5060.56	
Southern FP	Reach 2	11722	FW	235.81	199.70	2.85	5060.77	5060.56	0.21
Southern FP	Reach 2	11737	100yr	164.34	134.69	4.22	5062.01	5062.01	
Southern FP	Reach 2	11737	FW	130.60	115.42	4.93	5062.06	5062.01	0.05
Southern FP	Reach 3	11977	100yr	182.75	484.16	1.06	5062.89	5062.89	
Southern FP	Reach 3	11977	FW	122.00	293.17	2.00	5063.25	5062.89	0.36
Southern FP	Reach 3	12209	100yr	155.17	198.78	1.74	5063.03	5063.03	
Southern FP	Reach 3	12209	FW	140.52	268.37	2.19	5063.53	5063.03	0.50
Southern FP	Reach 3	12331	100yr	156.41	82.59	4.04	5064.04	5064.04	
Southern FP	Reach 3	12331	FW	124.00	108.63	5.20	5064.34	5064.04	0.29
Southern FP	Reach 3	12422	100yr	137.20	165.38	2.02	5064.71	5064.71	
Southern FP	Reach 3	12422	FW	132.00	225.93	2.50	5065.17	5064.71	0.46
Southern FP	Reach 3	12542	100yr	86.66	138.90	4.59	5065.20	5065.20	
Southern FP	Reach 3	12542	FW	86.90	99.29	5.69	5065.57	5065.20	0.37
Southern FP	Reach 3	12676	100yr	132.22	227.04	4.04	5068.15	5068.15	
Southern FP	Reach 3	12676	FW	106.00	107.38	5.26	5068.56	5068.15	0.42
Southern FP	Reach 3	12755	100yr	154.49	282.47	3.21	5068.97	5068.97	
Southern FP	Reach 3	12755	FW	110.16	116.87	4.83	5069.37	5068.97	0.40
Southern FP	Reach 3	12819	100yr	141.65	260.06	3.58	5069.49	5069.49	
Southern FP	Reach 3	12819	FW	135.41	145.13	3.89	5069.92	5069.49	0.43
Southern FP	Reach 3	12865	100yr	98.26	266.46	4.09	5069.99	5069.99	
Southern FP	Reach 3	12865	FW	95.23	99.20	5.09	5070.28	5069.99	0.29
Southern FP	Reach 3	12952	100yr	96.71	288.39	4.15	5070.69	5070.69	
Southern FP	Reach 3	12952	FW	87.16	95.56	5.28	5070.99	5070.69	0.31
Southern FP	Reach 3	13042	100yr	182.31	94.63	3.10	5071.39	5071.39	
Southern FP	Reach 3	13042	FW	114.00	112.52	4.49	5071.70	5071.39	0.30
Southern FP	Reach 3	13290	100yr	184.74	80.00	3.66	5073.45	5073.45	
Southern FP	Reach 3	13290	FW	117.43	98.20	5.14	5073.79	5073.45	0.34

Appendix F:
Comparison and Agreement Tables

Table 6.1: Water Surface Elevation Comparisons - West Vine Basin - Sanctuary Development - Southern Flowpath
ICON Engineering Inc.

Location Description	Reach	Effective Cross Section	Post-Project Cross Section	Effective Model [1]		(03) Duplicate Effective Model [2]			(04) Corrected Effective [3]			(05) Pre-Project [4]			(08) Post-Project [5]			
				Discharge (cfs)	100- Year WSEL (NAVD 88)	100-Year Discharge (cfs)	100- Year WSEL (NAVD 88)	Δ WSEL vs. Effective	100-Year Discharge (cfs)	100- Year WSEL (NAVD 88)	Δ WSEL vs. Effective	100-Year Discharge (cfs)	100- Year WSEL (NAVD 88)	Δ WSEL vs. Effective	100-Year Discharge (cfs)	100- Year WSEL (NAVD 88)	Δ WSEL vs. Effective	Δ WSEL vs. Pre-Project
North Taft Hill Road / downstream tie-in	Southern FP - Reach 2	11111	11111	577	5057.31	577	5057.31	0.00	577	5057.31	0.0	577	5057.31	0.0	577	5057.31	0.0	0.0
	Southern FP - Reach 2	11146	11146	577	5057.53	577	5057.53	0.00	577	5057.53	0.0	577	5057.53	0.0	577	5057.55	0.0	0.0
	Southern FP - Reach 2	11200	11200	577	5057.53	577	5057.53	0.00	577	5057.53	0.0	577	5057.53	0.0	577	5057.57	0.0	0.0
	Southern FP - Reach 2	11302	11302	577	5057.57	577	5057.57	0.00	577	5057.57	0.0	577	5057.57	0.0	577	5057.61	0.0	0.0
	Southern FP - Reach 2	11405	11405	569	5057.61	569	5057.61	0.00	569	5057.61	0.0	569	5057.61	0.0	569	5057.64	0.0	0.0
	Southern FP - Reach 2	11512	11512	569	5058.42	569	5058.42	0.00	569	5058.42	0.0	569	5058.42	0.0	569	5057.65	-0.8	-0.8
	Southern FP - Reach 2	11646	11646	569	5059.85	569	5059.85	0.00	569	5059.85	0.0	569	5059.85	0.0	569	5058.97	-0.9	-0.9
	Southern FP - Reach 2	11722	11722	569	5060.12	569	5060.12	0.00	569	5060.85	0.7	569	5060.85	0.7	569	5060.56	0.4	-0.3
downstream of New Mercer Canal	Southern FP - Reach 2	11737	11737	569	5062.01	569	5062.01	0.00	569	5062.01	0.0	569	5062.01	0.0	569	5062.01	0.0	0.0
upstream of New Mercer Canal	Southern FP - Reach 3	11977	11977	345	5062.89	345	5062.89	0.00	345	5062.89	0.0	345	5062.89	0.0	345	5062.89	0.0	0.0
upstream tie-in	Southern FP - Reach 3	12209	12209	345	5063.03	345	5063.03	0.00	345	5063.03	0.0	345	5063.03	0.0	345	5063.03	0.0	0.0

5280.12 = Interpolated elevation

[1] From effective 2020 West Vine Basin HEC-RAS Model (ICON Engineering Inc.)
[2] (03) Effective model run in HEC-RAS 5.0.7
[3] (04) Corrected Effective conditions - ineffective flow added to XS 11722 to reflect anticipated spill flow location
[5] (08) Post-Project conditions (2021-03-11 revisions)

Table 6.2: Water Surface Elevation Comparisons - West Vine Basin - Sanctuary Development - Central Flowpath
ICON Engineering Inc.

Location Description	Reach	Effective Cross Section	Post-Project Cross Section	Effective Model [1]		(03) Duplicate Effective Model [2]			(04) Corrected Effective [3]			(05) Pre-Project [4]			(08) Post-Project [5]			
				100-Year Discharge (cfs)	100- Year WSEL (NAVD 88)	100-Year Discharge (cfs)	100- Year WSEL (NAVD 88)	Δ WSEL vs. Effective	100-Year Discharge (cfs)	100- Year WSEL (NAVD 88)	Δ WSEL vs. Effective	100-Year Discharge (cfs)	100- Year WSEL (NAVD 88)	Δ WSEL vs. Effective	100-Year Discharge (cfs)	100- Year WSEL (NAVD 88)	Δ WSEL vs. Effective	Δ WSEL vs. Pre-Project
upstream Larimer County Canal No. 2 / downstream tie-in	Central FP - Reach 5	242	243	333	5050.54	333	5050.54	0.00	333	5050.54	0.0	333	5050.54	0.0	333	5050.54	0.0	0.0
downstream North Taft Hill Road	Central FP - Reach 5	270	275	333	5050.56	333	5050.56	0.00	333	5050.56	0.0	333	5050.56	0.0	333	5050.56	0.0	0.0
	Central FP - Reach 5	--	372	--	*5055.76*	--	*5055.76*	0.00	--	*5055.76*	0.0	--	*5055.76*	0.0	200	5055.65	-0.1	-0.1
upstream North Taft Hill Road	Central FP - Reach 5	370	404	333	5055.76	333	5055.76	0.00	333	5055.76	0.0	333	5055.76	0.0	200	5055.65	-0.1	-0.1
downstream end Detention Pond 3	Central FP - Reach 5	437	--	333	5055.76	333	5055.76	0.00	333	5055.76	0.0	333	5055.76	0.0	--	*5055.65*	-0.1	-0.1
	Central FP - Reach 5	--	488	--	*5055.76*	--	*5055.76*	0.00	--	*5055.76*	0.0	--	*5055.76*	0.0	333	5055.65	-0.1	-0.1
	Central FP - Reach 5	622	647	333	5055.76	333	5055.76	0.00	333	5055.76	0.0	333	5055.76	0.0	333	5055.68	-0.1	-0.1
	Central FP - Reach 5	925	946	333	5056.55	333	5056.55	0.00	333	5056.55	0.0	333	5056.55	0.0	333	5055.9	-0.7	-0.7
upstream end Detention Pond 3	Central FP - Reach 5	1189	1234	321	5059.42	321	5059.42	0.00	321	5059.42	0.0	321	5059.42	0.0	321	5056.16	-3.3	-3.3
	Central FP - Reach 6	--	1445	--	*5061.53*	--	*5061.53*	0.00	--	*5061.53*	0.0	--	*5061.53*	0.0	321	5056.3	-5.2	-5.2
downstream New Mercer Canal	Central FP - Reach 5	1534	1602	321	5062.87	321	5062.87	0.00	321	5062.87	0.0	321	5062.87	0.0	321	5062.87	0.0	0.0
upstream New Mercer Canal	Central FP - Reach 5	1645	1713	134	5063.07	134	5063.07	0.00	263	5063.08	0.0	263	5063.08	0.0	263	5063.09	0.0	0.0
	Central FP - Reach 6	1707	1775	158	5063.07	158	5063.07	0.00	158	5063.07	0.0	158	5063.07	0.0	287	5063.07	0.0	0.0
downstream end Detention Pond 2	Central FP - Reach 6	--	1796	--	*5063.06*	--	*5063.06*	0.00	--	*5063.06*	0.0	--	*5063.06*	0.0	287	5063.05	0.0	0.0
	Central FP - Reach 6	--	1807	--	*5063.05*	--	*5063.05*	0.00	--	*5063.06*	0.0	--	*5063.06*	0.0	287	5062.96	-0.1	-0.1
	Central FP - Reach 6	1758	--	158	5063.04	158	5063.04	0.00	158	5063.05	0.0	158	5063.05	0.0	--	*5063.12*	0.1	0.1
	Central FP - Reach 6	--	1854	--	*5063.04*	--	*5063.04*	0.00	--	*5063.05*	0.0	--	*5063.05*	0.0	287	5063.34	0.3	0.3
	Central FP - Reach 6	1828	1896	171	5063.04	171	5063.04	0.00	171	5063.05	0.0	171	5063.05	0.0	287	5063.36	0.3	0.3
	Central FP - Reach 6	1946	2014	171	5063.34	171	5063.34	0.00	171	5063.35	0.0	171	5063.35	0.0	287	5063.41	0.1	0.1
	Central FP - Reach 6	2157	2225	234	5064.63	234	5064.63	0.00	234	5064.63	0.0	234	5064.63	0.0	287	5063.51	-1.1	-1.1
	Central FP - Reach 6	2259	2328	285	5065.56	285	5065.56	0.00	285	5065.56	0.0	285	5065.56	0.0	287	5063.55	-2.0	-2.0
	Central FP - Reach 6	2355	2423	287	5066.46	287	5066.46	0.00	287	5066.46	0.0	287	5066.46	0.0	287	5063.61	-2.9	-2.9
	Central FP - Reach 6	2413	2490	287	5066.78	287	5066.78	0.00	287	5066.78	0.0	287	5066.78	0.0	287	5063.61	-3.2	-3.2
upstream end Detention Pond 2 / upstream tie-in	Central FP - Reach 6	2439	2516	287	5066.42	287	5066.42	0.00	287	5066.42	0.0	287	5066.42	0.0	287	5066.42	0.0	0.0

5280.12 = Interpolated elevation

[1] From effective 2020 West Vine Basin HEC-RAS Model (ICON Engineering Inc.)
[2] (03) Effective model run in HEC-RAS 5.0.7
[3] (04) Corrected Effective conditions - ineffective flow added to XS 11722 to reflect anticipated spill flow location
[4] (05) Pre-Project conditions
[5] (08) Post-Project conditions (2021-03-17 revisions)

Table 6.3: Water Surface Elevation Comparisons - West Vine Basin - Sanctuary Development - PHS Split Flowpath
ICON Engineering Inc.

Location Description	Reach	Effective Cross Section	Post-Project Cross Section	Effective Model [1]		(03) Duplicate Effective Model [2]			(04) Corrected Effective [3]			(05) Pre-Project [4]			(08) Post-Project [6]			
				100-Year Discharge (cfs)	100- Year WSEL (NAVD 88)	100-Year Discharge (cfs)	100- Year WSEL (NAVD 88)	Δ WSEL vs. Effective	100-Year Discharge (cfs)	100- Year WSEL (NAVD 88)	Δ WSEL vs. Effective	100-Year Discharge (cfs)	100- Year WSEL (NAVD 88)	Δ WSEL vs. Effective	100-Year Discharge (cfs)	100- Year WSEL (NAVD 88)	Δ WSEL vs. Effective	Δ WSEL vs. Pre-Project
Upstream of New Mercer Canal / downstream tie-in	Central FP - PHS - Split	60	113	242	5062.59	242	5062.59	0.00	242	5062.58	0.0	242	5062.58	0.0	242	5062.55	0.0	0.0
Detention Pond 4	Central FP - PHS - Split	--	184	--	*5062.68*	--	*5062.68*	0.00	--	*5062.67*	0.0	--	*5062.67*	0.0	242	5062.58	-0.1	-0.1
	Central FP - PHS - Split	--	330	--	*5062.86*	--	*5062.86*	0.00	--	*5062.87*	0.0	--	*5062.87*	0.0	242	5062.39	-0.5	-0.5
	Central FP - PHS - Split	301	409	242	5062.89	242	5062.89	0.00	242	5062.90	0.0	242	5062.90	0.0	242	5063.38	0.5	0.5
	Central FP - PHS - Split	557	521	231	5064.97	231	5064.97	0.00	231	5064.96	0.0	231	5064.96	0.0	231	5064.11	-0.9	-0.9
	Central FP - PHS - Split	--	600	--	*5065.74*	--	*5065.74*	0.00	--	*5065.74*	0.0	--	*5065.74*	0.0	231	5064.55	-1.2	-1.2
Start of proposed channel	Central FP - PHS - Split	693	707	231	5066.30	231	5066.30	0.00	231	5066.30	0.0	231	5066.30	0.0	231	5064.78	-1.5	-1.5
	Central FP - PHS - Split	--	834	--	*5067.44*	--	*5067.44*	0.00	--	*5067.44*	0.0	--	*5067.44*	0.0	231	5066.99	-0.4	-0.4
	Central FP - PHS - Split	--	869	--	*5067.75*	--	*5067.75*	0.00	--	*5067.75*	0.0	--	*5067.75*	0.0	231	5067.67	-0.1	-0.1
	Central FP - PHS - Split	922	940	231	5068.35	231	5068.35	0.00	231	5068.35	0.0	231	5068.35	0.0	231	5068.22	-0.1	-0.1
	Central FP - PHS - Split	1048	1066	244	5069.48	244	5069.48	0.00	244	5069.48	0.0	244	5069.48	0.0	244	5069.51	0.0	0.0
	Central FP - PHS - Split	1221	1239	255	5070.98	255	5070.98	0.00	255	5070.98	0.0	255	5070.98	0.0	255	5070.96	0.0	0.0
Laporte Avenue	Central FP - PHS - Split	1358	1376	212	5073.22	212	5073.22	0.00	212	5073.22	0.0	212	5073.22	0.0	212	5073.22	0.0	0.0
upstream tie-in	Central FP - PHS - Split	1459	1477	212	5074.00	212	5074.00	0.00	212	5074.00	0.0	212	5074.00	0.0	212	5074	0.0	0.0

5280.12 = Interpolated elevation

[1] From effective 2020 West Vine Basin HEC-RAS Model (ICON Engineering Inc.)
[2] (03) Effective model run in HEC-RAS 5.0.7
[3] (04) Corrected Effective conditions - ineffective flow added to XS 11722 to reflect anticipated spill flow location
[4] (05) Pre-Project conditions
[5] (08) Post-Project conditions (2021-03-11 revisions)

Appendix G:
Digital Data

Appendix H: Correspondence

City of Fort Collins
Floodplain Modeling Report Submittal Checklist

Instructions:

1. Applicant shall submit a completed copy of this checklist with all draft and final submittals.
2. Incomplete submittals will be returned to the requestor without review.
3. Clearly label all sections and subsections in the report text. Sections and subsections are shown in bold text in this checklist. Section/subsection numbering may require modifications based on the type of request.
4. For any additional comment or notes, include a separate sheet with the numbered comments corresponding to the number filled in the "Comment #" column.

Submittal Number:	1 ☒	2 ☐	3 ☐	4 ☐	Submittal Date: 2021-03-24
Date Received:					City Response Date:

REPORT REQUIREMENTS	YES	NO	N/A	COMMENT #
SUBMITTALS				
Draft Submittal				
One (1) hard copy for review	☒	☐	☐	
One (1) CD or DVD containing full digital submittal	☒	☐	☐	
MT-2 application forms	☐	☐	☒	
City Review Fee	☒	☐	☐	
Final Submittal				
One (1) hard copy incorporating all comments/revisions	☐	☐	☒	
One (1) CD or DVD containing full digital submittal	☐	☐	☒	
MT-2 Forms (all signatures except community official)	☐	☐	☒	
GENERAL				
Transmittal Letter	☒	☐	☐	
Report Cover/Title Page				
Project Title	☒	☐	☐	
Owner (prepared for)	☒	☐	☐	
Engineer (include P.E. Stamp)	☒	☐	☐	
Submittal Date or revision date as applicable	☒	☐	☐	
Table of Contents				
Report section titles and page numbers	☒	☐	☐	
List of Figures	☒	☐	☐	
List of Tables	☒	☐	☐	
List of Appendices	☒	☐	☐	
1.0 PROJECT DESCRIPTION				
Provide a detailed description of the proposed project	☒	☐	☐	
1.1 Purpose				
Describe the purpose of the request	☒	☐	☐	
1.2 Site Description				
Provide a detailed description of the project site	☒	☐	☐	
Include a project vicinity/location map	☒	☐	☐	
1.3 Project Participants				

REPORT REQUIREMENTS	YES	NO	N/A	COMMENT #
List stakeholders and/or requestors	☒	☐	☐	
1.4 Special Considerations				
Describe special requirements pertinent to the project	☒	☐	☐	
2.0 BACKGROUND				
2.1 Flooding Source and History				
Identify if the project falls within a FEMA or City-regulated floodplain	☒	☐	☐	
Describe the background of the flooding source and any pertinent history	☒	☐	☐	
2.2 Previous Studies				
List previous studies	☒	☐	☐	
Describe any LOMR's or CLOMR's which impact the project reach	☐	☐	☒	
3.0 STUDY LIMITS				
List impacted FIRM panels and the effective dates	☐	☐	☒	
Provide a description of the study reach	☒	☐	☐	
List effective cross-sections and stations for the u/s and d/s limits in the model	☒	☐	☐	
4.0 MAPPING				
Provide the source of any topographic mapping or survey data	☒	☐	☐	
Describe the horizontal and vertical datum used for the project	☒	☐	☐	
List the control point(s) used by the project	☐	☐	☒	
5.0 HYDROLOGY				
5.1 Flood Discharges and Modeled Recurrence Intervals				
Identify source of discharges used in the hydraulic analysis	☒	☐	☐	
Provide a table showing discharges for each modeled recurrence interval	☒	☐	☐	
5.2 Revised Hydrologic Analysis (if applicable)				
5.2.1 Methodology	☐	☐	☒	
5.2.2 Details	☐	☐	☒	
5.2.3 Results	☐	☐	☒	
Basin Overview Map(s) – Include in Appendix	☐	☐	☒	
Routing Schematic(s) – Include in Appendix	☐	☐	☒	
6.0 HYDRAULICS				
6.1 Methods and Approach				
List the hydraulic model used in the analysis including the version	☒	☐	☐	
Provide a description of the source of the effective hydraulic model	☒	☐	☐	
Describe the flow condition (unsteady/steady) and flow regime	☒	☐	☐	
6.1.1 Hydraulic Cross-Sections				
Provide a summary of cross-sections contained in the effective and revised models	☒	☐	☐	
Include a table summarizing cross-section stationing for all models	☒	☐	☐	
Describe any discrepancies identified in the effective stream stationing and cross-section lengths	☒	☐	☐	
Describe any changes to the effective cross-sections (i.e. added or removed)	☒	☐	☐	
6.1.2 Roughness Coefficients				
Discuss Manning's n-values used in the analysis	☒	☐	☐	
Explain any deviation from the range of n-values used in the effective model as part of the revised analysis	☒	☐	☐	
6.1.3 Structures				
Describe low flow and high flow methods used in the modeling approach	☒	☐	☐	

REPORT REQUIREMENTS	YES	NO	N/A	COMMENT #
Describe contraction and expansions coefficients	☒	☐	☐	
6.1.4 Boundary Conditions				
Discuss boundary conditions used in the analysis	☒	☐	☐	
6.1.5 Floodway Modeling				
List regulatory floodway(s) present in the revision reach	☒	☐	☐	
Describe any anticipated impacts to the regulatory floodway	☒	☐	☐	
6.2 Hydraulic Model Description				
6.2.1 Duplicate Effective (DE) Model				
Describe the DE model used in the analysis	☒	☐	☐	
6.2.2 Corrected Effective (CE) Model				
Describe preparation of the CE model	☒	☐	☐	
Provide a summary of any revisions included in the CE model	☒	☐	☐	
6.2.3 Existing Condition (EX-COND) Model				
Describe preparation of the EX-COND model	☒	☐	☐	
Provide a summary of any revisions included in the EX-COND model	☒	☐	☐	
6.2.4 Proposed or Post-Project Condition (PP-COND) Model				
Describe preparation of the PP-COND condition model	☒	☐	☐	
Provide a summary of any revisions included in the PP-COND model	☒	☐	☐	
7.0 DISCUSSION OF RESULTS				
7.1 Hydrologic Analysis (include only if revised analysis submitted)				
Provide a general summary of the revised peak discharges	☐	☐	☒	
Provide a comparison of the revised flow and effective discharges	☐	☐	☒	
Describe any benefits, issues, or adverse impacts which may result from the revised hydrology	☐	☐	☒	
7.2 Hydraulic Analysis				
7.2.1 Summary of Water-Surface Elevations				
Provide a table comparing modeled water-surface elevations from the effective, DE, CE, EX-COND, and PP-COND models	☒	☐	☐	
Duplicate Effective Model				
Discuss results of the DE model and compare to the effective model	☒	☐	☐	
Corrected Effective Model				
Discuss results of the CE model and compare to the DE model	☒	☐	☐	
Existing Conditions Model				
Discuss results of the EX-COND model and compare the CE model	☒	☐	☐	
Proposed or Post-Project Model				
Discuss results of the PP-COND model and compare to the EX-COND model and effective water-surface elevations	☒	☐	☐	
7.2.2 Downstream and Upstream Tie-In				
Provide a brief discussion of the horizontal and vertical tie-in at the upstream and downstream limits of the analysis.	☒	☐	☐	
7.2.3 Floodway Modeling				
Provide a brief discussion of the floodway modeling results	☒	☐	☐	
Describe any revisions to the effective floodway	☒	☐	☐	
7.2.4 Impacts				
Discuss any impact to structures or upstream/downstream private property	☒	☐	☐	
7.2.5 Mitigation Measures				
Discuss any mitigation measures that will be incorporated into the design (i.e. channel grading or stabilization, flood proofing, etc.)	☒	☐	☐	

REQUIREMENTS	YES	NO	N/A	COMMENT #
8.0 REGULATION COMPLIANCE				
8.1 NFIP Regulations				
Describe NFIP regulations required to be met by the proposed project and how they were satisfied.	☐	☐	☒	
8.2 City Code				
Discuss applicable sections of City Code required to be met by the proposed project and how they were satisfied.	☒	☐	☐	
9.0 REFERENCES				
Provide a list of references for the analysis and report	☒	☐	☐	
APPENDICES (INCLUDE AS APPLICABLE)				
Appendix A – MT-2 Forms (FEMA LOMC Submittals Only)				
MT-2 Forms (FEMA Basins only)	☐	☐	☒	
Appendix B – ESA Compliance (FEMA CLOMR Submittals Only)				
Endangered Species Act (ESA) Compliance Documentation	☐	☐	☒	
Appendix C - Notifications				
Property owner notifications	☐	☐	☒	
Insurable structure certification letter	☐	☐	☒	
Appendix D – Project Design Information				
Proposed Project Design Plans (or As-built for LOMR)	☒	☐	☐	
Site Photographs	☐	☒	☐	
Appendix E – Proposed Project Hydraulic Data				
Hydraulic Work Maps	☒	☐	☐	
Annotated FIRM or City Flood Risk Map	☐	☐	☒	
Annotated Floodway Data Table	☐	☐	☒	
Flood Profiles	☒	☐	☐	
Appendix F – Comparison and Agreement Tables				
BFE Comparison Tables	☒	☐	☐	
Map-Model Agreement Tables	☐	☒	☐	
Appendix G – Digital Data (CD or DVD Only)				
Hydrologic model	☐	☐	☒	
Hydraulic model	☒	☐	☐	
HEC-RAS Reports	☒	☐	☐	
CHECK-2 or CHECK-RAS Reports	☐	☒	☐	
Cross-Section Plots	☒	☐	☐	
Shapefiles	☒	☐	☐	
AutoCAD Files	☐	☒	☐	
Appendix H - Correspondence				
Correspondence	☐	☐	☒	
Meeting Minutes	☐	☐	☒	

Legend

- Pre-Project Hydraulic Cross Sections
- Pre-Project Floodplain Centerline
- Effective / Pre-Project West Vine Basin Floodway
- Effective / Pre-Project West Vine Basin 100-Year Floodplain
- Effective / Pre-Project West Vine Basin Shallow Flooding
- Proposed Site Layout
- Post-Project Hydraulic Cross Sections
- Post-Project Floodplain Centerline
- Post-Project 100-Year Floodplain

Datum: NAVD 88
Projection: NAD_1983_HARN_StatePlane_Colorado_North_FIPS_0501_Feet
Aerial Image: CSU 2018

Central Flow Path Reach CherrySunrise upstream tie-in at cross section
1728 Pre-Project (5062.93)
1796 Post-Project (5062.96)

Central Flow Path Reach 5 downstream tie-in at cross section
242 Pre-Project
243 Post-Project

Central Flow Path Reach 6 upstream tie-in at cross section
2439 Pre-Project
2516 Post-Project

Southern Flow Path PHS Split flow upstream tie-in at cross section
1459 Pre-Project
1477 Post-Project

Southern Flow Path Reach 2 downstream tie-in at cross section
11111 Pre-Project
11111 Post-Project

Southern Flow Path Reach 3 upstream tie-in at cross section
12209 Pre-Project
12209 Post-Project

BELLWETHER LN
CORIANDER LN
N BRIARWOOD LN
BASIL LN
TARRAGON LN
CHERRY ST
WEBB AVE
N SUNSET ST
New Mercer Canal
Larimer County Canal No. 2
Central FP Reach 5
Central FP Reach 6
Sanctuary on the Greens
Southern FP Reach 2
Southern FP PHS Split
Southern FP Reach 3
Southern FP Reach 4
LAPORTE AVE
STEPHEN ST
S IMPALA DR
BRIARWOOD RD
PENNSYLVANIA ST
N TAFT HILL RD
S TAFT HILL RD

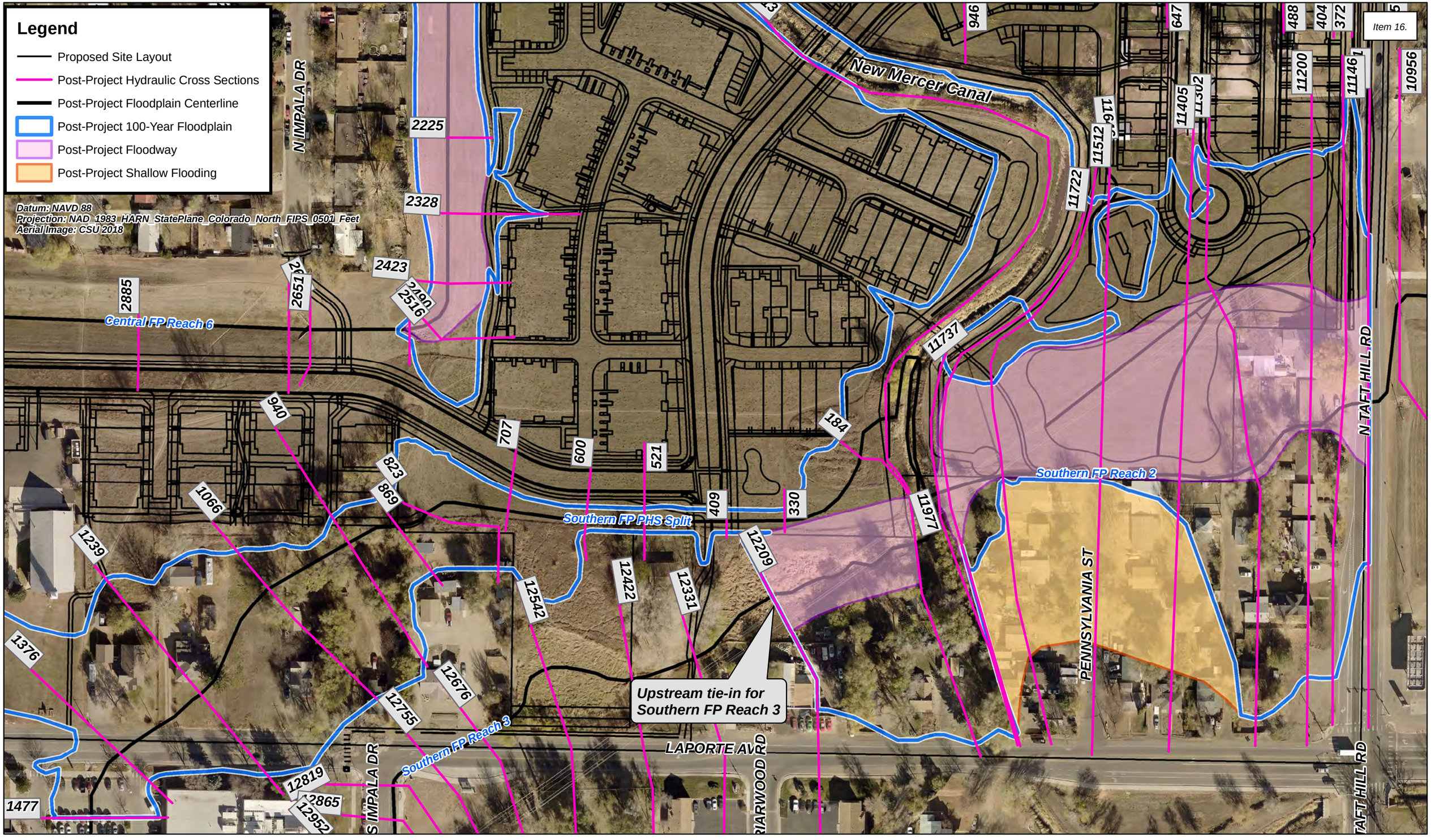
Legend

- Proposed Site Layout
- Post-Project Hydraulic Cross Sections
- Post-Project Floodplain Centerline
- Post-Project 100-Year Floodplain
- Post-Project Floodway
- Post-Project Shallow Flooding

Datum: NAVD 88
Projection: NAD_1983_HARN_StatePlane_Colorado_North_FIPS_0501_Feet
Aerial Image: CSU 2018

CORIANDER LN
BASIL LN
TARRAGON LN
CHERRY ST
N TAFT HILL RD
Larimer County Canal No. 2
Central FP Reach 5
Central FP CherrySunrise
Central FP Reach 6
New Mercer Canal

2111 1977 1912 1796 1713 1445 1234 946 647 488 404 275 181
1775 1796 1854 1896 2014 2225 2328
113
11722 11512 11405 11302 11200 11146 10956 10904 10798 10619



ICON ENGINEERING, INC.

Sanctuary on the Greens - Initial Floodplain Report

Figure E.9: Hydraulic Workmap - Post-Project Floodplains (south)

N

100

Legend

- Proposed Site Layout
- Post-Project Hydraulic Cross Sections
- Post-Project Floodplain Centerline
- Post-Project 100-Year Floodplain
- Post-Project Floodway
- Post-Project Shallow Flooding

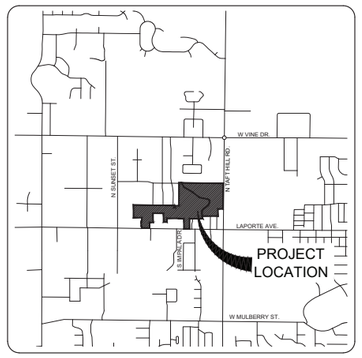
Datum: NAVD 88
Projection: NAD_1983_HARN_StatePlane_Colorado_North_FIPS_0501_Feet
Aerial Image: CSU 2018

3139
Central FP Reach 6
2885
2680
2423
2490
2516
940
707
823
869
1066
1239
009
521
184
113
11737
Southern FP Reach 2
11722
11977
409
330
Southern FP PHS Split
12209
12422
12331
12542
12676
12755
Upstream tie-in for Southern FP Reach 3
LAPORTE AVE
13482
13687
1477
12819
2865
12952
13042
13290
S IMPALA DR
BRIARWOOD RD
HILLCREST DR
13896
13859
Southern FP Reach 4
Southern FP Reach 3
STEPHENS ST

UTILITY PLANS FOR
SANCTUARY ON THE GREEN

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

MARCH 2022



NORTH VICINITY MAP 1"=2000'

PROJECT BENCHMARKS:

PROJECT DATUM: NAVD 88

BENCHMARK #1:
City of Fort Collins Benchmark 33-97:
In front o f2540 West Laporte Ave., Approx. 70ft east of centerline of driveway, 3.5ft south of a fence, 3.0ft southeast of a power pole, on a concrete slab.
Elevation: 5088.19 (NAVD 88 Datum)

BENCHMARK #2:
City of Fort Collins Benchmark 10-07:
Southeast corner of Taft Hill Rd. and Laporte Ave. on the northeast wingwall of the bridge over an irrigation ditch.
Elevation: 5062.84 (NAVD 88 Datum)

NOTE: If NGVD29 unadjusted Datum is required for any purpose, the following equation should be used: NGVD29 unadjusted = NAVD88 - 3.17.

Basis of Bearings:
The basis of bearings is the East line of the Southeast Quarter of the Northeast Quarter of said Section 9 as bearing North 00° 54' 31" East.

ORIGINAL FIELD SURVEY BY:

Northern Engineering Services, Inc
NE Project No. 1536-001
Date: September, 2018

SUBSURFACE EXPLORATION BY:

CTL Thompson, Inc.
CTL Thompson Project No. FC08483-115
Date: October 10, 2018

DISCLAIMER STATEMENT:

These plans have been reviewed by the City of Fort Collins for concept only. The review does not imply responsibility by the reviewing department, the City of Fort Collins Engineer, or the City of Fort Collins for accuracy and correctness of the calculations. Furthermore, the review does not imply that quantities of items on the plans are the final quantities required. The review shall not be construed for any reason as acceptance of financial responsibility by the City of Fort Collins for additional quantities of items shown that may be required during the construction phase.

CERTIFICATION STATEMENT:

I hereby affirm that these final construction plans were prepared under my direct supervision, in accordance with all applicable City of Fort Collins and State of Colorado standards and statutes, respectively; and that I am fully responsible for the accuracy of all design, revisions, and record conditions that I have noted on these plans.

CONTACT INFORMATION

PROJECT TEAM:

DEVELOPER/APPLICANT
C & A Companies
7991 Shaffer Parkway, Suite 200
Littleton, Colorado 80127

SITE ENGINEER
Northern Engineering Services, Inc.
Danny Weber, PE
301 North Howes Street, Suite 100
Fort Collins, Colorado 80521
(970) 221-4158

SURVEYOR
Northern Engineering Services, Inc.
Bob Tessley, PLS
301 North Howes Street, Suite 100
Fort Collins, Colorado 80521
(970) 221-4158

LANDSCAPE ARCHITECT
Ripley Design Inc.
Linda Ripley
401 West Mountain Avenue
Fort Collins, Colorado 80521
(970) 224-5828

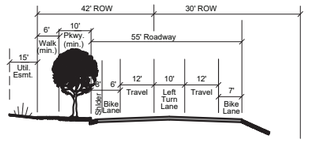
GEOTECHNICAL ENGINEER
CTL Thompson Inc.
400 North Link Lane
Fort Collins, Colorado 80524
(970) 206-9441

TRAFFIC ENGINEER
Delich Associates
Matt Delich, PE
2272 Glen Haven Drive
Loveland, CO 80538-4903
(970) 669-2061

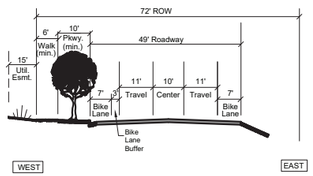
UTILITY CONTACT LIST: *

UTILITY COMPANY		PHONE NUMBER
GAS---------- Xcel Energy----------	Al Ermer	(970) 225-7869
ELECTRIC---------- City of Fort Collins Light & Power--	Luke Unruh	(970) 416-2724
CABLE---------- Comcast----------	Don Kapperman	(970) 567-0245
TELECOM.---------- Qwest Local Network----------	Bill Johnson	(970) 377-6401
WATER---------- City of Fort Collins Utilities----------	Matt Simpson	(970) 416-2754
WASTEWATER------- City of Fort Collins Utilities----------	Matt Simpson	(970) 416-2754
STORMWATER------- City of Fort Collins Utilities----------	Matt Simpson	(970) 416-2754
W/WW INSPECTOR--City of Fort Collins Utilities----------	Jim McChesney	(970) 556-8179

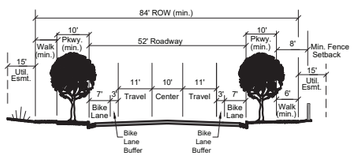
* This list is provided as a courtesy reference only. Northern Engineering Services assumes no responsibility for the accuracy or completeness of this list. In no way shall this list relinquish the Contractor's responsibility for locating all utilities prior to commencing any construction activity. Please contact the Utility Notification Center of Colorado (UNCC) at 811 for additional information.



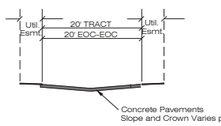
INTERIM 2-LANE ARTERIAL STREET
LAPORTE AVE



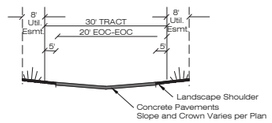
*INTERIM 2-LANE ARTERIAL STREET
TAFT HILL ROAD



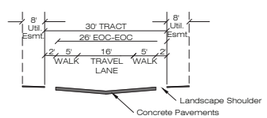
ULTIMATE 2-LANE ARTERIAL STREET
TAFT HILL ROAD/LAPORTE AVE



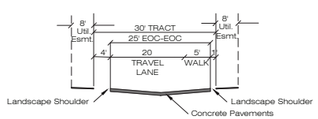
20' WIDE PRIVATE ALLEY
Tracts P, S, & X
EASEMENTS VARY PER PLAN



PRIVATE ALLEY w/ DRAINAGE TO CENTER
Tracts A, E, H, K
EASEMENTS VARY PER PLAN

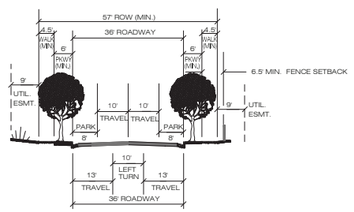


PRIVATE ALLEY w/ DRAINAGE TO CENTER
Tracts U,X, T, & Q
EASEMENTS VARY PER PLAN

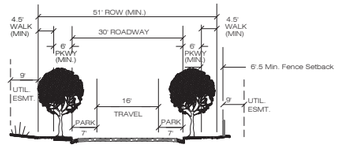


PRIVATE ALLEY w/ DRAINAGE TO CENTER
Tracts S, M, X
EASEMENTS VARY PER PLAN

NOTE: OTHER DRIVES PER PLAN



CONNECTOR LOCAL w/ PARKING
STREET C & STREET B



RESIDENTIAL LOCAL
STREET A

SHEET INDEX

1	C0.00	COVER SHEET
2	C0.01	GENERAL & CONSTRUCTION NOTES
3-5	C1.00-C1.02	EXISTING CONDITIONS & DEMOLITION PLAN
UTILITY SHEETS		
6	C2.00	OVERALL UTILITY PLAN
7-11	C2.01-C2.05	UTILITY PLANS
GRADING SHEETS		
12	C3.00	OVERALL GRADING PLAN
13-17	C3.01-C3.05	GRADING PLANS
ROADWAY SHEETS		
18-19	C4.00-C4.01	STREET A PLAN & PROFILE
20	C4.02	STREET B PLAN & PROFILE
21-22	C4.03-C4.04	STREET C PLAN & PROFILE
23	C4.05	INTERIM N TAFT HILL ROAD IMPROVEMENTS AND STRIPING PLAN
24	C4.06	ULTIMATE N TAFT HILL ROAD IMPROVEMENTS AND STRIPING PLAN
25	C4.07	INTERIM LAPORTE AVE IMPROVEMENTS AND STRIPING PLAN
26	C4.08	ULTIMATE LAPORTE AVE IMPROVEMENTS AND STRIPING PLAN
EROSION CONTROL PLAN		
27-28	C5.00-C5.01	EROSION CONTROL PLAN
DRAINAGE EXHIBIT		
29	C6.00	DRAINAGE EXHIBIT
FLOODPLAIN EXHIBIT (BY OTHERS)		
30	C6.01	FLOODPLAIN EXHIBIT

PROJECT SPECIFIC NOTES:

THE NATURAL HABITAT BUFFER ZONE IS INTENDED TO BE MAINTAINED IN A NATIVE LANDSCAPE.

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
Know what's below. Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

LARIMER COUNTY CANAL NO. 2 IRRIGATING CO. APPROVAL
PRESIDENT _____ DATE _____

NEW MERCER IRRIGATION CANAL COMPANY APPROVAL
SECRETARY _____ DATE _____

City of Fort Collins, CO
UTILITY PLAN APPROVAL

APPROVED: _____	CITY ENGINEER	APPROVED SHEETS	DATE
APPROVED: _____	WATER & WASTEWATER UTILITY	APPROVED SHEETS	DATE
APPROVED: _____	STORMWATER UTILITY	APPROVED SHEETS	DATE
APPROVED: _____	PARK PLANNING & DEVELOPMENT	APPROVED SHEETS	DATE
APPROVED: _____	TRAFFIC OPERATIONS	APPROVED SHEETS	DATE
APPROVED: _____	ENVIRONMENTAL PLANNER	APPROVED SHEETS	DATE

Per Letter:
Revisions:
No.
1 REVIEW SET NOT FOR CONSTRUCTION 03.09.22

These drawings are instruments of service provided by Northern Engineering Services, Inc. and are not to be used for any type of construction unless authorized and sealed by a Professional Engineer in the employ of Northern Engineering Services, Inc.

NORTHERN ENGINEERING
FORT COLLINS: 301 North Howes Street, Suite 100, 80521
GREELEY: 1001 11th Street, #2031
970.221.4158
northernengineering.com

PROJECT: 1536-001
DESIGNED BY: M. Ruebel
DRAWN BY: M. Ruebel
DATE: 03.09.22
SCALE: N/A
REVIEWED BY: D. Weber

SANCTUARY ON THE GREENS

COVER SHEET

Sheet 1 of 30

DRAWING FILENAME: D:\Projects\1536-001\Dwg\1536-001_COVER.dwg LAYOUT NAME: C0.00 DATE: Mar 09, 2022 - 2:34pm CAD OPERATOR: danny
LIST OF XREFS: [NES-Xbrdr] [Rdwy]

A. GENERAL NOTES

1. All materials, workmanship, and construction of public improvements shall meet or exceed the standards and specifications set forth in the Larimer County Urban Area Street Standards and applicable state and federal regulations. Where there is conflict between these plans and the specifications, or any applicable standards, the most restrictive standard shall apply. All work shall be inspected and approved by the City of Fort Collins.

2. All references to any published standards shall refer to the latest revision of said standard, unless specifically stated otherwise.

3. These public improvement construction plans shall be valid for a period of three years from the date of approval by the City of Fort Collins Engineer. Use of these plans after the expiration date will require a new review and approval process by the City of Fort Collins prior to commencement of any work shown in these plans.

4. The engineer who has prepared these plans, by execution and/or seal hereof, does hereby affirm responsibility to the City of Fort Collins, as beneficiary of said engineer's work, for any errors and omissions contained in these plans, and approval of these plans by the City of Fort Collins Engineer shall not relieve the engineer who has prepared these plans of all such responsibility. Further, to the extent permitted by law, the engineer hereby agrees to hold harmless and indemnify the City of Fort Collins, and its officers and employees, from and against all liabilities, claims, and demands which may arise from any errors and omissions contained in these plans.

5. All storm sewer construction, as well as power and other "dry" utility installations, shall conform to the City of Fort Collins standards and specifications current at the date of approval of the plans by the City of Fort Collins Engineer.

6. The type, size, location and number of all known underground utilities are approximate when shown on the drawings. It shall be the responsibility of the Developer to verify the existence and location of all underground utilities along the route of the work before commencing new construction. The Developer shall be responsible for unknown underground utilities.

7. The Developer shall contact the Utility Notification Center of Colorado (UNCC) at 1-800-922-1987, at least 2 working days prior to beginning excavation or grading, to have all registered utility locations marked. Other unregistered utility entities (i.e. ditch / irrigation company) are to be located by contacting the respective representative. Utility service laterals are also to be located prior to beginning excavation or grading. It shall be the responsibility of the Developer to relocate all existing utilities that conflict with the proposed improvements shown on these plans.

8. The Developer shall be responsible for protecting all utilities during construction and for coordinating with the appropriate utility company for any utility crossings required.

9. If a conflict exists between existing and proposed utilities and/or a design modification is required, the Developer shall coordinate with the engineer to modify the design. Design modification(s) must be approved by the City of Fort Collins prior to beginning construction.

10. The Developer shall coordinate and cooperate with the City of Fort Collins, and all utility companies involved, to assure that the work is accomplished in a timely fashion and with a minimum disruption of service. The Developer shall be responsible for contacting, in advance, all parties affected by any disruption of any utility service as well as the utility companies.

11. No work may commence within any public storm water, sanitary sewer or potable water system until the Developer notifies the utility provider. Notification shall be a minimum of 2 working days prior to commencement of any work. At the discretion of the water utility provider, a pre-construction meeting may be required prior to commencement of any work.

12. The Developer shall sequence installation of utilities in such a manner as to minimize potential utility conflicts. In general, storm sewer and sanitary sewer should be constructed prior to installation of the water lines and dry utilities.

13. The minimum cover over water lines is 4.5 feet and the maximum cover is 5.5 feet unless otherwise noted in the plans and approved by the Water Utility.

14. A State Construction Dewatering Wastewater Discharge Permit is required if dewatering is required in order to install utilities or if water is discharged into a storm sewer, channel, irrigation ditch or any waters of the United States.

15. The Developer shall comply with all terms and conditions of the Colorado Permit for Storm Water Discharge (Contact Colorado Department of Health, Water Quality Control Division, (303) 692-3590), the Storm Water Management Plan, and the Erosion Control Plan.

16. The City of Fort Collins shall not be responsible for the maintenance of storm drainage facilities located on private property. Maintenance of onsite drainage facilities shall be the responsibility of the property owner(s).

17. Prior to final inspection and acceptance by the City of Fort Collins, certification of the drainage facilities, by a registered engineer, must be submitted to and approved by the Stormwater Utility Department. Certification shall be submitted to the Stormwater Utility Department at least two weeks prior to the release of a certificate of occupancy for single family units. For commercial properties, certification shall be submitted to the Stormwater Utility Department at least two weeks prior to the release of any building permits in excess of those allowed prior to certification per the Development Agreement.

18. The City of Fort Collins shall not be responsible for any damages or injuries sustained in this Development as a result of groundwater seepage, whether resulting from groundwater flooding, structural damage or other damage unless such damage or injuries are sustained as a result of the City of Fort Collins failure to properly maintain its water, wastewater, and/or storm drainage facilities in the development.

19. All recommendations of the Preliminary Drainage Report for Sanctuary West dated March 9th, 2022 by Northern Engineering Services, Inc., shall be followed and implemented.

20. Temporary erosion control during construction shall be provided as shown on the Erosion Control Plan. All erosion control measures shall be maintained in good repair by the Developer, until such time as the entire disturbed areas is stabilized with hard surface or landscaping.

21. The Developer shall be responsible for insuring that no mud or debris shall be tracked onto the existing public street system. Mud and debris must be removed within 24 hours by an appropriate mechanical method (i.e. machine broom sweep, light duty front-end loader, etc.) or as approved by the the City of Fort Collins street inspector.

22. No work may commence within any improved or unimproved public Right-of-Way until a Right-of-Way Permit or Development Construction Permit is obtained, if applicable.

23. The Developer shall be responsible for obtaining all necessary permits for all applicable agencies prior to commencement of construction. The Developer shall notify the the City of Fort Collins Inspector (Fort Collins - 221-6605) and the City of Fort Collins Erosion Control Inspector (Fort Collins - 221-6700) at least 2 working days prior to the start of any earth disturbing activity, or construction on any and all public improvements. If the City of Fort Collins Engineer is not available after proper notice of construction activity has been provided, the Developer may commence work in the Engineer's absence. However, the City of Fort Collins reserves the right not to accept the improvement if subsequent testing reveals an improper installation.

24. The Developer shall be responsible for obtaining soils tests within the Public Right-of-Way after right of way grading and all utility trench work is complete and prior to the placement of curb, gutter, sidewalk and pavement. If the final soils/pavement design report does not correspond with the results of the original geotechnical report, the Developer shall be responsible for a re-design of the subject pavement section or, the Developer may use the City of Fort Collins' default pavement thickness section(s). Regardless of the option used, all final soils/pavement design reports shall be prepared by a licensed Professional Engineer. The final report shall be submitted to the Inspector a minimum of 10 working days prior to placement of base and asphalt. Placement of curb, gutter, sidewalk, base and asphalt shall not occur until the City of Fort Collins Engineer approves the final report.

25. The contractor shall hire a licensed engineer or land surveyor to survey the constructed elevations of the street subgrade and the gutter flowline at all intersections, inlets, and other locations requested by the the City of Fort Collins inspector. The engineer or surveyor must certify in a letter to the City of Fort Collins that these elevations conform to the approved plans and specifications. Any deviations shall be noted in the letter and then resolved with the City of Fort Collins before installation of base course or asphalt will be allowed on the streets.

26. All utility installations within or across the roadbed of new residential roads must be completed prior to the final stages of road construction. For the purposes of these standards, any work except c/g above the subgrade is considered final stage work. All service lines must be stubbed to the property lines and marked so as to reduce the excavation necessary for building connections.

27. Portions of Larimer County are within overlay districts. The Larimer County Flood Plain Resolution should be referred to for additional criteria for roads within these districts.

28. All road construction in areas designated as Wild Fire Hazard Areas shall be done in accordance with the construction criteria as established in the Wild Fire Hazard Area Mitigation Regulations in force at the time of final plat approval.

29. Prior to the commencement of any construction, the contractor shall contact the City of Fort Collins Forester to schedule a site inspection for any tree removal requiring a permit.

30. The Developer shall be responsible for all aspects of safety including, but not limited to, excavation, trenching, shoring, traffic control, and security. Refer to OSHA Publication 2226, Excavating and Trenching.

31. The Developer shall submit a Construction Traffic Control Plan, in accordance with MUTCD, to the appropriate Right-of-Way authority. (The the City of Fort Collins, Larimer County, Colorado), for approval, prior to any construction activities within, or affecting, the Right-of-Way. The Developer shall be responsible for providing any and all traffic control devices as may be required by the construction activities.

32. Prior to the commencement of any construction that will affect traffic signs of any type, the contractor shall contact the City of Fort Collins Traffic Operations Department, who will temporarily remove or relocate the sign at no cost to the contractor, however, if the contractor moves the traffic sign then the contractor will be charged for the labor, materials and equipment to reinstall the sign as needed.

33. The Developer is responsible for all costs for the initial installation of traffic signing and striping for the Development related to the Development's local street operations. In addition, the Developer is responsible for all costs for traffic signing and striping related to directing traffic access to and from the Development.

34. There shall be no site construction activities on Saturdays, unless specifically approved by the City of Fort Collins Engineer, and no site construction activities on Sundays or holidays, unless there is prior written approval by Larimer County.

35. The Developer is responsible for providing all labor and materials necessary for the completion of the intended improvements, shown on these drawings, or designated to be provided, installed, or constructed, unless specifically noted otherwise.

36. Dimensions for layout and construction are not to be scaled from any drawing. If pertinent dimensions are not shown, contact the Designer for clarification, and annotate the dimension on the as-built record drawings.

37. The Developer shall have, onsite at all times, one (1) signed copy of the approved plans, one (1) copy of the appropriate standards and specifications, and a copy of any permits and extension agreements needed for the job.

38. If, during the construction process, conditions are encountered which could indicate a situation that is not identified in the plans or specifications, the Developer shall contact the Designer and the City of Fort Collins Engineer immediately.

39. The Developer shall be responsible for recording as-built information on a set of record drawings kept on the construction site, and available to the Larimer County's Inspector at all times. Upon completion of the work, the contractor(s) shall submit record drawings to the City of Fort Collins Engineer.

40. The Designer shall provide, in this location on the plan, the location and description of the nearest survey benchmarks (2) for the project as well as the basis of bearings. The information shall be as follows:

PROJECT DATUM: NAVD 88

BENCHMARK #1:
City of Fort Collins Benchmark 33-97:
In front o f2540 West Laporte Ave., Approx. 70ft east of centerline of driveway, 3.5ft south of a fence, 3.0ft southeast of a power pole, on a concrete slab.
Elevation: 5088.19 (NAVD 88 Datum)

BENCHMARK #2:
City of Fort Collins Benchmark 10-07:
Southeast corner of Taft Hill Rd. and Laporte Ave. on the northeast wingwall of the bridge over an irrigation ditch.
Elevation: 5062.84 (NAVD 88 Datum)

If NGVD29 unadjusted Datum is required for any purpose, the following equation should be used:
NGVD29 unadjusted = NAVD88 - 3.17.

Basis of Bearings:
The basis of bearings is the East line of the Southeast Quarter of the Northeast Quarter of said Section 9 as bearing North 00° 54' 31" East.

41. All stationing is based on centerline of roadways unless otherwise noted.

42. Damaged curb, gutter and sidewalk existing prior to construction, as well as existing fences, trees, streets, sidewalks, curbs and gutters, landscaping, structures, and improvements destroyed, damaged or removed due to construction of this project, shall be replaced or restored in like kind at the Developer's expense, unless otherwise indicated on these plans, prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.

43. When an existing asphalt street must be cut, the street must be restored to a condition equal to or better than its original condition. The existing street condition shall be documented by the City of Fort Collins Construction Inspector before any cuts are made. Patching shall be done in accordance with the City of Fort Collins Street Repair Standards. The finished patch shall blend in smoothly into the existing surface. All large patches shall be paved with an asphalt lay-down machine. In streets where more than one cut is made, an overlay of the entire street width, including the patched area, may be required. The determination of need for a complete overlay shall be made by the Larimer County Engineer and/or the City of Fort Collins Inspector at the time the cuts are made.

44. Upon completion of construction, the site shall be cleaned and restored to a condition equal to, or better than, that which existed before construction, or to the grades and condition as required by these plans.

45. Standard Handicap ramps are to be constructed at all curb returns and at all "T" intersections.

46. After acceptance by the City of Fort Collins, public improvements depicted in these plans shall be guaranteed to be free from material and workmanship defects for a minimum period of two years from the date of acceptance.

47. The City of Fort Collins shall not be responsible for the maintenance of roadway and appurtenant improvements, including storm drainage structures and pipes, for the following private streets: ALL PRIVATE TRACTS

48. Approved Variances are listed as follows: N.A.

CONSTRUCTION NOTES

A. Grading and Erosion Control Notes

1. The erosion control inspector must be notified at least twenty-four (24) hours prior to any construction on this site.

2. There shall be no earth-disturbing activity outside the limits designated on the accepted plans.

3. All required perimeter silt and construction fencing shall be installed prior to any land disturbing activity (stockpiling, stripping, grading, etc). All other required erosion control measures shall be installed at the appropriate time in the construction sequence as indicated in the approved project schedule, construction plans, and erosion control report.

4. At all times during construction, the Developer shall be responsible for preventing and controlling on-site erosion including keeping the property sufficiently watered so as to minimize wind blown sediment. The Developer shall also be responsible for installing and maintaining all erosion control facilities shown herein.

5. Pre-disturbance vegetation shall be protected and retained wherever possible. Removal or disturbance of existing vegetation shall be limited to the area(s) required for immediate construction operations, and for the shortest practical period of time.

6. All soils exposed during land disturbing activity (stripping, grading, utility installations, stockpiling, filling, etc.) shall be kept in a roughened condition by ripping or disking along land contours until mulch, vegetation, or other permanent erosion control BMPs are installed. No soils in areas outside project street rights-of-way shall remain exposed by land disturbing activity for more than thirty (30) days before required temporary or permanent erosion control (e.g. seed/mulch, landscaping, etc.) is installed, unless otherwise approved by the City/County.

7. In order to minimize erosion potential, all temporary (structural) erosion control measures shall:

   a. Be inspected at a minimum of once every two (2) weeks and after each significant storm event and repaired or reconstructed as necessary in order to ensure the continued performance of their intended function.
   b. Remain in place until such time as all the surrounding disturbed areas are sufficiently stabilized as determined by the erosion control inspector.
   c. Be removed after the site has been sufficiently stabilized as determined by the erosion control inspector.

8. When temporary erosion control measures are removed, the Developer shall be responsible for the clean up and removal of all sediment and debris from all drainage infrastructure and other public facilities.

9. The contractor shall immediately clean up any construction materials inadvertently deposited on existing streets, sidewalks, or other public rights of way, and make sure streets and walkways are cleaned at the end of each working day.

10. All retained sediments, particularly those on paved roadway surfaces, shall be removed and disposed of in a manner and location so as not to cause their release into any waters of the United States.

11. No soil stockpile shall exceed ten (10) feet in height. All soil stockpiles shall be protected from sediment transport by surface roughening, watering, and perimeter silt fencing. Any soil stockpile remaining after thirty (30) days shall be seeded and mulched.

12. The stormwater volume capacity of detention ponds will be restored and storm sewer lines will be cleaned upon completion of the project and before turning the maintenance over to the City/County or Homeowners Association (HOA).

13. City Ordinance and Colorado Discharge Permit System (CDPS) requirements make it unlawful to discharge or allow the discharge of any pollutant or contaminated water from construction sites. Pollutants include, but are not limited to discarded building materials, concrete truck washout, chemicals, oil and gas products, litter, and sanitary waste. The developer shall at all times take whatever measures are necessary to assure the proper containment and disposal of pollutants on the site in accordance with any and all applicable local, state, and federal regulations.

14. A designated area shall be provided on site for concrete truck chute washout. The area shall be constructed so as to contain washout material and located at least fifty (50) feet away from any waterway during construction. Upon completion of construction activities the concrete washout material will be removed and properly disposed of prior to the area being restored.

15. Conditions in the field may warrant erosion control measures in addition to what is shown on these plans. The Developer shall implement whatever measures are determined necessary, as directed by the City.

B. Street Improvement Notes

1. All street construction is subject to the General Notes on the cover sheet of these plans as well as the Street Improvements Notes listed here.

2. A paving section design, signed and stamped by a Colorado licensed Engineer, must be submitted to the City of Fort Collins Engineer for approval, prior to any street construction activity, (full depth asphalt sections are not permitted at a depth greater than 8 inches of asphalt). The job mix shall be submitted for approval prior to placement of any asphalt.

3. Where proposed paving adjoins existing asphalt, the existing asphalt shall be saw cut, a minimum distance of 12 inches from the existing edge, to create a clean construction joint. The Developer shall be required to remove existing pavement to a distance where a clean construction joint can be made. Wheel cuts shall not be allowed unless approved by the City of Fort Collins Engineer in Fort Collins.

4. Street subgrades shall be scarified the top 12 inches and re-compacted prior to subbase installation. No base material shall be laid until the subgrade has been inspected and approved by the City of Fort Collins Engineer.

5. Ft. Collins only. Valve boxes and manholes are to be brought up to grade at the time of pavement placement or overlay. Valve box adjusting rings are not allowed.

6. When an existing asphalt street must be cut, the street must be restored to a condition equal to or better than its original condition. The existing street condition shall be documented by the Inspector before any cuts are made. Cutting and patching shall be done in conformance with Chapter 25, Reconstruction and Repair. The finished patch shall blend smoothly into the existing surface. The determination of need for a complete overlay shall be made by the City of Fort Collins Engineer. All overlay work shall be coordinated with adjacent landowners such that future projects do not cut the new asphalt overlay work.

7. All traffic control devices shall be in conformance with these plans or as otherwise specified in M.U.T.C.D. (including Colorado supplement) and as per the Right-of-Way Work Permit traffic control plan.

8. The Developer is required to perform a gutter water flow test in the presence of the City of Fort Collins Inspector and prior to installation of asphalt. Gutters that hold more than 1/4 inch deep or 5 feet longitudinally, of water, shall be completely removed and reconstructed to drain properly.

9. Prior to placement of H.B.P. or concrete within the street and after moisture/density tests have been taken on the subgrade material (when a full depth section is proposed) or on the subgrade and base material (when a composite section is proposed), a mechanical "proof roll" will be required. The entire subgrade and/or base material shall be rolled with a heavily loaded vehicle having a total GVW of not less than 50,000 lbs. and a single axle weight of at least 18,000 lbs. with pneumatic tires inflated to not less that 90 p.s.i.g. "Proof roll" vehicles shall not travel at speeds greater than 3 m.p.h. Any portion of the subgrade or base material which exhibits excessive pumping or deformation, as determined by the City of Fort Collins Engineer, shall be reworked, replaced or otherwise modified to form a smooth, non-yielding surface. The City of Fort Collins Engineer shall be notified at least 24 hours prior to the "proof roll." All "proof rolls" shall be preformed in the presence of an Inspector.

C. Traffic Signing and Pavement Marking Construction Notes

1. All signage and marking is subject to the General Notes on the cover sheet of these plans, as well as the Traffic Signing and Marking Construction Notes listed here.

2. All symbols, including arrows, ONLYS, crosswalks, stop bars, etc. shall be pre-formed thermo-plastic.

3. All signage shall be per the City of Fort Collins Standards and these plans or as otherwise specified in MUTCD.

4. All lane lines for asphalt pavement shall receive two coats of latex paint with glass beads.

5. All lane lines for concrete pavement should be epoxy paint.

6. Prior to permanent installation of traffic striping and symbols, the Developer shall place temporary tabs or tape depicting alignment and placement of the same. Their placement shall be approved by the City of Fort Collins Traffic Engineer prior to permanent installation of striping and symbols.

7. Pre-formed thermo-plastic applications shall be as specified in these Plans and/or these Standards.

8. Epoxy applications shall be applied as specified in CDOT Standard Specifications for Road and Bridge Construction.

9. All surfaces shall be thoroughly cleaned prior to installation of striping or markings.

10. All sign posts shall utilize break-away assemblies and fasteners per the Standards.

11. A field inspection of location and installation of all signs shall be performed by the City of Fort Collins Traffic Engineer. All discrepancies identified during the field inspection must be corrected before the 2-year warranty period will begin.

12. The Developer installing signs shall be responsible for locating and protecting all underground utilities.

13. Special care shall be taken in sign location to ensure an unobstructed view of each sign.

14. Signage and striping has been determined by information available at the time of review. Prior to initiation of the warranty period,the City of Fort Collins Traffic Engineer reserves the right to require additional signage and/or striping if the City of Fort Collins Traffic Engineer determines that an unforeseen condition warrants such signage according to the MUTCD or the CDOT M and S Standards. All signage and striping shall fall under the requirements of the 2-year warranty period for new construction (except fair wear on traffic markings).

15. Sleeves for sign posts shall be required for use in islands/medians. Refer to Chapter 14, Traffic Control Devices, for additional detail.

D. Storm Drainage Notes

1. The City of Fort Collins shall not be responsible for the maintenance of storm drainage facilities located on private property. Maintenance of onsite drainage facilities shall be the responsibility of the property owner(s).

2. All recommendations of the Preliminary Drainage Report for Sanctuary West dated March 9th, 2022 by Northern Engineering Services, Inc., shall be followed and implemented.

3. Prior to final inspection and acceptance by the City of Fort Collins, certification of the drainage facilities, by a registered engineer, must by submitted to and approved by the Stormwater Utility Department. Certification shall be submitted to the Stormwater Utility Department at least two weeks prior to the release of a certificate of occupancy for single family units. For commercial properties, certification shall by submitted to the Stormwater Utility Department at least two weeks prior to the release of any building permits in excess of those allowed prior to certification per the Development Agreement.

E. Utility Notes

1. All waterline and sanitary sewer construction shall conform to the Fort Collins Utility standards and specifications current to date of construction.

2. The minimum cover over water lines is 4.5 feet and the maximum cover is 5.5 feet unless otherwise noted in the plans and approved by the water utility.

3. Water mains shall be poly-wrapped D.I.P, or PVC with tracer wire.

4. HDPE pipe may be used for 1-1/2 and 2 inch water services. The pipe shall meet the standards of AWWA 901, NSF Standard 61 and ASTM. The HDPE pipe shall be SDR 9 having a pressure rating of 200 psi. Stiffeners shall be used at all fittings and connections. Tracer wire shall be installed with the HDPE service, and shall extend up the curb stop. The curb stop shall be covered with a metal box and tracer wire test lid per City Water Detail 25.

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
Know what's **below.**
Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

DRAWING FILENAME: D:\Projects\1536-001\Dwg\1536-001_COVER.dwg LAYOUT NAME: C0.01 DATE: Mar 09, 2022 - 2:30pm CAD OPERATOR: donny
LIST OF XREFS: [NES-xbname] [Xbind]

Per Town Comments
No. Revisions: Date:
REVIEW SET
NOT FOR CONSTRUCTION
03.09.22

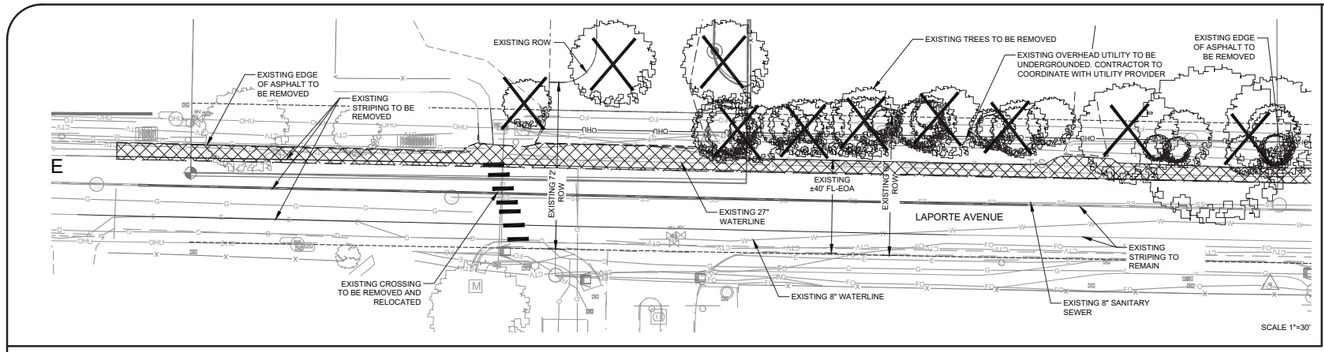
These drawings are instruments of service provided by Northern Engineering Services, Inc., and are not to be used for any type of construction unless authorized by a Professional Engineer in the employ of Northern Engineering Services, Inc.

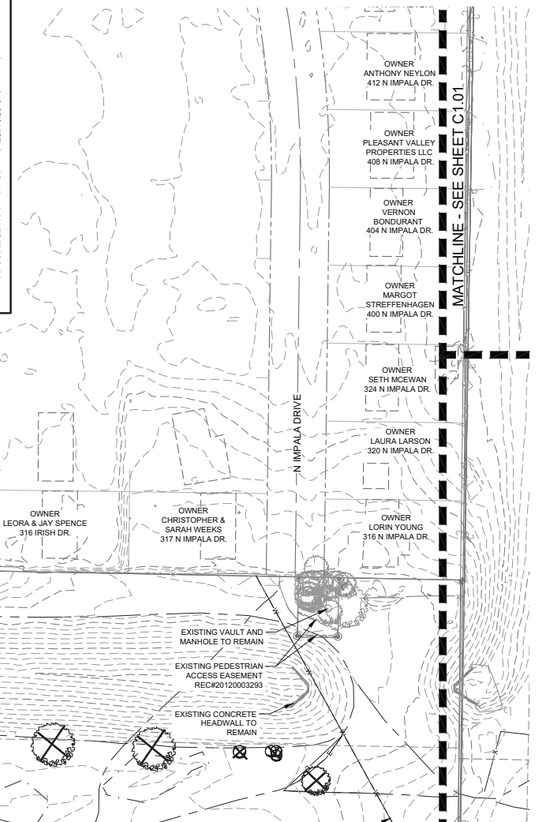
NORTHERN ENGINEERING
FORT COLLINS: 301 North Howes Street, Suite 100, 80521
(970)221-4158
northernengineering.com

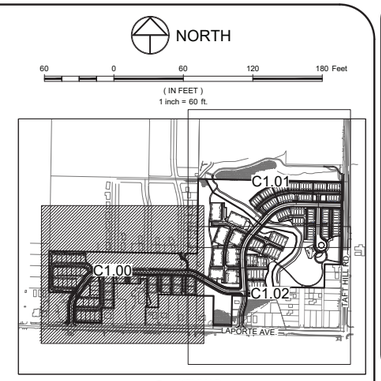
DATE: 03.09.22
SCALE: N/A
REVIEWED BY: D. Weber
PROJECT: 1536-001
DESIGNED BY: N/A
DRAWN BY: M. Ruebel

SANCTUARY ON THE GREENS
GENERAL & CONSTRUCTION NOTES

Sheet
2 of 30







LEGEND:

- PROPERTY BOUNDARY
- FEMA HIGH RISK 100-YR FLOODPLAIN
- FEMA HIGH RISK FLOODWAY
- EXISTING RIGHT-OF-WAY
- EXISTING MAJOR CONTOUR (5015)
- EXISTING MINOR CONTOUR (5013)
- EXISTING STORM SEWER
- EXISTING TELEPHONE (T)
- EXISTING GAS (G)
- EXISTING SANITARY SEWER (SS)
- EXISTING WATER (W)
- EXISTING ELECTRIC (E)
- EXISTING FENCE (X)
- EXISTING ELECTRIC VAULT
- EXISTING FIRE HYDRANT
- EXISTING IRRIGATION BOX
- EXISTING WATER METER
- EXISTING GAS METER
- EXISTING TELEPHONE PEDESTAL
- EXISTING TREES (TO REMAIN)
- EXISTING TREES (TO BE REMOVED)
- EXISTING ASPHALT & CONCRETE TO BE REMOVED

FIELD SURVEY BY:

ORIGINAL FIELD SURVEY
NORTHERN ENGINEERING SERVICES, INC
NE PROJECT NO. 1536-001
DATE: SEPTEMBER, 2018

NOTES:

1. EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF SUCH INFORMATION. EXISTING UTILITY MAINS AND SERVICES MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL ALL UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO ANY CONSTRUCTION TO VERIFY EXACT UTILITY LOCATIONS.
2. THE CONTRACTOR SHALL PROTECT ALL EXISTING FEATURES THAT ARE NOT TO BE REMOVED ADJACENT TO THE CONSTRUCTION AREA INCLUDING, BUT NOT LIMITED TO, SIDEWALKS, PRIVATE FENCES, ABOVE GROUND OR UNDERGROUND UTILITIES, STRUCTURES, AND UNDERGROUND FOUNDATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE THAT SHOULD OCCUR TO ANY ON-SITE, OFF-SITE, PUBLIC OR PRIVATE FACILITY OR FEATURE AS A RESULT OF THE CONSTRUCTION PROCESS FOR THIS PROJECT.
3. LIMITS OF STREET CUT AS REQUIRED FOR UTILITY CONSTRUCTION ARE TO BE DETERMINED IN THE FIELD BY THE TOWN ENGINEERING INSPECTOR. ALL REPAIRS TO BE IN ACCORDANCE WITH CITY STREET REPAIR STANDARDS.
4. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ITEMS IMPACTING ADJACENT PROPERTIES WITH THE PROPERTY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES.
3. ALL SYMBOLS ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
4. CONTACT THE PROJECT SURVEYOR FOR ANY INQUIRIES RELATED TO THE EXISTING SITE SURVEY.

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
Know what's **below.** **Call** before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

No. Revisions: Date:
1 REVIEW SET 03.09.22
NOT FOR CONSTRUCTION

These drawings are instruments of service provided by Northern Engineering Services, Inc., and are not to be used for any type of construction unless authorized by a Professional Engineer in the employ of Northern Engineering Services, Inc.

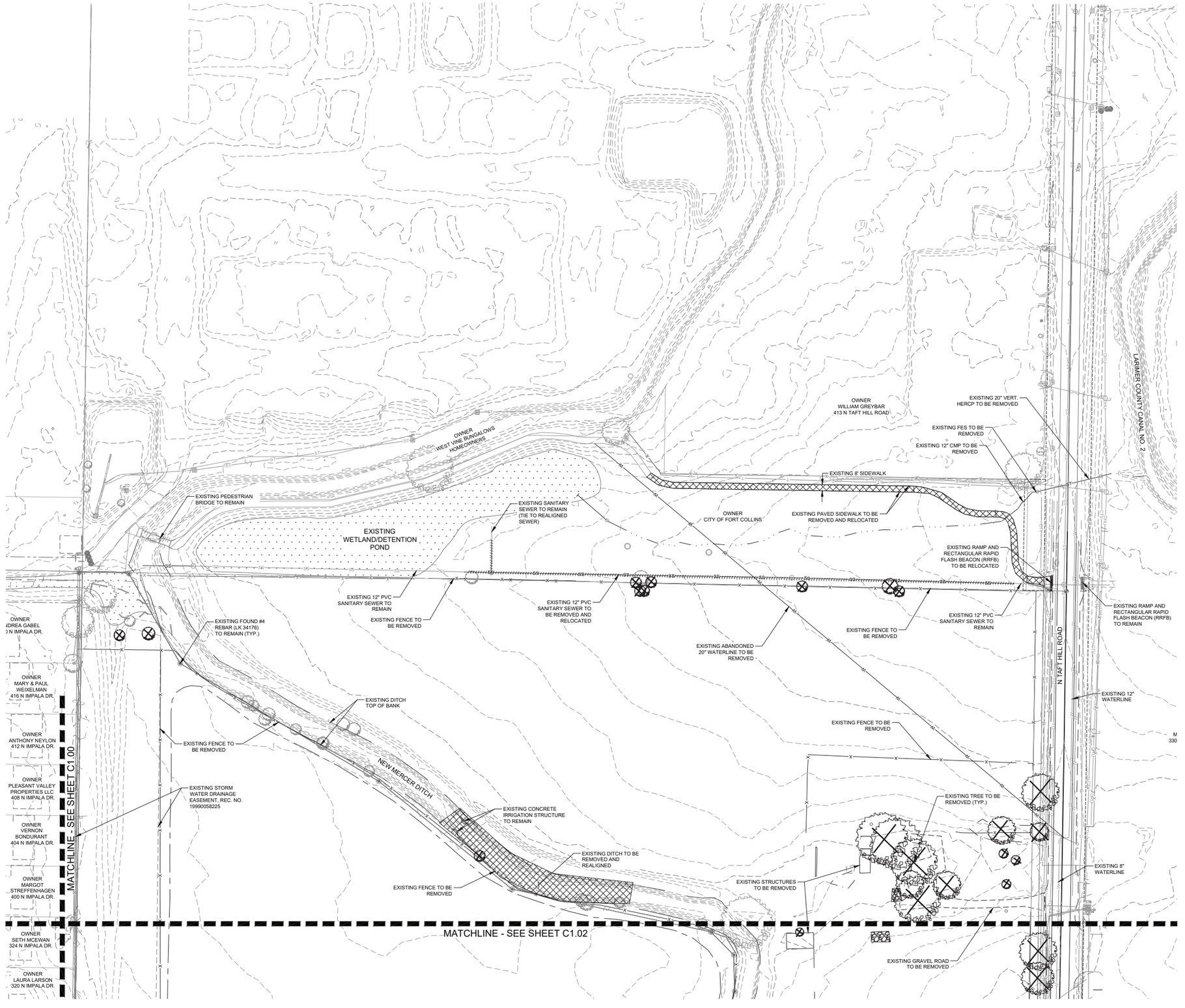
NORTHERN ENGINEERING
FORT COLLINS: 301 North Howes Street, Suite 100, 80521
(970)221-4158 (800)338-3344 (FAX)
970.221.4158
northernengineering.com

DATE: 03.09.22
SCALE: 1"=60'
DESIGNED BY: M. Rudebl
DRAWN BY: M. Rudebl
REVIEWED BY: D. Weber
PROJECT: 1536-001

SANCTUARY ON THE GREENS
EXISTING CONDITIONS & DEMOLITION PLAN

Sheet C1.00
3 of 30

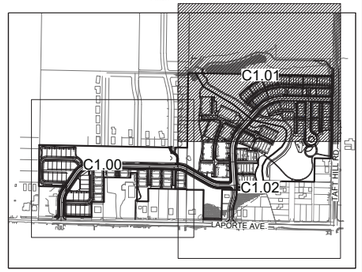
DRAWING FILENAME: D:\Projects\1536-001\dwg\Civil\1536-001_EXCON.dwg LAYOUT NAME: C1.00 DATE: Mar 09, 2022 - 2:36pm CAD OPERATOR: dmay
LIST OF XREFS: [1536-001_xEXIT] [1536-001_xTOPO] [NES-ebrew~] [1536-001_xEXCON_Aug] [1536-001_xEXIT TXT] [1536-001_xCTWAF]



NORTH

60 0 60 120 180 Feet

(IN FEET)
1 inch = 60 ft.



KEYMAP

LEGEND:

PROPERTY BOUNDARY	
FEMA HIGH RISK 100-YR FLOODPLAIN	
FEMA HIGH RISK FLOOWAY	
EXISTING RIGHT-OF-WAY	
EXISTING MAJOR CONTOUR	5015
EXISTING MINOR CONTOUR	5013
EXISTING STORM SEWER	
EXISTING TELEPHONE	T
EXISTING GAS	G
EXISTING SANITARY SEWER	SS
EXISTING WATER	W
EXISTING ELECTRIC	E
EXISTING FENCE	X
EXISTING ELECTRIC VAULT	
EXISTING FIRE HYDRANT	
EXISTING IRRIGATION BOX	
EXISTING WATER METER	
EXISTING GAS METER	G
EXISTING TELEPHONE PEDESTAL	T
EXISTING TREES (TO REMAIN)	
EXISTING TREES (TO BE REMOVED)	
EXISTING ASPHALT & CONCRETE TO BE REMOVED	

FIELD SURVEY BY:

ORIGINAL FIELD SURVEY
NORTHERN ENGINEERING SERVICES, INC
NE PROJECT NO. 1536-001
DATE: SEPTEMBER, 2018

NOTES:

1. EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF SUCH INFORMATION. EXISTING UTILITY MAINS AND SERVICES MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL ALL UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO ANY CONSTRUCTION TO VERIFY EXACT UTILITY LOCATIONS.
2. THE CONTRACTOR SHALL PROTECT ALL EXISTING FEATURES THAT ARE NOT TO BE REMOVED ADJACENT TO THE CONSTRUCTION AREA INCLUDING, BUT NOT LIMITED TO, SIDEWALKS, PRIVATE FENCES, ABOVE GROUND OR UNDERGROUND UTILITIES, STRUCTURES, AND UNDERGROUND FOUNDATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE THAT SHOULD OCCUR TO ANY ON-SITE, OFF-SITE, PUBLIC OR PRIVATE FACILITY OR FEATURE AS A RESULT OF THE CONSTRUCTION PROCESS FOR THIS PROJECT.
3. LIMITS OF STREET CUT AS REQUIRED FOR UTILITY CONSTRUCTION ARE TO BE DETERMINED IN THE FIELD BY THE TOWN ENGINEERING INSPECTOR. ALL REPAIRS TO BE IN ACCORDANCE WITH CITY STREET REPAIR STANDARDS.
4. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ITEMS IMPACTING ADJACENT PROPERTIES WITH THE PROPERTY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES.
3. ALL SYMBOLS ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
4. CONTACT THE PROJECT SURVEYOR FOR ANY INQUIRIES RELATED TO THE EXISTING SITE SURVEY.

CALL UTILITY NOTIFICATION CENTER OF COLORADO

811

Know what's **below.**
Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

No. Revisions: Date:
1 REVIEW SET 03.09.22
NOT FOR CONSTRUCTION

These drawings are instruments of service provided by Northern Engineering Services, Inc., and are not to be used for any type of construction unless authorized by a Professional Engineer in the employ of Northern Engineering Services, Inc.

NORTHERN ENGINEERING
FORT COLLINS: 301 North Howes Street, Suite 100, 80521
(970) 221-4158 (303) 444-1951
970.221.4158
northernengineering.com

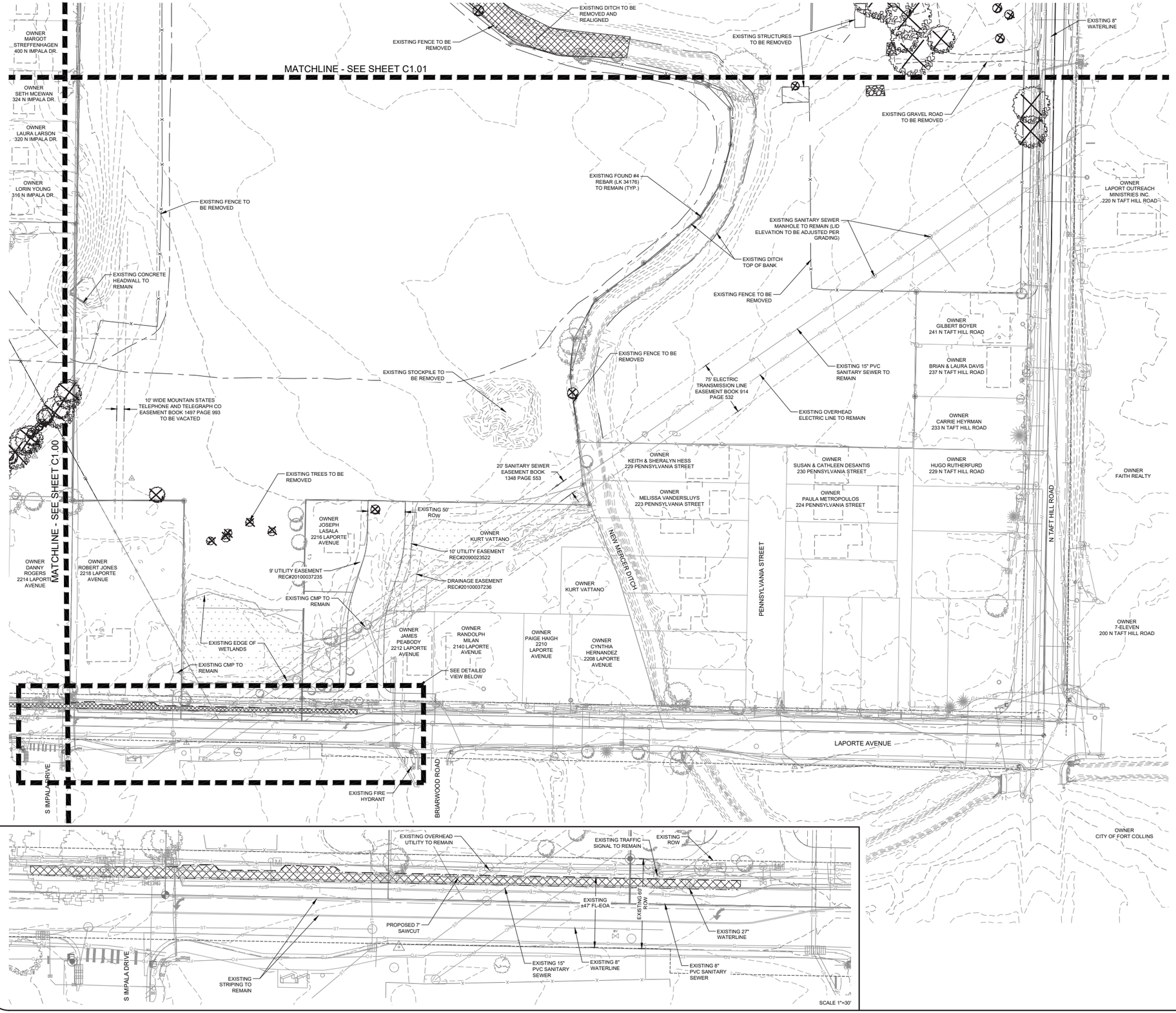
DATE: 03.09.22
SCALE: 1"=60'
REVIEWED BY: D. Weber
PROJECT: 1536-001
DESIGNED BY: M. Ruebel
DRAWN BY: M. Ruebel

SANCTUARY ON THE GREENS

EXISTING CONDITIONS & DEMOLITION PLAN

Sheet
C1.01
4 of 30

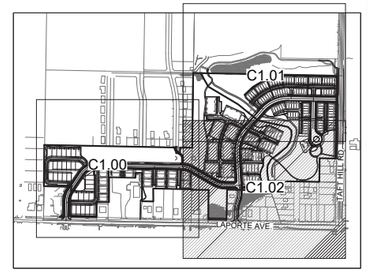
DRAWING FILENAME: D:\Projects\1536-001\Dwg\Civil\1536-001_EC01.dwg LAYOUT NAME: C1.01 DATE: Mar 09, 2022 - 2:36pm CAD OPERATOR: danny
LIST OF XREFS: [1536-001_xEC01] [1536-001_xTOPO] [NES-standard] [1536-001_xEXIST TxT] [1536-001_xETWAP]



NORTH

60 0 60 120 180 Feet

(IN FEET)
1 inch = 60 ft.



KEYMAP

LEGEND:

- PROPERTY BOUNDARY
- FEMA HIGH RISK 100-YR FLOODPLAIN
- FEMA HIGH RISK FLOODWAY
- EXISTING RIGHT-OF-WAY
- EXISTING MAJOR CONTOUR — 5015 —
- EXISTING MINOR CONTOUR — 5013 —
- EXISTING STORM SEWER
- EXISTING TELEPHONE — T —
- EXISTING GAS — G —
- EXISTING SANITARY SEWER — SS —
- EXISTING WATER — W —
- EXISTING ELECTRIC — E —
- EXISTING FENCE — X —
- EXISTING ELECTRIC VAULT
- EXISTING FIRE HYDRANT
- EXISTING IRRIGATION BOX
- EXISTING WATER METER
- EXISTING GAS METER
- EXISTING TELEPHONE PEDESTAL
- EXISTING TREES (TO REMAIN)
- EXISTING TREES (TO BE REMOVED)
- EXISTING ASPHALT & CONCRETE TO BE REMOVED

FIELD SURVEY BY:

ORIGINAL FIELD SURVEY
NORTHERN ENGINEERING SERVICES, INC
NE PROJECT NO. 1536-001
DATE: SEPTEMBER, 2018

NOTES:

1. EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF SUCH INFORMATION. EXISTING UTILITY MAINS AND SERVICES MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL ALL UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO ANY CONSTRUCTION TO VERIFY EXACT UTILITY LOCATIONS.
2. THE CONTRACTOR SHALL PROTECT ALL EXISTING FEATURES THAT ARE NOT TO BE REMOVED ADJACENT TO THE CONSTRUCTION AREA INCLUDING, BUT NOT LIMITED TO, SIDEWALKS, PRIVATE FENCES, ABOVE GROUND OR UNDERGROUND UTILITIES, STRUCTURES, AND UNDERGROUND FOUNDATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE THAT SHOULD OCCUR TO ANY ON-SITE, OFF-SITE, PUBLIC OR PRIVATE FACILITY OR FEATURE AS A RESULT OF THE CONSTRUCTION PROCESS FOR THIS PROJECT.
3. LIMITS OF STREET CUT AS REQUIRED FOR UTILITY CONSTRUCTION ARE TO BE DETERMINED IN THE FIELD BY THE TOWN ENGINEERING INSPECTOR. ALL REPAIRS TO BE IN ACCORDANCE WITH CITY STREET REPAIR STANDARDS.
4. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ITEMS IMPACTING ADJACENT PROPERTIES WITH THE PROPERTY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES.
3. ALL SYMBOLS ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
4. CONTACT THE PROJECT SURVEYOR FOR ANY INQUIRIES RELATED TO THE EXISTING SITE SURVEY.

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
Know what's below, Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

No.	Revisions:	Date:
	REVIEW SET	03.09.22
	NOT FOR CONSTRUCTION	

These drawings are instruments of service provided by Northern Engineering Services, Inc., and are not to be used for any type of construction until authorized by the Professional Engineer in the employ of Northern Engineering Services, Inc.

NORTHERN ENGINEERING
FORT COLLINS 301 North Howes Street, Suite 100, 80521
(970)221-4158 970.221.4158
northernengineering.com

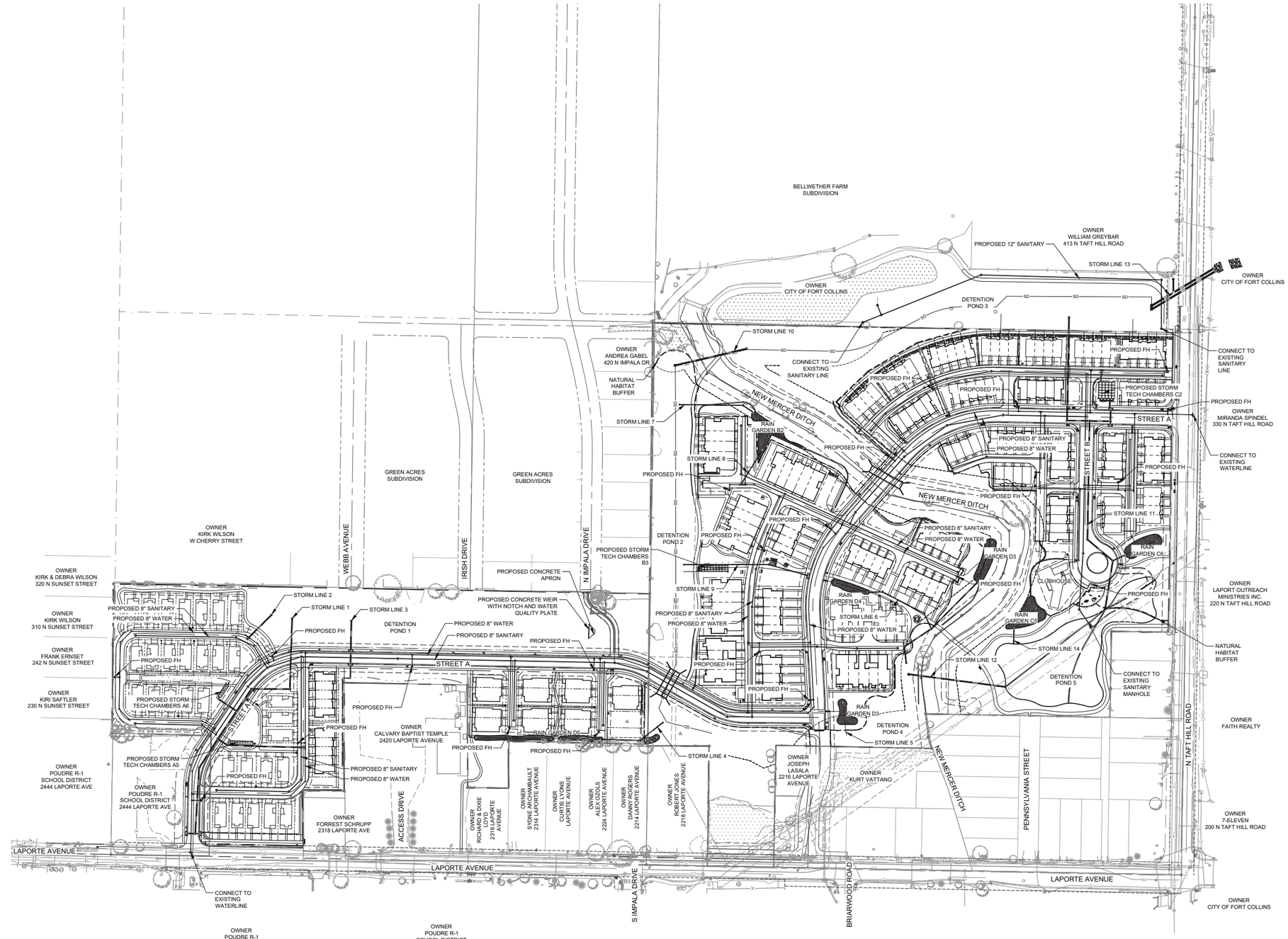
PROJECT: 1536-001	DATE: 03.09.22
DESIGNED BY: M. Rudzel	SCALE: 1"=60'
DRAWN BY: M. Rudzel	REVIEWED BY: D. Weber

SANCTUARY ON THE GREENS

EXISTING CONDITIONS & DEMOLITION PLAN

Sheet 5 of 30

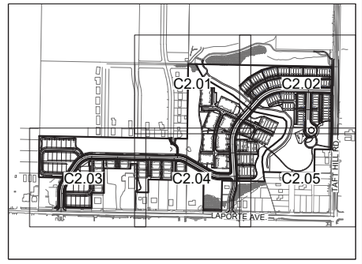
DRAWING FILENAME: D:\Projects\1536-001\Dwg\Civil\1536-001_ECON.dwg LAYOUT NAME: C1.02 DATE: Mar 09, 2022 - 2:36pm CAD DRFOR1536 dsmy
LIST OF XREFS: [1536-001_XEC01] [1536-001_XTOPO] [NES-xsnow] [1536-001_XECON_Img] [1536-001_XLAYST TIF] [1536-001_XETAWAT]



NORTH

120 0 120 240 360 Feet

(IN FEET)
1 inch = 120 ft.



KEYMAP

LEGEND:

- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED ELECTRIC
- PROPOSED SEWER SERVICE
- PROPOSED RESIDENTIAL WATER SERVICE
- PROPOSED FIRE SERVICE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- EXISTING ELECTRIC
- EXISTING TELEPHONE
- EXISTING GAS
- PROPOSED SUBDRAIN
- PROPOSED CURB & GUTTER
- PROPERTY BOUNDARY
- PROPOSED LOTLINE
- EASEMENT LINE
- PROPOSED STORM INLET
- PROPOSED LIGHT POLE
- PROPOSED WATER METER
- EXISTING ELECTRIC METER
- EXISTING WATER METER
- EXISTING IRRIGATION BOX
- EXISTING POWER POLE
- EXISTING GAS METER
- PROPOSED ELECTRIC VAULTS

NOTES:

1. EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF SUCH INFORMATION. EXISTING UTILITY MAINS AND SERVICES MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL ALL UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO ANY CONSTRUCTION TO VERIFY EXACT UTILITY LOCATIONS.
2. ALL WATER CONSTRUCTION SHALL BE PER THE CITY OF FORT COLLINS CONSTRUCTION STANDARDS, LATEST EDITION.
3. MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER & WATER MAINS & SERVICES.
4. ALL WATER FITTINGS AND VALVES, EXCLUDING WATER METERS, ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
5. ROTATE ALL SANITARY MANHOLE LIDS TO LIE OUTSIDE OF THE WHEEL PATH.
6. DRY UTILITY CONDUIT TO BE COORDINATED WITH UTILITY PROVIDERS PRIOR TO STREET CONSTRUCTION.
7. ALL SINGLE FAMILY ATTACHED AND DETACHED UNITS SHALL BE SERVICED BY STANDARD INTERIOR SETTING 3/4IN WATER METERS (FORT COLLINS DETAIL 14). 9-PLEX CONDOS SHALL BE SERVICED BY 1.5" WATER METERS AND 12-PLEX CONDOS SHALL BE SERVICED BY 2" WATER METERS.
8. NO STORAGE OF MATERIALS OR EQUIPMENT SHALL BE ALLOWED IN THE FLOODWAY, WHETHER TEMPORARY (DURING CONSTRUCTION) OR PERMANENT. LANDSCAPING SHALL ALSO MEET THE REQUIREMENTS FOR NO RISE IN THE FLOODWAY.
9. A FLOODPLAIN USE PERMIT AND NO RISE CERTIFICATION IS REQUIRED PRIOR TO PERFORMING ANY WORK WITHIN THE FLOODWAY (I.E., CURB CUT REMOVAL, LANDSCAPING).
10. A FLOODPLAIN USE PERMIT IS REQUIRED PRIOR TO PERFORMING ANY WORK WITHIN THE 100-YEAR FLOODPLAIN.
11. THE NATURAL HABITAT BUFFER ZONE IS INTENDED TO BE MAINTAINED IN A NATIVE LANDSCAPE. PLEASE SEE SECTION 3.4.1 OF THE LAND USE CODE FOR ALLOWABLE USES WITHIN THE NATURAL HABITAT BUFFER ZONE. THIS WILL HELP PRESERVE THE INTENTION BEHIND THE BUFFER ZONES AND THE NATURAL FEATURES INTO THE FUTURE.
12. THE APPLICANT IS AWARE THAT THE CURRENT PLAN DOES NOT MEET REGULATORY FLOODPLAIN REQUIREMENTS AS PROPOSED AND IS CONTINUING THROUGH THE PLANNING PROCESS AT THE APPLICANT'S OWN RISK. BUILDING AND CONSTRUCTION PERMITS FOR STRUCTURES NOT MEETING FLOODPLAIN REQUIREMENTS WILL BE HELD UP IF THE LOMR IS NOT REGULATORY.

CALL UTILITY NOTIFICATION CENTER OF COLORADO

811

Know what's **below.**
Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

No. Revisions: Date:
1 REVIEW SET 03.09.22
NOT FOR CONSTRUCTION

These drawings are instruments of service provided by Northern Engineering Services, Inc. and are not to be used for any type of construction unless authorized by a Professional Engineer in the employ of Northern Engineering Services, Inc.

NORTHERN ENGINEERING
FORT COLLINS 301 North Howes Street, Suite 100, 80521
GREELEY 1001 8th Street, 80631
970.221.4158
northernengineering.com

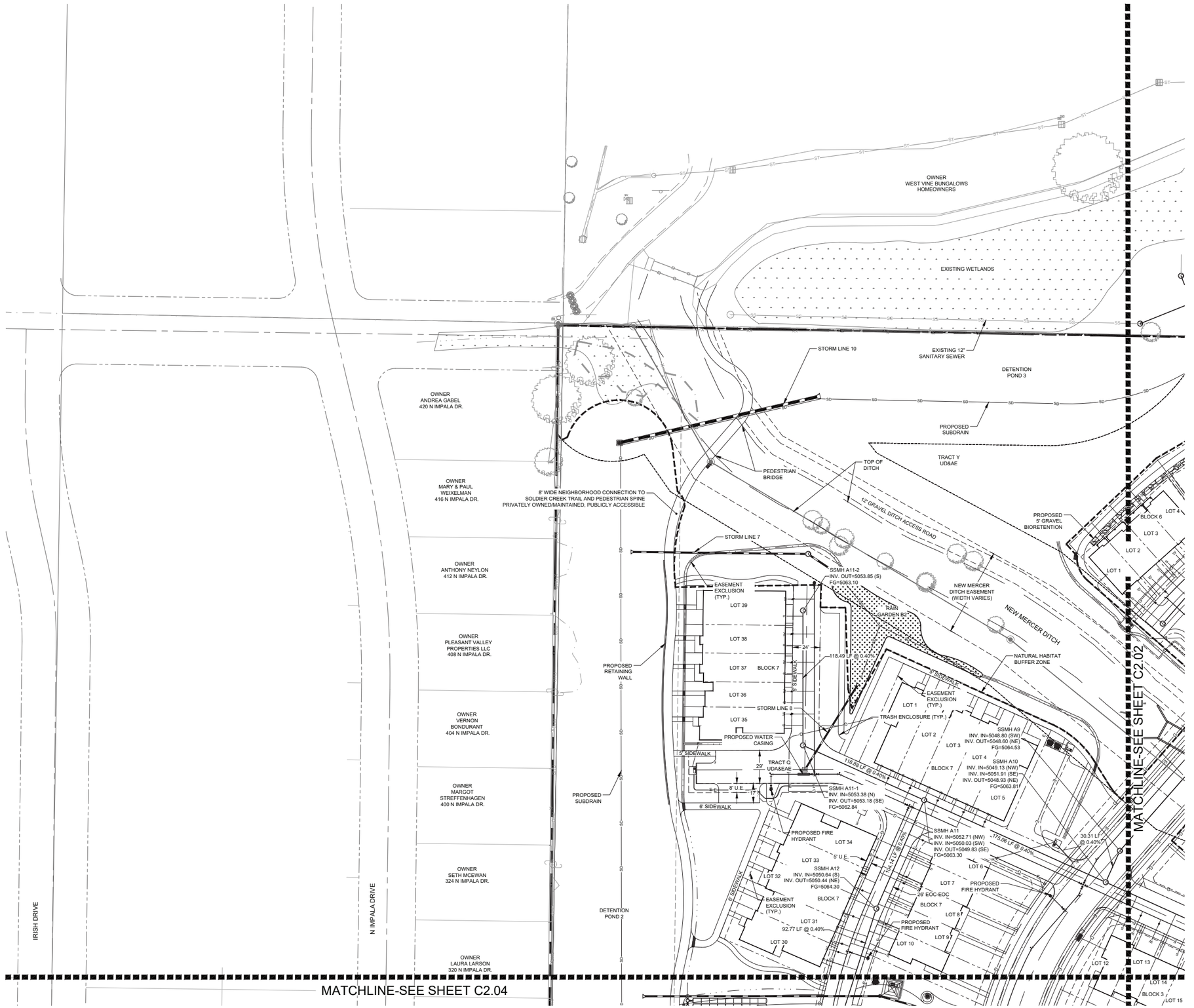
PROJECT: 1536-001
DATE: 03.09.22
SCALE: 1" = 120'
DESIGNED BY: M. Ruebel
DRAWN BY: M. Ruebel
REVIEWED BY: D. Weber

SANCTUARY ON THE GREENS

OVERALL UTILITY PLAN

Sheet C1.00
6 of 30

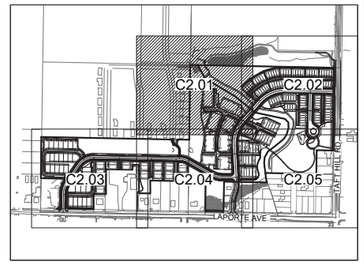
DRAWING FILENAME: D:\Projects\1536-001\Dwg\Util\1536-001_OUTIL.dwg LAYOUT NAME: C1.00 DATE: Mar 09, 2022 - 2:36pm CAD OPERATOR: danny
LIST OF XREFS: [1536-001_xPLOT] [NES-Arcview] [1536-001_xETWAP] [1536-001_xUTIL_Ind] [1536-001_xUTIL] [1536-001_xutl]



NORTH

40 0 40 80 120 Feet

(IN FEET)
1 inch = 40 ft.



KEYMAP

LEGEND:

- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED ELECTRIC
- PROPOSED SEWER SERVICE
- PROPOSED RESIDENTIAL WATER SERVICE
- PROPOSED FIRE SERVICE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- EXISTING ELECTRIC
- EXISTING TELEPHONE
- EXISTING GAS
- PROPOSED SUBDRAIN
- PROPOSED CURB & GUTTER
- PROPERTY BOUNDARY
- PROPOSED LOTLINE
- EASEMENT LINE
- PROPOSED STORM INLET
- PROPOSED LIGHT POLE
- PROPOSED WATER METER
- EXISTING ELECTRIC METER
- EXISTING WATER METER
- EXISTING IRRIGATION BOX
- EXISTING POWER POLE
- EXISTING GAS METER
- PROPOSED ELECTRIC VAULTS

NOTES:

1. EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF SUCH INFORMATION. EXISTING UTILITY MAINS AND SERVICES MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL ALL UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO ANY CONSTRUCTION TO VERIFY EXACT UTILITY LOCATIONS.
2. ALL WATER CONSTRUCTION SHALL BE PER THE CITY OF FORT COLLINS CONSTRUCTION STANDARDS, LATEST EDITION.
3. MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER & WATER MAINS & SERVICES.
4. ALL WATER FITTINGS AND VALVES, EXCLUDING WATER METERS, ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
5. ROTATE ALL SANITARY MANHOLE LIDS TO LIE OUTSIDE OF THE WHEEL PATH.
6. DRY UTILITY CONDUIT TO BE COORDINATED WITH UTILITY PROVIDERS PRIOR TO STREET CONSTRUCTION.
7. ALL SINGLE FAMILY ATTACHED AND DETACHED UNITS SHALL BE SERVICED BY STANDARD INTERIOR SETTING 3/4IN WATER METERS (FORT COLLINS DETAIL 14). 9-PLEX CONDOS SHALL BE SERVICED BY 1 1/2" WATER METERS AND 12-PLEX CONDOS SHALL BE SERVICED BY 2" WATER METERS.
8. NO STORAGE OF MATERIALS OR EQUIPMENT SHALL BE ALLOWED IN THE FLOODWAY, WHETHER TEMPORARY (DURING CONSTRUCTION) OR PERMANENT. LANDSCAPING SHALL ALSO MEET THE REQUIREMENTS FOR NO RISE IN THE FLOODWAY.
9. A FLOODPLAIN USE PERMIT AND NO RISE CERTIFICATION IS REQUIRED PRIOR TO PERFORMING ANY WORK WITHIN THE FLOODWAY (I.E., CURB CUT REMOVAL, LANDSCAPING).
10. A FLOODPLAIN USE PERMIT IS REQUIRED PRIOR TO PERFORMING ANY WORK WITHIN THE 100-YEAR FLOODPLAIN.
11. THE NATURAL HABITAT BUFFER ZONE IS INTENDED TO BE MAINTAINED IN A NATIVE LANDSCAPE. PLEASE SEE SECTION 3.4.1 OF THE LAND USE CODE FOR ALLOWABLE USES WITHIN THE NATURAL HABITAT BUFFER ZONE. THIS WILL HELP PRESERVE THE INTENTION BEHIND THE BUFFER ZONES AND THE NATURAL FEATURES INTO THE FUTURE.
12. THE APPLICANT IS AWARE THAT THE CURRENT PLAN DOES NOT MEET REGULATORY FLOODPLAIN REQUIREMENTS AS PROPOSED AND IS CONTINUING THROUGH THE PLANNING PROCESS AT THE APPLICANT'S OWN RISK. BUILDING AND CONSTRUCTION PERMITS FOR STRUCTURES NOT MEETING FLOODPLAIN REQUIREMENTS WILL BE HELD UP IF THE LOMR IS NOT REGULATORY.

CALL UTILITY NOTIFICATION CENTER OF COLORADO

811 Know what's below. Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

No. Revisions: Date:
1 REVIEW SET 03.09.22
NOT FOR CONSTRUCTION

These drawings are instruments of service provided by Northern Engineering Services, Inc. and are not to be used for any type of construction unless authorized and sealed by a Professional Engineer in the employ of Northern Engineering Services, Inc.

NORTHERN ENGINEERING
FORT COLLINS 301 North Howes Street, Suite 100, 80521
(970)221-4158 FAX (970)221-4159
northernengineering.com

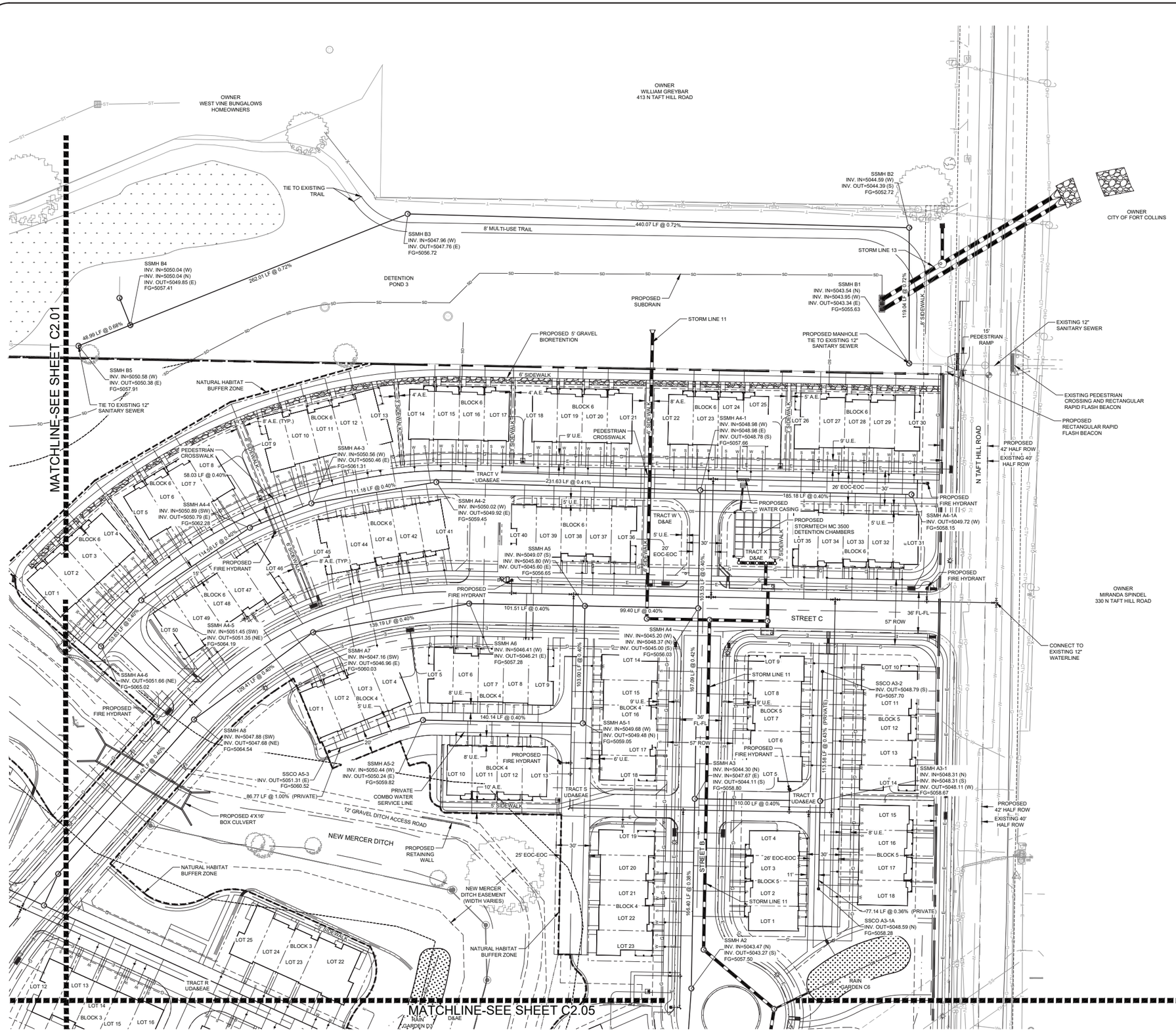
PROJECT: 1536-001	DATE: 03.09.22
DESIGNED BY: M. Rudebl	SCALE: 1" = 40'
DRAWN BY: M. Rudebl	REVIEWED BY: D. Weber

SANCTUARY ON THE GREENS

UTILITY PLANS

Sheet
C2.00
7 of 30

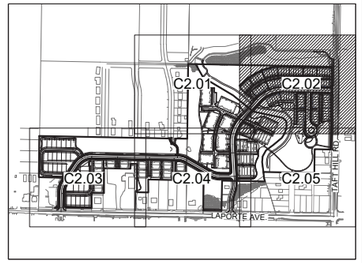
DRAWING FILENAME: D:\Projects\1536-001\Dwg\Util\1536-001_UTL.dwg LAYOUT NAME: C2.01 DATE: Mar 09, 2022 - 2:37pm CAD OPERATOR: davey
LIST OF XREFS: [1536-001_ALTB][1536-001_ALEXT][NES-xbase][1536-001_UTIL_Dwg][1536-001_MCMAP][1536-001 PLAT][1536-001_unm][1536-001_aPLANCEL]



NORTH

40 0 40 80 120 Feet

(IN FEET)
1 inch = 40 ft.



KEYMAP

LEGEND:

- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED ELECTRIC
- PROPOSED SEWER SERVICE
- PROPOSED RESIDENTIAL WATER SERVICE
- PROPOSED FIRE SERVICE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- EXISTING ELECTRIC
- EXISTING TELEPHONE
- EXISTING GAS
- PROPOSED SUBDRAIN
- PROPOSED CURB & GUTTER
- PROPERTY BOUNDARY
- PROPOSED LOTLINE
- EASEMENT LINE
- PROPOSED STORM INLET
- PROPOSED LIGHT POLE
- PROPOSED WATER METER
- EXISTING ELECTRIC METER
- EXISTING WATER METER
- EXISTING IRRIGATION BOX
- EXISTING POWER POLE
- EXISTING GAS METER
- PROPOSED ELECTRIC VAULTS

NOTES:

1. EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF SUCH INFORMATION. EXISTING UTILITY MAINS AND SERVICES MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL ALL UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO ANY CONSTRUCTION TO VERIFY EXACT UTILITY LOCATIONS.
2. ALL WATER CONSTRUCTION SHALL BE PER THE CITY OF FORT COLLINS CONSTRUCTION STANDARDS, LATEST EDITION.
3. MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER & WATER MAINS & SERVICES.
4. ALL WATER FITTINGS AND VALVES, EXCLUDING WATER METERS, ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
5. ROTATE ALL SANITARY MANHOLE LIDS TO LIE OUTSIDE OF THE WHEEL PATH.
6. DRY UTILITY CONDUIT TO BE COORDINATED WITH UTILITY PROVIDERS PRIOR TO STREET CONSTRUCTION.
7. ALL SINGLE FAMILY ATTACHED AND DETACHED UNITS SHALL BE SERVICED BY STANDARD INTERIOR SETTING 3/4IN WATER METERS (FORT COLLINS DETAIL 14). 9-PLEX CONDOS SHALL BE SERVICED BY 1 1⅟2" WATER METERS AND 12-PLEX CONDOS SHALL BE SERVICED BY 2" WATER METERS.
8. NO STORAGE OF MATERIALS OR EQUIPMENT SHALL BE ALLOWED IN THE FLOODWAY, WHETHER TEMPORARY (DURING CONSTRUCTION) OR PERMANENT. LANDSCAPING SHALL ALSO MEET THE REQUIREMENTS FOR NO RISE IN THE FLOODWAY.
9. A FLOODPLAIN USE PERMIT AND NO RISE CERTIFICATION IS REQUIRED PRIOR TO PERFORMING ANY WORK WITHIN THE FLOODWAY (I.E., CURB CUT REMOVAL, LANDSCAPING).
10. A FLOODPLAIN USE PERMIT IS REQUIRED PRIOR TO PERFORMING ANY WORK WITHIN THE 100-YEAR FLOODPLAIN.
11. THE NATURAL HABITAT BUFFER ZONE IS INTENDED TO BE MAINTAINED IN A NATIVE LANDSCAPE. PLEASE SEE SECTION 3.4.1 OF THE LAND USE CODE FOR ALLOWABLE USES WITHIN THE NATURAL HABITAT BUFFER ZONE. THIS WILL HELP PRESERVE THE INTENTION BEHIND THE BUFFER ZONES AND THE NATURAL FEATURES INTO THE FUTURE.
12. THE APPLICANT IS AWARE THAT THE CURRENT PLAN DOES NOT MEET REGULATORY FLOODPLAIN REQUIREMENTS AS PROPOSED AND IS CONTINUING THROUGH THE PLANNING PROCESS AT THE APPLICANT'S OWN RISK. BUILDING AND CONSTRUCTION PERMITS FOR STRUCTURES NOT MEETING FLOODPLAIN REQUIREMENTS WILL BE HELD UP IF THE LOMR IS NOT REGULATORY.

CALL UTILITY NOTIFICATION CENTER OF COLORADO

811

Know what's **below.**
Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

No.	Revisions:	Date:
	REVIEW SET NOT FOR CONSTRUCTION	03.09.22

These drawings are instruments of service provided by Northern Engineering Services, Inc. and are not to be used for any type of construction unless authorized by a Professional Engineer in the employ of Northern Engineering Services, Inc.

NORTHERN ENGINEERING
FORT COLLINS 301 North Howes Street, Suite 100, 80521
CRESTED BUTTE 506 Second Street, 81224
970.221.4158
northernengineering.com

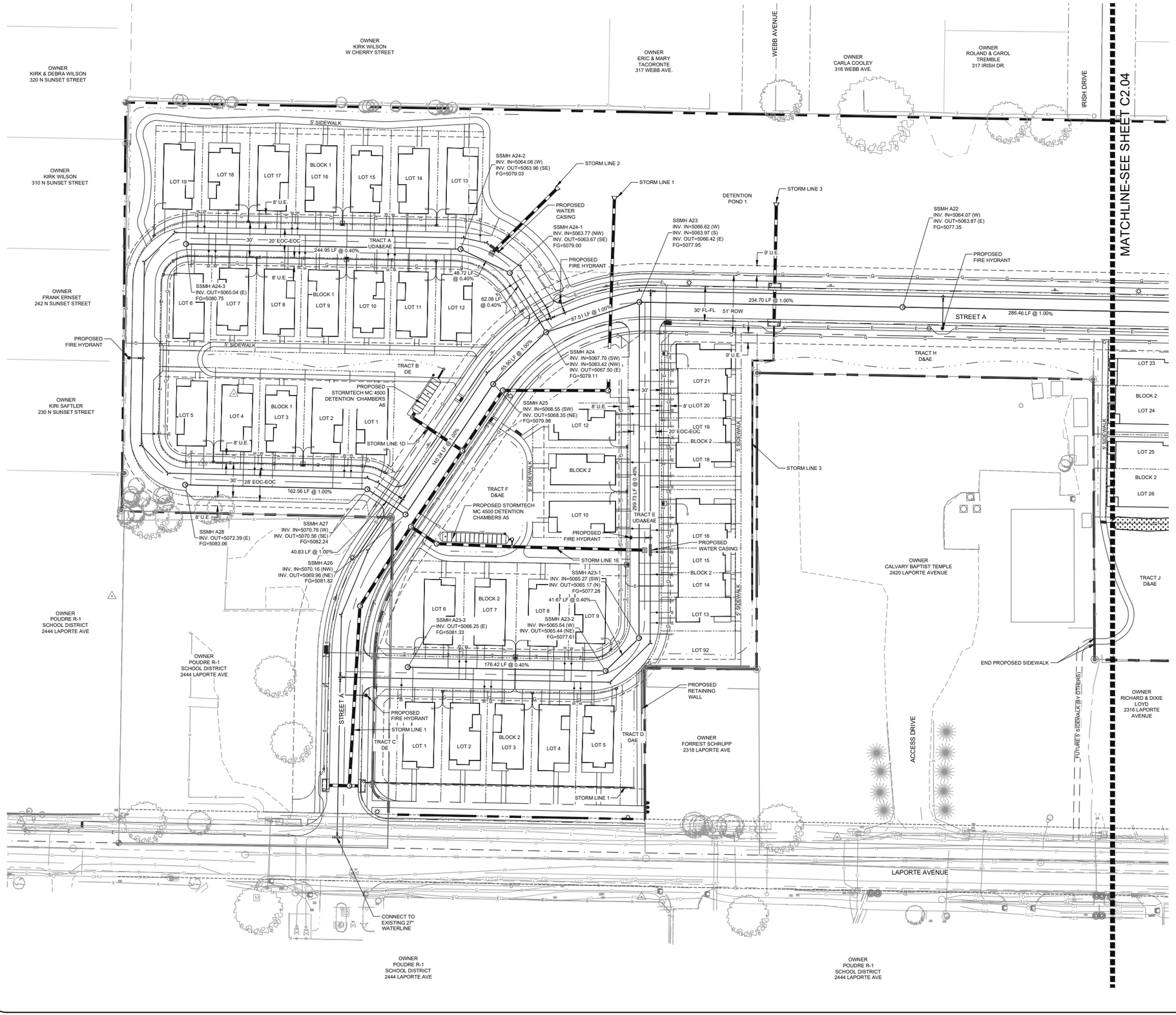
PROJECT: 1536-001	DESIGNED BY: M. Rudesill	DRAWN BY: M. Ruebel
DATE: 03.09.22	SCALE: 1"=40'	REVIEWED BY: D. Weber

SANCTUARY ON THE GREENS

UTILITY PLANS

Sheet
C2.02
8 of 30

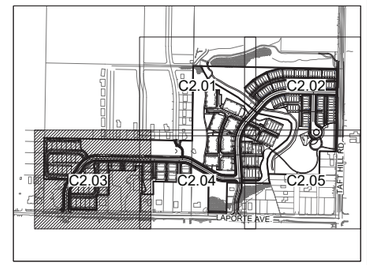
DRAWING FILENAME: D:\Projects\1536-001\Dwg\Util\1536-001_UTIL.dwg LAYOUT NAME: C2.02 DATE: Mar 09, 2022 - 2:37pm CAD OPERATOR: davey
LIST OF XREFS: [1536-001_LBL.dwg] [1536-001_ACAD.dwg] [NES--xxxxxx] [1536-001_UTIL.dwg] [1536-001_ACMAP] [1536-001 PLAT] [1536-001_unit] [1536-001_xPLAT2L]



NORTH

40 0 40 80 120 Feet

(IN FEET)
1 inch = 40 ft.



KEYMAP

LEGEND:

- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED ELECTRIC
- PROPOSED SEWER SERVICE
- PROPOSED RESIDENTIAL WATER SERVICE
- PROPOSED FIRE SERVICE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- EXISTING ELECTRIC
- EXISTING TELEPHONE
- EXISTING GAS
- PROPOSED SUBDRAIN
- PROPOSED CURB & GUTTER
- PROPERTY BOUNDARY
- PROPOSED LOTLINE
- EASEMENT LINE
- PROPOSED STORM INLET
- PROPOSED LIGHT POLE
- PROPOSED WATER METER
- EXISTING ELECTRIC METER
- EXISTING WATER METER
- EXISTING IRRIGATION BOX
- EXISTING POWER POLE
- EXISTING GAS METER
- PROPOSED ELECTRIC VAULTS

NOTES:

1. EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF SUCH INFORMATION. EXISTING UTILITY MAINS AND SERVICES MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL ALL UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO ANY CONSTRUCTION TO VERIFY EXACT UTILITY LOCATIONS.
2. ALL WATER CONSTRUCTION SHALL BE PER THE CITY OF FORT COLLINS CONSTRUCTION STANDARDS, LATEST EDITION.
3. MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER & WATER MAINS & SERVICES.
4. ALL WATER FITTINGS AND VALVES, EXCLUDING WATER METERS, ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
5. ROTATE ALL SANITARY MANHOLE LIDS TO LIE OUTSIDE OF THE WHEEL PATH.
6. DRY UTILITY CONDUIT TO BE COORDINATED WITH UTILITY PROVIDERS PRIOR TO STREET CONSTRUCTION.
7. ALL SINGLE FAMILY ATTACHED AND DETACHED UNITS SHALL BE SERVICED BY STANDARD INTERIOR SETTING 3/4IN WATER METERS (FORT COLLINS DETAIL 14). 9-PLEX CONDOS SHALL BE SERVICED BY 1 2" WATER METERS AND 12-PLEX CONDOS SHALL BE SERVICED BY 2" WATER METERS.
8. NO STORAGE OF MATERIALS OR EQUIPMENT SHALL BE ALLOWED IN THE FLOODWAY, WHETHER TEMPORARY (DURING CONSTRUCTION) OR PERMANENT. LANDSCAPING SHALL ALSO MEET THE REQUIREMENTS FOR NO RISE IN THE FLOODWAY.
9. A FLOODPLAIN USE PERMIT AND NO RISE CERTIFICATION IS REQUIRED PRIOR TO PERFORMING ANY WORK WITHIN THE FLOODWAY (I.E., CURB CUT REMOVAL, LANDSCAPING).
10. A FLOODPLAIN USE PERMIT IS REQUIRED PRIOR TO PERFORMING ANY WORK WITHIN THE 100-YEAR FLOODPLAIN.
11. THE NATURAL HABITAT BUFFER ZONE IS INTENDED TO BE MAINTAINED IN A NATIVE LANDSCAPE. PLEASE SEE SECTION 3.4.1 OF THE LAND USE CODE FOR ALLOWABLE USES WITHIN THE NATURAL HABITAT BUFFER ZONE. THIS WILL HELP PRESERVE THE INTENTION BEHIND THE BUFFER ZONES AND THE NATURAL FEATURES INTO THE FUTURE.
12. THE APPLICANT IS AWARE THAT THE CURRENT PLAN DOES NOT MEET REGULATORY FLOODPLAIN REQUIREMENTS AS PROPOSED AND IS CONTINUING THROUGH THE PLANNING PROCESS AT THE APPLICANT'S OWN RISK. BUILDING AND CONSTRUCTION PERMITS FOR STRUCTURES NOT MEETING FLOODPLAIN REQUIREMENTS WILL BE HELD UP IF THE LOMR IS NOT REGULATORY.

CALL UTILITY NOTIFICATION CENTER OF COLORADO

811 Know what's below. Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

No. Revisions: Date:
1 REVIEW SET 03.09.22
NOT FOR CONSTRUCTION

These drawings are instruments of service provided by Northern Engineering Services, Inc. and are not to be used for any type of construction unless authorized by a Professional Engineer in the employ of Northern Engineering Services, Inc.

NORTHERN ENGINEERING
FORT COLLINS 301 North Howes Street, Suite 100, 80521
DENVER 1500 Wynkoop Street, 80202
970.221.4158
northernengineering.com

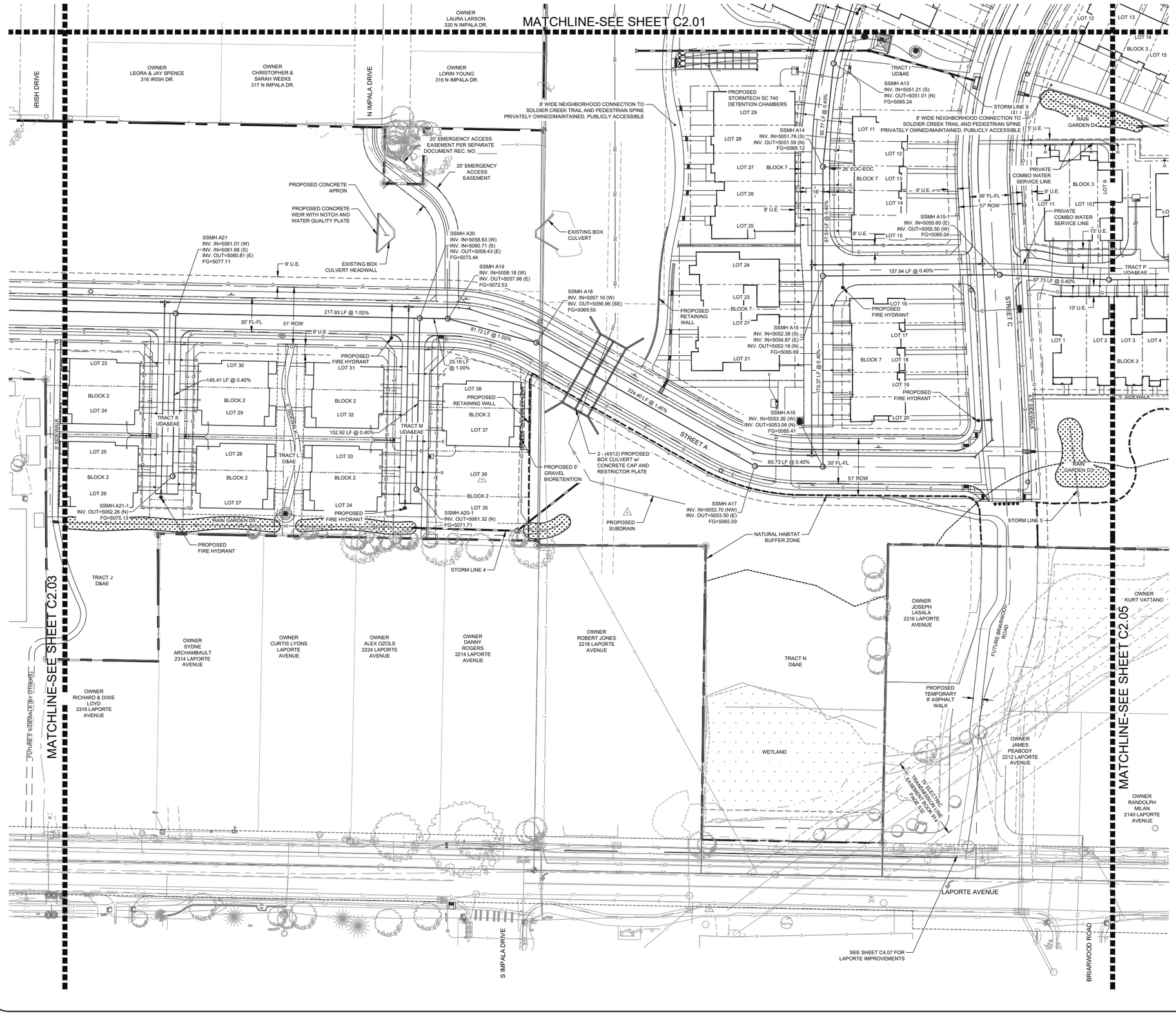
PROJECT: 1536-001 | DATE: 03.09.22 | SCALE: 1"=40' | REVIEWED BY: D. Weber
DESIGNED BY: M. Rudsell | DRAWN BY: M. Rudsell

SANCTUARY ON THE GREENS

UTILITY PLANS

Sheet
9 of 30

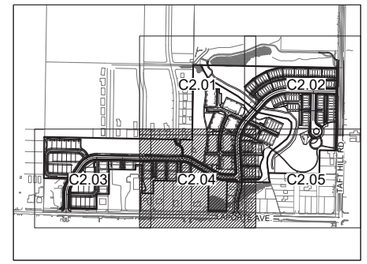
DRAWING FILENAME: D:\Projects\1536-001\Dwg\Util\1536-001_UTIL.dwg LAYOUT NAME: C2.03 DATE: Mar 09, 2022 - 2:37pm CAD OPERATOR: danny
LIST OF XREFS: 1536-001_xBTB2 [1536-001_xCVST] [NES-divider] [1536-001_xUTIL.dwg] [1536-001_xETWAP] [1536-001 PLAT] [1536-001_util] [1536-001_xPAVE2L]



NORTH

40 0 40 80 120 Feet

(IN FEET)
1 inch = 40 ft.



KEYMAP

LEGEND:

- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED ELECTRIC
- PROPOSED SEWER SERVICE
- PROPOSED RESIDENTIAL WATER SERVICE
- PROPOSED FIRE SERVICE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- EXISTING ELECTRIC
- EXISTING TELEPHONE
- EXISTING GAS
- PROPOSED SUBDRAIN
- PROPOSED CURB & GUTTER
- PROPERTY BOUNDARY
- PROPOSED LOTLINE
- EASEMENT LINE
- PROPOSED STORM INLET
- PROPOSED LIGHT POLE
- PROPOSED WATER METER
- EXISTING ELECTRIC METER
- EXISTING WATER METER
- EXISTING IRRIGATION BOX
- EXISTING POWER POLE
- EXISTING GAS METER
- PROPOSED ELECTRIC VAULTS

NOTES:

1. EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF SUCH INFORMATION. EXISTING UTILITY MAINS AND SERVICES MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL ALL UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO ANY CONSTRUCTION TO VERIFY EXACT UTILITY LOCATIONS.
2. ALL WATER CONSTRUCTION SHALL BE PER THE CITY OF FORT COLLINS CONSTRUCTION STANDARDS, LATEST EDITION.
3. MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER & WATER MAINS & SERVICES.
4. ALL WATER FITTINGS AND VALVES, EXCLUDING WATER METERS, ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
5. ROTATE ALL SANITARY MANHOLE LIDS TO LIE OUTSIDE OF THE WHEEL PATH.
6. DRY UTILITY CONDUIT TO BE COORDINATED WITH UTILITY PROVIDERS PRIOR TO STREET CONSTRUCTION.
7. ALL SINGLE FAMILY ATTACHED AND DETACHED UNITS SHALL BE SERVICED BY STANDARD INTERIOR SETTING 3/4IN WATER METERS (FORT COLLINS DETAIL 14). 9-PLEX CONDOS SHALL BE SERVICED BY 1 ½" WATER METERS AND 12-PLEX CONDOS SHALL BE SERVICED BY 2" WATER METERS.
8. NO STORAGE OF MATERIALS OR EQUIPMENT SHALL BE ALLOWED IN THE FLOODWAY, WHETHER TEMPORARY (DURING CONSTRUCTION) OR PERMANENT. LANDSCAPING SHALL ALSO MEET THE REQUIREMENTS FOR NO RISE IN THE FLOODWAY.
9. A FLOODPLAIN USE PERMIT AND NO RISE CERTIFICATION IS REQUIRED PRIOR TO PERFORMING ANY WORK WITHIN THE FLOODWAY (I.E., CURB CUT REMOVAL, LANDSCAPING).
10. A FLOODPLAIN USE PERMIT IS REQUIRED PRIOR TO PERFORMING ANY WORK WITHIN THE 100-YEAR FLOODPLAIN.
11. THE NATURAL HABITAT BUFFER ZONE IS INTENDED TO BE MAINTAINED IN A NATIVE LANDSCAPE. PLEASE SEE SECTION 3.4.1 OF THE LAND USE CODE FOR ALLOWABLE USES WITHIN THE NATURAL HABITAT BUFFER ZONE. THIS WILL HELP PRESERVE THE INTENTION BEHIND THE BUFFER ZONES AND THE NATURAL FEATURES INTO THE FUTURE.
12. THE APPLICANT IS AWARE THAT THE CURRENT PLAN DOES NOT MEET REGULATORY FLOODPLAIN REQUIREMENTS AS PROPOSED AND IS CONTINUING THROUGH THE PLANNING PROCESS AT THE APPLICANT'S OWN RISK. BUILDING AND CONSTRUCTION PERMITS FOR STRUCTURES NOT MEETING FLOODPLAIN REQUIREMENTS WILL BE HELD UP IF THE LOMR IS NOT REGULATORY.

CALL UTILITY NOTIFICATION CENTER OF COLORADO

811

Know what's **below.**
Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

No. Revisions: Date:
1 REVIEW SET 03.09.22
NOT FOR CONSTRUCTION

These drawings are instruments of service provided by Northern Engineering Services, Inc. and are not to be used for any type of construction until authorized by a Professional Engineer in the employ of Northern Engineering Services, Inc.

NORTHERN ENGINEERING
FORT COLLINS 301 North Howes Street, Suite 100, 80521
(970)221-4158
northernengineering.com

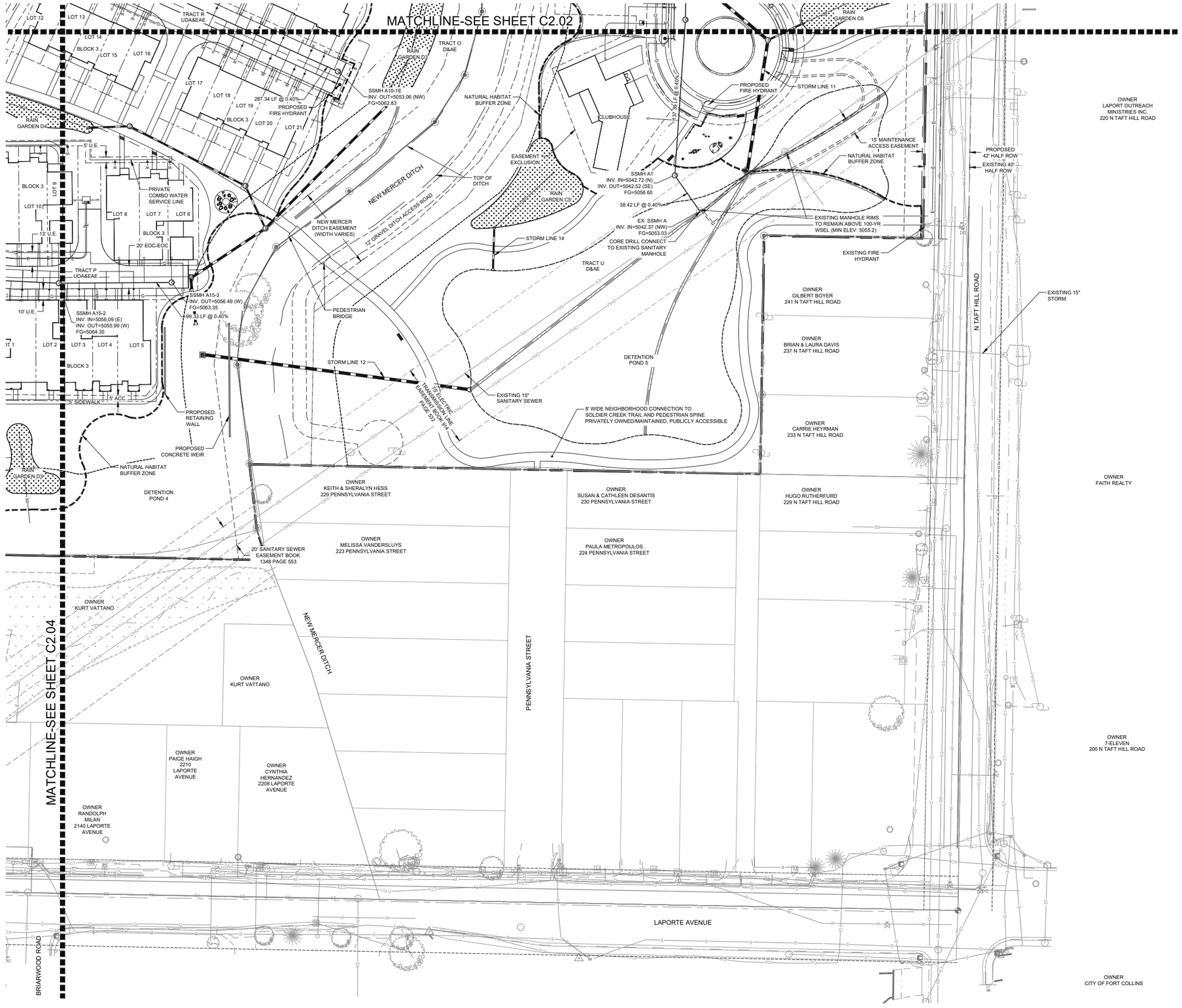
PROJECT: 1536-001
DESIGNED BY: M. Ruebel
DRAWN BY: M. Ruebel
DATE: 03.09.22
SCALE: 1"=40'
REVIEWED BY: D. Weber

SANCTUARY ON THE GREENS

UTILITY PLANS

Sheet C4.01

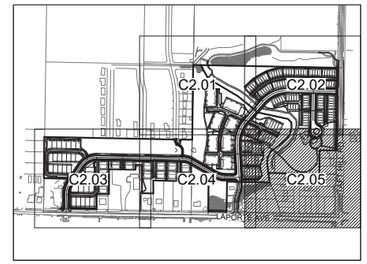
DRAWING FILENAME: D:\Projects\1536-001\dwg\civil\1536-001_UTIL.dwg LAYOUT NAME: C2.04 DATE: Mar 09, 2022 - 2:37pm CAD OPERATOR: dmrey
LIST OF XREFS: [1536-001_xrSITE] [1536-001_xrC3D] [NES-dwview] [1536-001_xrTitle] [1536-001_xrTitle] [1536-001_xrVIEWMAP] [1536-001 PLAT] [1536-001_xr0] [1536-001_xrMISC]



NORTH

40 0 40 80 120 Feet

(IN FEET)
1 inch = 40 ft.



KEYMAP

LEGEND:

- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED ELECTRIC
- PROPOSED SEWER SERVICE
- PROPOSED RESIDENTIAL WATER SERVICE
- PROPOSED FIRE SERVICE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- EXISTING ELECTRIC
- EXISTING TELEPHONE
- EXISTING GAS
- PROPOSED SUBDRAIN
- PROPOSED CURB & GUTTER
- PROPERTY BOUNDARY
- PROPOSED LOTLINE
- EASEMENT LINE
- PROPOSED STORM INLET
- PROPOSED LIGHT POLE
- PROPOSED WATER METER
- EXISTING ELECTRIC METER
- EXISTING WATER METER
- EXISTING IRRIGATION BOX
- EXISTING POWER POLE
- EXISTING GAS METER
- PROPOSED ELECTRIC VAULTS

NOTES:

1. EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF SUCH INFORMATION. EXISTING UTILITY MAINS AND SERVICES MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL ALL UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO ANY CONSTRUCTION TO VERIFY EXACT UTILITY LOCATIONS.
2. ALL WATER CONSTRUCTION SHALL BE PER THE CITY OF FORT COLLINS CONSTRUCTION STANDARDS, LATEST EDITION.
3. MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER & WATER MAINS & SERVICES.
4. ALL WATER FITTINGS AND VALVES, EXCLUDING WATER METERS, ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
5. ROTATE ALL SANITARY MANHOLE LIDS TO LIE OUTSIDE OF THE WHEEL PATH.
6. DRY UTILITY CONDUIT TO BE COORDINATED WITH UTILITY PROVIDERS PRIOR TO STREET CONSTRUCTION.
7. ALL SINGLE FAMILY ATTACHED AND DETACHED UNITS SHALL BE SERVICED BY STANDARD INTERIOR SETTING 3/4IN WATER METERS (FORT COLLINS DETAIL 14). 9-PLEX CONDOS SHALL BE SERVICED BY 1.5" WATER METERS AND 12-PLEX CONDOS SHALL BE SERVICED BY 2" WATER METERS.
8. NO STORAGE OF MATERIALS OR EQUIPMENT SHALL BE ALLOWED IN THE FLOODWAY, WHETHER TEMPORARY (DURING CONSTRUCTION) OR PERMANENT. LANDSCAPING SHALL ALSO MEET THE REQUIREMENTS FOR NO RISE IN THE FLOODWAY.
9. A FLOODPLAIN USE PERMIT AND NO RISE CERTIFICATION IS REQUIRED PRIOR TO PERFORMING ANY WORK WITHIN THE FLOODWAY (I.E., CURB CUT REMOVAL, LANDSCAPING).
10. A FLOODPLAIN USE PERMIT IS REQUIRED PRIOR TO PERFORMING ANY WORK WITHIN THE 100-YEAR FLOODPLAIN.
11. THE NATURAL HABITAT BUFFER ZONE IS INTENDED TO BE MAINTAINED IN A NATIVE LANDSCAPE. PLEASE SEE SECTION 3.4.1 OF THE LAND USE CODE FOR ALLOWABLE USES WITHIN THE NATURAL HABITAT BUFFER ZONE. THIS WILL HELP PRESERVE THE INTENTION BEHIND THE BUFFER ZONES AND THE NATURAL FEATURES INTO THE FUTURE.
12. THE APPLICANT IS AWARE THAT THE CURRENT PLAN DOES NOT MEET REGULATORY FLOODPLAIN REQUIREMENTS AS PROPOSED AND IS CONTINUING THROUGH THE PLANNING PROCESS AT THE APPLICANT'S OWN RISK. BUILDING AND CONSTRUCTION PERMITS FOR STRUCTURES NOT MEETING FLOODPLAIN REQUIREMENTS WILL BE HELD UP IF THE LOMR IS NOT REGULATORY.

CALL UTILITY NOTIFICATION CENTER OF COLORADO

811 Know what's **below.** **Call** before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

No.	Revisions:	Date:
1	REVIEW SET NOT FOR CONSTRUCTION	03.09.22

These drawings are instruments of service provided by Northern Engineering Services, Inc., and are not to be used for any type of construction unless authorized in writing by a Professional Engineer in the employ of Northern Engineering Services, Inc.

NORTHERN ENGINEERING
FORT COLLINS: 301 North Howes Street, Suite 100, 80521
(970)221-4158
LOVELAND: 5100 J Street, 80538
970.221.4158
northernengineering.com

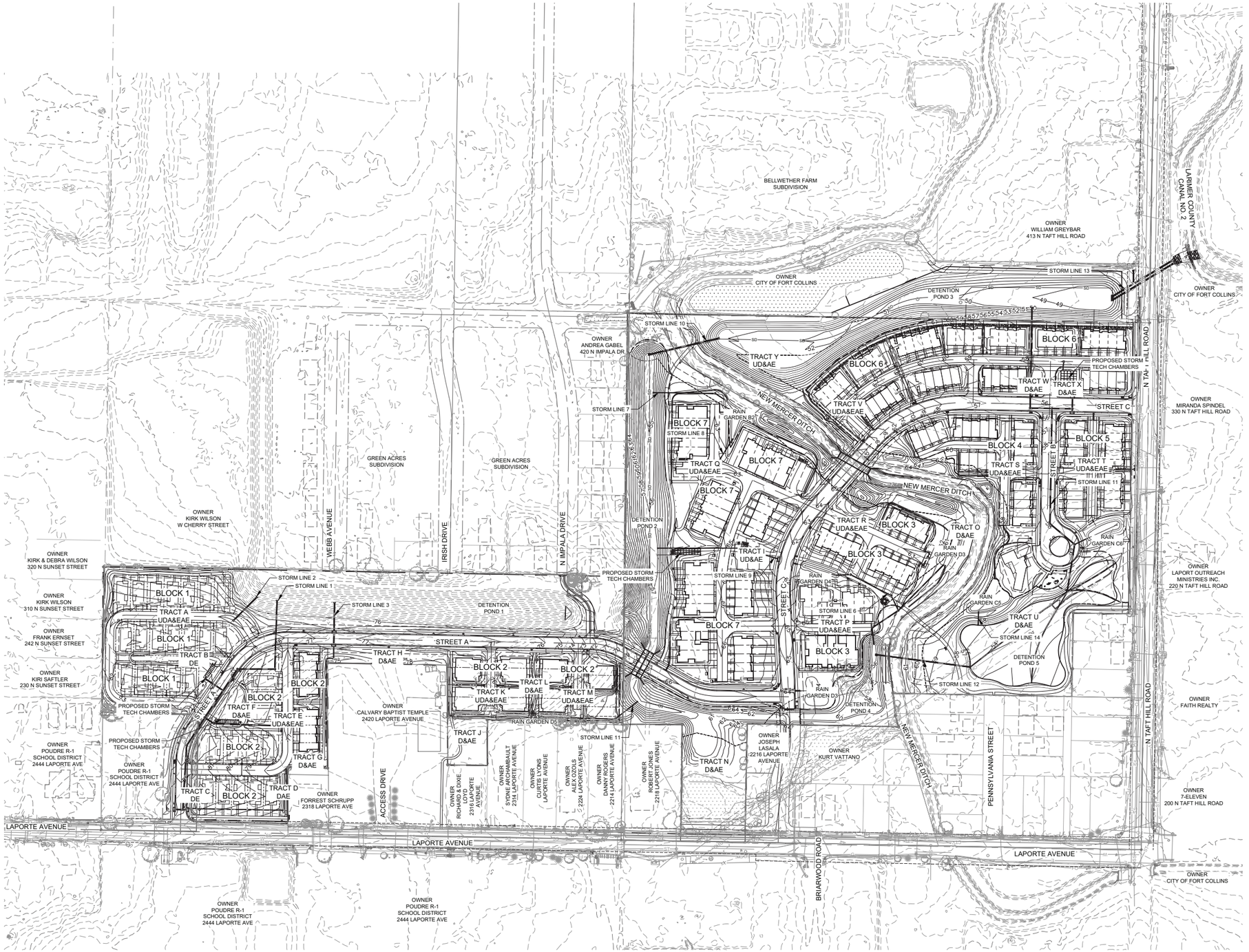
PROJECT: 1536-001	DATE: 03.09.22	REVIEWED BY: D. Weber
DESIGNED BY: M. Rudebl	SCALE: 1" = 40'	DRAWN BY: M. Rudebl

SANCTUARY ON THE GREENS

UTILITY PLANS

Sheet
C2.01
11 of 30

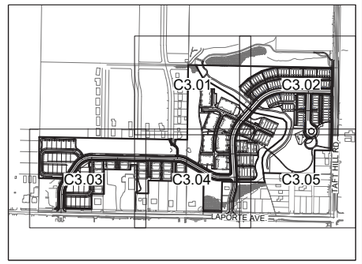
DRAWING FILENAME: D:\Projects\1536-001\Dwg\Util\1536-001_UTL.dwg LAYOUT NAME: C2.01 DATE: Mar 09, 2022 - 2:37pm CAD OPERATOR: dmrry
LIST OF XREFS: [1536-001_ULTB] [1536-001_UCP2] [NES--xsewer] [1536-001_UTIL_Dwg] [1536-001_KEYMAP] [1536-001 PLAT] [1536-001_unm1] [1536-001_aPAVCL]



NORTH

120 0 120 240 360 Feet

(IN FEET)
1 inch = 120 ft.



KEYMAP

LEGEND:

- EXISTING STORM SEWER LINE
- EXISTING CURB/GUTTER FLOWLINE
- PROPOSED STORM DRAIN WITH INLET
- PROPOSED SWALE FLOWLINE
- PROPOSED INFLOW CURB/GUTTER FLOWLINE
- PROPOSED OUTFALL CURB/GUTTER FLOWLINE
- PROPOSED CONTOUR — 4950
- EXISTING CONTOUR — 4950
- BANK SLOPE — 4:1
- PROPOSED ASPHALT CROSS SLOPE — 2.0%
- CONCENTRATED FLOW DIRECTION
- PROPOSED FINISH GROUND ELEVATION — 78.45
- EXISTING GROUND ELEVATION — (78.45)
- EXISTING DECID. TREE
- EXISTING CONIF. TREE
- EXISTING LIGHT POLE
- EXISTING STUMP
- 100-YR FLOODPLAIN
- 100-YR FLOODWAY

NOTES:

1. EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF SUCH INFORMATION. EXISTING UTILITY MAINS AND SERVICES MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL ALL UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO ANY CONSTRUCTION TO VERIFY EXACT UTILITY LOCATIONS.
2. ALL WATER CONSTRUCTION SHALL BE PER THE CITY OF FORT COLLINS CONSTRUCTION STANDARDS, LATEST EDITION.
3. MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER & WATER MAINS & SERVICES.
4. ALL WATER FITTINGS AND VALVES ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
5. ROTATE ALL SANITARY MANHOLE LIDS TO LIE OUTSIDE OF THE WHEEL PATH.
6. DRY UTILITY CONDUIT TO BE COORDINATED WITH UTILITY PROVIDERS PRIOR TO STREET CONSTRUCTION.
7. NO STORAGE OF MATERIALS OR EQUIPMENT SHALL BE ALLOWED IN THE FLOODWAY, WHETHER TEMPORARY (DURING CONSTRUCTION) OR PERMANENT. LANDSCAPING SHALL ALSO MEET THE REQUIREMENTS FOR NO RISE IN THE FLOODWAY.
8. A FLOODPLAIN USE PERMIT AND NO RISE CERTIFICATION IS REQUIRED PRIOR TO PERFORMING ANY WORK WITHIN THE FLOODWAY (I.E., CURB CUT REMOVAL, LANDSCAPING).
9. A FLOODPLAIN USE PERMIT IS REQUIRED PRIOR TO PERFORMING ANY WORK WITHIN THE 100-YEAR FLOODPLAIN.
10. THE NATURAL HABITAT BUFFER ZONE IS INTENDED TO BE MAINTAINED IN A NATIVE LANDSCAPE. PLEASE SEE SECTION 3.4.1 OF THE LAND USE CODE FOR ALLOWABLE USES WITHIN THE NATURAL HABITAT BUFFER ZONE. THIS WILL HELP PRESERVE THE INTENTION BEHIND THE BUFFER ZONES AND THE NATURAL FEATURES INTO THE FUTURE.
11. THE LOWEST FLOOR OF RESIDENTIAL STRUCTURES AND ALL MECHANICAL SYSTEMS MUST BE ELEVATED ABOVE REGULATORY FLOOD PROTECTION ELEVATION. NON-RESIDENTIAL STRUCTURES CAN EITHER BE ELEVATED OR FLOODPROOFED UP TO REGULATORY FLOOD PROTECTION ELEVATION.
12. THE APPLICANT IS AWARE THAT THE CURRENT SITE PLAN DOES NOT MEET REGULATORY FLOODPLAIN REQUIREMENTS AS PROPOSED AND IS CONTINUING THROUGH THE PLANNING PROCESS AT THE APPLICANT'S OWN RISK. BUILDING AND CONSTRUCTION PERMITS FOR STRUCTURES NOT MEETING FLOODPLAIN REQUIREMENTS WILL BE HELD UP IF THE LOMR IS NOT REGULATORY.

CALL UTILITY NOTIFICATION CENTER OF COLORADO

811 Know what's below. Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

No. Revisions: Date:
1 REVIEW SET 03.09.22
NOT FOR CONSTRUCTION

These drawings are instruments of service provided by Northern Engineering Services, Inc. and are not to be used for any type of construction unless authorized by a Professional Engineer in the employ of Northern Engineering Services, Inc.

NORTHERN ENGINEERING
FORT COLLINS: 301 North Howes Street, Suite 100, 80521
(970) 221-4158
northernengineering.com

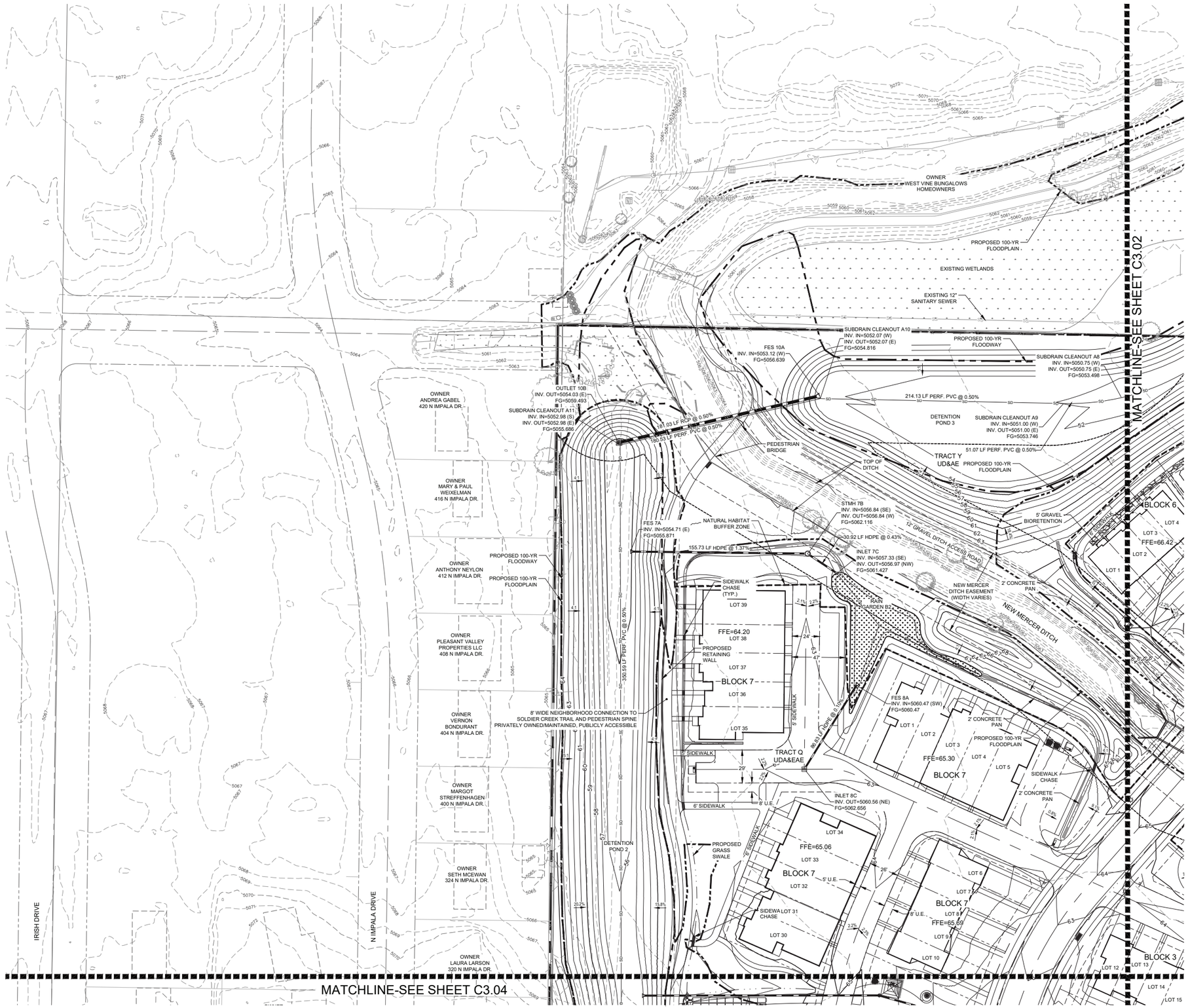
PROJECT: 1536-001
DATE: 03.09.22
SCALE: 1"=120'
DESIGNED BY: M. Rustad
DRAWN BY: M. Rustad
REVIEWED BY: D. Weber

SANCTUARY ON THE GREENS

OVERALL GRADING PLAN

Sheet 12 of 30

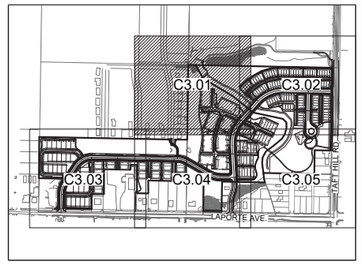
DRAWING FILENAME: D:\Projects\1536-001\Dwg\1536-001_GDP02.dwg LAYOUT NAME: C3.03 DATE: Mar 09, 2022 - 2:38pm CAD OPERATOR: dmy
LIST OF XREFS: [1536-001_UTIL] [1536-001_xCIVIL] [NE]-dw[ame][1536-001_xPLAN] [1536-001_xTOPO] [1536-001_xPLOT] [NE]-dw[ame][1536-001_xBASE] [1536-001_xDATE] [1536-001_PLAT] [1536-001_xPAROS]



NORTH

40 0 40 80 120 Feet

(IN FEET)
1 inch = 40 ft.



KEYMAP

LEGEND:

- EXISTING STORM SEWER LINE
- EXISTING CURB/GUTTER FLOWLINE
- PROPOSED STORM DRAIN WITH INLET
- PROPOSED SWALE FLOWLINE
- PROPOSED INFLOW CURB/GUTTER FLOWLINE
- PROPOSED OUTFALL CURB/GUTTER FLOWLINE
- PROPOSED CONTOUR — 4950
- EXISTING CONTOUR — 4950
- BANK SLOPE — 4:1
- PROPOSED ASPHALT CROSS SLOPE — 2.0%
- CONCENTRATED FLOW DIRECTION
- PROPOSED FINISH GROUND ELEVATION — 78.45
- EXISTING GROUND ELEVATION — (78.45)
- EXISTING DECID. TREE
- EXISTING CONIF. TREE
- EXISTING LIGHT POLE
- EXISTING STUMP
- 100-YR FLOODPLAIN
- 100-YR FLOODWAY

NOTES:

1. EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF SUCH INFORMATION. EXISTING UTILITY MAINS AND SERVICES MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL ALL UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO ANY CONSTRUCTION TO VERIFY EXACT UTILITY LOCATIONS.
2. ALL WATER CONSTRUCTION SHALL BE PER THE CITY OF FORT COLLINS CONSTRUCTION STANDARDS, LATEST EDITION.
3. MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER & WATER MAINS & SERVICES.
4. ALL WATER FITTINGS AND VALVES ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
5. ROTATE ALL SANITARY MANHOLE LIDS TO LIE OUTSIDE OF THE WHEEL PATH.
6. DRY UTILITY CONDUIT TO BE COORDINATED WITH UTILITY PROVIDERS PRIOR TO STREET CONSTRUCTION.
7. NO STORAGE OF MATERIALS OR EQUIPMENT SHALL BE ALLOWED IN THE FLOODWAY, WHETHER TEMPORARY (DURING CONSTRUCTION) OR PERMANENT. LANDSCAPING SHALL ALSO MEET THE REQUIREMENTS FOR NO RISE IN THE FLOODWAY.
8. A FLOODPLAIN USE PERMIT AND NO RISE CERTIFICATION IS REQUIRED PRIOR TO PERFORMING ANY WORK WITHIN THE FLOODWAY (I.E., CURB CUT REMOVAL, LANDSCAPING).
9. A FLOODPLAIN USE PERMIT IS REQUIRED PRIOR TO PERFORMING ANY WORK WITHIN THE 100-YEAR FLOODPLAIN.
10. THE NATURAL HABITAT BUFFER ZONE IS INTENDED TO BE MAINTAINED IN A NATIVE LANDSCAPE. PLEASE SEE SECTION 3.4.1 OF THE LAND USE CODE FOR ALLOWABLE USES WITHIN THE NATURAL HABITAT BUFFER ZONE. THIS WILL HELP PRESERVE THE INTENTION BEHIND THE BUFFER ZONES AND THE NATURAL FEATURES INTO THE FUTURE.
11. THE LOWEST FLOOR OF RESIDENTIAL STRUCTURES AND ALL MECHANICAL SYSTEMS MUST BE ELEVATED ABOVE REGULATORY FLOOD PROTECTION ELEVATION, NON-RESIDENTIAL STRUCTURES CAN EITHER BE ELEVATED OR FLOODPROOFED UP TO REGULATORY FLOOD PROTECTION ELEVATION.
12. THE APPLICANT IS AWARE THAT THE CURRENT SITE PLAN DOES NOT MEET REGULATORY FLOODPLAIN REQUIREMENTS AS PROPOSED AND IS CONTINUING THROUGH THE PLANNING PROCESS AT THE APPLICANT'S OWN RISK. BUILDING AND CONSTRUCTION PERMITS FOR STRUCTURES NOT MEETING FLOODPLAIN REQUIREMENTS WILL BE HELD UP IF THE LOMR IS NOT REGULATORY.

CALL UTILITY NOTIFICATION CENTER OF COLORADO

811 Know what's below. Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

Revisions: No. — Date:
REVIEW SET
NOT FOR CONSTRUCTION
03.09.22

These drawings are instruments of service provided by Northern Engineering Services, Inc., and are not to be used for any type of construction unless authorized by a Professional Engineer in the employ of Northern Engineering Services, Inc.

NORTHERN ENGINEERING
FORT COLLINS: 301 North Howes Street, Suite 100, 80521
(970)221.4158
northernengineering.com

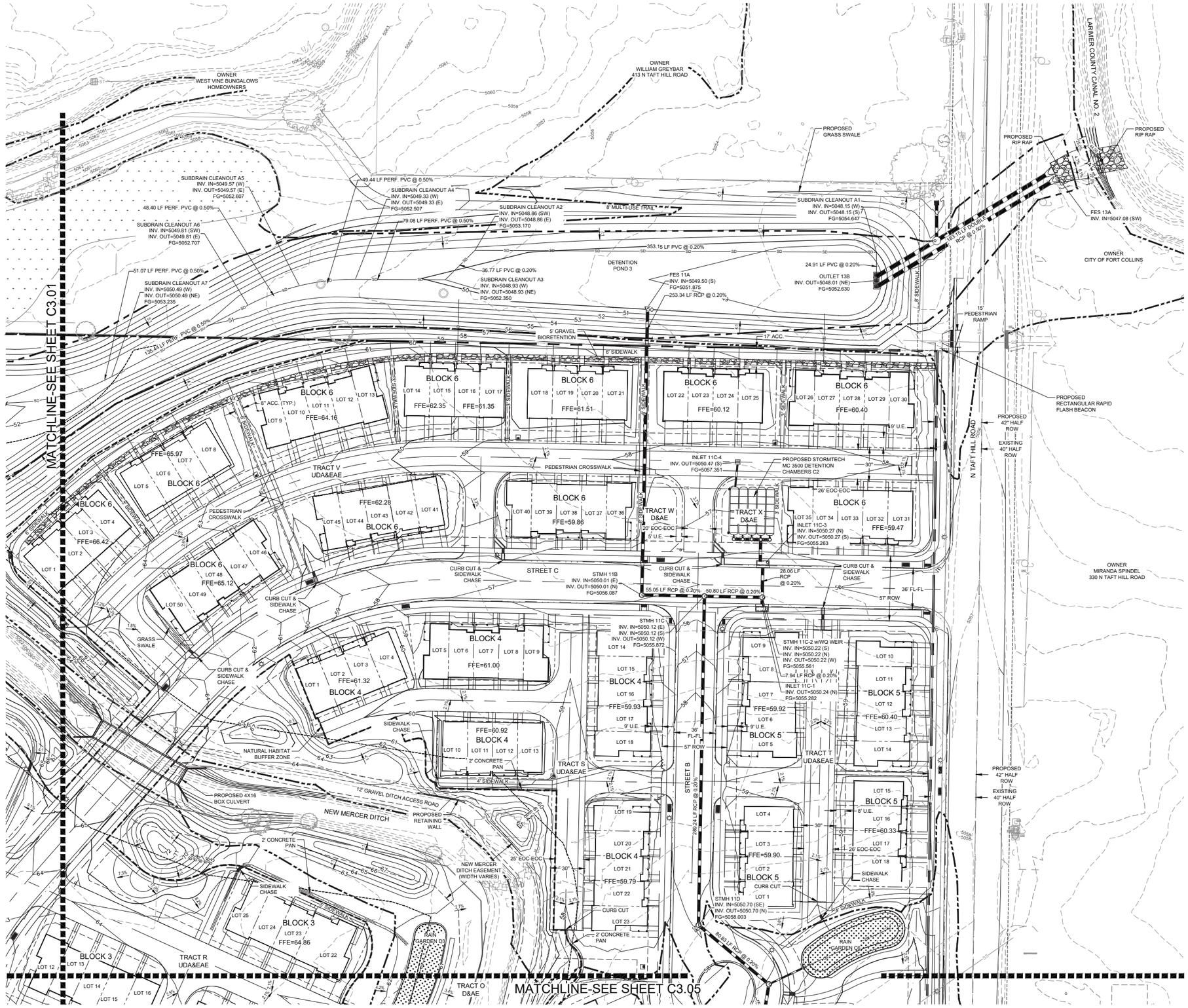
PROJECT:	DATE:	REVIEWED BY:
15.536-001	03.09.22	D. Weber
DESIGNED BY:	SCALE:	
M. Rudebl	1" = 40'	
DRAWN BY:		
M. Rudebl		

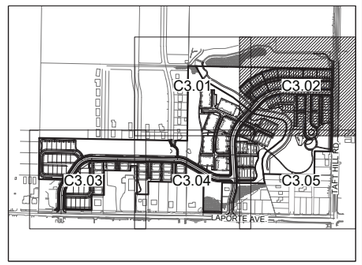
SANCTUARY ON THE GREENS

GRADING PLAN

Sheet
C3.03
13 of 30

DRAWING FILENAME: G:\Projects\15536-001\Dwg\Grad\15536-001_sGrd01.dwg [15536-001_sGrd01] [15536-001_sGrd01] [15536-001_sGrd01]





KEYMAP

NORTH

40 0 40 80 120 Feet

(IN FEET)
1 inch = 40 ft.

LEGEND:

- EXISTING STORM SEWER LINE — ST
- EXISTING CURB/GUTTER FLOWLINE
- PROPOSED STORM DRAIN WITH INLET
- PROPOSED SWALE FLOWLINE
- PROPOSED INFLOW CURB/GUTTER FLOWLINE
- PROPOSED OUTFALL CURB/GUTTER FLOWLINE
- PROPOSED CONTOUR — 4950
- EXISTING CONTOUR — 4950
- BANK SLOPE — 4:1
- PROPOSED ASPHALT CROSS SLOPE — 2.0%
- CONCENTRATED FLOW DIRECTION
- PROPOSED FINISH GROUND ELEVATION — 79.45
- EXISTING GROUND ELEVATION — (79.45)
- EXISTING DECID. TREE
- EXISTING CONIF. TREE
- EXISTING LIGHT POLE
- EXISTING STUMP
- 100-YR FLOODPLAIN
- 100-YR FLOODWAY

NOTES:

1. EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF SUCH INFORMATION. EXISTING UTILITY MAINS AND SERVICES MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL ALL UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO ANY CONSTRUCTION TO VERIFY EXACT UTILITY LOCATIONS.
2. ALL WATER CONSTRUCTION SHALL BE PER THE CITY OF FORT COLLINS CONSTRUCTION STANDARDS, LATEST EDITION.
3. MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER & WATER MAINS & SERVICES.
4. ALL WATER FITTINGS AND VALVES ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
5. ROTATE ALL SANITARY MANHOLE LIDS TO LIE OUTSIDE OF THE WHEEL PATH.
6. DRY UTILITY CONDUIT TO BE COORDINATED WITH UTILITY PROVIDERS PRIOR TO STREET CONSTRUCTION.
7. NO STORAGE OF MATERIALS OR EQUIPMENT SHALL BE ALLOWED IN THE FLOODWAY, WHETHER TEMPORARY (DURING CONSTRUCTION) OR PERMANENT. LANDSCAPING SHALL ALSO MEET THE REQUIREMENTS FOR NO RISE IN THE FLOODWAY.
8. A FLOODPLAIN USE PERMIT AND NO RISE CERTIFICATION IS REQUIRED PRIOR TO PERFORMING ANY WORK WITHIN THE FLOODWAY (I.E., CURB CUT REMOVAL, LANDSCAPING).
9. A FLOODPLAIN USE PERMIT IS REQUIRED PRIOR TO PERFORMING ANY WORK WITHIN THE 100-YEAR FLOODPLAIN.
10. THE NATURAL HABITAT BUFFER ZONE IS INTENDED TO BE MAINTAINED IN A NATIVE LANDSCAPE. PLEASE SEE SECTION 3.4.1 OF THE LAND USE CODE FOR ALLOWABLE USES WITHIN THE NATURAL HABITAT BUFFER ZONE. THIS WILL HELP PRESERVE THE INTENTION BEHIND THE BUFFER ZONES AND THE NATURAL FEATURES INTO THE FUTURE.
11. THE LOWEST FLOOR OF RESIDENTIAL STRUCTURES AND ALL MECHANICAL SYSTEMS MUST BE ELEVATED ABOVE REGULATORY FLOOD PROTECTION ELEVATION. NON-RESIDENTIAL STRUCTURES CAN EITHER BE ELEVATED OR FLOODPROOFED UP TO REGULATORY FLOOD PROTECTION ELEVATION.
12. THE APPLICANT IS AWARE THAT THE CURRENT SITE PLAN DOES NOT MEET REGULATORY FLOODPLAIN REQUIREMENTS AS PROPOSED AND IS CONTINUING THROUGH THE PLANNING PROCESS AT THE APPLICANT'S OWN RISK. BUILDING AND CONSTRUCTION PERMITS FOR STRUCTURES NOT MEETING FLOODPLAIN REQUIREMENTS WILL BE HELD UP IF THE LOMR IS NOT REGULATORY.

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
Know what's below. Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

No. Revisions: Date:
REVIEW SET
NOT FOR CONSTRUCTION
03.09.22

These drawings are instruments of service provided by Northern Engineering Services, Inc., and are not to be used for any type of construction unless authorized by a Professional Engineer in the employ of Northern Engineering Services, Inc.

NORTHERN ENGINEERING
FORT COLLINS 301 North Howes Street, Suite 100, 80521
DELLA TERRA 5440 Ronald Reagan, Suite 150, 80528
970.221.4158
northernengineering.com

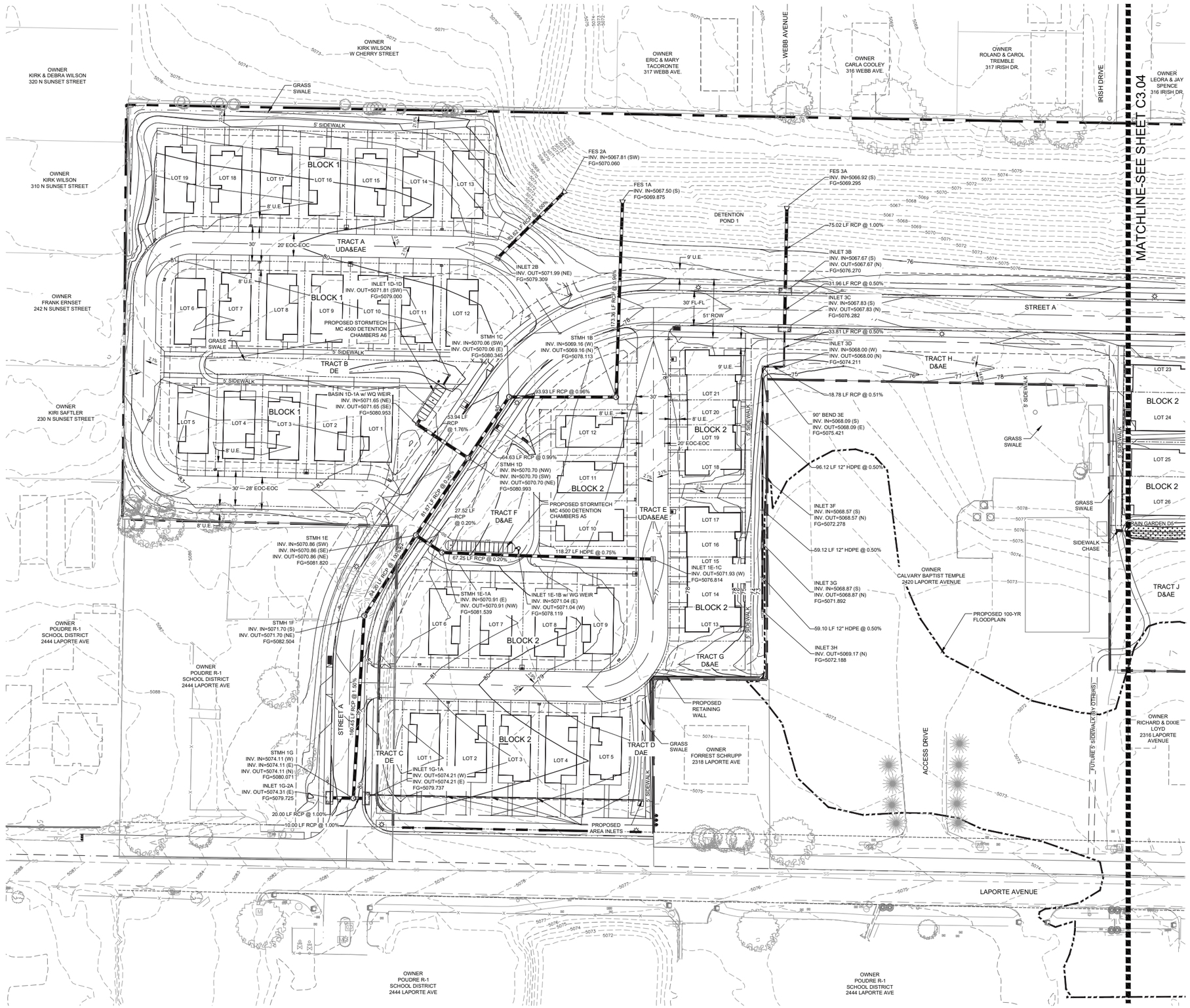
PROJECT: 1536-001	DESIGNED BY: M. Ruebel	DRAWN BY: M. Ruebel
DATE: 03.09.22	SCALE: 1" = 40'	REVIEWED BY: D. Weber

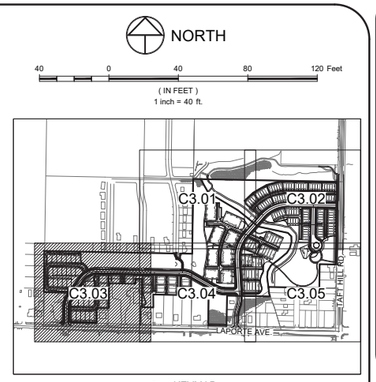
SANCTUARY ON THE GREENS

GRADING PLAN

Sheet C3.02

DRAWING FILENAME: G:\Projects\1536-001\Dwg\Civil\1536-001_GRADG.dwg LAYOUT NAME: C3.02 DATE: Mar 09, 2022 - 2:40pm CAD OPERATOR: dawn
LIST OF XREFS: [1536-001_xrBTB] [1536-001_xrDATA] [1536-001_xrTOPO] [1536-001_xrGRAD_dwg] [1536-001_unt] [1536-001_xrPLAT] [1536-001_xrNEW(ref)] [1536-001_xrEXIST(ref)] [1536-001_xrPLOT] [1536-001_xrPLAT2]





LEGEND:

- EXISTING STORM SEWER LINE
- EXISTING CURB/GUTTER FLOWLINE
- PROPOSED STORM DRAIN WITH INLET
- PROPOSED SWALE FLOWLINE
- PROPOSED INFLOW CURB/GUTTER FLOWLINE
- PROPOSED OUTFALL CURB/GUTTER FLOWLINE
- PROPOSED CONTOUR — 4950
- EXISTING CONTOUR — 4950
- BANK SLOPE — 4:1
- PROPOSED ASPHALT CROSS SLOPE — 2.0%
- CONCENTRATED FLOW DIRECTION
- PROPOSED FINISH GROUND ELEVATION — 79.45
- EXISTING GROUND ELEVATION — (79.45)
- EXISTING DECID. TREE
- EXISTING CONIF. TREE
- EXISTING LIGHT POLE
- EXISTING STUMP
- 100-YR FLOODPLAIN
- 100-YR FLOODWAY

NOTES:

1. EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF SUCH INFORMATION. EXISTING UTILITY MAINS AND SERVICES MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL ALL UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO ANY CONSTRUCTION TO VERIFY EXACT UTILITY LOCATIONS.
2. ALL WATER CONSTRUCTION SHALL BE PER THE CITY OF FORT COLLINS CONSTRUCTION STANDARDS, LATEST EDITION.
3. MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER & WATER MAINS & SERVICES.
4. ALL WATER FITTINGS AND VALVES ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
5. ROTATE ALL SANITARY MANHOLE LIDS TO LIE OUTSIDE OF THE WHEEL PATH.
6. DRY UTILITY CONDUIT TO BE COORDINATED WITH UTILITY PROVIDERS PRIOR TO STREET CONSTRUCTION.
7. NO STORAGE OF MATERIALS OR EQUIPMENT SHALL BE ALLOWED IN THE FLOODWAY, WHETHER TEMPORARY (DURING CONSTRUCTION) OR PERMANENT. LANDSCAPING SHALL ALSO MEET THE REQUIREMENTS FOR NO RISE IN THE FLOODWAY.
8. A FLOODPLAIN USE PERMIT AND NO RISE CERTIFICATION IS REQUIRED PRIOR TO PERFORMING ANY WORK WITHIN THE FLOODWAY (I.E., CURB CUT REMOVAL, LANDSCAPING).
9. A FLOODPLAIN USE PERMIT IS REQUIRED PRIOR TO PERFORMING ANY WORK WITHIN THE 100-YEAR FLOODPLAIN.
10. THE NATURAL HABITAT BUFFER ZONE IS INTENDED TO BE MAINTAINED IN A NATIVE LANDSCAPE. PLEASE SEE SECTION 3.4.1 OF THE LAND USE CODE FOR ALLOWABLE USES WITHIN THE NATURAL HABITAT BUFFER ZONE. THIS WILL HELP PRESERVE THE INTENTION BEHIND THE BUFFER ZONES AND THE NATURAL FEATURES INTO THE FUTURE.
11. THE LOWEST FLOOR OF RESIDENTIAL STRUCTURES AND ALL MECHANICAL SYSTEMS MUST BE ELEVATED ABOVE REGULATORY FLOOD PROTECTION ELEVATION. NON-RESIDENTIAL STRUCTURES CAN EITHER BE ELEVATED OR FLOODPROOFED UP TO REGULATORY FLOOD PROTECTION ELEVATION.
12. THE APPLICANT IS AWARE THAT THE CURRENT SITE PLAN DOES NOT MEET REGULATORY FLOODPLAIN REQUIREMENTS AS PROPOSED AND IS CONTINUING THROUGH THE PLANNING PROCESS AT THE APPLICANT'S OWN RISK. BUILDING AND CONSTRUCTION PERMITS FOR STRUCTURES NOT MEETING FLOODPLAIN REQUIREMENTS WILL BE HELD UP IF THE LOMR IS NOT REGULATORY.

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
Know what's below. Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

No. Revisions: Date:
1 REVIEW SET 03.09.22
NOT FOR CONSTRUCTION

These drawings are instruments of service provided by Northern Engineering Services, Inc. and are not to be used for any type of construction unless authorized by a Professional Engineer in the employ of Northern Engineering Services, Inc.

NORTHERN ENGINEERING
FORT COLLINS: 301 North Howes Street, Suite 100, 80521
970.221.4158
northernengineering.com

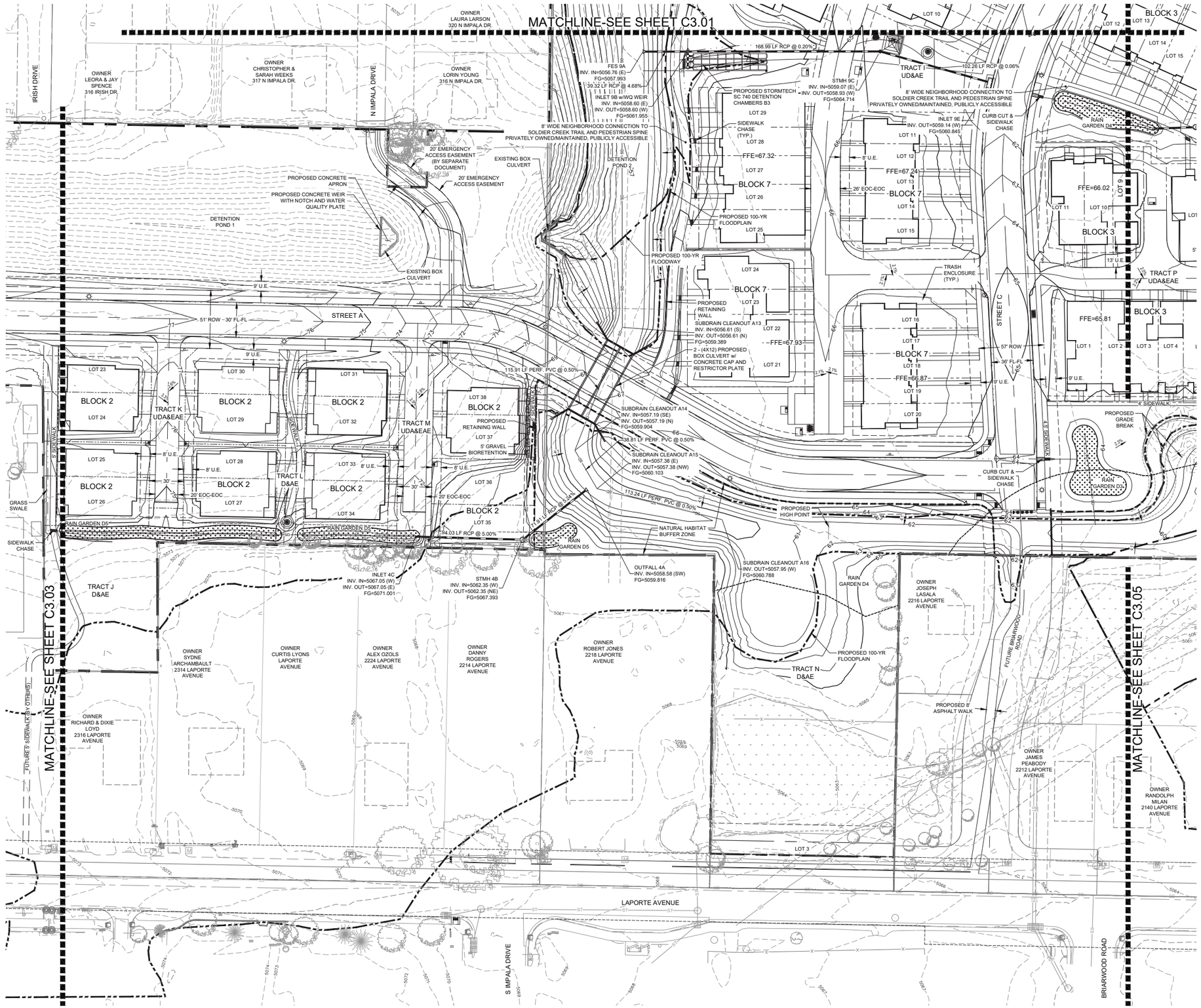
PROJECT: 1536-001	DATE: 03.09.22	REVIEWED BY: D. Weber
DESIGNED BY: M. Ruebel	SCALE: 1"=40'	
DRAWN BY: M. Ruebel		

SANCTUARY ON THE GREENS

GRADING PLAN

Sheet 6

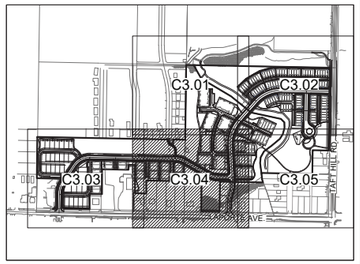
DRAWING FILENAME: D:\Projects\1536-001\Dwg\Grad\1536-001_GP02.dwg LAYOUT NAME: C3.03 DATE: Mar 09, 2022 - 2:40pm CAD OPERATOR: dany
LIST OF XREFS: [1536-001_GP02][1536-001_XC03][NES-seeded][1536-001_XETAIL][1536-001 ETAIL][1536-001_GP01][1536-001_GP03][1536-001_GP04][1536-001_GP05][1536-001_GP06][1536-001_GP07][1536-001_GP08]



NORTH

40 0 40 80 120 Feet

(IN FEET)
1 inch = 40 ft.



KEYMAP

LEGEND:

- EXISTING STORM SEWER LINE
- EXISTING CURB/GUTTER FLOWLINE
- PROPOSED STORM DRAIN WITH INLET
- PROPOSED SWALE FLOWLINE
- PROPOSED INFLOW CURB/GUTTER FLOWLINE
- PROPOSED OUTFALL CURB/GUTTER FLOWLINE
- PROPOSED CONTOUR — 4950
- EXISTING CONTOUR — 4950
- BANK SLOPE — 4:1
- PROPOSED ASPHALT CROSS SLOPE — 2.0%
- CONCENTRATED FLOW DIRECTION
- PROPOSED FINISH GROUND ELEVATION — 78.45
- EXISTING GROUND ELEVATION — (78.45)
- EXISTING DECID. TREE
- EXISTING CONIF. TREE
- EXISTING LIGHT POLE
- EXISTING STUMP
- 100-YR FLOODPLAIN
- 100-YR FLOODWAY

NOTES:

1. EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF SUCH INFORMATION. EXISTING UTILITY MAINS AND SERVICES MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL ALL UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO ANY CONSTRUCTION TO VERIFY EXACT UTILITY LOCATIONS.
2. ALL WATER CONSTRUCTION SHALL BE PER THE CITY OF FORT COLLINS CONSTRUCTION STANDARDS, LATEST EDITION.
3. MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER & WATER MAINS & SERVICES.
4. ALL WATER FITTINGS AND VALVES ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
5. ROTATE ALL SANITARY MANHOLE LIDS TO LIE OUTSIDE OF THE WHEEL PATH.
6. DRY UTILITY CONDUIT TO BE COORDINATED WITH UTILITY PROVIDERS PRIOR TO STREET CONSTRUCTION.
7. NO STORAGE OF MATERIALS OR EQUIPMENT SHALL BE ALLOWED IN THE FLOODWAY, WHETHER TEMPORARY (DURING CONSTRUCTION) OR PERMANENT. LANDSCAPING SHALL ALSO MEET THE REQUIREMENTS FOR NO RISE IN THE FLOODWAY.
8. A FLOODPLAIN USE PERMIT AND NO RISE CERTIFICATION IS REQUIRED PRIOR TO PERFORMING ANY WORK WITHIN THE FLOODWAY (I.E., CURB CUT REMOVAL, LANDSCAPING).
9. A FLOODPLAIN USE PERMIT IS REQUIRED PRIOR TO PERFORMING ANY WORK WITHIN THE 100-YEAR FLOODPLAIN.
10. THE NATURAL HABITAT BUFFER ZONE IS INTENDED TO BE MAINTAINED IN A NATIVE LANDSCAPE. PLEASE SEE SECTION 3.4.1 OF THE LAND USE CODE FOR ALLOWABLE USES WITHIN THE NATURAL HABITAT BUFFER ZONE. THIS WILL HELP PRESERVE THE INTENTION BEHIND THE BUFFER ZONES AND THE NATURAL FEATURES INTO THE FUTURE.
11. THE LOWEST FLOOR OF RESIDENTIAL STRUCTURES AND ALL MECHANICAL SYSTEMS MUST BE ELEVATED ABOVE REGULATORY FLOOD PROTECTION ELEVATION. NON-RESIDENTIAL STRUCTURES CAN EITHER BE ELEVATED OR FLOODPROOFED UP TO REGULATORY FLOOD PROTECTION ELEVATION.
12. THE APPLICANT IS AWARE THAT THE CURRENT SITE PLAN DOES NOT MEET REGULATORY FLOODPLAIN REQUIREMENTS AS PROPOSED AND IS CONTINUING THROUGH THE PLANNING PROCESS AT THE APPLICANT'S OWN RISK. BUILDING AND CONSTRUCTION PERMITS FOR STRUCTURES NOT MEETING FLOODPLAIN REQUIREMENTS WILL BE HELD UP IF THE LOMR IS NOT REGULATORY.

CALL UTILITY NOTIFICATION CENTER OF COLORADO

811 Know what's below. Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

Revisions:
No. 1 — REVIEW SET - NOT FOR CONSTRUCTION — 03.09.22

These drawings are instruments of service provided by Northern Engineering Inc., and are not to be used for any type of construction unless authorized by a Professional Engineer in the employ of Northern Engineering Services, Inc.

NORTHERN ENGINEERING
FORT COLLINS 301 North Howes Street, Suite 100, 80521
GREELEY 1001 8th Street, 80631
970.221.4158
northernengineering.com

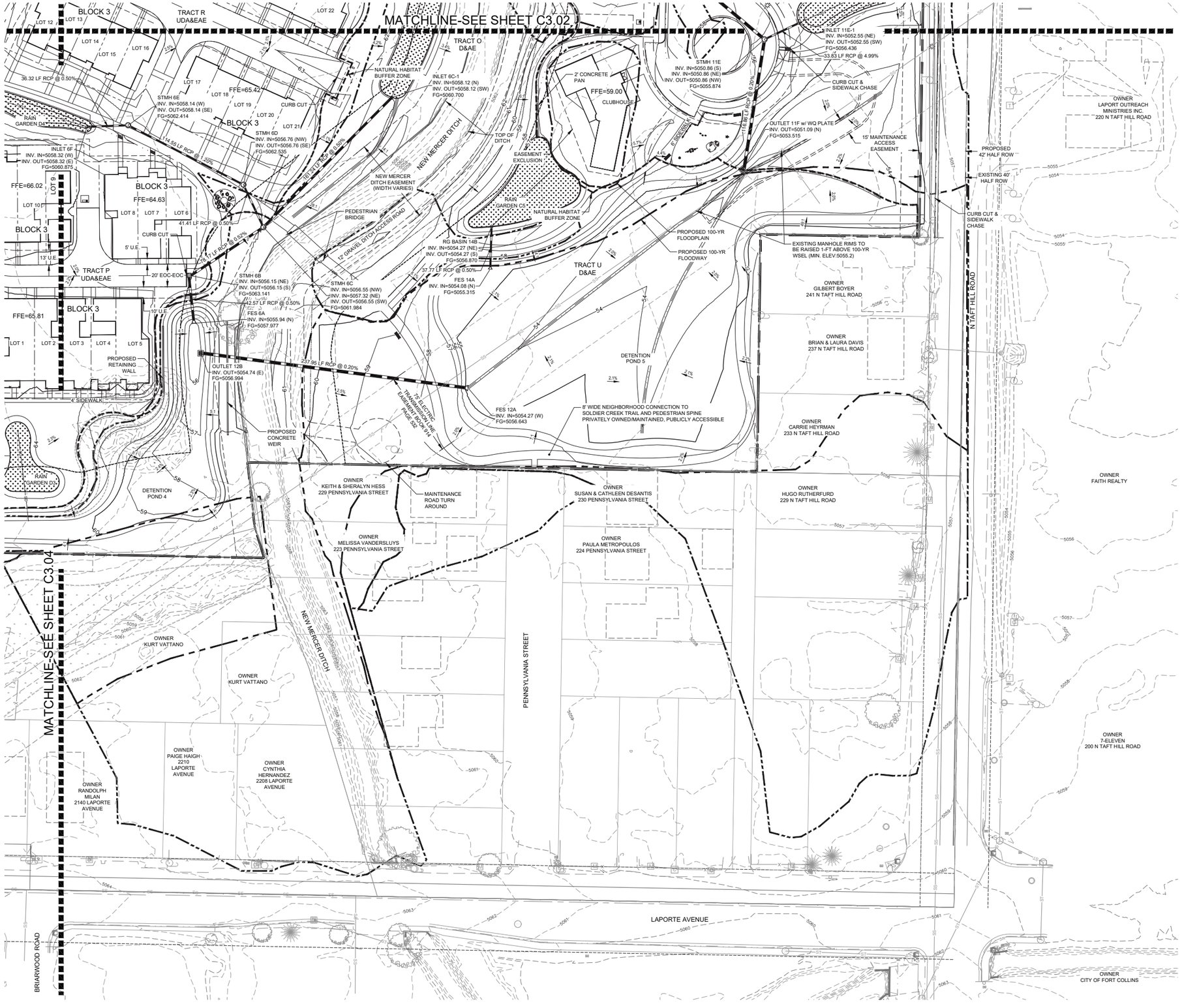
PROJECT: 1536-001
DESIGNED BY: M. Ruebel
DRAWN BY: M. Ruebel
DATE: 03.09.22
SCALE: 1" = 40'
REVIEWED BY: D. Weber

SANCTUARY ON THE GREENS

GRADING PLAN

Sheet C3.02

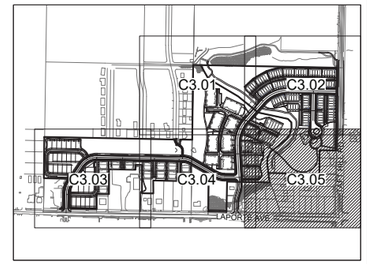
DRAWING FILENAME: D:\Projects\1536-001\Dwg\Civil\Cad\1536-001_GRADE.dwg LAYOUT NAME: C3.04 DATE: Mar 09, 2022 - 2:40pm CAD OPERATOR: dawy
LIST OF XREFS: [1536-001_OUTLT.dwg] [1536-001_ADPOST] [HCE:\dawe\wp\1536-001_XEXP.dwg] [1536-001_PLAT] [1536-001_GRAD] [1536-001_TOPO] [1536-001_GRAD_Reg] [1536-001_unit] [1536-001_uf_fl2] [1536-001_uf_drawC3]



NORTH

40 0 40 80 120 Feet

(IN FEET)
1 inch = 40 ft.



KEYMAP

LEGEND:

- EXISTING STORM SEWER LINE — ST —
- EXISTING CURB/GUTTER FLOWLINE
- PROPOSED STORM DRAIN WITH INLET
- PROPOSED SWALE FLOWLINE
- PROPOSED INFLOW CURB/GUTTER FLOWLINE
- PROPOSED OUTFALL CURB/GUTTER FLOWLINE
- PROPOSED CONTOUR — 4950 —
- EXISTING CONTOUR — 4950 —
- BANK SLOPE 4:1
- PROPOSED ASPHALT CROSS SLOPE 2.0%
- CONCENTRATED FLOW DIRECTION
- PROPOSED FINISH GROUND ELEVATION 78.45
- EXISTING GROUND ELEVATION (79.45)
- EXISTING DECID. TREE
- EXISTING CONIF. TREE
- EXISTING LIGHT POLE
- EXISTING STUMP
- 100-YR FLOODPLAIN
- 100-YR FLOODWAY

NOTES:

1. EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF SUCH INFORMATION. EXISTING UTILITY MAINS AND SERVICES MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL ALL UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO ANY CONSTRUCTION TO VERIFY EXACT UTILITY LOCATIONS.
2. ALL WATER CONSTRUCTION SHALL BE PER THE CITY OF FORT COLLINS CONSTRUCTION STANDARDS, LATEST EDITION.
3. MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER & WATER MAINS & SERVICES.
4. ALL WATER FITTINGS AND VALVES ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
5. ROTATE ALL SANITARY MANHOLE LIDS TO LIE OUTSIDE OF THE WHEEL PATH.
6. DRY UTILITY CONDUIT TO BE COORDINATED WITH UTILITY PROVIDERS PRIOR TO STREET CONSTRUCTION.
7. NO STORAGE OF MATERIALS OR EQUIPMENT SHALL BE ALLOWED IN THE FLOODWAY, WHETHER TEMPORARY (DURING CONSTRUCTION) OR PERMANENT. LANDSCAPING SHALL ALSO MEET THE REQUIREMENTS FOR NO RISE IN THE FLOODWAY.
8. A FLOODPLAIN USE PERMIT AND NO RISE CERTIFICATION IS REQUIRED PRIOR TO PERFORMING ANY WORK WITHIN THE FLOODWAY (I.E., CURB CUT REMOVAL, LANDSCAPING).
9. A FLOODPLAIN USE PERMIT IS REQUIRED PRIOR TO PERFORMING ANY WORK WITHIN THE 100-YEAR FLOODPLAIN.
10. THE NATURAL HABITAT BUFFER ZONE IS INTENDED TO BE MAINTAINED IN A NATIVE LANDSCAPE. PLEASE SEE SECTION 3.4.1 OF THE LAND USE CODE FOR ALLOWABLE USES WITHIN THE NATURAL HABITAT BUFFER ZONE. THIS WILL HELP PRESERVE THE INTENTION BEHIND THE BUFFER ZONES AND THE NATURAL FEATURES INTO THE FUTURE.
11. THE LOWEST FLOOR OF RESIDENTIAL STRUCTURES AND ALL MECHANICAL SYSTEMS MUST BE ELEVATED ABOVE REGULATORY FLOOD PROTECTION ELEVATION, NON-RESIDENTIAL STRUCTURES CAN EITHER BE ELEVATED OR FLOODPROOFED UP TO REGULATORY FLOOD PROTECTION ELEVATION.
12. THE APPLICANT IS AWARE THAT THE CURRENT SITE PLAN DOES NOT MEET REGULATORY FLOODPLAIN REQUIREMENTS AS PROPOSED AND IS CONTINUING THROUGH THE PLANNING PROCESS AT THE APPLICANT'S OWN RISK. BUILDING AND CONSTRUCTION PERMITS FOR STRUCTURES NOT MEETING FLOODPLAIN REQUIREMENTS WILL BE HELD UP IF THE LOMR IS NOT REGULATORY.

CALL UTILITY NOTIFICATION CENTER OF COLORADO

811 Know what's **below.** **Call** before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

No. Revisions: Date:
1 REVIEW SET 03.09.22
NOT FOR CONSTRUCTION

These drawings are instruments of service provided by Northern Engineering Services, Inc., and are not to be used for any type of construction unless authorized by a Professional Engineer in the employ of Northern Engineering Services, Inc.

NORTHERN ENGINEERING
FORT COLLINS: 301 North Howes Street, Suite 100, 80521
970.221.4158
northernengineering.com

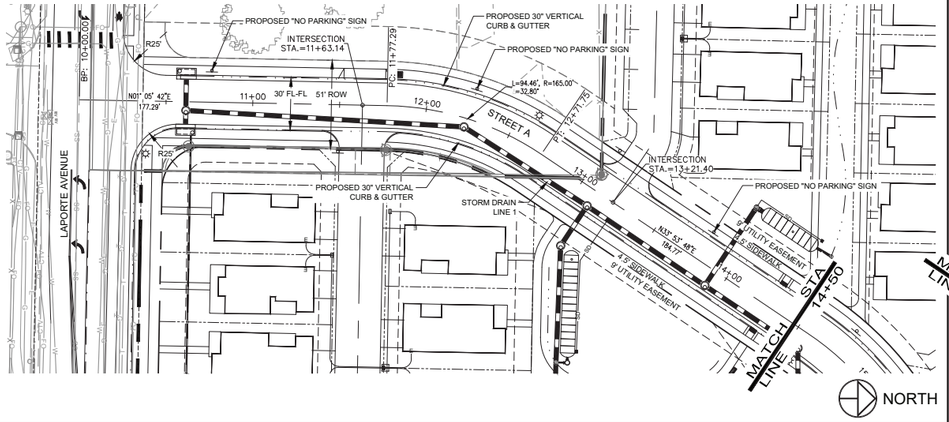
DATE: 03.09.22
SCALE: 1" = 40'
REVIEWED BY: D. Weber
PROJECT: 1536-001
DESIGNED BY: M. Rudisel
DRAWN BY: M. Rudisel

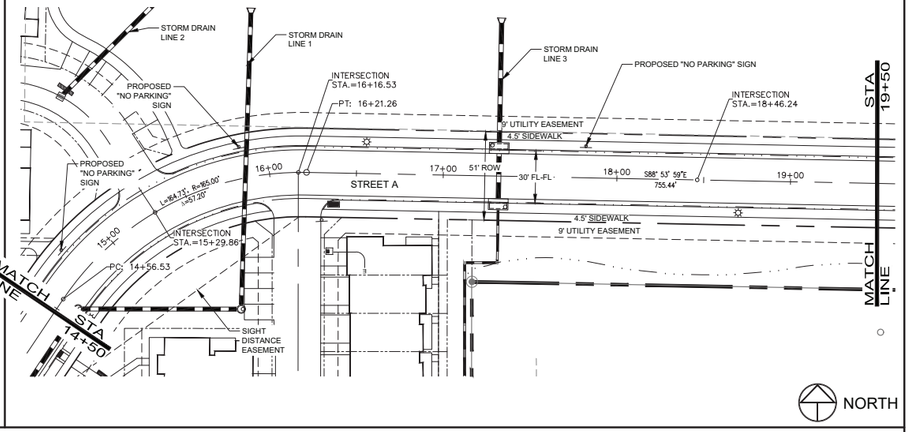
SANCTUARY ON THE GREENS

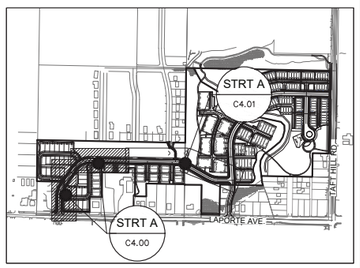
GRADING PLAN

Sheet C3.03

DRAWING FILENAME: D:\Projects\1536-001\Dwg\1536-001_GRDPLN.dwg LAYOUT NAME: C3.03 DATE: Wed Mar 09, 2022 - 2:41pm CAD USER:JACOB.Berry
LIST OF XREFS: [1536-00-xSITE] [1536-00-xCLIENT] [NES-e-drawings\1536-001\Dwg\1536-001_xTOPO.dwg] [1536-00-xPLAT] [1536-00-xGRDPLN] [1536-00-xUTIL] [1536-00-xPLAN] [1536-00-xPROFILES]







40 0 40 80 120 Feet
(IN FEET)
1 inch = 40 ft.

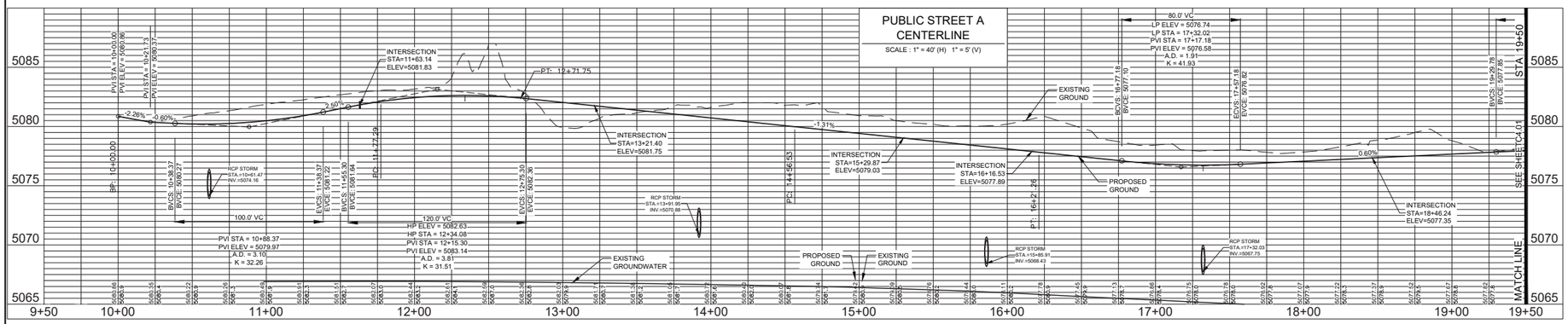
KEYMAP

LEGEND:

- PROPOSED CURB & GUTTER
- PROPOSED EDGE OF ASPHALT
- EXISTING EDGE OF ASPHALT
- PROPOSED CENTERLINE
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPERTY BOUNDARY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- EASEMENT LINE
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- PROPOSED STORM MANHOLE
- PROPOSED STORM INLET
- PROPOSED LIGHT POLE
- EXISTING LIGHT POLE
- PEDESTRIAN ACCESS RAMPS
- PROPOSED CONCRETE CROSSPAN (TYP.)

NOTES:

1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
2. LIMITS OF STREET CUT ARE APPROXIMATE. FINAL LIMITS ARE TO BE DETERMINED IN THE FIELD BY THE TOWN ENGINEERING INSPECTOR. ALL REPAIRS TO BE IN ACCORDANCE WITH TOWN STREET REPAIR STANDARDS.
3. SEE SOILS REPORT FOR PAVEMENT AND SUBGRADE PREPARATION, DESIGN AND RECOMMENDATIONS.
4. MANHOLE RIM ELEVATIONS ARE TO BE ADJUSTED TO 1/4" BELOW FINISHED GRADE. IF NECESSARY, CONE SECTIONS SHALL BE ROTATED TO PREVENT LIDS BEING LOCATED WITHIN VEHICLE OR BICYCLE WHEEL PATHS.
5. EXPANSION JOINTS SHALL BE PROVIDED IN ALL TRAILS AT MAXIMUM SPACING OF 50 FEET.
6. ABBREVIATIONS:
   - ACC.= ACCESS EASEMENT
   - E.A.E= EMERGENCY ACCESS EASEMENT
   - U.E.= UTILITY EASEMENT
   - D.E.= DRAINAGE EASEMENT



CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
Know what's below.
Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

No.	Revisions:	Date:
	REVIEW SET	
	NOT FOR CONSTRUCTION	03.09.22

These drawings are instruments of service provided by Northern Engineering Services, Inc. and are not to be used for any type of construction unless authorized by and a Professional Engineer in the employ of Northern Engineering Services, Inc.

NORTHERN ENGINEERING
FORT COLLINS: 301 North Howes Street, Suite 100, 80521
(970)221-4158 LOVELAND: 5180 Bristol, 80538
970.221.4158
northernengineering.com

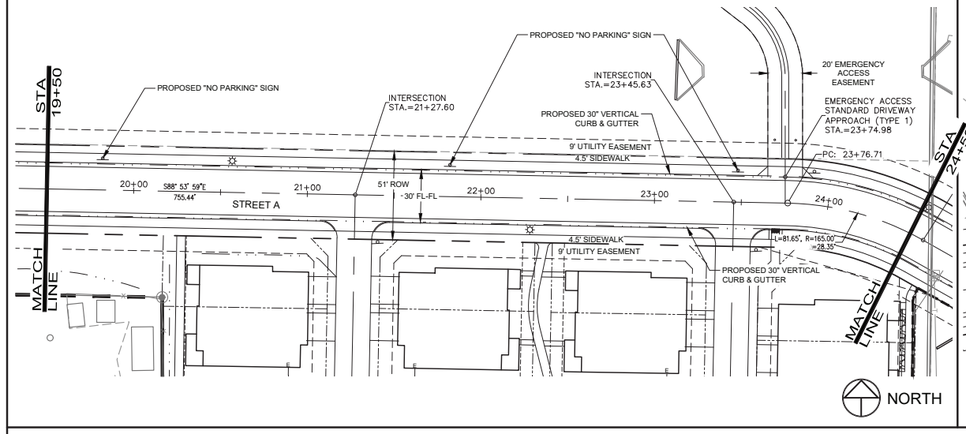
PROJECT:	DATE:	SCALE:	REVIEWED BY:
1536-001	03.09.22	1"=40'	D. Weber
DESIGNED BY: M. Rudebl			
DRAWN BY: M. Rudebl			

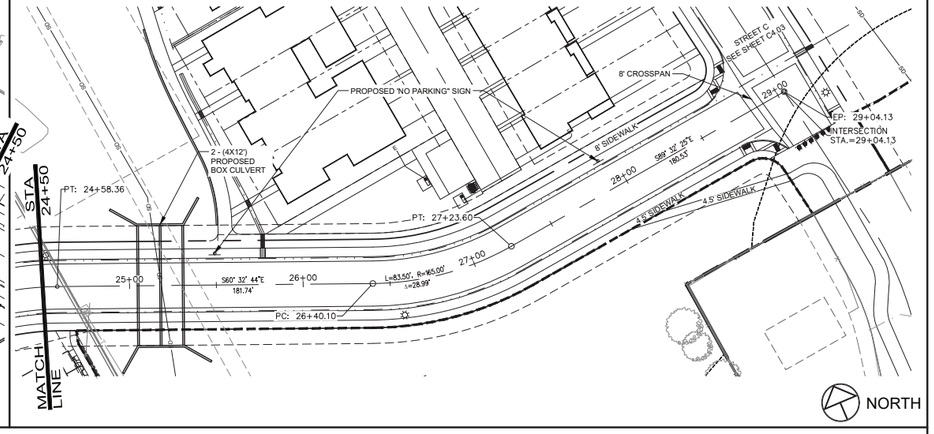
SANCTUARY ON THE GREENS

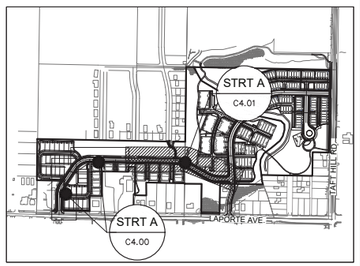
STREET A PLAN & PROFILE

Sheet
C4.00
18 of 30

DRAWING FILENAME: D:\Projects\1536-001\dwg\Civil\1536-001_STRT A.dwg LAYOUT NAME: C4.00 DATE: Mar 09, 2022 - 2:42pm CAD OPERATOR: dmry
LIST OF XREFS: [1536-001_xCIVIL] [NCS--dsewer] [1536-001_xSTRT_Lay] [1536-001_xSTRT_Lay] [1536-001 PLAT] [1536-001_xSTRT] [1536-001_xTBL]







KEYMAP

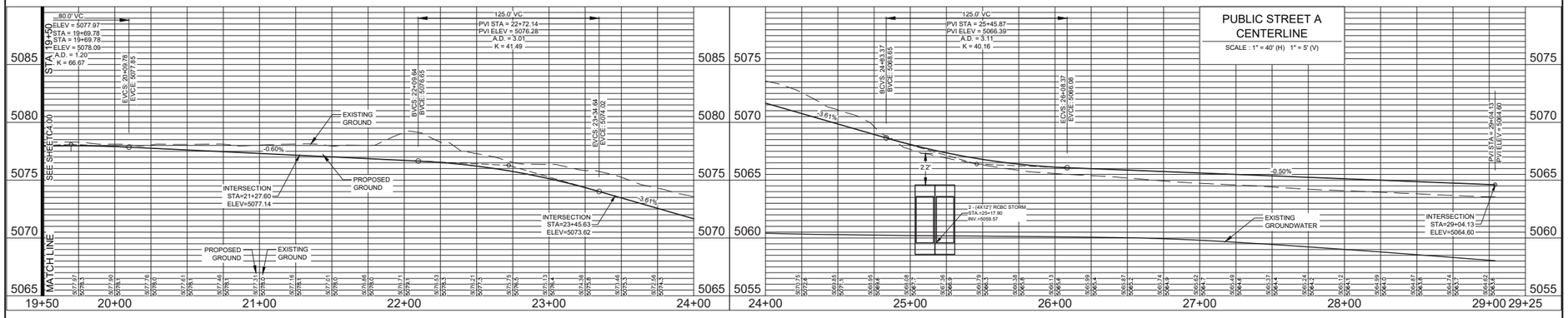
40 0 40 80 120 Feet
(IN FEET)
1 inch = 40 ft.

LEGEND:

- PROPOSED CURB & GUTTER
- PROPOSED EDGE OF ASPHALT
- EXISTING EDGE OF ASPHALT
- PROPOSED CENTERLINE
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPERTY BOUNDARY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- EASEMENT LINE
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- PROPOSED STORM MANHOLE
- PROPOSED STORM INLET
- PROPOSED LIGHT POLE
- EXISTING LIGHT POLE
- PEDESTRIAN ACCESS RAMPS
- PROPOSED CONCRETE CROSSPAN (TYP.)

NOTES:

1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
2. LIMITS OF STREET CUT ARE APPROXIMATE. FINAL LIMITS ARE TO BE DETERMINED IN THE FIELD BY THE TOWN ENGINEERING INSPECTOR. ALL REPAIRS TO BE IN ACCORDANCE WITH TOWN STREET REPAIR STANDARDS.
3. SEE SOILS REPORT FOR PAVEMENT AND SUBGRADE PREPARATION, DESIGN AND RECOMMENDATIONS.
4. MANHOLE RIM ELEVATIONS ARE TO BE ADJUSTED TO 1/4" BELOW FINISHED GRADE. IF NECESSARY, CONE SECTIONS SHALL BE ROTATED TO PREVENT LIDS BEING LOCATED WITHIN VEHICLE OR BICYCLE WHEEL PATHS.
5. EXPANSION JOINTS SHALL BE PROVIDED IN ALL TRAILS AT MAXIMUM SPACING OF 50 FEET.
6. ABBREVIATIONS:
   - ACC.= ACCESS EASEMENT
   - E.A.E= EMERGENCY ACCESS EASEMENT
   - U.E.= UTILITY EASEMENT
   - D.E.= DRAINAGE EASEMENT



CALL UTILITY NOTIFICATION CENTER OF COLORADO

811

Know what's **below.**
Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

No.	Revisions:	Date:
	REVIEW SET NOT FOR CONSTRUCTION	03.09.22

These drawings are instruments of service provided by Northern Engineering Services, Inc. and are not to be used for any type of construction unless authorized by a Professional Engineer in the employ of Northern Engineering Services, Inc.

NORTHERN ENGINEERING
FORT COLLINS: 301 North Howes Street, Suite 100, 80521
970.221.4158
northernengineering.com

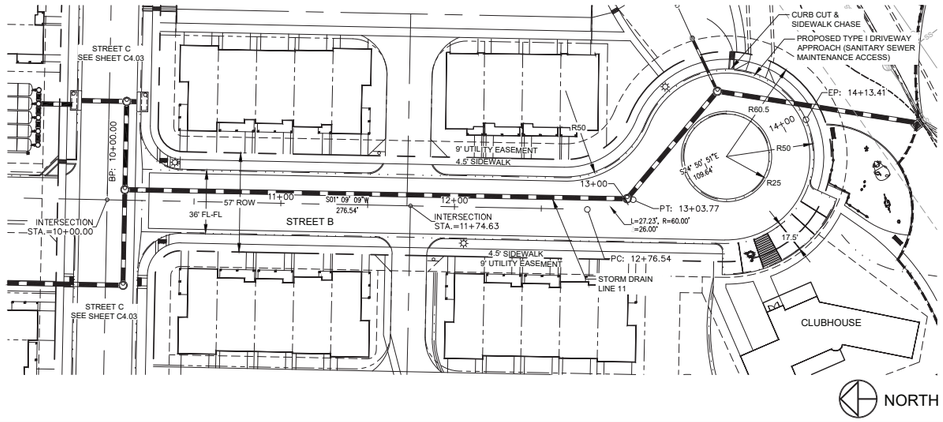
PROJECT:	DATE:	SCALE:	REVIEWED BY:
1536-001	03.09.22	1" = 40'	D. Weber
DESIGNED BY: M. Ruebel			
DRAWN BY: M. Ruebel			

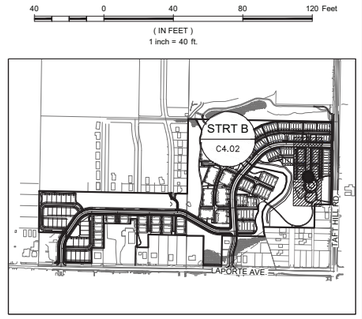
SANCTUARY ON THE GREENS

STREET A
PLAN & PROFILE

Sheet
C4.02
19 of 30

DRAWING FILENAME: D:\Projects\1536-001\dwg\1536-001_STRT A.dwg LAYOUT NAME: C4.02 DATE: Wed 09, 2022 - 2:42pm CAD OPERATOR: danny
LIST OF XREFS: [1536-001_xCIVIL] [NAD83-standard] [1536-001_xSTRT_Imp] [1536-001_STRT_PLAN] [1536-001_xUTIL] [1536-001_xTBL]





KEYMAP

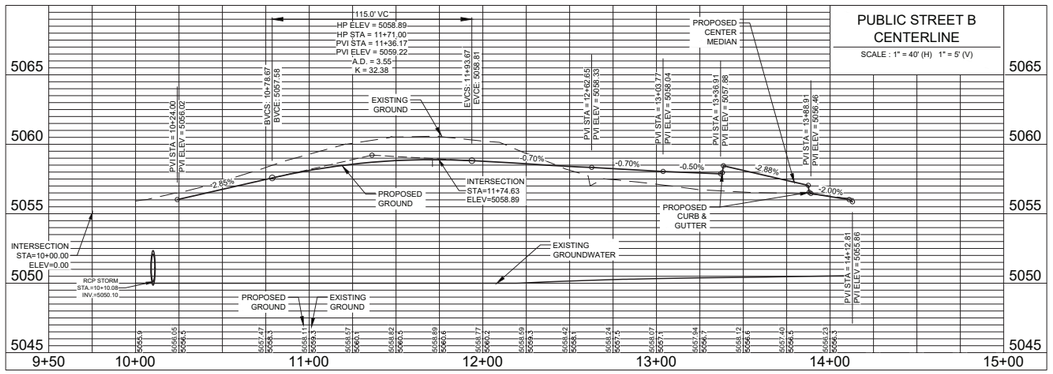
40 0 40 80 120 Feet
(IN FEET)
1 inch = 40 ft.

LEGEND:

- PROPOSED CURB & GUTTER
- PROPOSED EDGE OF ASPHALT
- EXISTING EDGE OF ASPHALT
- PROPOSED CENTERLINE
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPERTY BOUNDARY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- EASEMENT LINE
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- PROPOSED STORM MANHOLE
- PROPOSED STORM INLET
- PROPOSED LIGHT POLE
- EXISTING LIGHT POLE
- PEDESTRIAN ACCESS RAMPS
- PROPOSED CONCRETE CROSSPAN (TYP.)

NOTES:

1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
2. LIMITS OF STREET CUT ARE APPROXIMATE. FINAL LIMITS ARE TO BE DETERMINED IN THE FIELD BY THE TOWN ENGINEERING INSPECTOR. ALL REPAIRS TO BE IN ACCORDANCE WITH TOWN STREET REPAIR STANDARDS.
3. SEE SOILS REPORT FOR PAVEMENT AND SUBGRADE PREPARATION, DESIGN AND RECOMMENDATIONS.
4. MANHOLE RIM ELEVATIONS ARE TO BE ADJUSTED TO 1/4" BELOW FINISHED GRADE. IF NECESSARY, CONE SECTIONS SHALL BE ROTATED TO PREVENT LIDS BEING LOCATED WITHIN VEHICLE OR BICYCLE WHEEL PATHS.
5. EXPANSION JOINTS SHALL BE PROVIDED IN ALL TRAILS AT MAXIMUM SPACING OF 50 FEET.
6. ABBREVIATIONS:
   - ACC.= ACCESS EASEMENT
   - E.A.E= EMERGENCY ACCESS EASEMENT
   - U.E.= UTILITY EASEMENT
   - D.E.= DRAINAGE EASEMENT



CALL UTILITY NOTIFICATION CENTER OF COLORADO

811

Know what's **below.**
Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

No. Revisions: Date:
REVIEW SET
NOT FOR CONSTRUCTION
03.09.22

These drawings are instruments of service provided by Northern Engineering Services, Inc., and are not to be used for any type of construction unless authorized by and a Professional Engineer in the employ of Northern Engineering Services, Inc.

NORTHERN ENGINEERING
FORT COLLINS: 301 North Howes Street, Suite 100, 80521
(970) 221-4158 970.221.4158
northernengineering.com

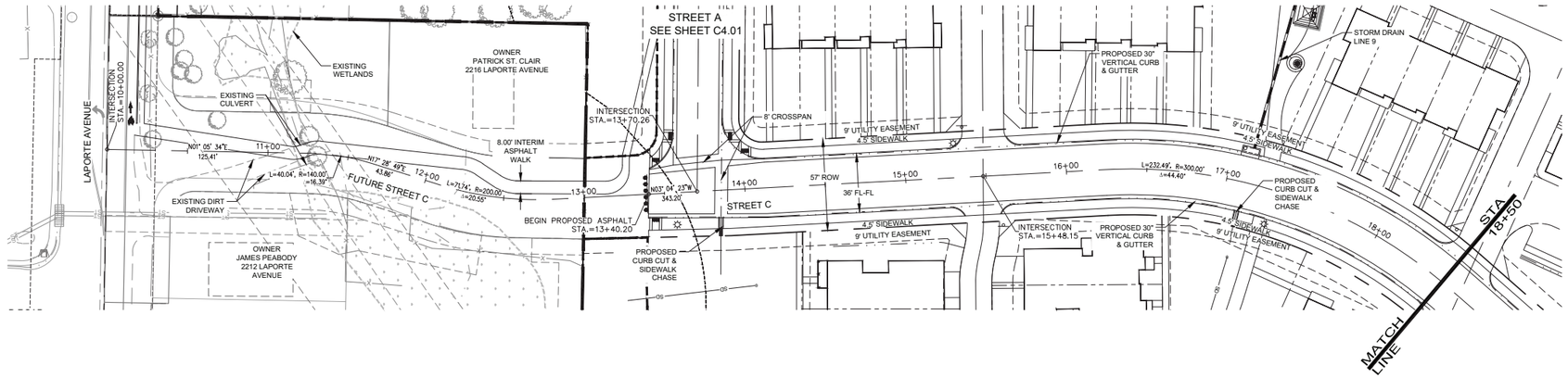
PROJECT: 1536-001	DATE: 03.09.22	
DESIGNED BY: M. Ruebel	SCALE: 1"=40'	REVIEWED BY: D. Weber
DRAWN BY: M. Ruebel		

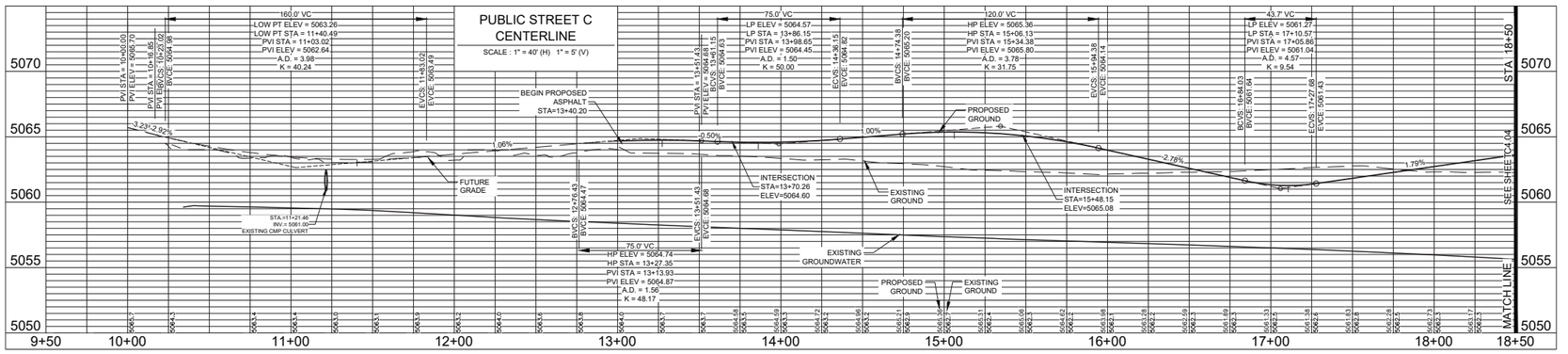
SANCTUARY ON THE GREENS

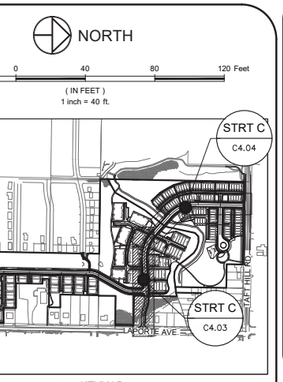
STREET B
PLAN & PROFILE

Sheet
C4.01
20 of 30

DRAWING FILENAME: D:\Projects\1536-001\dwg\Civil\1536-001_STRT B.dwg LAYOUT NAME: C4.01 DATE: Mar 09, 2022 - 2:43pm CAD OPERATOR: dmry
LIST OF XREFS: [1536-001_pCSHT][NO]=[none] [1536-001_pCTMAP][Yes]=[1536-001_pSTRT.dwg] [1536-001_uTBL][Yes]=[1536-001_uTBL]







LEGEND:

- PROPOSED CURB & GUTTER
- PROPOSED EDGE OF ASPHALT
- EXISTING EDGE OF ASPHALT
- PROPOSED CENTERLINE
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPERTY BOUNDARY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- EASEMENT LINE
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- PROPOSED STORM MANHOLE
- PROPOSED STORM INLET
- PROPOSED LIGHT POLE
- EXISTING LIGHT POLE
- PEDESTRIAN ACCESS RAMPS
- PROPOSED CONCRETE CROSSPAN (TYP.)

NOTES:

1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
2. LIMITS OF STREET CUT ARE APPROXIMATE. FINAL LIMITS ARE TO BE DETERMINED IN THE FIELD BY THE TOWN ENGINEERING INSPECTOR. ALL REPAIRS TO BE IN ACCORDANCE WITH TOWN STREET REPAIR STANDARDS.
3. SEE SOILS REPORT FOR PAVEMENT AND SUBGRADE PREPARATION, DESIGN AND RECOMMENDATIONS.
4. MANHOLE RIM ELEVATIONS ARE TO BE ADJUSTED TO 1/4" BELOW FINISHED GRADE. IF NECESSARY, CONE SECTIONS SHALL BE ROTATED TO PREVENT LIDS BEING LOCATED WITHIN VEHICLE OR BICYCLE WHEEL PATHS.
5. EXPANSION JOINTS SHALL BE PROVIDED IN ALL TRAILS AT MAXIMUM SPACING OF 50 FEET.
6. ABBREVIATIONS:
   - ACC.= ACCESS EASEMENT
   - E.A.E= EMERGENCY ACCESS EASEMENT
   - U.E.= UTILITY EASEMENT
   - D.E.= DRAINAGE EASEMENT

CALL UTILITY NOTIFICATION CENTER OF COLORADO

811 Know what's below. Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

No. Revisions: Date:
1 REVIEW SET 03.09.22
NOT FOR CONSTRUCTION

These drawings are instruments of service provided by Northern Engineering Services, Inc., and are not to be used for any type of construction unless authorized by a Professional Engineer in the employ of Northern Engineering Services, Inc.

NORTHERN ENGINEERING
FORT COLLINS: 301 North Howes Street, Suite 100, 80521
GREELEY: 1001 11th Street, 80631
970.221.4158
northernengineering.com

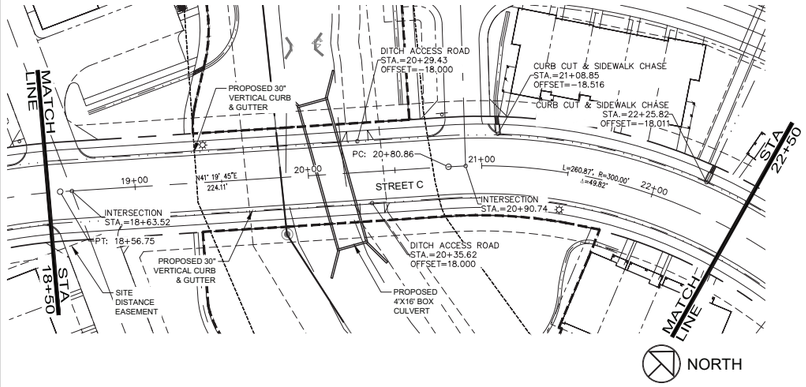
PROJECT: 1536-001 | DATE: 03.09.22 | SCALE: 1"=40' | DESIGNED BY: M. Ruebel | DRAWN BY: M. Ruebel | REVIEWED BY: D. Weber

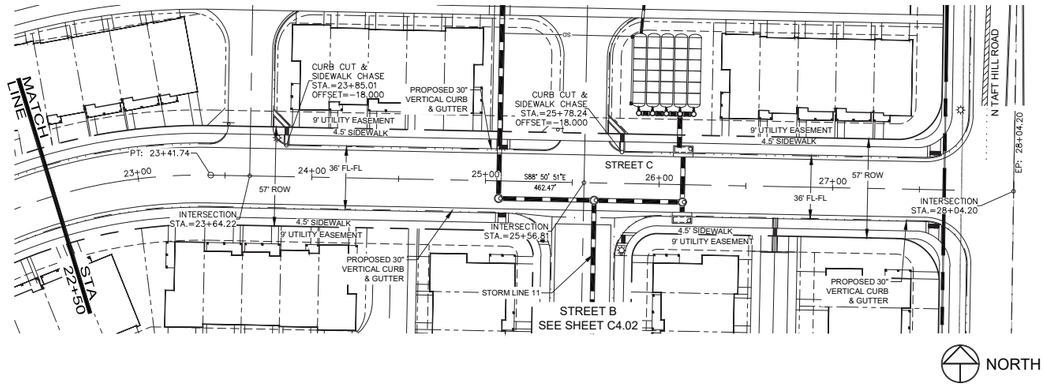
SANCTUARY ON THE GREENS

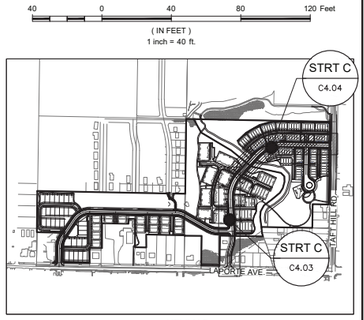
STREET C
PLAN & PROFILE

Sheet
21 of 30

DRAWING FILENAME: D:\Projects\1536-001\dwg\1536-001_STRT C.dwg LAYOUT NAME: C4.03 DATE: Mar 09, 2022 - 2:44pm CAD DRFDA1536 dmry
LIST OF XREFS: [1536-001_xDIST] [1536-001_xSITE] [1536-001_xUTIL] [1536-001_xSTRT_Imp] [NES-standard] [1536-001_xSTRMT] [1536-001 PLAT]







KEYMAP

LEGEND:

- PROPOSED CURB & GUTTER
- PROPOSED EDGE OF ASPHALT
- EXISTING EDGE OF ASPHALT
- PROPOSED CENTERLINE
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPERTY BOUNDARY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- EASEMENT LINE
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- PROPOSED STORM MANHOLE
- PROPOSED STORM INLET
- PROPOSED LIGHT POLE
- EXISTING LIGHT POLE
- PEDESTRIAN ACCESS RAMPS
- PROPOSED CONCRETE CROSSPAN (TYP.)

NOTES:

1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
2. LIMITS OF STREET CUT ARE APPROXIMATE. FINAL LIMITS ARE TO BE DETERMINED IN THE FIELD BY THE TOWN ENGINEERING INSPECTOR. ALL REPAIRS TO BE IN ACCORDANCE WITH TOWN STREET REPAIR STANDARDS.
3. SEE SOILS REPORT FOR PAVEMENT AND SUBGRADE PREPARATION, DESIGN AND RECOMMENDATIONS.
4. MANHOLE RIM ELEVATIONS ARE TO BE ADJUSTED TO 1/4" BELOW FINISHED GRADE. IF NECESSARY, CONE SECTIONS SHALL BE ROTATED TO PREVENT LIDS BEING LOCATED WITHIN VEHICLE OR BICYCLE WHEEL PATHS.
5. EXPANSION JOINTS SHALL BE PROVIDED IN ALL TRAILS AT MAXIMUM SPACING OF 50 FEET.
6. ABBREVIATIONS:
   - ACC.= ACCESS EASEMENT
   - E.A.E= EMERGENCY ACCESS EASEMENT
   - U.E.= UTILITY EASEMENT
   - D.E.= DRAINAGE EASEMENT

CALL UTILITY NOTIFICATION CENTER OF COLORADO

811 Know what's below. Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

No. Revisions: Date:
1 REVIEW SET 03.09.22
NOT FOR CONSTRUCTION

These drawings are instruments of service provided by Northern Engineering Services, Inc., and are not to be used for any type of construction unless authorized by a Professional Engineer in the employ of Northern Engineering Services, Inc.

NORTHERN ENGINEERING
FORT COLLINS: 301 North Howes Street, Suite 100, 80521
970.221.4158
northernengineering.com

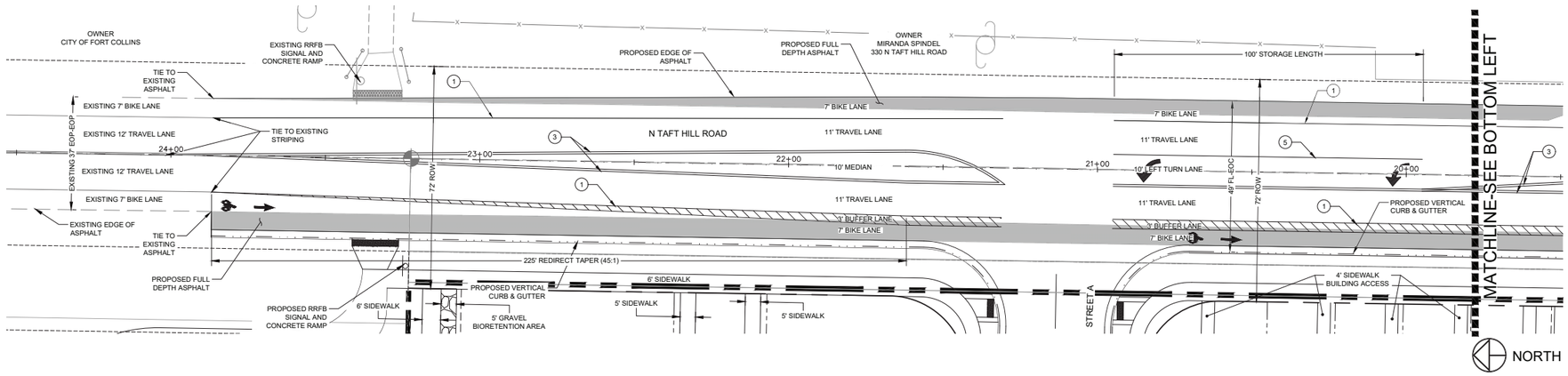
PROJECT: 1536-001
DESIGNED BY: M. Ruebel
DRAWN BY: M. Ruebel
DATE: 03.09.22
SCALE: 1" = 40'
REVIEWED BY: D. Weber

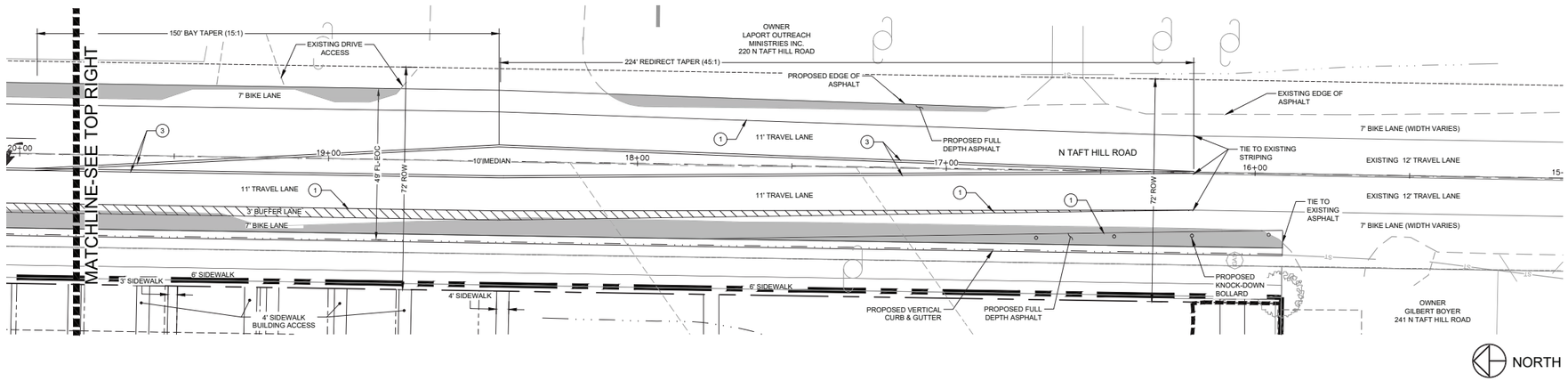
SANCTUARY ON THE GREENS

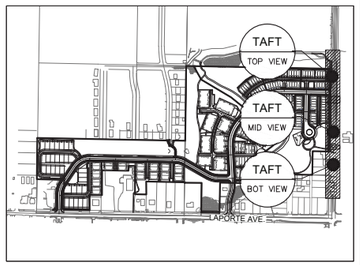
STREET C
PLAN & PROFILE

Sheet
C4.01
22 of 30

DRAWING FILENAME: D:\Projects\1536-001\dwg\Sht\1536-001_LTRT C.dwg LAYOUT NAME: C4.04 DATE: Mar 09, 2022 - 2:44pm CAD DRFDA3D0 dsmy
LIST OF XREFS: [1536-001_xDIST] [1536-001_xSITE] [1536-001_xUTIL] [1536-001_xSTRT_Lay] [NES-standard] [1536-001_xSTANDARD] [1536-001 PLAT]







LEGEND:

KEYMAP

- PROPOSED CURB & GUTTER
- PROPOSED CENTERLINE
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPERTY BOUNDARY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- EASEMENT LINE
- SAWCUT LINE
- EXISTING EDGE OF ASPHALT

STRIPING LEGEND:

(NOTE: ALL ITEMS MAY NOT APPLY TO THIS PLAN)

PAVEMENT STRIPING

1. 4" SOLID WHITE LINE
2. 4" SOLID YELLOW LINE
3. DOUBLE YELLOW LINE (2) 4" SOLID LINES; 4" APART
4. 4" BROKEN WHITE LINE 10' LENGTH WITH 30' GAP
5. 8" SOLID WHITE LINE
6. 4" DASHED EXTENSION LINE 3' LENGTH WITH 9' GAP
7. 8" DASHED EXTENSION LINE 3' LENGTH WITH 9' GAP

PAVEMENT MARKINGS

- A. PREFORMED PLASTIC PAVEMENT MARKING LEFT TURN ARROW (15.5 S.F. EA.)
- B. PREFORMED PLASTIC PAVEMENT MARKING RIGHT TURN ARROW (15.5 S.F. EA.)
- C. PREFORMED PLASTIC PAVEMENT MARKING "ONLY" MARKING
- D. PREFORMED PLASTIC PAVEMENT MARKING 12" X 9' CROSSING LINE, SEE NOTES
- E. PREFORMED PLASTIC PAVEMENT MARKING 18" WIDE STOP BAR, SEE NOTES
- F. PREFORMED PLASTIC PAVEMENT MARKING LANE REDUCTION ARROW, SEE NOTES
- G. PREFORMED PLASTIC PAVEMENT MARKING BICYCLIST AND ARROW

STRIPING NOTES:

A. ALL SIGNAGE AND MARKING IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS, AS WELL AS THE TRAFFIC SIGNING AND MARKING CONSTRUCTION NOTES LISTED HERE.

B. ALL SYMBOLS, INCLUDING ARROWS, ONLYS, CROSSWALKS, STOP BARS, ETC. SHALL BE PRE-FORMED THERMO-PLASTIC.

C. ALL LANE LINES FOR ASPHALT PAVEMENT SHALL RECEIVE TWO COATS OF LATEX PAINT WITH GLASS BEADS.

D. ALL LANE LINES FOR CONCRETE PAVEMENT SHALL BE EPOXY PAINT.

E. PRIOR TO PERMANENT INSTALLATION OF TRAFFIC STRIPING AND SYMBOLS, THE DEVELOPER SHALL PLACE TEMPORARY TABS OR TAPE DEPICTING ALIGNMENT AND PLACEMENT OF THE SAME. THEIR PLACEMENT SHALL BE APPROVED BY THE TOWN OF WINDSOR (OR TOWN OF TIMNATH FOR LATHAM PARKWAY AND HARMONY ROAD, WEST OF LATHAM PARKWAY) ENGINEER PRIOR TO PERMANENT INSTALLATION OF STRIPING AND SYMBOLS.

F. PRE-FORMED THERMO-PLASTIC APPLICATIONS SHALL BE AS SPECIFIED IN THESE PLANS AND/OR THESE STANDARDS.

G. EPOXY APPLICATIONS SHALL BE APPLIED AS SPECIFIED IN CDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

H. ALL SURFACES SHALL BE THOROUGHLY CLEANED PRIOR TO INSTALLATION OF STRIPING OR MARKINGS.

CALL UTILITY NOTIFICATION CENTER OF COLORADO

811

Know what's **below.**
Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

No. Revisions: Date:
1 REVIEW SET 03.09.22
NOT FOR CONSTRUCTION

These drawings are instruments of service provided by Northern Engineering Services, Inc., and are not to be used for any type of construction unless signed and sealed by a Professional Engineer in the employ of Northern Engineering Services, Inc.

NORTHERN ENGINEERING
FORT COLLINS: 301 North Howes Street, Suite 100, 80521
(970)221-4158
northernengineering.com

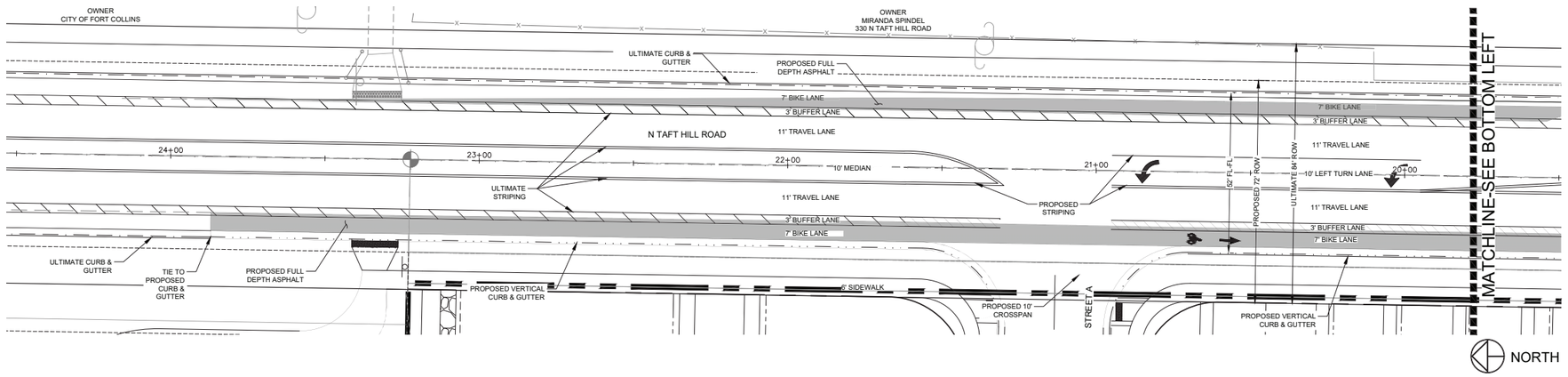
PROJECT: 1536-001	DATE: 03.09.22
DESIGNED BY: M. Rudebel	SCALE: 1"=20'
DRAWN BY: M. Rudebel	REVIEWED BY: D. Weber

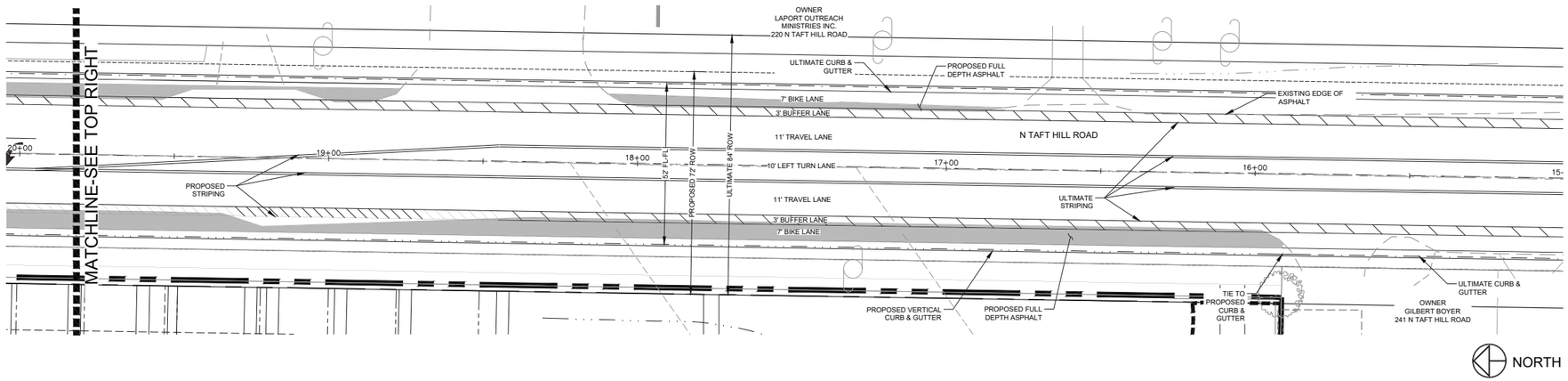
SANCTUARY ON THE GREENS

INTERIM N TAFT HILL ROAD IMPROVEMENTS AND STRIPING PLAN

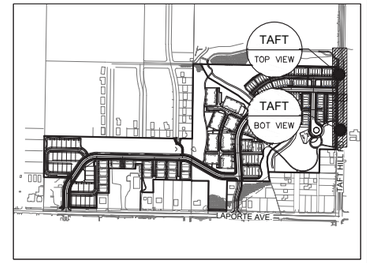
Sheet 23 of 30

DRAWING FILENAME: D:\Projects\1536-001\Dwg\Sht\1536-001_TAFT HILL.dwg LAYOUT NAME: C4.05 DATE: Mar 09, 2022 - 2:45pm CAD OPERATOR: dmoy
LIST OF XREFS: [1536-001-xBCUT][NES-xbase][1536-001-xNEW][pf1536-001-xSPLT][1536-001-xSTR][1536-001-xBMP][Hm]





20 0 20 40 60 Feet
(IN FEET)
1 inch = 20 ft.



LEGEND:

KEYMAP

- PROPOSED CURB & GUTTER
- PROPOSED CENTERLINE
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPERTY BOUNDARY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- EASEMENT LINE
- SAWCUT LINE
- EXISTING EDGE OF ASPHALT

STRIPING LEGEND:

(NOTE: ALL ITEMS MAY NOT APPLY TO THIS PLAN)

PAVEMENT STRIPING

1. 4" SOLID WHITE LINE
2. 4" SOLID YELLOW LINE
3. DOUBLE YELLOW LINE (2) 4" SOLID LINES, 4" APART
4. 4" BROKEN WHITE LINE 10' LENGTH WITH 30' GAP
5. 8" SOLID WHITE LINE
6. 4" DASHED EXTENSION LINE 3' LENGTH WITH 9' GAP
7. 8" DASHED EXTENSION LINE 3' LENGTH WITH 9' GAP

PAVEMENT MARKINGS

- A. PREFORMED PLASTIC PAVEMENT MARKING LEFT TURN ARROW (15.5 S.F. EA.)
- B. PREFORMED PLASTIC PAVEMENT MARKING RIGHT TURN ARROW (15.5 S.F. EA.)
- C. PREFORMED PLASTIC PAVEMENT MARKING "ONLY" MARKING
- D. PREFORMED PLASTIC PAVEMENT MARKING 12" X 9' CROSSING LINE, SEE NOTES
- E. PREFORMED PLASTIC PAVEMENT MARKING 18" WIDE STOP BAR, SEE NOTES
- F. PREFORMED PLASTIC PAVEMENT MARKING LANE REDUCTION ARROW, SEE NOTES
- G. PREFORMED PLASTIC PAVEMENT MARKING BICYCLIST AND ARROW

STRIPING NOTES:

A. ALL SIGNAGE AND MARKING IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS, AS WELL AS THE TRAFFIC SIGNING AND MARKING CONSTRUCTION NOTES LISTED HERE.

B. ALL SYMBOLS, INCLUDING ARROWS, ONLYS, CROSSWALKS, STOP BARS, ETC. SHALL BE PRE-FORMED THERMO-PLASTIC.

C. ALL LANE LINES FOR ASPHALT PAVEMENT SHALL RECEIVE TWO COATS OF LATEX PAINT WITH GLASS BEADS.

D. ALL LANE LINES FOR CONCRETE PAVEMENT SHALL BE EPOXY PAINT.

E. PRIOR TO PERMANENT INSTALLATION OF TRAFFIC STRIPING AND SYMBOLS, THE DEVELOPER SHALL PLACE TEMPORARY TABS OR TAPE DEPICTING ALIGNMENT AND PLACEMENT OF THE SAME. THEIR PLACEMENT SHALL BE APPROVED BY THE TOWN OF WINDSOR (OR TOWN OF TIMNATH FOR LATHAM PARKWAY AND HARMONY ROAD, WEST OF LATHAM PARKWAY) ENGINEER PRIOR TO PERMANENT INSTALLATION OF STRIPING AND SYMBOLS.

F. PRE-FORMED THERMO-PLASTIC APPLICATIONS SHALL BE AS SPECIFIED IN THESE PLANS AND/OR THESE STANDARDS.

G. EPOXY APPLICATIONS SHALL BE APPLIED AS SPECIFIED IN CDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

H. ALL SURFACES SHALL BE THOROUGHLY CLEANED PRIOR TO INSTALLATION OF STRIPING OR MARKINGS.

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
Know what's below.
Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

No. Revisions: Date:
1 REVIEW SET 03.09.22
NOT FOR CONSTRUCTION

These drawings are instruments of service provided by Northern Engineering Services, Inc., and are not to be used for any type of construction unless authorized by a Professional Engineer in the employ of Northern Engineering Services, Inc.

NORTHERN ENGINEERING
FORT COLLINS 301 North Howes Street, Suite 100, 80521
(970)221-4158
northernengineering.com

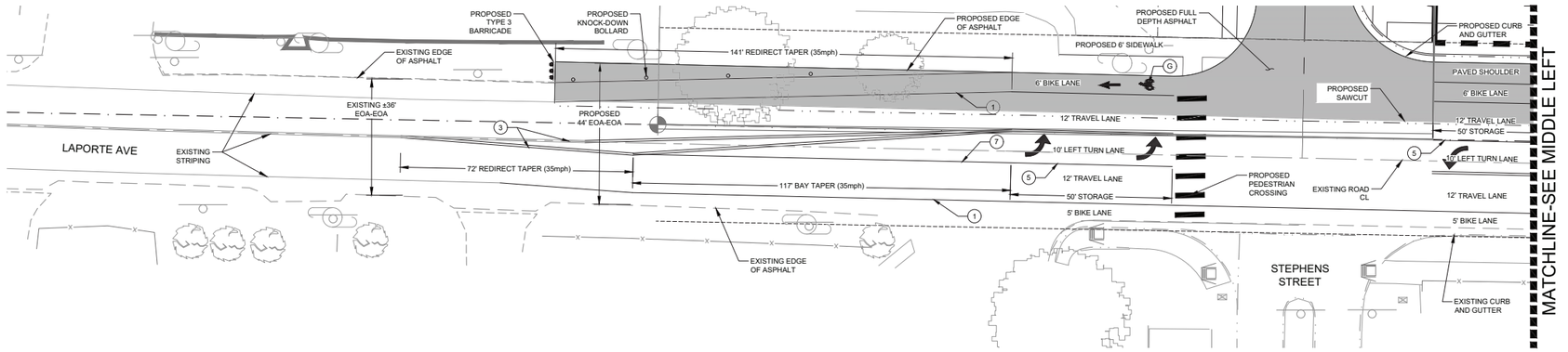
PROJECT: 1536-001	DESIGNED BY: M. Rudebel	DRAWN BY: M. Rudebel
DATE: 03.09.22	SCALE: 1"=20'	REVIEWED BY: D. Weber

SANCTUARY ON THE GREENS

ULTIMATE N TAFT HILL ROAD IMPROVEMENTS AND STRIPING PLAN

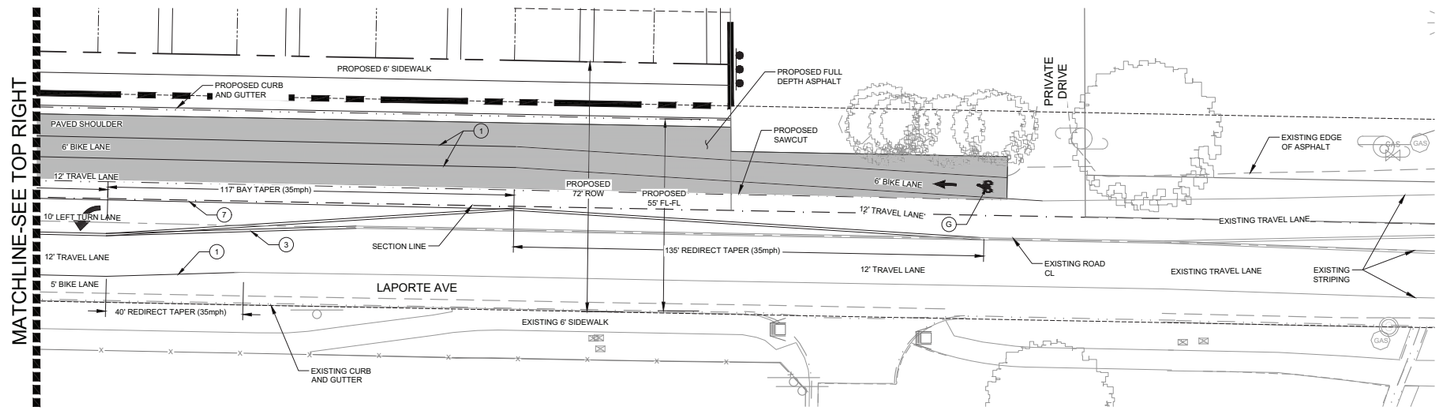
Sheet
24 of 30

DRAWING FILENAME: D:\Projects\1536-001\Dwg\Sht\1536-001_TAFT HILL_ULT.dwg LAYOUT NAME: C-636 DATE: Mar 09, 2022 - 2:45pm CAD OPERATOR: donny
LIST OF XREFS: [1536-001_xCV3] [NES-ownerap] [1536-001_xCV4ap] [1536-001_xSTR] [1536-001_xSTRP-Hwy] [1536-001_xLA1]



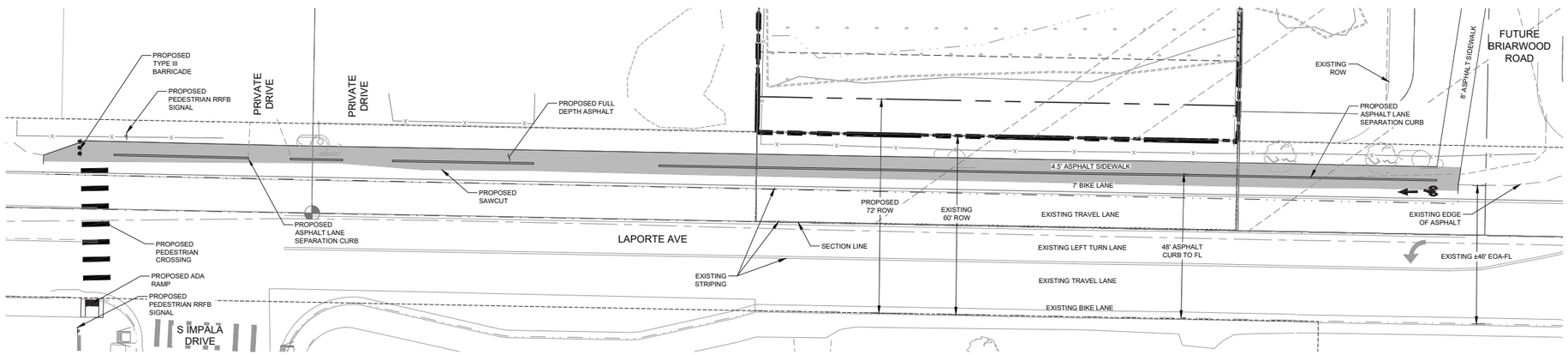
A C4.07 INTERIM LAPORTE AVE

NORTH



B C4.07 INTERIM LAPORTE AVE

NORTH

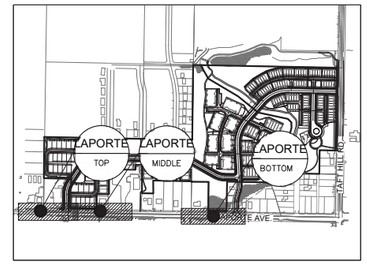


C C4.07 INTERIM LAPORTE PEDESTRIAN CROSSING

NORTH

20 0 20 40 60 Feet

(IN FEET)
1 inch = 20 ft.



KEYMAP

LEGEND:

PROPOSED CURB & GUTTER
PROPOSED CENTERLINE
PROPOSED RIGHT-OF-WAY
EXISTING RIGHT-OF-WAY
PROPERTY BOUNDARY
PROPOSED LOT LINE
EXISTING LOT LINE
EASEMENT LINE
SAWCUT LINE
EXISTING EDGE OF ASPHALT

STRIPING LEGEND:

(NOTE: ALL ITEMS MAY NOT APPLY TO THIS PLAN)

PAVEMENT STRIPING

1. 4" SOLID WHITE LINE
2. 4" SOLID YELLOW LINE
3. DOUBLE YELLOW LINE (2) 4" SOLID LINES; 4" APART
4. 4" BROKEN WHITE LINE 10' LENGTH WITH 30' GAP
5. 8" SOLID WHITE LINE
6. 4" DASHED EXTENSION LINE 3' LENGTH WITH 9' GAP
7. 8" DASHED EXTENSION LINE 3' LENGTH WITH 9' GAP

PAVEMENT MARKINGS

- A. PREFORMED PLASTIC PAVEMENT MARKING LEFT TURN ARROW (15.5 S.F. EA.)
- B. PREFORMED PLASTIC PAVEMENT MARKING RIGHT TURN ARROW (15.5 S.F. EA.)
- C. PREFORMED PLASTIC PAVEMENT MARKING "ONLY" MARKING
- D. PREFORMED PLASTIC PAVEMENT MARKING 12" X 9' CROSSING LINE, SEE NOTES
- E. PREFORMED PLASTIC PAVEMENT MARKING 18" WIDE STOP BAR, SEE NOTES
- F. PREFORMED PLASTIC PAVEMENT MARKING LANE REDUCTION ARROW, SEE NOTES
- G. PREFORMED PLASTIC PAVEMENT MARKING BICYCLIST AND ARROW

STRIPING NOTES:

A. ALL SIGNAGE AND MARKING IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS, AS WELL AS THE TRAFFIC SIGNING AND MARKING CONSTRUCTION NOTES LISTED HERE.

B. ALL SYMBOLS, INCLUDING ARROWS, ONLYS, CROSSWALKS, STOP BARS, ETC. SHALL BE PRE-FORMED THERMO-PLASTIC.

C. ALL LANE LINES FOR ASPHALT PAVEMENT SHALL RECEIVE TWO COATS OF LATEX PAINT WITH GLASS BEADS.

D. ALL LANE LINES FOR CONCRETE PAVEMENT SHALL BE EPOXY PAINT.

E. PRIOR TO PERMANENT INSTALLATION OF TRAFFIC STRIPING AND SYMBOLS, THE DEVELOPER SHALL PLACE TEMPORARY TABS OR TAPE DEPICTING ALIGNMENT AND PLACEMENT OF THE SAME. THEIR PLACEMENT SHALL BE APPROVED BY THE TOWN OF WINDSOR (OR TOWN OF TIMNATH FOR LATHAM PARKWAY AND HARMONY ROAD, WEST OF LATHAM PARKWAY) ENGINEER PRIOR TO PERMANENT INSTALLATION OF STRIPING AND SYMBOLS.

F. PRE-FORMED THERMO-PLASTIC APPLICATIONS SHALL BE AS SPECIFIED IN THESE PLANS AND/OR THESE STANDARDS.

G. EPOXY APPLICATIONS SHALL BE APPLIED AS SPECIFIED IN CDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

H. ALL SURFACES SHALL BE THOROUGHLY CLEANED PRIOR TO INSTALLATION OF STRIPING OR MARKINGS.

CALL UTILITY NOTIFICATION CENTER OF COLORADO

811 Know what's below. Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

No. Revisions: Date:
1 REVIEW SET 03.09.22
NOT FOR CONSTRUCTION

These drawings are instruments of service provided by Northern Engineering Services, Inc., and are not to be used for any type of construction unless authorized and signed by a Professional Engineer in the employ of Northern Engineering Services, Inc.

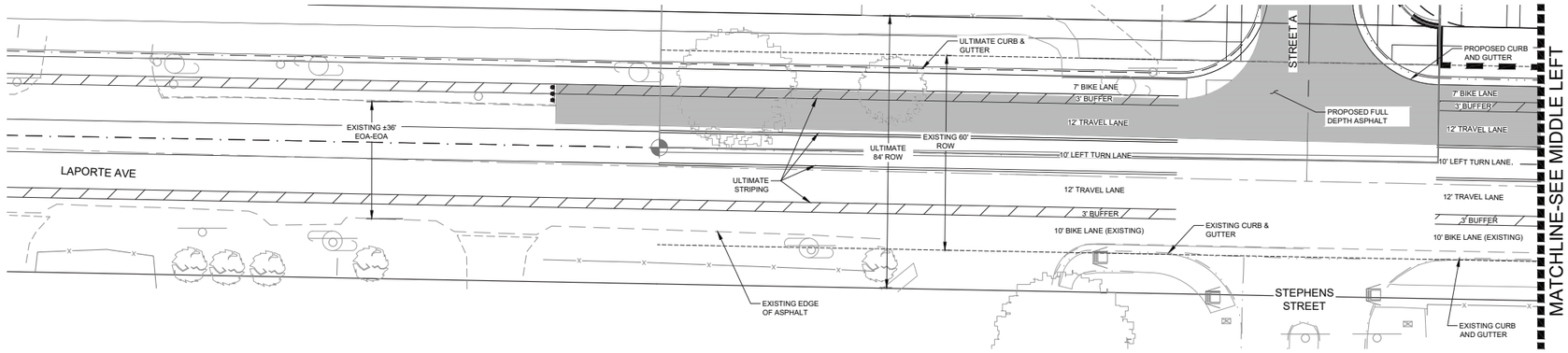
NORTHERN ENGINEERING
FORT COLLINS: 301 North Howes Street, Suite 100, 80521
GREELEY: 1001 11th Street, 80631
970.221.4158
northernengineering.com

PROJECT: 1536-001	DESIGNED BY: M. Rudebil	DRAWN BY: M. Rudebil
DATE: 03.09.22	SCALE: 1"=20'	REVIEWED BY: D. Weber

SANCTUARY ON THE GREENS
INTERIM LAPORTE AVE
IMPROVEMENT AND STRIPING PLAN

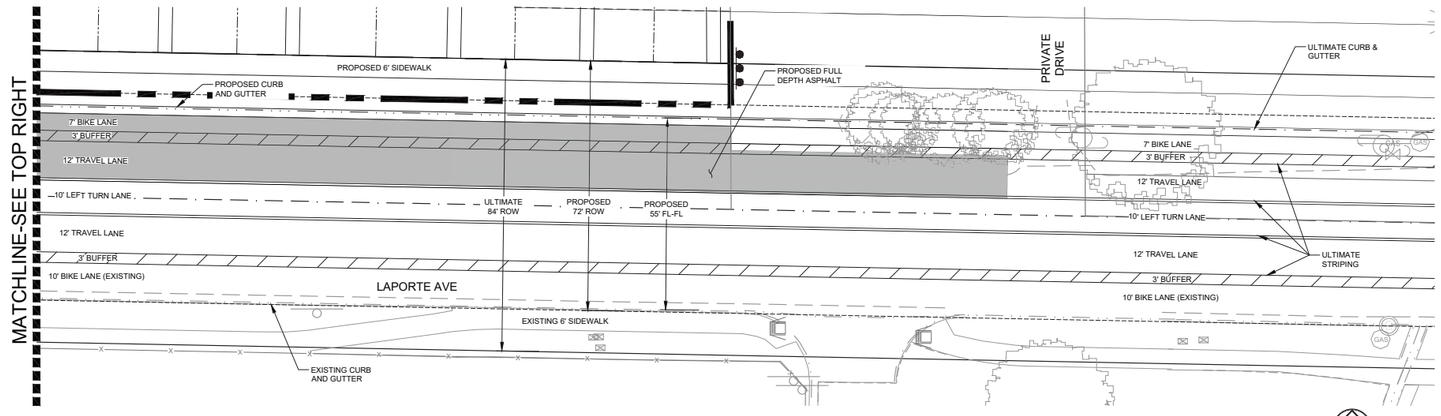
Sheet C
25 of 30

DRAWING FILENAME: S:\Projects\1536-001\Eng\15\1536-001_LAPORTE.dwg LAYOUT NAME: C4.07 DATE: Mar 09, 2022 - 2:45pm CAD OPERATOR: ebony
LIST OF XREFS: [1536-001_uPlot3] [NE-Hor-Large] [1536-001_uESTM-Hor] [1536-001_uESTM] [1536-001_uPlot2] [1536-001_uPlot1] [TYPICAL MARKUPS]



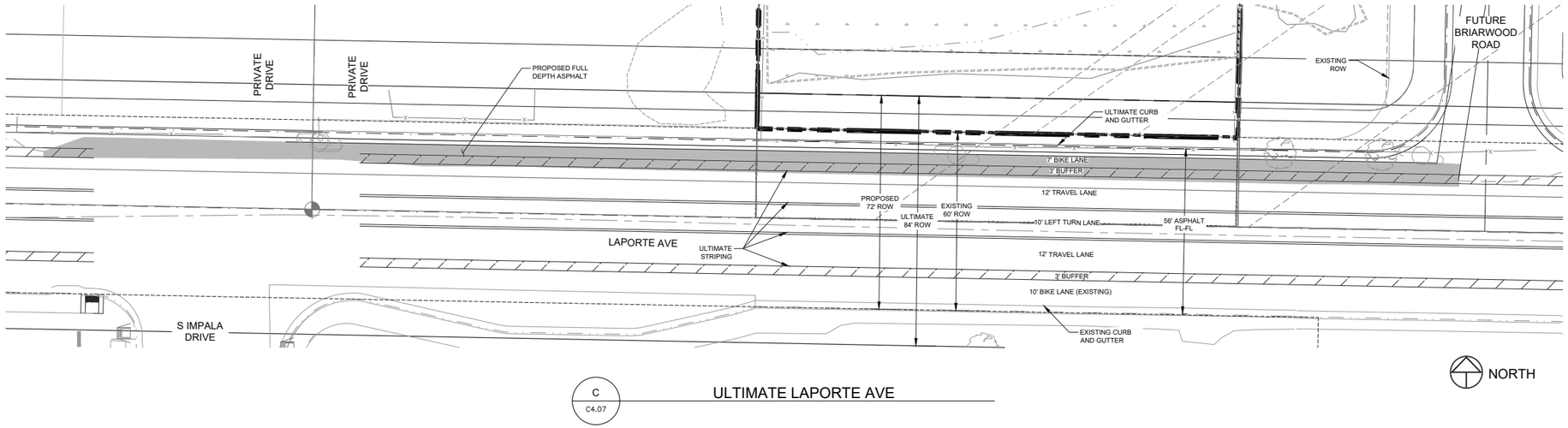
A C4.07 ULTIMATE LAPORTE AVE

NORTH



B C4.07 ULTIMATE LAPORTE AVE

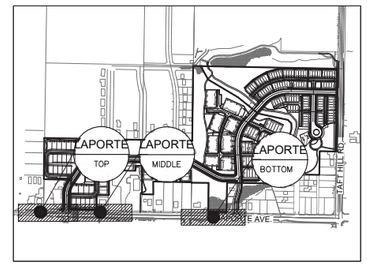
NORTH



C C4.07 ULTIMATE LAPORTE AVE

NORTH

20 0 20 40 60 Feet
(IN FEET)
1 inch = 20 ft.



KEYMAP

LEGEND:

PROPOSED CURB & GUTTER	
PROPOSED CENTERLINE	
PROPOSED RIGHT-OF-WAY	
EXISTING RIGHT-OF-WAY	
PROPERTY BOUNDARY	
PROPOSED LOT LINE	
EXISTING LOT LINE	
EASEMENT LINE	
SAWCUT LINE	
EXISTING EDGE OF ASPHALT	

STRIPING LEGEND:

(NOTE: ALL ITEMS MAY NOT APPLY TO THIS PLAN)

PAVEMENT STRIPING

1. 4" SOLID WHITE LINE
2. 4" SOLID YELLOW LINE
3. DOUBLE YELLOW LINE (2) 4" SOLID LINES; 4" APART
4. 4" BROKEN WHITE LINE 10' LENGTH WITH 30' GAP
5. 8" SOLID WHITE LINE
6. 4" DASHED EXTENSION LINE 3' LENGTH WITH 9' GAP
7. 8" DASHED EXTENSION LINE 3' LENGTH WITH 9' GAP

PAVEMENT MARKINGS

- A. PREFORMED PLASTIC PAVEMENT MARKING LEFT TURN ARROW (15.5 S.F. EA.)
- B. PREFORMED PLASTIC PAVEMENT MARKING RIGHT TURN ARROW (15.5 S.F. EA.)
- C. PREFORMED PLASTIC PAVEMENT MARKING "ONLY" MARKING
- D. PREFORMED PLASTIC PAVEMENT MARKING 12" X 9' CROSSING LINE, SEE NOTES
- E. PREFORMED PLASTIC PAVEMENT MARKING 18" WIDE STOP BAR, SEE NOTES
- F. PREFORMED PLASTIC PAVEMENT MARKING LANE REDUCTION ARROW, SEE NOTES
- G. PREFORMED PLASTIC PAVEMENT MARKING BICYCLIST AND ARROW

STRIPING NOTES:

A. ALL SIGNAGE AND MARKING IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS, AS WELL AS THE TRAFFIC SIGNING AND MARKING CONSTRUCTION NOTES LISTED HERE.

B. ALL SYMBOLS, INCLUDING ARROWS, ONLYS, CROSSWALKS, STOP BARS, ETC. SHALL BE PRE-FORMED THERMO-PLASTIC.

C. ALL LANE LINES FOR ASPHALT PAVEMENT SHALL RECEIVE TWO COATS OF LATEX PAINT WITH GLASS BEADS.

D. ALL LANE LINES FOR CONCRETE PAVEMENT SHALL BE EPOXY PAINT.

E. PRIOR TO PERMANENT INSTALLATION OF TRAFFIC STRIPING AND SYMBOLS, THE DEVELOPER SHALL PLACE TEMPORARY TABS OR TAPE DEPICTING ALIGNMENT AND PLACEMENT OF THE SAME. THEIR PLACEMENT SHALL BE APPROVED BY THE TOWN OF WINDSOR (OR TOWN OF TIMNATH FOR LATHAM PARKWAY AND HARMONY ROAD, WEST OF LATHAM PARKWAY) ENGINEER PRIOR TO PERMANENT INSTALLATION OF STRIPING AND SYMBOLS.

F. PRE-FORMED THERMO-PLASTIC APPLICATIONS SHALL BE AS SPECIFIED IN THESE PLANS AND/OR THESE STANDARDS.

G. EPOXY APPLICATIONS SHALL BE APPLIED AS SPECIFIED IN CDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

H. ALL SURFACES SHALL BE THOROUGHLY CLEANED PRIOR TO INSTALLATION OF STRIPING OR MARKINGS.

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

CALL UTILITY NOTIFICATION CENTER OF COLORADO

811

Know what's **below.**
Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

No. Revisions: Date:
1 REVIEW SET 03.09.22
NOT FOR CONSTRUCTION

These drawings are instruments of service provided by Northern Engineering Services, Inc., and are not to be used for any type of construction unless authorized and signed by a Professional Engineer in the employ of Northern Engineering Services, Inc.

NORTHERN ENGINEERING
FORT COLLINS: 301 North Howes Street, Suite 100, 80521
(970)221-4158
970.221.4158
northernengineering.com

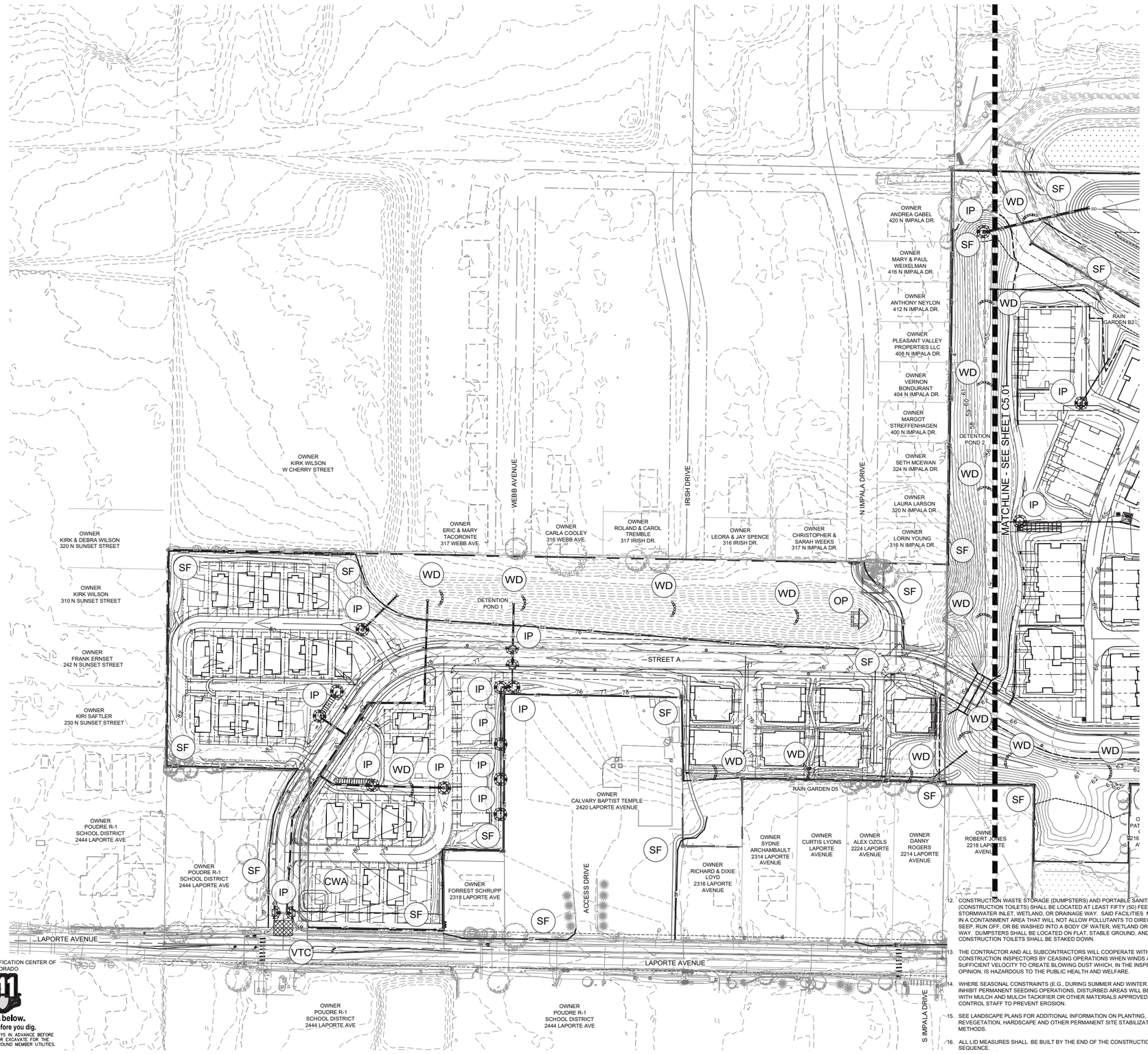
DATE: 03.09.22 | SCALE: 1"=20' | REVIEWED BY: D. Weber
PROJECT: 1536-001 | DESIGNED BY: M. Rudebel | DRAWN BY: M. Rudebel

SANCTUARY ON THE GREENS

ULTIMATE LAPORTE AVE IMPROVEMENT AND STRIPING PLAN

Sheet

DRAWING FILENAME: D:\Projects\1536-001\Dwg\Civil\1536-001_LAPORTE_ULT.dwg LAYOUT NAME: C4.08 DATE: Mar 09, 2022 - 2:46pm CAD OPERATOR: Jenny
LIST OF XREFS: [1536-001_xCUT] [xrs-xxxxxx] [1536-001_xSTRP-Ult] [1536-001_xSTRP] [1536-001_xSTRP-Ult] [ASPHAL MATARAY] [1536-001_xULT]



CALL UTILITY NOTIFICATION CENTER OF COLORADO

811

Know what's **below.**
Call before you dig.

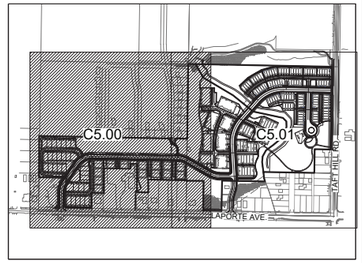
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

DRAWING FILENAME: D:\Projects\1536-001\Dwg\Cdrng\1536-001_ESC.dwg LAYOUT NAME: C5.00 DATE: Mar 09, 2022 - 2:47pm CAD OPERATOR: danny
LIST OF REFS: [1536-001_ESC.dwg][1536-001_XCDPG][REF=$(dwgname)$_XCDPG$(REF)][1536-001_XCDPG$(REF)$_XCDPG][1536-001_XCDPG$(REF)$_XCDPG][1536-001_XCDPG$(REF)$_XCDPG][1536-001_UTIL]

NORTH

80 0 80 160 240 Feet

(IN FEET)
1 inch = 80 ft.



KEYMAP

LEGEND:

PROPOSED STORM SEWER	
PROPOSED CONTOUR	93
EXISTING CONTOUR	4953
PROPOSED SWALE	
PROPOSED CURB & GUTTER	
PROPERTY BOUNDARY	
SILT FENCE	SF
WATTLE DIKE	WD
RIPRAP w/ TURF REINFORCEMENT MAT	RP
CONCRETE WASH AREA	CWA
VERTICAL TRACKING CONTROL	VTC
INLET PROTECTION	IP
OUTLET PROTECTION	OP

GENERAL NOTES:

1. CONTRACTOR SHALL IMMEDIATELY STABILIZE ALL DISTURBED SLOPES BY CRIMP MULCHING OR SIMILAR METHODS.
2. SWMP ADMINISTRATOR:
   Contact _____
   Company _____
   Address _____
   Phone _____
3. CONTRACTOR TO PROVIDE VEHICLE TRACKING CONTROL FOR CONCRETE WASHOUT AREA IF ACCESS IS OFF PAVEMENT.
4. CONTRACTOR TO PROVIDE ADEQUATE PROTECTION FOR WETLANDS ADJACENT TO THE PROJECT AREA.
5. REFER TO THE PRELIMINARY DRAINAGE REPORT FOR SANCTUARY WEST DATED MARCH 9TH, 2022 BY NORTHERN ENGINEERING FOR ADDITIONAL INFORMATION.

EROSION CONTROL NOTES:

1. IT SHOULD BE NOTED THAT ANY EROSION CONTROL PLAN SERVES ONLY AS A GUIDELINE TO THE CONTRACTOR. STAGING AND/OR PHASING OF BEST MANAGEMENT PRACTICES (BMPs) IS EXPECTED. ADDITIONAL AND/OR DIFFERENT BMPs FROM THOSE ORIGINALLY DEPICTED MAY BE NECESSARY DURING CONSTRUCTION DUE TO CHANGING SITE CONDITIONS OR AS REQUIRED BY LOCAL AUTHORITIES.
2. THIS EROSION CONTROL PLAN IS SCHEMATIC IN NATURE. AS SUCH, GRAPHICAL SYMBOLS MAY NOT BE TO SCALE, NOR ARE THEY NECESSARILY SHOWN IN THEIR EXACT LOCATION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITTING (CITY, STATE DISCHARGE PERMIT, ETC.) AND COMPLIANCE WITH GOVERNING AUTHORITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR (OR PERMIT HOLDER) TO ENSURE EROSION CONTROL MEASURES ARE PROPERLY MAINTAINED AND FOLLOWED.
4. CONTRACTOR SHALL IMPLEMENT THE APPROPRIATE EROSION CONTROL MEASURES ACCORDING THE THE CONSTRUCTION SEQUENCING AND LEVEL OF SITE STABILIZATION.
5. CONTRACTOR SHALL IMPLEMENT APPROPRIATE INLET PROTECTION FOR ALL STORMWATER FACILITIES UNTIL SITE IS FULLY STABILIZED.
6. CONTRACTOR SHALL IMPLEMENT APPROPRIATE INLET PROTECTION FOR DOWNSPOUT CONNECTIONS, TO THE STORM DRAIN SYSTEM, UNTIL CONNECTION IS ESTABLISHED WITH DOWNSPOUT.
7. INLET PROTECTION SHALL BE ADAPTED, AS NECESSARY, TO THE SURROUNDING SURFACE TYPE AND CONDITION (i.e., STAKE-DRIVEN WATTLES FOR BARE SOIL, GRAVEL SOCKS FOR PAVEMENT, ETC.)
8. CONTRACTOR IS RESPONSIBLE FOR STABILIZING ALL SLOPES, PARTICULARLY THOSE STEEPER THAN 6:1. CRIMP MULCHING, HYDRO MULCHING, EROSION MATS, TEMPORARY IRRIGATION, AND ADDITIONAL WATTLES OR SILT FENCING MAY BE NECESSARY TO ESTABLISH VEGETATIVE COVER AND STABILIZE THE SLOPE.
9. ADDITIONAL WATTLES, SILT FENCE, OR OTHER MEASURES, MAY BE NECESSARY TO INSURE THAT EACH BUILDING PAD IS STABILIZED THROUGHOUT CONSTRUCTION. AT NO TIME SHALL SEDIMENT BE ALLOWED TO CROSS THE PUBLIC SIDEWALKS.
10. CONTRACTOR SHALL IMPLEMENT APPROPRIATE PERIMETER PROTECTION FOR AREAS DIRECTING DRAINAGE OFFSITE. PERIMETER PROTECTION SHALL BE ADAPTED, AS NECESSARY, TO THE SURROUNDING SURFACE TYPE AND CONDITION (i.e., STAKE-DRIVEN SEDIMENT CONTROL LOGS OR SILT FENCE FOR BARE SOIL, SAND BAGS OR GRAVEL SOCKS FOR PAVEMENT, ETC.)
11. FUELING FACILITIES SHALL BE LOCATED AT LEAST ONE HUNDRED (100) FEET FROM NATURAL BODY OF WATER, WETLAND, NATURAL DRAINAGE WAY OR MANMADE DRAINAGE WAY. THE FUEL TANKS AND FUELING AREA MUST BE SET IN A CONTAINMENT AREA THAT WILL NOT ALLOW A FUEL SPILL TO DIRECTLY FLOW, SEEP, RUN OFF, OR BE WASHED INTO A BODY OF WATER, WETLAND OR DRAINAGE WAY.
12. CONSTRUCTION WASTE STORAGE (DUMPSTERS) AND PORTABLE SANITATION UNITS (CONSTRUCTION TOILETS) SHALL BE LOCATED AT LEAST FIFTY (50) FEET FROM ANY STORMWATER INLET, WETLAND, OR DRAINAGE WAY. SAID FACILITIES MUST BE SET IN A CONTAINMENT AREA THAT WILL NOT ALLOW POLLUTANTS TO DIRECTLY FLOW, SEEP, RUN OFF, OR BE WASHED INTO A BODY OF WATER, WETLAND OR DRAINAGE WAY. DUMPSTERS SHALL BE LOCATED ON FLAT, STABLE GROUND, AND CONSTRUCTION TOILETS SHALL BE STAKED DOWN.
13. THE CONTRACTOR AND ALL SUBCONTRACTORS WILL COOPERATE WITH THE CITY'S CONSTRUCTION INSPECTORS BY CEASING OPERATIONS WHEN WINDS ARE OF SUFFICIENT VELOCITY TO CREATE BLOWING DUST WHICH, IN THE INSPECTOR'S OPINION, IS HAZARDOUS TO THE PUBLIC HEALTH AND WELFARE.
14. WHERE SEASONAL CONSTRAINTS (E.G., DURING SUMMER AND WINTER MONTHS) INHIBIT PERMANENT SEEDING OPERATIONS, DISTURBED AREAS WILL BE TREATED WITH MULCH AND MULCH TACKIFIER OR OTHER MATERIALS APPROVED BY EROSION CONTROL STAFF TO PREVENT EROSION.
15. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION ON PLANTING, REVEGETATION, HARDSCAPE AND OTHER PERMANENT SITE STABILIZATION METHODS.
16. ALL LID MEASURES SHALL BE BUILT BY THE END OF THE CONSTRUCTION SEQUENCE.

No. Revisions: Date:
1 REVIEW SET 03.09.22
NOT FOR CONSTRUCTION

These drawings are instruments of service provided by Northern Engineering Services, Inc. and are not to be used for any type of construction unless signed and sealed by a Professional Engineer in the employ of Northern Engineering Services, Inc.

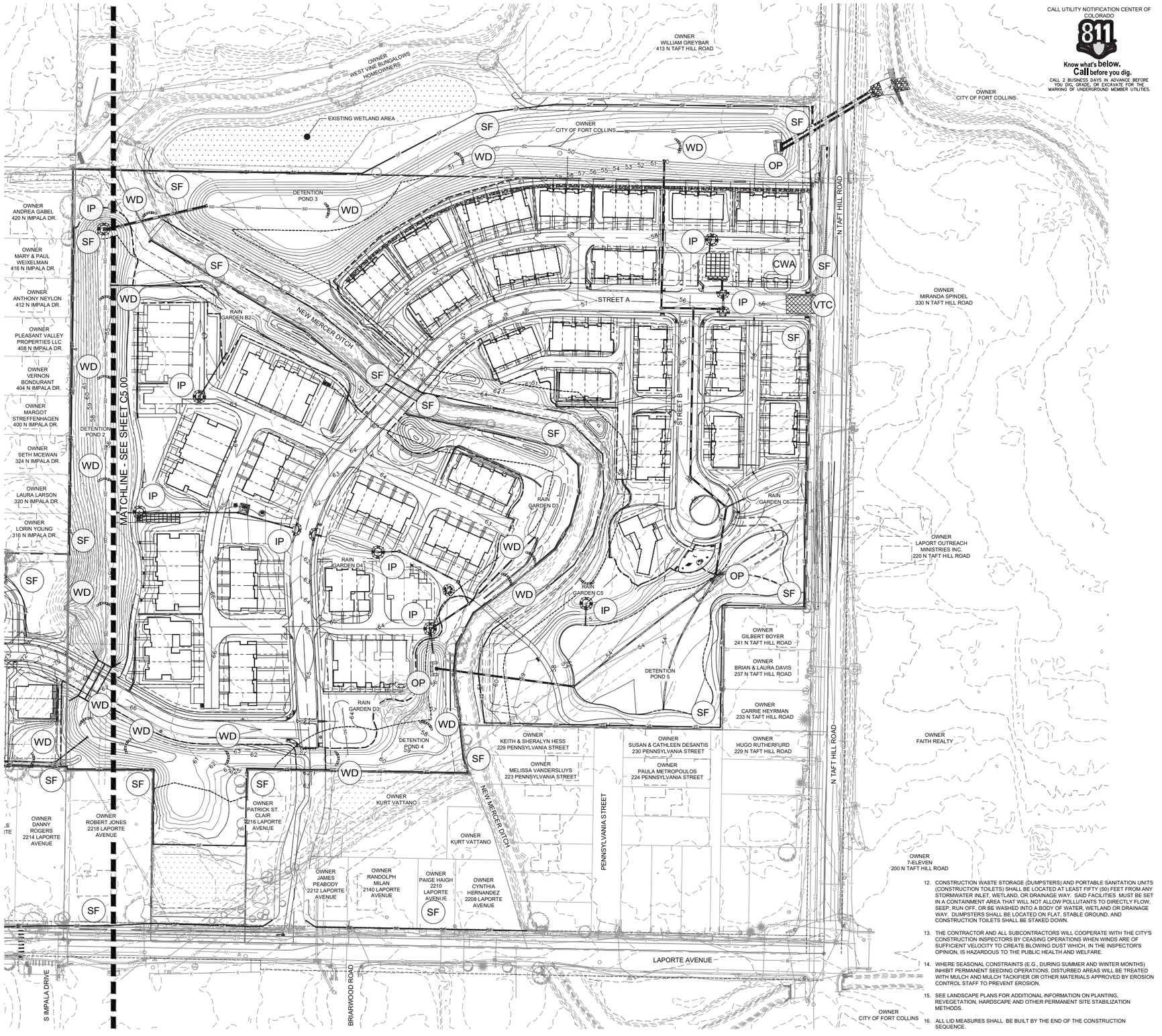
NORTHERN ENGINEERING
FORT COLLINS: 301 North Howes Street, Suite 100, 80521
GREELEY: 1001 11th Street, 80631
970.221.4158
northernengineering.com

PROJECT: 1536-001
DESIGNED BY: M. Ruebel
DRAWN BY: M. Ruebel
DATE: 03.09.22
SCALE: 1"=80'
REVIEWED BY: D. Weber

SANCTUARY ON THE GREENS

EROSION CONTROL PLAN

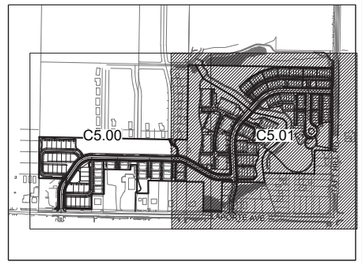
Sheet
C5.00
27 of 30



NORTH

80 0 80 160 240 Feet

(IN FEET)
1 inch = 80 ft.



KEYMAP

LEGEND:

- PROPOSED STORM SEWER
- PROPOSED CONTOUR — 93
- EXISTING CONTOUR — 4953
- PROPOSED SWALE
- PROPOSED CURB & GUTTER
- PROPERTY BOUNDARY
- SILT FENCE — SF
- WATTLE DIKE — WD
- RIPRAP w/ TURF REINFORCEMENT MAT — RP
- CONCRETE WASH AREA — CWA
- VERTICAL TRACKING CONTROL — VTC
- INLET PROTECTION — IP
- OUTLET PROTECTION — OP

GENERAL NOTES:

1. CONTRACTOR SHALL IMMEDIATELY STABILIZE ALL DISTURBED SLOPES BY CRIMP MULCHING OR SIMILAR METHODS.
2. SWMP ADMINISTRATOR:
   Contact _____
   Company _____
   Address _____
   Phone _____
3. CONTRACTOR TO PROVIDE VEHICLE TRACKING CONTROL FOR CONCRETE WASHOUT AREA IF ACCESS IS OFF PAVEMENT.
4. CONTRACTOR TO PROVIDE ADEQUATE PROTECTION FOR WETLANDS ADJACENT TO THE PROJECT AREA.
5. REFER TO THE PRELIMINARY DRAINAGE REPORT FOR SANCTUARY WEST DATED MARCH 9TH, 2022 BY NORTHERN ENGINEERING FOR ADDITIONAL INFORMATION.

EROSION CONTROL NOTES:

1. IT SHOULD BE NOTED THAT ANY EROSION CONTROL PLAN SERVES ONLY AS A GUIDELINE TO THE CONTRACTOR. STAGING AND/OR PHASING OF BEST MANAGEMENT PRACTICES (BMPs) IS EXPECTED. ADDITIONAL AND/OR DIFFERENT BMPs FROM THOSE ORIGINALLY DEPICTED MAY BE NECESSARY DURING CONSTRUCTION DUE TO CHANGING SITE CONDITIONS OR AS REQUIRED BY LOCAL AUTHORITIES.
2. THIS EROSION CONTROL PLAN IS SCHEMATIC IN NATURE. AS SUCH, GRAPHICAL SYMBOLS MAY NOT BE TO SCALE, NOR ARE THEY NECESSARILY SHOWN IN THEIR EXACT LOCATION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITTING (CITY, STATE DISCHARGE PERMIT, ETC.) AND COMPLIANCE WITH GOVERNING AUTHORITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR (OR PERMIT HOLDER) TO ENSURE EROSION CONTROL MEASURES ARE PROPERLY MAINTAINED AND FOLLOWED.
4. CONTRACTOR SHALL IMPLEMENT THE APPROPRIATE EROSION CONTROL MEASURES ACCORDING THE THE CONSTRUCTION SEQUENCING AND LEVEL OF SITE STABILIZATION.
5. CONTRACTOR SHALL IMPLEMENT APPROPRIATE INLET PROTECTION FOR ALL STORMWATER FACILITIES UNTIL SITE IS FULLY STABILIZED.
6. CONTRACTOR SHALL IMPLEMENT APPROPRIATE INLET PROTECTION FOR DOWNSPOUT CONNECTIONS, TO THE STORM DRAIN SYSTEM, UNTIL CONNECTION IS ESTABLISHED WITH DOWNSPOUT.
7. INLET PROTECTION SHALL BE ADAPTED, AS NECESSARY, TO THE SURROUNDING SURFACE TYPE AND CONDITION (i.e., STAKE-DRIVEN WATTLES FOR BARE SOIL, GRAVEL SOCKS FOR PAVEMENT, ETC.)
8. CONTRACTOR IS RESPONSIBLE FOR STABILIZING ALL SLOPES, PARTICULARLY THOSE STEEPER THAN 6:1. CRIMP MULCHING, HYDRO MULCHING, EROSION MATS, TEMPORARY IRRIGATION, AND ADDITIONAL WATTLES OR SILT FENCING MAY BE NECESSARY TO ESTABLISH VEGETATIVE COVER AND STABILIZE THE SLOPE.
9. ADDITIONAL WATTLES, SILT FENCE, OR OTHER MEASURES, MAY BE NECESSARY TO INSURE THAT EACH BUILDING PAD IS STABILIZED THROUGHOUT CONSTRUCTION. AT NO TIME SHALL SEDIMENT BE ALLOWED TO CROSS THE PUBLIC SIDEWALKS.
10. CONTRACTOR SHALL IMPLEMENT APPROPRIATE PERIMETER PROTECTION FOR AREAS DIRECTING DRAINAGE OFFSITE. PERIMETER PROTECTION SHALL BE ADAPTED, AS NECESSARY, TO THE SURROUNDING SURFACE TYPE AND CONDITION (i.e., STAKE-DRIVEN SEDIMENT CONTROL LOGS OR SILT FENCE FOR BARE SOIL, SAND BAGS OR GRAVEL SOCKS FOR PAVEMENT, ETC.)
11. FUELING FACILITIES SHALL BE LOCATED AT LEAST ONE HUNDRED (100) FEET FROM NATURAL BODY OF WATER, WETLAND, NATURAL DRAINAGE WAY OR MANMADE DRAINAGE WAY. THE FUEL TANKS AND FUELING AREA MUST BE SET IN A CONTAINMENT AREA THAT WILL NOT ALLOW A FUEL SPILL TO DIRECTLY FLOW, SEEP, RUN OFF, OR BE WASHED INTO A BODY OF WATER, WETLAND OR DRAINAGE WAY.
12. CONSTRUCTION WASTE STORAGE (DUMPSTERS) AND PORTABLE SANITATION UNITS (CONSTRUCTION TOILETS) SHALL BE LOCATED AT LEAST FIFTY (50) FEET FROM ANY STORMWATER INLET, WETLAND, OR DRAINAGE WAY. SAID FACILITIES MUST BE SET IN A CONTAINMENT AREA THAT WILL NOT ALLOW POLLUTANTS TO DIRECTLY FLOW, SEEP, RUN OFF, OR BE WASHED INTO A BODY OF WATER, WETLAND OR DRAINAGE WAY. DUMPSTERS SHALL BE LOCATED ON FLAT, STABLE GROUND, AND CONSTRUCTION TOILETS SHALL BE STAKED DOWN.
13. THE CONTRACTOR AND ALL SUBCONTRACTORS WILL COOPERATE WITH THE CITY'S CONSTRUCTION INSPECTORS BY CEASING OPERATIONS WHEN WINDS ARE OF SUFFICIENT VELOCITY TO CREATE BLOWING DUST WHICH, IN THE INSPECTOR'S OPINION, IS HAZARDOUS TO THE PUBLIC HEALTH AND WELFARE.
14. WHERE SEASONAL CONSTRAINTS (E.G., DURING SUMMER AND WINTER MONTHS) INHIBIT PERMANENT SEEDING OPERATIONS, DISTURBED AREAS WILL BE TREATED WITH MULCH AND MULCH TACKIFIER OR OTHER MATERIALS APPROVED BY EROSION CONTROL STAFF TO PREVENT EROSION.
15. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION ON PLANTING, REVEGETATION, HARDSCAPE AND OTHER PERMANENT SITE STABILIZATION METHODS.
16. ALL LID MEASURES SHALL BE BUILT BY THE END OF THE CONSTRUCTION SEQUENCE.

No. Revisions: Date:
REVIEW SET
NOT FOR CONSTRUCTION
03.09.22

These drawings are instruments of service provided by Northern Engineering Services, Inc., and are not to be used for any type of construction unless authorized by and a Professional Engineer in the employ of Northern Engineering Services, Inc.

NORTHERN ENGINEERING
FORT COLLINS: 301 North Howes Street, Suite 100, 80521
(303) LET'S GO NE (538-7463)
970.221.4158
northernengineering.com

PROJECT: 1536-001	DESIGNED BY: M. Rudebl	DRAWN BY: M. Rudebl
DATE: 03.09.22	SCALE: 1"=80'	REVIEWED BY: D. Weber

SANCTUARY ON THE GREENS

EROSION CONTROL PLAN

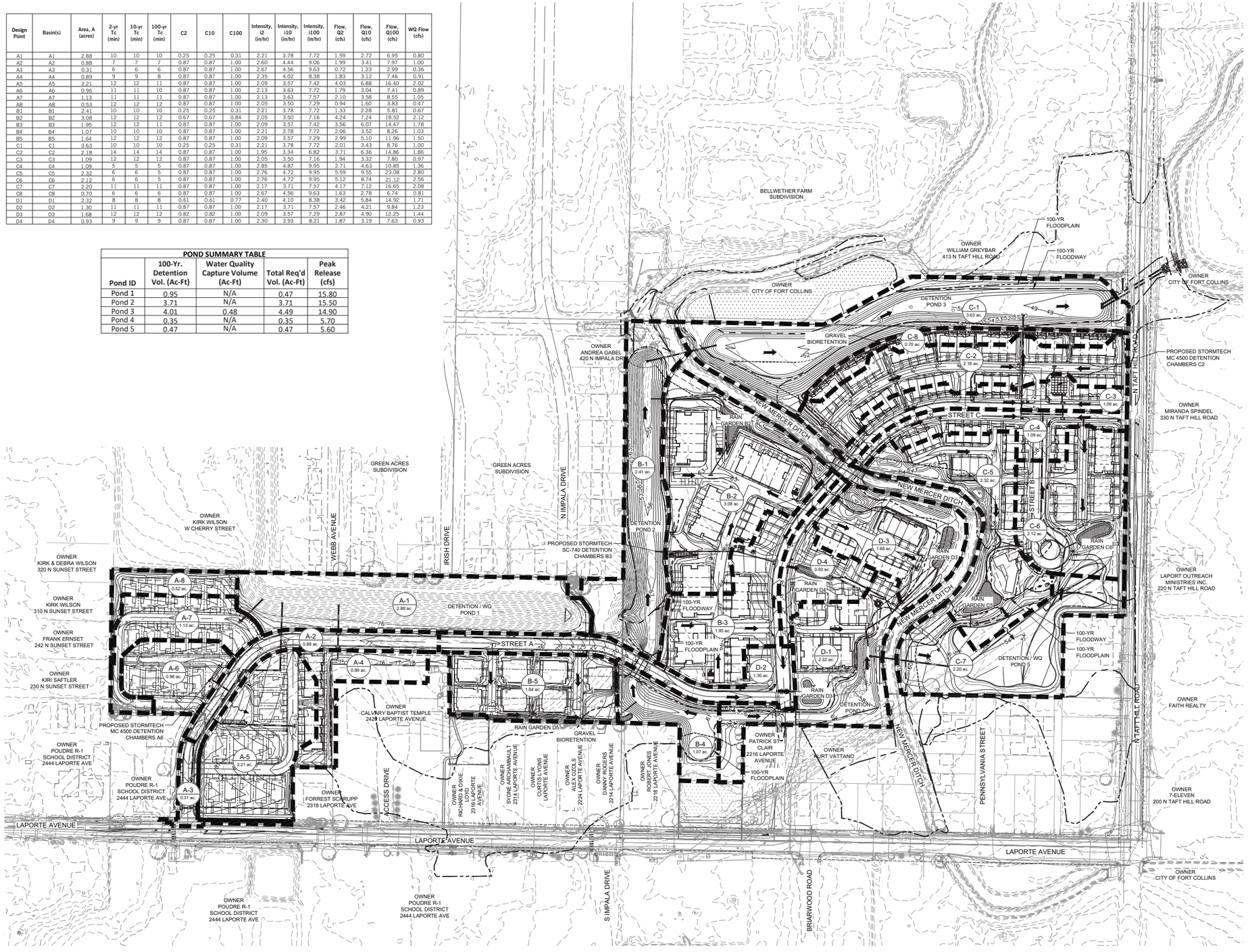
Sheet C5.00

DRAWING FILENAME: D:\Projects\1536-001\Dwg\Dsn\1536-001_EPCP.dwg LAYOUT NAME: C5.00 DATE: Mar 09, 2022 - 2:43pm CAD OPERATOR: dmrey
LIST OF XREFS: [1536-001_ECP3] [1536-001_XTOP] [Dwg=C5--xxxxxx] [1536-001_XEPCP] [1536-001_XEPCP_Dwg] [1536-001_XLID] [1536-001_XUTIL]

Design Point	Basin(s)	Area, A (acres)	2-yr Tc (min)	10-yr Tc (min)	100-yr Tc (min)	C2	C10	C100	Intensity, i2 (in/hr)	Intensity, i10 (in/hr)	Intensity, i100 (in/hr)	Flow, Q2 (cfs)	Flow, Q10 (cfs)	Flow, Q100 (cfs)	WQ Flow (cfs)
A1	A1	2.88	10	10	10	0.25	0.25	0.31	2.21	3.78	7.72	1.59	2.72	6.95	0.80
A2	A2	0.88	7	7	7	0.87	0.87	1.00	2.60	4.44	9.06	1.99	3.41	7.97	1.00
A3	A3	0.31	6	6	6	0.87	0.87	1.00	2.67	4.56	9.63	0.72	1.23	2.99	0.36
A4	A4	0.89	9	9	8	0.87	0.87	1.00	2.35	4.02	8.38	1.83	3.12	7.46	0.91
A5	A5	2.21	12	12	11	0.87	0.87	1.00	2.09	3.57	7.42	4.03	6.88	16.40	2.02
A6	A6	0.96	11	11	10	0.87	0.87	1.00	2.13	3.63	7.72	1.79	3.04	7.41	0.89
A7	A7	1.13	11	11	11	0.87	0.87	1.00	2.13	3.63	7.57	2.10	3.58	8.55	1.05
A8	A8	0.53	12	12	12	0.87	0.87	1.00	2.05	3.50	7.29	0.94	1.60	3.83	0.47
B1	B1	2.41	10	10	10	0.25	0.25	0.31	2.21	3.78	7.72	1.33	2.28	5.81	0.67
B2	B2	3.08	12	12	12	0.67	0.67	0.84	2.05	3.50	7.16	4.24	7.24	18.52	2.12
B3	B3	1.95	12	12	11	0.87	0.87	1.00	2.09	3.57	7.42	3.56	6.07	14.47	1.78
B4	B4	1.07	10	10	10	0.87	0.87	1.00	2.21	3.78	7.72	2.06	3.52	8.26	1.03
B5	B5	1.64	12	12	12	0.87	0.87	1.00	2.09	3.57	7.29	2.99	5.10	11.96	1.50
C1	C1	3.63	10	10	10	0.25	0.25	0.31	2.21	3.78	7.72	2.01	3.43	8.76	1.00
C2	C2	2.18	14	14	14	0.87	0.87	1.00	1.95	3.34	6.82	3.71	6.36	14.86	1.86
C3	C3	1.09	12	12	12	0.87	0.87	1.00	2.05	3.50	7.16	1.94	3.32	7.80	0.97
C4	C4	1.09	5	5	5	0.87	0.87	1.00	2.85	4.87	9.95	2.71	4.63	10.85	1.36
C5	C5	2.32	6	6	5	0.87	0.87	1.00	2.76	4.72	9.95	5.59	9.55	23.08	2.80
C6	C6	2.12	6	6	5	0.87	0.87	1.00	2.76	4.72	9.95	5.12	8.74	21.12	2.56
C7	C7	2.20	11	11	11	0.87	0.87	1.00	2.17	3.71	7.57	4.17	7.12	16.65	2.08
C8	C8	0.70	6	6	6	0.87	0.87	1.00	2.67	4.56	9.63	1.63	2.78	6.74	0.81
D1	D1	2.32	8	8	8	0.61	0.61	0.77	2.40	4.10	8.38	3.42	5.84	14.92	1.71
D2	D2	1.30	11	11	11	0.87	0.87	1.00	2.17	3.71	7.57	2.46	4.21	9.84	1.23
D3	D3	1.68	12	12	12	0.82	0.82	1.00	2.09	3.57	7.29	2.87	4.90	12.25	1.44
D4	D4	0.93	9	9	9	0.87	0.87	1.00	2.30	3.93	8.21	1.87	3.19	7.63	0.93

POND SUMMARY TABLE

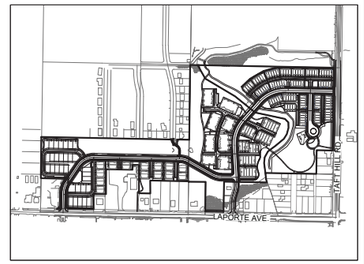
Pond ID	100-Yr. Detention Vol. (Ac-Ft)	Water Quality Capture Volume (Ac-Ft)	Total Req'd Vol. (Ac-Ft)	Peak Release (cfs)
Pond 1	0.95	N/A	0.47	15.80
Pond 2	3.71	N/A	3.71	15.50
Pond 3	4.01	0.48	4.49	14.90
Pond 4	0.35	N/A	0.35	5.70
Pond 5	0.47	N/A	0.47	5.60



NORTH

120 0 120 240 360 Feet

(IN FEET)
1 inch = 120 ft.



KEYMAP

LEGEND:

- PROPOSED CONTOUR — 93
- EXISTING CONTOUR — 5013
- PROPERTY BOUNDARY
- BASIN BOUNDARY
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- FLOW PATH
- DRAINAGE BASIN BUBBLE — A / 144 ac / A
- DESIGN POINT

NOTES:

1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR FOR ALL UNKNOWN UNDERGROUND UTILITIES.
2. REFER TO THE"Preliminary Drainage Report for Sanctuary West dated March 9th, 2022" FOR ADDITIONAL INFORMATION.

FLOODPLAIN NOTES:

1. REFER TO THE PLAT FOR LOT AREAS, TRACT SIZES, EASEMENTS, LOT DIMENSIONS, UTILITY EASEMENTS, OTHER EASEMENTS, AND OTHER SURVEY INFORMATION
2. THIS PROJECT IS LOCATED WITHIN A CITY-REGULATED 100-YEAR FLOODWAY AND FLOOD FRINGE AND MUST COMPLY WITH CHAPTER 10 OF THE CITY CODE.
3. ALL ELEVATIONS DEPICTED IN PLAN VIEW AND BENCHMARKS LISTED HEREON ARE PER NAVD 88 DATUM.
4. ANY ITEMS LOCATED IN THE FLOODWAY THAT CAN FLOAT (E.G., PICNIC TABLES, BIKE RACKS, ETC.) MUST BE ANCHORED.
5. THE LOWEST FLOOR OF RESIDENTIAL STRUCTURES AND ALL MECHANICAL SYSTEMS MUST BE ELEVATED ABOVE REGULATORY FLOOD PROTECTION ELEVATION. NON-RESIDENTIAL STRUCTURES CAN EITHER BE ELEVATED OR FLOODPROOFED UP TO REGULATORY FLOOD PROTECTION ELEVATION.
6. A FLOODPLAIN USE PERMIT SHALL BE REQUIRED FOR EACH SITE CONSTRUCTION ELEMENT IN THE FLOODPLAIN.
7. A FLOODPLAIN USE PERMIT AND NO RISE CERTIFICATION IS REQUIRED PRIOR TO PERFORMING ANY WORK WITHIN THE FLOODWAY (I.E., CURB CUT REMOVAL, LANDSCAPING).
8. NO STORAGE OF MATERIALS OR EQUIPMENT SHALL BE ALLOWED IN THE FLOODWAY, WHETHER TEMPORARY (DURING CONSTRUCTION) OR PERMANENT. LANDSCAPING SHALL ALSO MEET THE REQUIREMENTS FOR NO RISE IN THE FLOODWAY.
9. REFER TO THE PRELIMINARY DRAINAGE REPORT FOR SANCTUARY WEST DATED MARCH 9TH, 2022 FOR ADDITIONAL INFORMATION.
12. THE APPLICANT IS AWARE THAT THE CURRENT SITE PLAN DOES NOT MEET REGULATORY FLOODPLAIN REQUIREMENTS AS PROPOSED AND IS CONTINUING THROUGH THE PLANNING PROCESS AT THE APPLICANT'S OWN RISK. BUILDING AND CONSTRUCTION PERMITS FOR STRUCTURES NOT MEETING FLOODPLAIN REQUIREMENTS WILL BE HELD UP IF THE LOMR IS NOT REGULATORY.

FOR DRAINAGE REVIEW ONLY
NOT FOR CONSTRUCTION

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
Know what's below. Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

No.	Revisions:	Date:
	REVIEW SET NOT FOR CONSTRUCTION	03.09.22

These drawings are instruments of service provided by Northern Engineering, Inc., and are not to be used for any type of construction until authorized by a Professional Engineer in the employ of Northern Engineering Services, Inc.

NORTHERN ENGINEERING
FORT COLLINS 301 North Howes Street, Suite 100, 80521
DENVER 1500 16th Street, 80202
970.221.4158
northernengineering.com

PROJECT: 1536-001	DATE: 03.09.22
DESIGNED BY: M. Rudebl	SCALE: 1" = 120'
DRAWN BY: M. Rudebl	REVIEWED BY: D. Weber

SANCTUARY ON THE GREENS

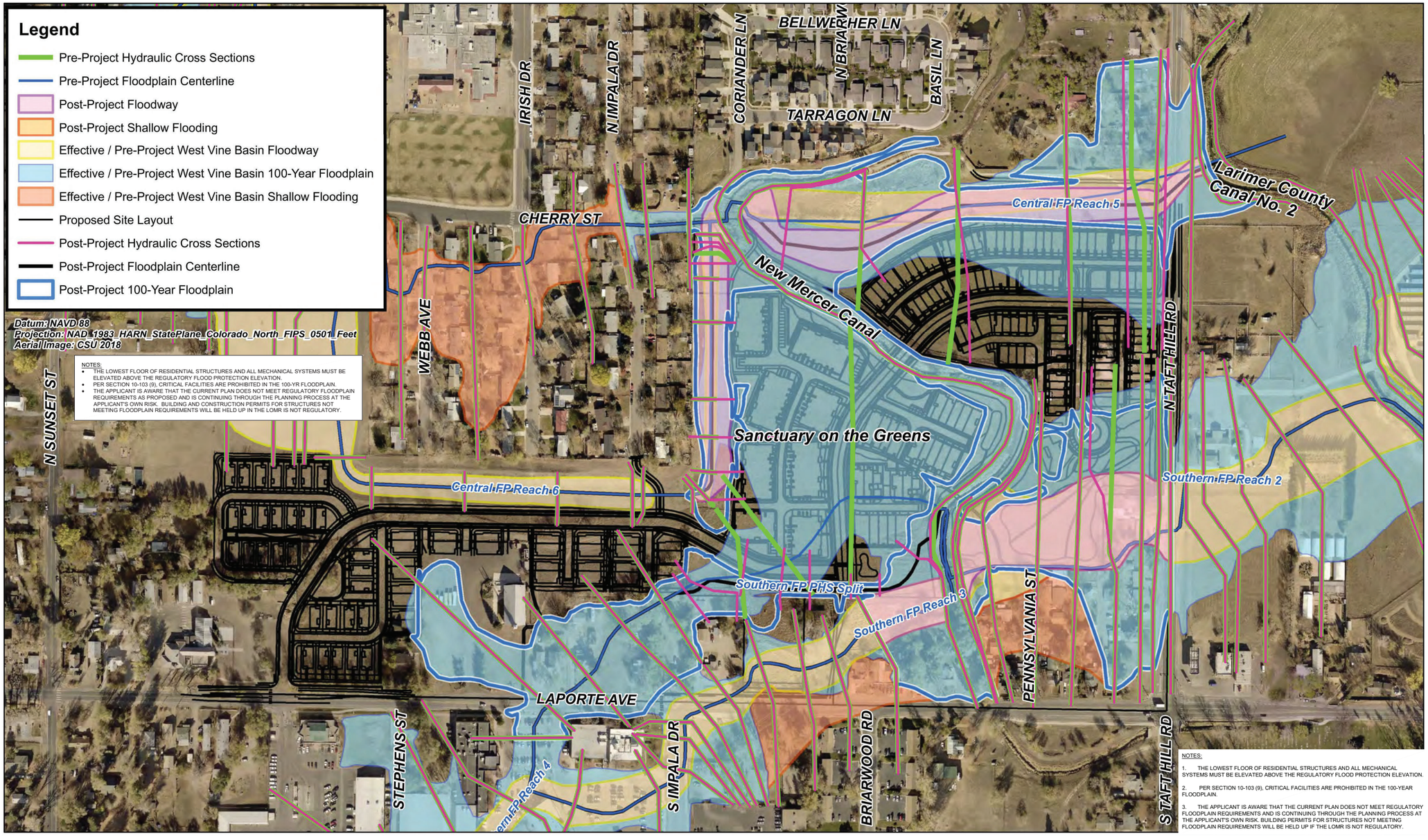
DRAINAGE EXHIBIT

Sheet C

DRAWING FILENAME: D:\Projects\1536-001\Dwg\1536-001_DRNG.dwg LAYOUT NAME: C6.00 DATE: Mar 09, 2022 - 2:48pm CAD OPERATOR: dmay
LIST OF XREFS: [1536-001_ur_fls] [1536-001_xCIVIL] [1536-001_xEXIST] [1536-001_xEXIST_ph] [1536-001_xGRAD] [1536-001_xSITE] [1536-001_xP_fls]

FLOODPLAIN EXHIBIT FOR REFERENCE ONLY

SEE SANCTUARY FLOODPLAIN REPORT FOR MORE INFORMATION



ICON ENGINEERING, INC.

Sanctuary on the Greens - Initial Floodplain Report

Figure E.0: Hydraulic Overview

No. | Revisions: | By: | Date:

REVIEW SET
NOT FOR CONSTRUCT
03.09.22

These drawings are instruments of service provided by Northern Engineering Services, Inc. and are not to be used for any type of construction unless signed and sealed by a Professional Engineer in the employ of Northern Engineering Services, Inc.

NORTHERN ENGINEERING

FORT COLLINS: 301 North Howes Street, Suite 100, 80521 970.221.4158
GREELEY: 820 8th Street, 80631 northernengineering.com

PROJECT: 1536-001
DATE: 03.09.22
DESIGNED BY: M. Ruebel
SCALE: 1"=120'
DRAWN BY: M. Ruebel
REVIEWED BY: D. Weber

SANCTUARY ON THE GREENS

FLOODPLAIN EXHIBIT

Sheet

SANCTUARY ON THE GREEN

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

STATEMENT OF OWNERSHIP AND SUBDIVISION:

Know all persons by these presents, that the undersigned owner(s) of the following described land:

A tract of land located in the Northeast Quarter of Section 9, Township 7 North, Range 69 West of the 6th Principal Meridian, City of Fort Collins, County of Larimer, State of Colorado, and being more particularly described as follows:

Considering the East line of the Southeast Quarter of the Northeast Quarter of said Section 9 as bearing North 00° 54' 31" East and with all bearings herein relative thereto:

COMMENCING at the North 1/16th Corner of said Section 9; thence along the North line of the Southeast Quarter of the Northeast Quarter of Section 9, Township 7 North, Range 69 West of the 6th P.M., North 88° 56' 36" West, 40.00 feet the West right-of-way line of North Taft Hill Road, said point being the **POINT OF BEGINNING**; thence along said West right-of-way line, South 00° 54' 31" West, 731.52 feet to the Northeast corner of that tract of land recorded November 2, 1970, at Book 1445, Page 455 of the records of Larimer County; thence, along the North line of said tract, North 88° 53' 58" West, 140.00 feet to the Northwest corner of said tract; thence, along the West line of those tracts recorded November 2, 1970, at Book 1445, Page 455, March 9, 2006, at Reception No. 20060017157, and January 11, 2017 at Reception No. 20170002025 of the records of Larimer County, South 00° 54' 32" West, 210.00 feet to the Southwest corner of that tract recorded at Reception No. 20170020025; thence, along the North lines of a 20' wide alley, that tract of land recorded July 5, 2018, at Reception No. 20180040764 of the records of Larimer County, the North right-of-way line of Pennsylvania Street, and that tract recorded March 8, 2017, at Reception No. 20170015427 of the records of Larimer County, North 88° 53' 42" West, 449.84 feet to the Northwest corner of said tract recorded at Reception No. 20170015427; thence, along the Westerly lines of those tracts recorded March 8, 2017, at Reception No. 20170015427 and September 29, 2017, at Reception No. 20170065419 of the records of Larimer County the following two courses and distances: South 06° 16' 40" East, 56.61 feet; thence, South 16° 40' 06" East, 29.28 feet; thence, along the North line of those tracts recorded July 11, 2001 at Reception No. 20010056464 and March 31, 2010 at Reception No. 20100017428 of the records of Larimer County, North 88° 51' 53" West, 379.85 feet to the Northwest corner of said tract recorded at Reception No. 20100017428; thence, along the West line of said tract recorded at Reception No. 20100017428, South 01° 05' 31" West, 267.13 feet to the North right-of-way line of Laporte Avenue; thence along said North right-of-way line, North 88° 54' 29" West, 161.66 feet; thence departing said North right-of-way line along the East line of that tract recorded July 15, 2015, at Reception No. 20150043549, North 00° 47' 31" East, 262.18 feet to the Northeast corner of said tract; thence, along the North line of said tract North 89° 36' 29" West, 148.89 feet to a point on the east line of a tract recorded August 21, 1985, at Reception No. 19850041265; thence, along said east line, North 00° 51' 20" East, 3.78 feet to the Northeast corner of said tract recorded at Reception No. 19850041265; thence, along the North line of those tracts recorded August 21, 1985, at Reception No. 19850041265, March 16, 2018, at Reception No. 20180015375, June 6, 2011, at Reception No. 20110032759, and October 31, 2006, at Reception No. 20060082473 of the records of Larimer County, North 88° 54' 26" West, 340.52 feet to the Northwest corner of said tract recorded at Reception No. 20060082473; thence, along the West line of said tract, South 00° 17' 34" East, 114.08 feet to the Northeast corner of a tract recorded at Reception No. 9709103103; thence, along the North line of said tract, North 88° 51' 29" West, 99.86 feet to the East line of a tract recorded March 26, 2003, at Reception No. 20030035535 in the records of Larimer County; thence, along said East line, North 00° 14' 58" West, 249.75 feet to the Northeast corner of said tract; thence, along the North line of said tract, North 88° 53' 31" West, 299.86 feet to the Northwest corner of said tract; thence along the West line of said tract, South 00° 06' 16" West, 264.12 feet to the Northeast corner of that tract recorded January 21, 2000, at Reception No. 20000004772 in the records of Larimer County; thence along the North line of said tract, North 89° 35' 01" West, 99.99 feet to the Northwest corner of said tract; thence, along the West line of said tract, South 00° 14' 26" East, 134.70 feet to the North right-of-way line of Laporte Avenue; thence along said North right-of-way line, North 88° 54' 24" West, 229.01 feet; thence, along the Easterly right-of-way of Barton Drive and a portion of the North line of that tract recorded February 1, 2010, at Reception No. 20100006121 of the records of Larimer County the following six courses and distances: North 00° 53' 34" East, 12.00 feet; thence along a curve concave to the Northeast having a central angle of 88° 54' 27" with a radius of 15.00 feet, an arc length of 23.28 feet and the chord of which bears North 43° 20' 54" West, 21.01 feet; thence, North 01° 05' 41" East, 113.65 feet; thence along a curve concave to the Southeast having a central angle of 25° 55' 40" with a radius of 139.50 feet, an arc length of 63.13 feet and the chord of which bears North 14° 03' 28" East, 62.59 feet; thence, North 01° 07' 03" East, 63.25 feet; thence, North 88° 39' 00" West, 242.02 feet to a point on the West line of the South half of the Southwest quarter of the Northeast quarter Section 9, Township 7 North, Range 69 West of the 6th P.M.; thence, along said West line, North 00° 32' 59" East, 364.35 feet to the C-S-N 1/64 Corner Section 9, Township 7 North, Range 69 West of the 6th P.M.; thence, along the North line of the South half of the Southwest quarter of the Northeast quarter Section 9, Township 7 North, Range 69 West of the 6th P.M., South 88° 55' 46" East, 1166.14 feet to the Northwest corner of that tract recorded at Book 990, Page 383 of the records of Larimer County; thence, along the West, South, and East lines of said tract the following 3 courses and distances: South 01° 15' 27" West, 50.12 feet; thence, South 88° 44' 33" East, 35.00 feet; thence, North 01° 15' 27" East, 50.24 feet; thence continuing along said North line of the South half of the Southwest quarter of the Northeast quarter Section 9, Township 7 North, Range 69 West of the 6th P.M., South 88° 55' 46" East, 106.55 feet to the C-S-NE 1/64 corner Section 9, Township 7 North, Range 69 West of the 6th P.M., thence, along the West line of the Northwest quarter of the Southeast quarter of the Northeast quarter Section 9, Township 7 North, Range 69 West of the 6th P.M., North 00° 42' 44" East, 660.66 feet to the Northeast 1/16 corner Section 9, Township 7 North, Range 69 West of the 6th P.M.; thence, along the North line of the North half of the Southeast quarter of the Northeast quarter Section 9, Township 7 North, Range 69 West of the 6th P.M., South 88° 56' 36" East, 1269.88 feet to the **POINT OF BEGINNING**.

Said described tract contains 1,788,237 square feet or 41.052 acres, more or less.

For themselves and their successors in interest (collectively "Owner") have caused the above described land to be surveyed and subdivided into lots, tracts and streets as shown on this Plat to be known as SANCTUARY ON THE GREEN (the "Development"), subject to all easements and rights-of-way now of record or existing or indicated on this Plat. The rights and obligations of this Plat shall run with the land.

CERTIFICATE OF DEDICATION:

The Owner does hereby dedicate and convey to the City of Fort Collins, Colorado (hereafter "City"), for public use, forever, a permanent right-of-way for street purposes and the "Easements" as laid out and designated on this Plat; provided, however, that (1) acceptance by the City of this dedication of Easements does not impose upon the City a duty to maintain the Easements so dedicated, and (2) acceptance by the City of this dedication of streets does not impose upon the City a duty to maintain streets so dedicated until such time as the provisions of the Maintenance Guarantee have been fully satisfied. The streets dedicated on this Plat are the fee property of the City as provided in Section 31-23-107 C.R.S. The City's rights under the Easements include the right to install, operate, access, maintain, repair, reconstruct, remove and replace within the Easements public improvements consistent with the intended purpose of the Easements; the right to install, maintain and use gates in any fences that cross the Easements; the right to mark the location of the Easements with suitable markers; and the right to permit other public utilities to exercise these same rights. Owner reserves the right to use the Easements for purposes that do not interfere with the full enjoyment of the rights hereby granted. The City is responsible for maintenance of its own improvements and for repairing any damage caused by its activities in the Easements, but by acceptance of this dedication, the City does not accept the duty of maintenance of the Easements, or of improvements in the Easements that are not owned by the City. Owner will maintain the surface of the Easements in a sanitary condition in compliance with any applicable weed, nuisance or other legal requirements.

Except as expressly permitted in an approved plan of development or other written agreement with the City, Owner will not install on the Easements, or permit the installation on the Easements, of any building, structure, improvement, fence, retaining wall, sidewalk, tree or other landscaping (other than usual and customary grasses and other ground cover). In the event such obstacles are installed in the Easements, the City has the right to require the Owner to remove such obstacles from the Easements. If Owner does not remove such obstacles, the City may remove such obstacles without any liability or obligation for repair and replacement thereof, and charge the Owner the City's costs for such removal. If the City chooses not to remove the obstacles, the City will not be liable for any damage to the obstacles or any other property to which they are attached.

The rights granted to the City by this Plat inure to the benefit of the City's agents, licensees, permittees and assigns.

OWNER: Solitaire Homes LLC

BY: _____
P. David Pretzler, Manager

STATE OF COLORADO)
)ss.
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by P. David Pretzler as Manager of Solitaire Homes LLC.

Witness my hand and official seal

My commission expires: _____

_____
Notary Public

OWNER: Solitaire Homes East LLC

BY: _____
P. David Pretzler, Manager

STATE OF COLORADO)
)ss.
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by P. David Pretzler as Manager of Solitaire Homes East LLC.

Witness my hand and official seal

My commission expires: _____

_____
Notary Public

NOTES AT THE REQUEST OF THE CITY OF FORT COLLINS:

Notes as requested by the City of Fort Collins and listed hereon are being required as a condition of approval by the City of Fort Collins. The notes, as they appear hereon, were forwarded to Northern Engineering by the City of Fort Collins and shall not be construed as the act or practice of land surveying as defined by the State of Colorado. These notes simply appear hereon at the direction of the City of Fort Collins .

1) There shall be no private conditions, covenants or restrictions that prohibit or limit the installation of resource conserving equipment or landscaping that are allowed by Sections 12-120 - 12-122 of the City code.

2) FLOOD ZONE DESIGNATION: Zone X, area of minimal flooding per FIRM Map 08069C0978G, 5-2-2012.

3) Entire subject property is currently zoned LMN.

LIENHOLDER: Independent Bank Corporation

BY: _____
Scott Eaton, Banking Officer, Portfolio Manager

STATE OF COLORADO)
)ss.
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Scott Eaton as Banking Officer, Portfolio Manager of Independent Bank Corporation.

Witness my hand and official seal

My commission expires: _____

_____
Notary Public

MAINTENANCE GUARANTEE:

The Owner hereby warrants and guarantees to the City, for a period of two (2) years from the date of completion and first acceptance by the City of the improvements warranted hereunder, the full and complete maintenance and repair of the improvements to be constructed in connection with the Development which is the subject of this Plat. This warranty and guarantee is made in accordance with the City Land Use Code and/or the Transitional Land Use Regulations, as applicable. This guarantee applies to the streets and all other appurtenant structures and amenities lying within the rights-of-way, Easements and other public properties, including, without limitation, all curbing, sidewalks, bike paths, drainage pipes, culverts, catch basins, drainage ditches and landscaping. Any maintenance and/or repair required on utilities shall be coordinated with the owning utility company or department.

The Owner shall maintain said improvements in a manner that will assure compliance on a consistent basis with all construction standards, safety requirements and environmental protection requirements of the City. The Owner shall also correct and repair, or cause to be corrected and repaired, all damages to said improvements resulting from development-related or building-related activities. In the event the Owner fails to correct any damages within thirty (30) days after written notice thereof, then said damages may be corrected by the City and all costs and charges billed to and paid by the Owner. The City shall also have any other remedies available to it as authorized by law. Any damages which occurred prior to the end of said two (2) year period and which are unrepaired at the termination of said period shall remain the responsibility of the Owner.

REPAIR GUARANTEE:

In consideration of the approval of this final Plat and other valuable consideration, the Owner does hereby agree to hold the City harmless for a five (5) year period, commencing upon the date of completion and first acceptance by the City of the improvements to be constructed in connection with the development which is the subject of this Plat, from any and all claims, damages, or demands arising on account of the design and construction of public improvements of the property shown herein; and the Owner furthermore commits to make necessary repairs to said public improvements, to include, without limitation, the roads, streets, fills, embankments, ditches, cross pans, sub-drains, culverts, walls and bridges within the right-of-way, Easements and other public properties, resulting from failures caused by design and/or construction defects. This agreement to hold the City harmless includes defects in materials and workmanship, as well as defects caused by or consisting of settling trenches, fills or excavations.

Further, the Owner warrants that he/she owns fee simple title to the property shown hereon and agrees that the City shall not be liable to the Owner or his/her successors in interest during the warranty period, for any claim of damages resulting from negligence in exercising engineering techniques and due caution in the construction of cross drains, drives, structures or buildings, the changing of courses of streams and rivers, flooding from natural creeks and rivers, and any other matter whatsoever on private property. Any and all monetary liability occurring under this paragraph shall be the liability of the Owner. I further warrant that I have the right to convey said land according to this Plat.

NOTICE OF OTHER DOCUMENTS:

All persons take notice that the Owner has executed certain documents pertaining to this Development which create certain rights and obligations of the Development, the Owner and/or subsequent Owners of all or portions of the Development site, many of which obligations constitute promises and covenants that, along with the obligations under this Plat, run with the land. The said documents may also be amended from time to time and may include, without limitation, the Development Agreement, Site And Landscape Covenants, Final Site Plan, Final Landscape Plan, and Architectural Elevations, which documents are on file in the office of the Clerk of the City and should be closely examined by all persons interested in purchasing any portion of the Development site.

ATTORNEY'S CERTIFICATION

I hereby certify that this Subdivision Plat has been duly executed as required pursuant to Section 2.2.3(C)(3)(a) through (e) inclusive of the Land Use Code of the City of Fort Collins and that all persons signing this Subdivision Plat on behalf of a corporation or other entity are duly authorized signatories under the laws of the State of Colorado. This Certification is based upon the records of the Clerk and Recorder of Larimer County, Colorado as of the date of execution of the Plat and other information discovered by me through reasonable inquiry and is limited as authorized by Section 2.2.3(C)(3)(f) of the Land Use Code.

Attorney: _____
Brian P. Jumps

Address: 2579 West Main Street
Littleton, CO 80120

Registration No.: 28696

PLANNING APPROVAL

By the Director of Community Development and Neighborhood Services of the City of Fort Collins, Colorado this _____ day of _____ A.D., 20_____.

_____
Director of Community Development and Neighborhood Services

APPROVED AS TO FORM, CITY ENGINEER

By the City Engineer of the City of Fort Collins, Colorado this _____day of _____ A.D., 20_____.

_____
City Engineer

SURVEYOR NOTES:

1) The Basis of Bearings is the East line of the Southeast Quarter of the Northeast Quarter of said Section 9 as bearing North 00° 54' 31" East (assumed bearing) as monumented on drawing.

2) For all information regarding easements, right-of-way or title of record, Northern Engineering relied upon Order Number FC25152463.1, dated 2-22-2019, Order Number FC25147194.1, dated 2-22-2019, and Order Number, FCIF25163321, dated 2-12-2019, prepared by Land Title Guarantee Company.

3) The lineal unit of measurement for this plat is U.S. Survey Feet.

4) Northern Engineering or the Professional Land Surveyor listed hereon, does not have the expertise to address mineral rights, and recommends the owner retain an expert to address these matters. Northern Engineering or the Professional Land Surveyor listed heron assumes no responsibility for the mineral rights upon the subject property.

5) For easements created by separate document and shown hereon refer to record document for specific terms.

6) Not all documents listed in the title commitment are plottable or definable by their terms. All easements that are definable by their descriptions are shown hereon with sufficient data to establish their position. Owner, Client and others should refer to the title commitment and those documents listed therein for a true understanding of all rights of way, easements, encumbrances, interests and title of record concerning the subject property.

7) A copy of the title commitment and the documents contained therein were provided to the owner, client and attorney listed hereon for their use and review.

8) Adjacent property owner information per the Larimer County Land information Locator

9) Easements and other record documents shown or noted hereon were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.

10) Per CRS 38-51-105 (3)(a), (3)(b), (4)(b), (4)(c), & 5, the Developer/Owner of the subdivision plat has the requirement of providing monumentation of the interior corners created by this platting procedure within one year of the effective date of a sales contract. The Surveyor of record of said subdivision plat has only the required responsibility of providing for the on the ground monumentation of the external boundary of the subdivision plat.

11) The word "certify" or "certification" as shown and used hereon is an expression of professional opinion regarding the facts of the survey, and does not constitute a warranty or guaranty, expressed or implied. DORA Bylaws and Rules (4 CCR 730 1.6.B.2).

12) A current title commitment will be provided to the surveyor prior to finalizing plat.

13) Easements and easement exclusion areas will be further defined and dimensioned upon final plat submittal.

14) This survey is a draft only. Monuments have not been set or upgraded. Monuments will be set and/or upgraded prior to finalizing and/or recording. "Set" corner information depicted hereon is for reference purposes only. This note will be removed prior to the surveyor signing the survey.

EASEMENT VACATION APPROVAL

Utility easement vacations are adequate as shown and are hereby approved.

_____
CenturyLink Communications/
Mountain States Telephone and Telegraph Co.

EASEMENT VACATION APPROVAL

Utility easement vacations are adequate as shown and are hereby approved.

_____
Northern Colorado Water Conservancy District

DEVELOPER/APPLICANT
C & A Companies
7991 Shaffer Parkway, Suite 200
Littleton, Colorado 80127

SITE ENGINEER
Northern Engineering Services, Inc.
Danny Weber, PE
301 North Howes Street, Suite 100
Fort Collins, Colorado 80521
(970) 221-4158

SURVEYOR
Northern Engineering Services, Inc.
Robert Tessely, PLS
301 North Howes Street, Suite 100
Fort Collins, Colorado 80521
(970) 221-4158



NORTH VICINITY MAP
1"=2000'

NEW MERCER IRRIGATION CANAL COMPANY
EASEMENT APPROVAL AND ACCEPTANCE

_____ _____
SECRETARY DATE

SIGHT DISTANCE EASEMENT RESTRICTIONS:

Sight Distance Easement - The sight distance easement is an easement required by the City at some street intersections where it is necessary to protect the line of sight for a motorist needing to see approaching traffic and to react safely for merging their vehicle into the traffic flow. The following are requirements for certain objects that may occupy a sight distance easement for level grade:

1. Structures and landscaping within the easement shall not exceed 24 inches in height with the following exceptions:
2. Fences up to 42 inches in height may be allowed as long as they do not obstruct the line of sight for motorists.
3. Deciduous trees may be allowed as long as all branches of the trees are trimmed so that no portion thereof or leaves thereon hang lower than six (6) feet above the ground, and the trees are spaced such that they do not obstruct line of sight for motorists. Deciduous trees with trunks large enough to obstruct line of sight for motorists shall be removed by the owner.

For non-level areas these requirements shall be modified to provide the same degree of visibility.

SURVEYOR'S STATEMENT

I, Robert C. Tessely, a Colorado Registered Professional Land Surveyor, do hereby state that this Subdivision Plat was prepared from an actual survey under my personal supervision, that the monuments indicated hereon were found or set as shown and that the foregoing plat is an accurate representation thereof, all this to the best of my knowledge, information and belief.

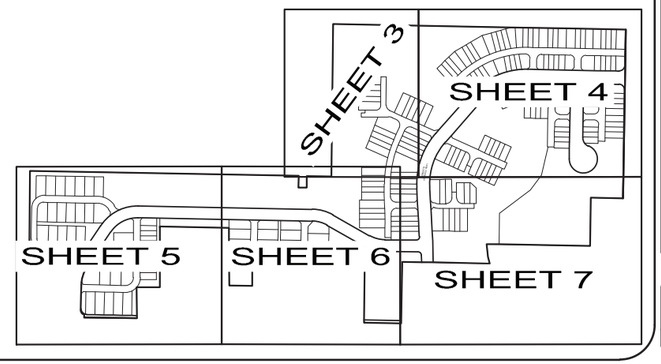
DRAFT
3-14-22
PRELIMINARY - NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

For and on Behalf of Northern Engineering
Robert C. Tessely
Colorado Registered Professional Land Surveyor No. 38470

NOTICE

ALL RESPONSIBILITIES AND COSTS OF OPERATION, MAINTENANCE AND RECONSTRUCTION OF THE PRIVATE STREETS AND/OR DRIVES LOCATED ON THE PRIVATE PROPERTY THAT IS THE SUBJECT OF THIS PLAT SHALL BE BORNE BY THE OWNERS OF SAID PROPERTY, EITHER INDIVIDUALLY, OR COLLECTIVELY, THROUGH A PROPERTY OWNERS' ASSOCIATION, IF APPLICABLE. THE CITY OF FORT COLLINS SHALL HAVE NO OBLIGATION OF OPERATION, MAINTENANCE OR RECONSTRUCTION OF SUCH PRIVATE STREETS AND/OR DRIVES NOR SHALL THE CITY HAVE ANY OBLIGATION TO ACCEPT SUCH STREETS AND/OR DRIVES AS PUBLIC STREETS OR DRIVES.

SHEET INDEX NORTH



NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover defect. In no event may any action based upon any defect in this su be commenced more than ten years after the date of the certificate s hereon.

SECTION: 7
TOWNSHIP: 6N
RANGE: 68 W of the 6th PM

NORTHERN ENGINEERING
970.221.4158
northernengineering.com
FORT COLLINS: 301 North Howes Street, Suite 100, 80521
GREELEY: 820 8th Street, 80631

DATE: 3/14/22
SCALE: As shown
REVIEWED BY: R. Tessely
PROJECT: 1536-001
CLIENT: Solitaire Homes
DRAWN BY: L. Smith

SANCTUARY ON THE GREEN
CITY OF FORT COLLINS
STATE OF COLORADO

Sheet
Of 8 Sheets

SANCTUARY ON THE GREEN

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	57°17'55"	165.00'	165.01'	N62°32'46"E	158.22'
C2	28°21'14"	165.00'	81.65'	S74°43'22"E	80.82'
C3	28°59'41"	165.00'	83.50'	S75°02'35"E	82.61'
C4	44°24'08"	300.00'	232.49'	S19°07'41"W	226.71'
C5	49°49'23"	300.00'	260.87'	S66°14'27"W	252.73'
C6	57°12'13"	190.50'	190.19'	N62°29'54"E	182.39'
C7	28°21'14"	190.50'	94.27'	S74°43'22"E	93.31'
C8	28°59'41"	139.50'	70.59'	S75°02'35"E	69.84'
C9	93°31'57"	14.50'	23.67'	N43°41'36"E	21.13'
C10	44°24'08"	328.50'	254.58'	N19°07'41"E	248.25'
C11	27°16'37"	328.50'	156.39'	N54°58'04"E	154.92'
C12	90°14'38"	25.00'	39.38'	N46°01'50"E	35.43'
C13	89°45'22"	25.00'	39.16'	N43°58'10"W	35.28'
C14	90°00'00"	14.50'	22.78'	S46°09'09"W	20.51'
C15	37°38'28"	39.50'	25.95'	S17°40'05"E	25.49'
C16	248°53'59"	60.50'	262.82'	S56°42'09"W	99.78'
C17	90°00'00"	14.50'	22.78'	N43°50'51"W	20.51'
C18	49°49'23"	271.50'	236.09'	S66°14'27"W	228.72'
C19	44°24'08"	271.50'	210.40'	S19°07'41"W	205.18'
C20	86°28'03"	14.50'	21.88'	N46°18'24"W	19.86'
C21	28°59'41"	190.50'	96.40'	N75°02'35"W	95.38'
C22	28°21'14"	139.50'	69.03'	N74°43'22"W	68.33'
C23	57°12'13"	139.50'	139.28'	S62°29'54"W	133.56'
C24	6°54'45"	139.17'	16.79'	S30°26'56"W	16.78'
C25	81°09'39"	25.00'	35.41'	N39°39'08"W	32.53'
C26	32°30'13"	5.00'	2.84'	N72°22'06"W	2.80'
C27	89°34'43"	55.00'	85.99'	N43°49'51"W	77.50'
C28	90°06'37"	55.00'	86.50'	N46°00'49"E	77.86'
C29	55°32'13"	88.00'	85.30'	S61°09'46"E	82.00'
C30	55°32'13"	58.00'	56.22'	N61°09'46"W	54.04'
C31	90°06'37"	25.00'	39.32'	S46°00'49"W	35.39'
C32	89°34'43"	25.00'	39.09'	S43°49'51"E	35.23'
C33	32°30'13"	35.00'	19.86'	S72°22'06"E	19.59'
C34	15°03'20"	190.50'	50.06'	S59°00'03"W	49.91'
C35	91°00'28"	35.00'	55.59'	N45°34'44"E	49.93'
C36	91°00'28"	65.00'	103.24'	S45°34'44"W	92.73'
C37	12°00'20"	139.50'	29.31'	N85°04'51"E	29.26'
C38	2°58'54"	423.00'	22.01'	S89°24'20"W	22.01'
C39	42°19'37"	55.00'	40.63'	S69°54'18"W	39.71'
C40	16°00'30"	88.00'	24.59'	N80°55'38"W	24.51'
C41	13°31'46"	190.50'	44.98'	S44°42'30"W	44.88'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C42	4°02'50"	190.50'	13.46'	S35°55'13"W	13.45'
C44	28°45'07"	65.00'	32.62'	N76°42'24"E	32.28'
C45	21°35'52"	65.00'	24.50'	N51°31'54"E	24.36'
C46	32°12'07"	65.00'	36.53'	N24°37'55"E	36.05'
C47	45°09'54"	139.50'	109.96'	N56°28'45"E	107.14'
C48	8°43'22"	25.00'	3.81'	N84°35'39"W	3.80'
C49	2°17'04"	139.50'	5.56'	S87°45'27"E	5.56'
C50	26°04'11"	139.50'	63.47'	S73°34'50"E	62.93'
C51	8°24'49"	85.00'	12.48'	N79°43'56"W	12.47'
C52	14°50'06"	65.00'	16.83'	N82°56'35"W	16.78'
C53	14°50'06"	85.00'	22.01'	N82°56'35"W	21.95'
C54	5°36'10"	65.00'	6.36'	N78°19'37"W	6.35'
C55	23°09'30"	110.00'	44.46'	N79°34'24"E	44.16'
C56	23°09'30"	90.00'	36.38'	S79°34'24"W	36.13'
C57	47°58'05"	423.00'	354.14'	S67°10'06"W	343.88'
C58	40°40'08"	393.00'	278.95'	N68°54'04"E	273.13'
C59	23°46'20"	468.00'	194.17'	N11°53'10"E	192.78'
C60	23°46'20"	442.00'	183.39'	S11°53'10"W	182.07'
C61	89°59'59"	25.00'	39.27'	S44°38'21"W	35.36'
C62	90°00'00"	25.00'	39.27'	N45°21'38"W	35.36'
C63	7°04'36"	271.50'	33.53'	N00°27'55"E	33.51'
C64	19°41'43"	271.50'	93.33'	N13°51'04"E	92.87'
C65	15°28'40"	271.50'	73.34'	N31°26'16"E	73.12'
C66	2°09'09"	271.50'	10.20'	N40°15'11"E	10.20'
C67	89°18'51"	25.21'	39.30'	S20°31'43"E	35.44'
C68	89°18'51"	25.21'	39.30'	N69°11'14"E	35.44'
C69	7°54'26"	37.50'	5.18'	S69°37'28"E	5.17'
C70	17°06'19"	271.50'	81.05'	N49°52'55"E	80.75'
C71	5°42'14"	271.50'	27.03'	N61°17'12"E	27.02'
C72	4°38'44"	271.50'	22.01'	N66°27'41"E	22.01'
C73	4°39'03"	271.50'	22.04'	N71°06'34"E	22.03'
C74	9°23'34"	271.50'	44.51'	N78°07'52"E	44.46'
C75	7°44'44"	271.50'	36.70'	N86°42'01"E	36.67'
C76	0°34'46"	271.50'	2.75'	S89°08'14"E	2.75'
C77	1°55'03"	110.00'	3.68'	S68°57'11"W	3.68'
C78	14°10'44"	110.00'	27.22'	S77°00'05"W	27.15'
C79	7°03'42"	110.00'	13.56'	S87°37'18"W	13.55'
C80	90°00'00"	20.00'	31.42'	S46°09'09"W	28.28'
C81	90°00'00"	20.00'	31.42'	S43°50'51"E	28.28'
C82	90°00'00"	20.00'	31.42'	N43°50'51"W	28.28'
C83	90°00'00"	20.00'	31.42'	N46°09'09"E	28.28'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C84	31°15'31"	39.50'	21.55'	N52°07'05"W	21.28'
C85	37°38'28"	39.50'	25.95'	N17°40'05"W	25.49'
C86	90°00'00"	20.00'	31.42'	S46°09'09"W	28.28'
C87	90°00'00"	20.00'	31.42'	S43°50'51"E	28.28'
C88	2°20'47"	423.00'	17.32'	S44°21'27"W	17.32'
C89	2°58'51"	423.00'	22.01'	S47°01'16"W	22.00'
C90	3°49'46"	423.00'	28.27'	S50°25'34"W	28.27'
C91	3°42'55"	423.00'	27.43'	S54°11'54"W	27.42'
C92	2°58'53"	423.00'	22.01'	S57°32'48"W	22.01'
C93	2°58'53"	423.00'	22.01'	S60°31'41"W	22.01'
C94	5°53'34"	423.00'	43.50'	S64°57'54"W	43.49'
C95	3°56'46"	423.00'	29.13'	S69°53'04"W	29.13'
C96	2°58'59"	423.00'	22.02'	S73°20'57"W	22.02'
C97	2°58'49"	423.00'	22.00'	S76°19'51"W	22.00'
C98	2°59'09"	423.00'	22.04'	S79°18'50"W	22.04'
C99	3°28'07"	423.00'	25.61'	S82°32'28"W	25.60'
C100	3°38'21"	423.00'	26.87'	S86°05'42"W	26.86'
C101	0°15'22"	423.00'	1.89'	N88°58'32"W	1.89'
C102	91°53'11"	10.00'	16.04'	S87°16'21"W	14.37'
C103	95°21'03"	20.00'	33.28'	N00°53'28"E	29.57'
C104	2°48'06"	393.00'	19.22'	N49°58'03"E	19.22'
C105	3°12'46"	393.00'	22.04'	N52°58'30"E	22.03'
C106	3°12'28"	393.00'	22.00'	N56°11'07"E	22.00'
C107	3°12'46"	393.00'	22.04'	N59°23'44"E	22.03'
C108	7°29'33"	393.00'	51.39'	N64°44'54"E	51.36'
C109	7°16'55"	393.00'	49.95'	N72°08'08"E	49.91'
C110	3°12'38"	393.00'	22.02'	N77°22'54"E	22.02'
C111	3°12'28"	393.00'	22.00'	N80°35'27"E	22.00'
C112	3°12'55"	393.00'	22.05'	N83°48'09"E	22.05'
C113	3°49'31"	393.00'	26.24'	N87°19'22"E	26.23'
C114	91°45'52"	20.00'	32.03'	S44°52'56"E	28.72'
C115	90°09'09"	20.00'	31.47'	N46°04'34"E	28.32'
C116	90°00'00"	20.00'	31.42'	S43°50'51"E	28.28'
C117	90°00'00"	20.00'	31.42'	N46°09'09"E	28.28'
C118	0°27'06"	328.50'	2.59'	N89°04'24"W	2.59'
C119	3°51'03"	328.50'	22.08'	S84°33'58"W	22.07'
C120	3°50'17"	328.50'	22.01'	S80°43'18"W	22.00'
C121	3°50'33"	328.50'	22.03'	S76°52'52"W	22.03'
C122	6°21'13"	328.50'	36.43'	S71°46'59"W	36.41'
C123	6°38'29"	328.50'	38.08'	S65°17'08"W	38.06'
C124	3°50'47"	328.50'	22.05'	S60°02'29"W	22.05'

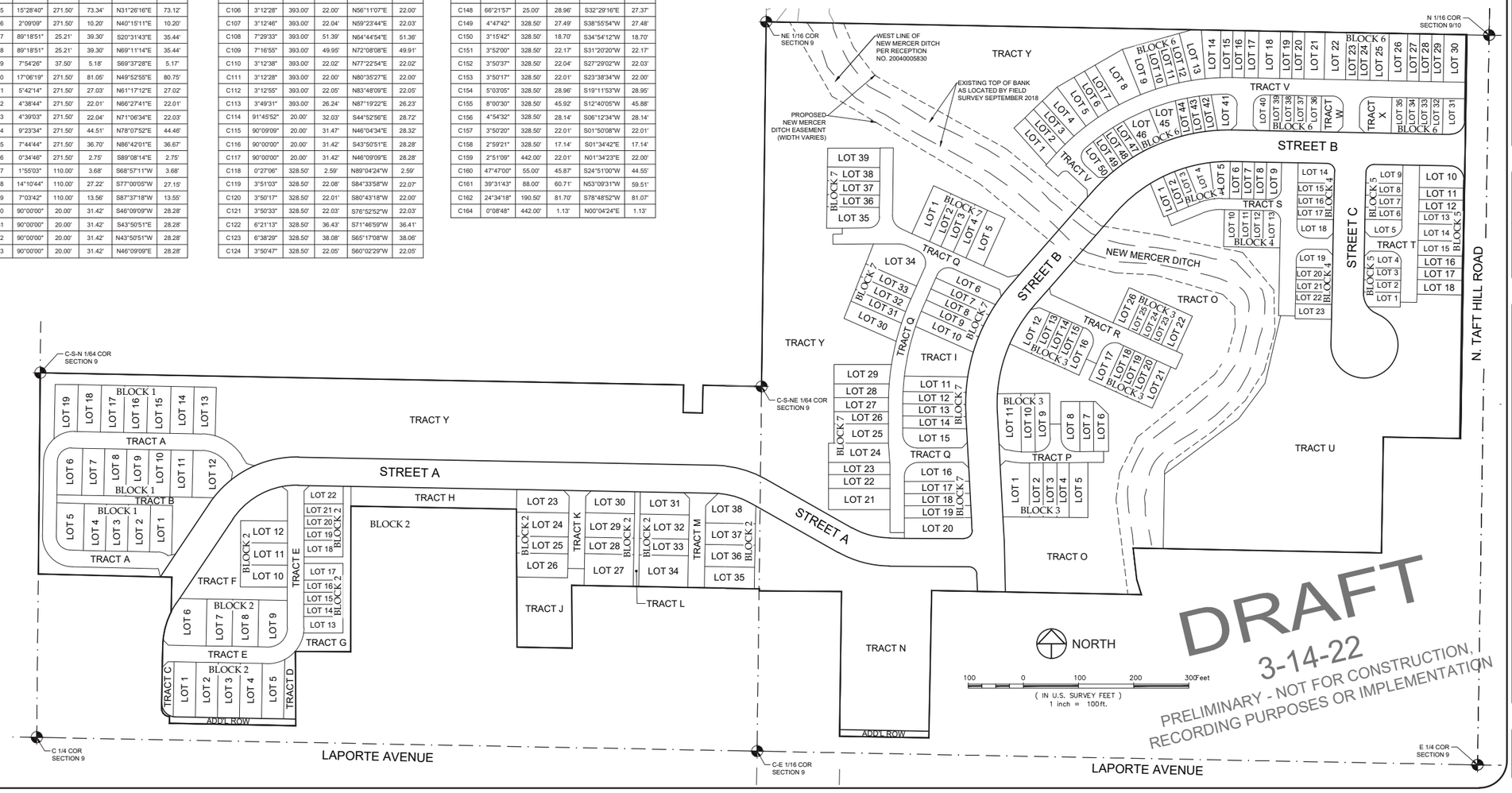
CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C125	3°50'16"	328.50'	22.00'	S56°11'57"W	22.00'
C126	3°50'47"	328.50'	22.05'	S52°21'25"W	22.05'
C127	2°51'24"	328.50'	16.38'	S49°00'20"W	16.38'
C128	6°14'52"	328.50'	35.82'	S44°27'11"W	35.80'
C129	4°12'34"	328.50'	24.13'	S88°35'46"W	24.13'
C130	90°33'25"	22.00'	34.77'	N69°03'03"E	31.26'
C131	1°18'09"	442.00'	10.05'	N23°07'15"E	10.05'
C132	3°47'57"	442.00'	29.31'	N20°34'12"E	29.30'
C133	12°01'52"	442.00'	92.81'	N12°39'18"E	92.64'
C134	3°38'25"	442.00'	28.08'	N04°49'09"E	28.08'
C136	90°21'38"	25.00'	39.43'	N45°10'49"W	35.47'
C137	89°38'22"	25.00'	39.11'	N44°49'11"E	35.24'
C138	1°29'19"	468.00'	12.16'	S00°44'39"W	12.16'
C139	3°03'55"	468.00'	25.04'	S03°01'17"W	25.03'
C140	4°18'56"	468.00'	35.25'	S06°42'42"W	35.24'
C141	5°15'55"	468.00'	43.01'	N11°30'07"E	42.99'
C142	4°11'59"	468.00'	34.30'	S16°14'04"W	34.30'
C143	2°43'34"	468.00'	22.27'	S19°41'51"W	22.26'
C144	2°42'42"	468.00'	22.15'	S22°24'59"W	22.15'
C145	89°26'35"	25.00'	39.03'	S20°56'57"E	35.18'
C146	24°27'20"	38.00'	16.22'	S77°53'55"E	16.10'
C147	89°10'09"	20.00'	31.13'	S45°17'04"W	28.08'
C148	66°21'57"	25.00'	28.96'	S32°29'16"E	27.37'
C149	4°47'42"	328.50'	27.49'	S38°55'54"W	27.48'
C150	3°15'42"	328.50'	18.70'	S34°54'12"W	18.70'
C151	3°52'00"	328.50'	22.17'	S31°20'20"W	22.17'
C152	3°50'37"	328.50'	22.04'	S27°29'02"W	22.03'
C153	3°50'17"	328.50'	22.01'	S23°38'34"W	22.00'
C154	5°03'05"	328.50'	28.96'	S19°11'53"W	28.95'
C155	8°00'30"	328.50'	45.92'	S12°40'05"W	45.88'
C156	4°54'32"	328.50'	28.14'	S06°12'34"W	28.14'
C157	3°50'20"	328.50'	22.01'	S01°50'08"W	22.01'
C158	2°59'21"	328.50'	17.14'	S01°34'42"E	17.14'
C159	2°51'09"	442.00'	22.01'	N01°34'23"E	22.00'
C160	47°47'00"	55.00'	45.87'	S24°51'00"W	44.55'
C161	39°31'43"	88.00'	60.71'	N53°09'31"W	59.51'
C162	24°34'18"	190.50'	81.70'	S78°48'52"W	81.07'
C164	0°08'48"	442.00'	1.13'	N00°04'24"E	1.13'

LOT & BLOCK TABLE	
BLOCK	# OF LOTS
1	19
2	36
3	28
4	23
5	10
6	10
7	36
TOTAL LOTS	218

LAND USE TABLE					
PARCEL	AREA		PERCENT	USE	OWNED & MAINTAINED BY
TRACT A	22,188 S.F.	0.51 A.C.	1.24%	Utility, Drainage, Access & EmergencyAccess Easement	Homeowners Association
TRACT B	7,372 S.F.	0.17 A.C.	0.41%	Drainage Easement	Homeowners Association
TRACT C	1,831 S.F.	0.04 A.C.	0.11%	Drainage Easement	Homeowners Association
TRACT D	2,396 S.F.	0.06 A.C.	0.13%	Drainage & Access Easement	Homeowners Association
TRACT E	16,012 S.F.	0.37 A.C.	0.90%	Utility, Drainage, Access & EmergencyAccess Easement	Homeowners Association
TRACT F	15,187 S.F.	0.35 A.C.	0.85%	Drainage & Access Easement	Homeowners Association
TRACT G	7,663 S.F.	0.18 A.C.	0.43%	Drainage & Access Easement	Homeowners Association
TRACT H	10,694 S.F.	0.25 A.C.	0.60%	Drainage & Access Easement	Homeowners Association
TRACT I	7,894 S.F.	0.18 A.C.	0.44%	Utility, Drainage and Access Easement	Homeowners Association
TRACT J	13,505 S.F.	0.31 A.C.	0.76%	Drainage & Access Easement	Homeowners Association
TRACT K	4,332 S.F.	0.10 A.C.	0.24%	Utility, Drainage, Access & EmergencyAccess Easement	Homeowners Association
TRACT L	1,713 S.F.	0.04 A.C.	0.10%	Drainage & Access Easement	Homeowners Association
TRACT M	5,435 S.F.	0.12 A.C.	0.30%	Utility, Drainage, Access & EmergencyAccess Easement	Homeowners Association
TRACT N	69,825 S.F.	1.60 A.C.	3.90%	Drainage & Access Easement	Homeowners Association
TRACT O	172,394 S.F.	3.96 A.C.	9.64%		Homeowners Association
TRACT P	5,144 S.F.	0.12 A.C.	0.29%	Utility, Drainage, Access & EmergencyAccess Easement	Homeowners Association
TRACT Q	29,614 S.F.	0.68 A.C.	1.66%	Utility, Drainage, Access & EmergencyAccess Easement	Homeowners Association
TRACT R	9,680 S.F.	0.22 A.C.	0.54%	Utility, Drainage, Access & EmergencyAccess Easement	Homeowners Association
TRACT S	14,235 S.F.	0.33 A.C.	0.80%	Utility, Drainage, Access & EmergencyAccess Easement	Homeowners Association
TRACT T	9,470 S.F.	0.22 A.C.	0.53%	Utility, Drainage, Access & EmergencyAccess Easement	Homeowners Association
TRACT U	151,206 S.F.	3.47 A.C.	8.46%	Drainage & Access Easement	Homeowners Association
TRACT V	30,487 S.F.	0.70 A.C.	1.70%	Utility, Drainage, Access & EmergencyAccess Easement	Homeowners Association
TRACT W	2,441 S.F.	0.06 A.C.	0.14%	Drainage & Access Easement	Homeowners Association
TRACT X	3,622 S.F.	0.08 A.C.	0.20%	Drainage & Access Easement	Homeowners Association
TRACT Y	422,175 S.F.	9.69 A.C.	23.51%	Utility, Drainage & Access Easement	Homeowners Association
ROW	198,306 S.F.	4.55 A.C.	11.09%	Right of Way	City of Fort Collins
LOTS (210)	553,316 S.F.	12.70 A.C.	30.94%	Single & Multi-Family Residental	PropertyOwner
TOTAL	1,788,237 S.F.	41.05 A.C.	100.00%		

LINE TABLE		
LINE	LENGTH	BEARING
L1	13.86'	N12° 17' 57"W
L2	0.67'	N56° 06' 59"W
L3	14.14'	N78° 53' 24"E
L4	0.67'	S56° 06' 59"E
L5	15.68'	S33° 23' 40"E
L6	14.58'	N09° 47' 17"E
L7	15.14'	S74° 10' 55"E
L8	16.94'	S33° 23' 40"E
L9	13.86'	S42° 42' 10"E
L10	14.17'	S46° 05' 20"W
L11	12.49'	N52° 10' 51"W
L12	14.02'	S45° 35' 15"W
L13	6.81'	S78° 53' 24"W
L14	7.33'	S78° 53' 24"W
L15	0.78'	S49° 16' 02"E
L16	10.93'	N00° 07' 35"W
L17	24.00'	S89° 18' 25"E
L18	14.15'	S43° 55' 00"E
L19	14.14'	N46° 05' 00"E
L20	14.14'	S43° 53' 59"E
L21	31.21'	N45° 00' 00"E
L22	14.83'	S45° 10' 35"E
L23	13.18'	S45° 39' 49"W
L24	20.00'	N89° 38' 22"E
L25	20.00'	N65° 26' 00"W
L26	30.00'	S24° 19' 45"W
L27	11.90'	S12° 10' 15"E
L28	15.96'	N77° 16' 54"E
L29	20.00'	S22° 00' 21"E

LINE TABLE		
LINE	LENGTH	BEARING
L30	14.14'	S46° 09' 09"W
L31	14.14'	S43° 50' 51"E
L32	30.00'	N88° 50' 51"W
L33	14.07'	N43° 33' 08"W
L34	14.14'	N46° 09' 11"E
L35	14.37'	N02° 43' 39"W
L36	14.57'	S89° 57' 41"W
L37	14.13'	S46° 02' 49"W
L38	12.78'	N43° 55' 26"W
L39	14.14'	S46° 09' 09"W
L40	14.14'	N43° 50' 51"W
L41	30.00'	N48° 40' 15"W
L42	8.12'	S41° 19' 45"W
L43	44.70'	N46° 47' 03"W
L44	35.00'	S01° 09' 09"W
L45	35.00'	N01° 09' 09"E
L46	21.12'	N77° 49' 45"E
L47	12.44'	S14° 08' 01"E
L48	13.81'	S43° 15' 56"W
L49	14.73'	S46° 41' 10"E
L50	26.00'	N90° 00' 00"W
L51	111.34'	N90° 00' 00"W
L52	20.76'	N65° 40' 15"W
L53	17.99'	N00° 07' 35"W
L54	17.00'	N89° 38' 14"E
L55	171.34'	N01° 06' 01"E
L56	171.34'	S01° 06' 01"W
L57	30.00'	N88° 56' 02"W



DRAFT
3-14-22
PRELIMINARY - NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

PRELIMINARY
Robert C. Tessely
Colorado Registered Professional Land Surveyor No. 38470
For and on behalf of Northern Engineering Services, Inc.

NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover the defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

SECTION: 9
TOWNSHIP: 7N
RANGE: 69 W of the 6th PM

NORTHERN ENGINEERING
FORT COLLINS, 301 North Howes Street, Suite 100, 80521
GREELEY, 820 8th Street, 80631
970.221.4158
northernengineering.com

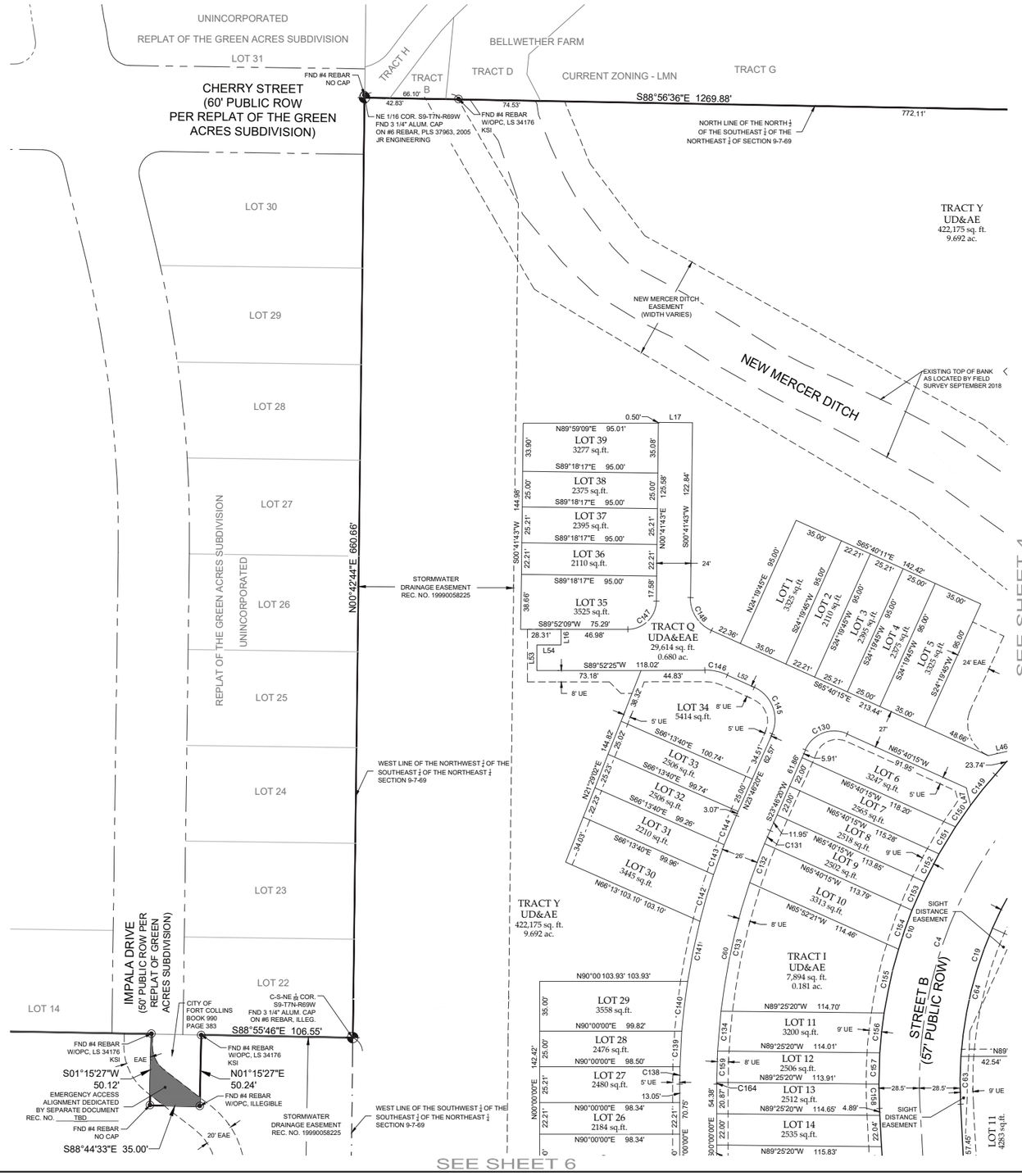
PROJECT: 1536-001
DATE: 3/14/22
CLIENT: Solitaire Homes
SCALE: 1"=100'
DRAWN BY: L. Smith
REVIEWED BY: R. Tessely

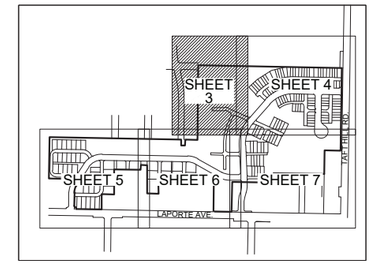
SANCTUARY ON THE GREEN
CITY OF FORT COLLINS
STATE OF COLORADO

Sheet
Of 6 Sheets

SANCTUARY ON THE GREEN

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO





KEYMAP

LEGEND

	EASEMENT LINE
	EXISTING RIGHT-OF-WAY
	BOUNDARY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	SECTION LINE
◉	FOUND PROPERTY CORNER AS DESCRIBED
○	SET 18" #4 REBAR WITH 1" BLUE PLASTIC CAP, PLS 38470
◆	FOUND SECTION CORNER AS DESCRIBED
UE	UTILITY EASEMENT
AE	ACCESS EASEMENT
DGE	DRAINAGE & GRADING EASEMENT
EAE	EMERGENCY ACCESS EASEMENT
D&AE	DRAINAGE & ACCESS EASEMENT
UD&AE	UTILITY, DRAINAGE & ACCESS EASEMENT
UDA&EAE	UTILITY, DRAINAGE, ACCESS & EMERGENCY ACCESS EASEMENT
LMN	LOW DENSITY MIXED-USE NEIGHBORHOOD DISTRICT
OPC	ORANGE PLASTIC CAP
ROW	RIGHT-OF-WAY

NORTH

40 0 40 80 120 Feet

(IN U.S. SURVEY FEET)
1 inch = 40 ft.

DRAFT
3-14-22
PRELIMINARY - NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

PRELIMINARY

Robert C. Tessely
Colorado Registered Professional Land Surveyor No. 38470
For and on behalf of Northern Engineering Services, Inc.

NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover defect. In no event may any action based upon any defect in this su be commenced more than ten years after the date of the certificate s hereon.

SECTION: 9
TOWNSHIP: 7N
RANGE: 69 W of the 6th PM

NORTHERN ENGINEERING
FORT COLLINS: 301 North Howes Street, Suite 100, 80521
SHELLEY: 820 8th Street, 80631
970.221.4158
northernengineering.com

PROJECT: 15536.001
CLIENT: Solitaire Homes
DRAWN BY: L. Smith
DATE: 3/14/22
SCALE: 1"=40'
REVIEWED BY: R. Tessely

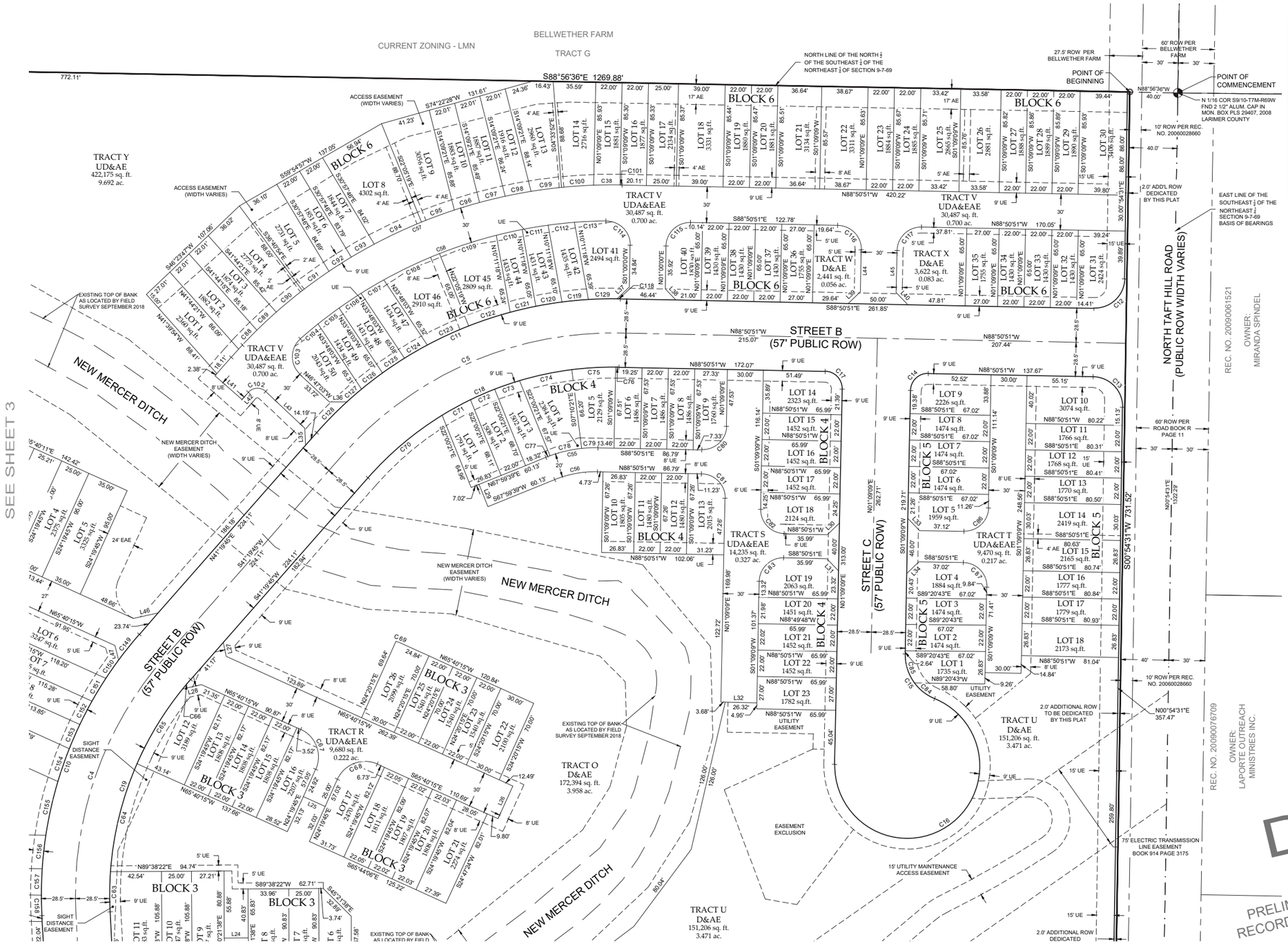
SANCTUARY ON THE GREEN

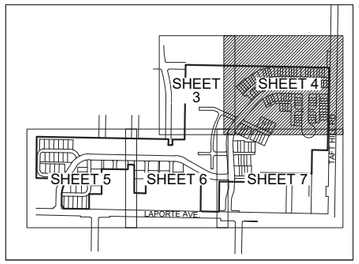
CITY OF FORT COLLINS
STATE OF COLORADO

Sheet
Of 8 Sheets

SANCTUARY ON THE GREEN

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO





KEYMAP

LEGEND

- EASEMENT LINE
- EXISTING RIGHT-OF-WAY
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- FOUND PROPERTY CORNER AS DESCRIBED
- SET 18" #4 REBAR WITH 1" BLUE PLASTIC CAP, PLS 38470
- FOUND SECTION CORNER AS DESCRIBED
- UE — UTILITY EASEMENT
- AE — ACCESS EASEMENT
- DGE — DRAINAGE & GRADING EASEMENT
- EAE — EMERGENCY ACCESS EASEMENT
- D&AE — DRAINAGE & ACCESS EASEMENT
- UD&AE — UTILITY, DRAINAGE & ACCESS EASEMENT
- UDA&EAE — UTILITY, DRAINAGE, ACCESS & EMERGENCY ACCESS EASEMENT
- LMN — LOW DENSITY MIXED-USE NEIGHBORHOOD DISTRICT
- OPC — ORANGE PLASTIC CAP
- ROW — RIGHT-OF-WAY

NORTH

40 0 40 80 120 Feet

(IN U.S. SURVEY FEET)
1 inch = 40 ft.

DRAFT
3-14-22
PRELIMINARY - NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

PRELIMINARY

Robert C. Tessely
Colorado Registered Professional Land Surveyor No. 38470
For and on behalf of Northern Engineering Services, Inc.

NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover defect. In no event may any action based upon any defect in this su be commenced more than ten years after the date of the certificate s hereon.

SECTION: 9
TOWNSHIP: 7N
RANGE: 69 W of the 6th PM

NORTHERN ENGINEERING
FORT COLLINS: 301 North Howes Street, Suite 100, 80521 GREELEY: 820 8th Street, 80631
970.221.4158
northernengineering.com

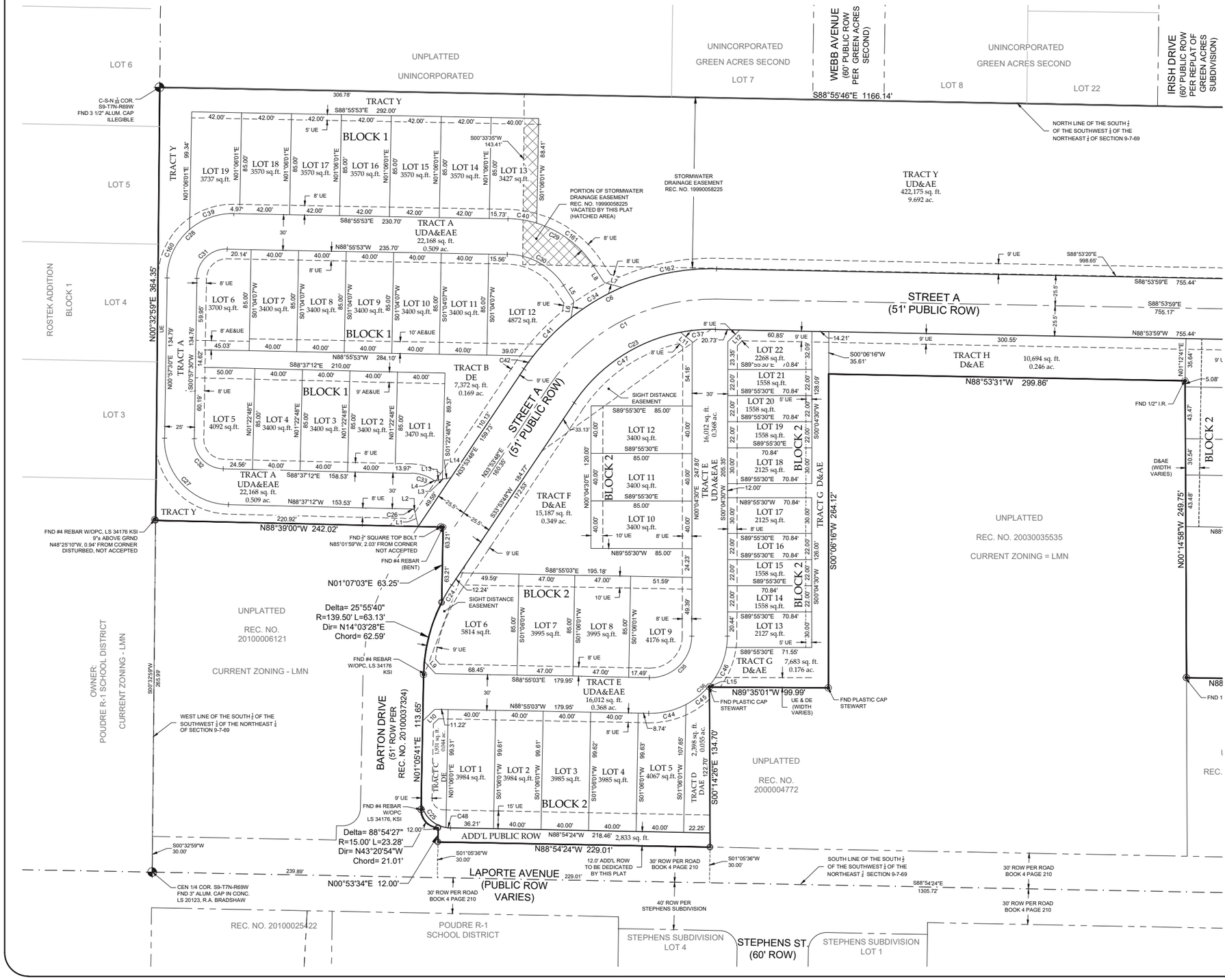
PROJECT: 1536-001
DATE: 3/14/22
CLIENT: Solitaire Homes
SCALE: 1"=40'
DRAWN BY: L. Smith
REVIEWED BY: R. Tessely

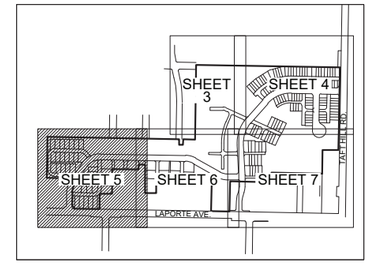
SANCTUARY ON THE GREEN
CITY OF FORT COLLINS
STATE OF COLORADO

Sheet
Of 6 Sheets

SANCTUARY ON THE GREEN

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO





KEYMAP

LEGEND

- EASEMENT LINE
- EXISTING RIGHT-OF-WAY
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- FOUND PROPERTY CORNER AS DESCRIBED
- SET 18" #4 REBAR WITH 1" BLUE PLASTIC CAP, PLS 38470
- FOUND SECTION CORNER AS DESCRIBED
- UE — UTILITY EASEMENT
- AE — ACCESS EASEMENT
- DGE — DRAINAGE & GRADING EASEMENT
- EAE — EMERGENCY ACCESS EASEMENT
- D&AE — DRAINAGE & ACCESS EASEMENT
- UD&AE — UTILITY, DRAINAGE & ACCESS EASEMENT
- UDA&EAE — UTILITY, DRAINAGE, ACCESS & EMERGENCY ACCESS EASEMENT
- LMN — LOW DENSITY MIXED-USE NEIGHBORHOOD DISTRICT
- OPC — ORANGE PLASTIC CAP
- ROW — RIGHT-OF-WAY

NORTH

40 0 40 80 120 Feet
(IN U.S. SURVEY FEET)
1 inch = 40 ft.

DRAFT
3-14-22
PRELIMINARY - NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

PRELIMINARY
Robert C. Tessely
Colorado Registered Professional Land Surveyor No. 38470
For and on behalf of Northern Engineering Services, Inc.

NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

SECTION: 9
TOWNSHIP: 7N
RANGE: 69 W of the 6th PM

NORTHERN ENGINEERING
FORT COLLINS: 301 North Howes Street, Suite 100, 80521
SHELLEY: 6705 Ehrlich Street, 80521
970.221.4158
northernengineering.com

DATE: 3/14/22
SCALE: 1"=40'
REVIEWED BY: R. Tessely

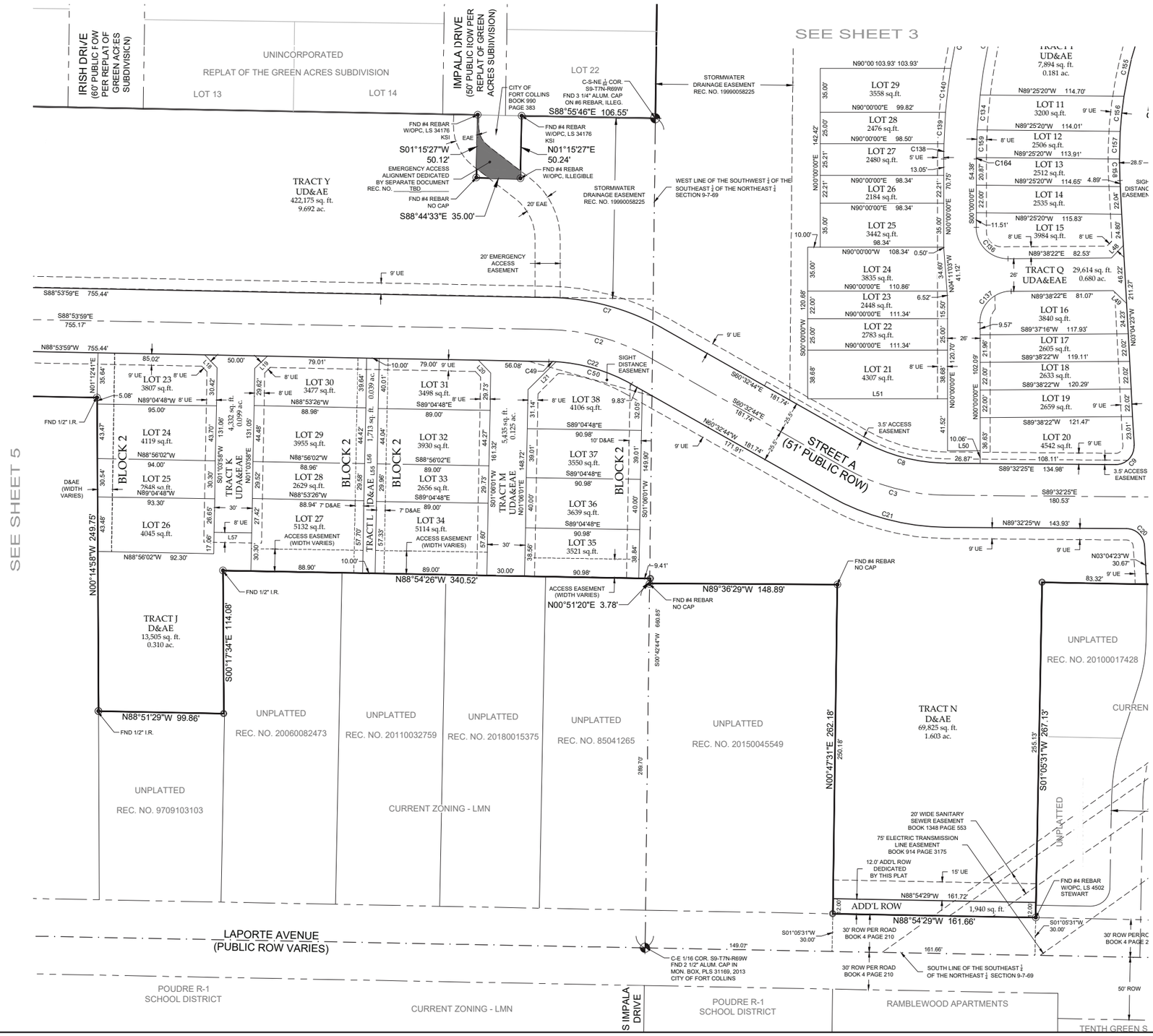
PROJECT: 1536-001
CLIENT: Solitaire Homes
DRAWN BY: J. Smith

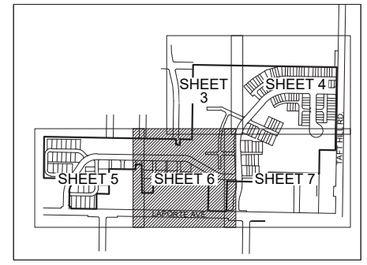
SANCTUARY ON THE GREEN
CITY OF FORT COLLINS
STATE OF COLORADO

Sheet
Page 748
Of 6 Sheets

SANCTUARY ON THE GREEN

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO





LEGEND

- EASEMENT LINE
- EXISTING RIGHT-OF-WAY
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- FOUND PROPERTY CORNER AS DESCRIBED
- SET 18" #4 REBAR WITH 1" BLUE PLASTIC CAP, PLS 38470
- FOUND SECTION CORNER AS DESCRIBED
- UE — UTILITY EASEMENT
- AE — ACCESS EASEMENT
- DGE — DRAINAGE & GRADING EASEMENT
- EAE — EMERGENCY ACCESS EASEMENT
- D&AE — DRAINAGE & ACCESS EASEMENT
- UD&AE — UTILITY, DRAINAGE & ACCESS EASEMENT
- UDA&EAE — UTILITY, DRAINAGE, ACCESS & EMERGENCY ACCESS EASEMENT
- LMN — LOW DENSITY MIXED-USE NEIGHBORHOOD DISTRICT
- OPC — ORANGE PLASTIC CAP
- ROW — RIGHT-OF-WAY

NORTH

40 0 40 80 120 Feet

(IN U.S. SURVEY FEET)
1 inch = 40 ft.

DRAFT
3-14-22
PRELIMINARY - NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

PRELIMINARY

Robert C. Tessely
Colorado Registered Professional Land Surveyor No. 38470
For and on behalf of Northern Engineering Services, Inc.

NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover defect. In no event may any action based upon any defect in this su be commenced more than ten years after the date of the certificate s hereon.

SECTION: 9
TOWNSHIP: 7N
RANGE: 69 W of the 6th PM

NORTHERN ENGINEERING
FORT COLLINS, 301 North Howes Street, Suite 100, 80521
LOVELAND, 4620 8th Street, 80537
970.221.4158
northernengineering.com

DATE: 3/14/22
SCALE: 1"=40'
REVIEWED BY: RL Tessely
PROJECT: 15336.001
CLIENT: Solitaire Homes
DRAWN BY: L. Smith

SANCTUARY ON THE GREEN
CITY OF FORT COLLINS
STATE OF COLORADO

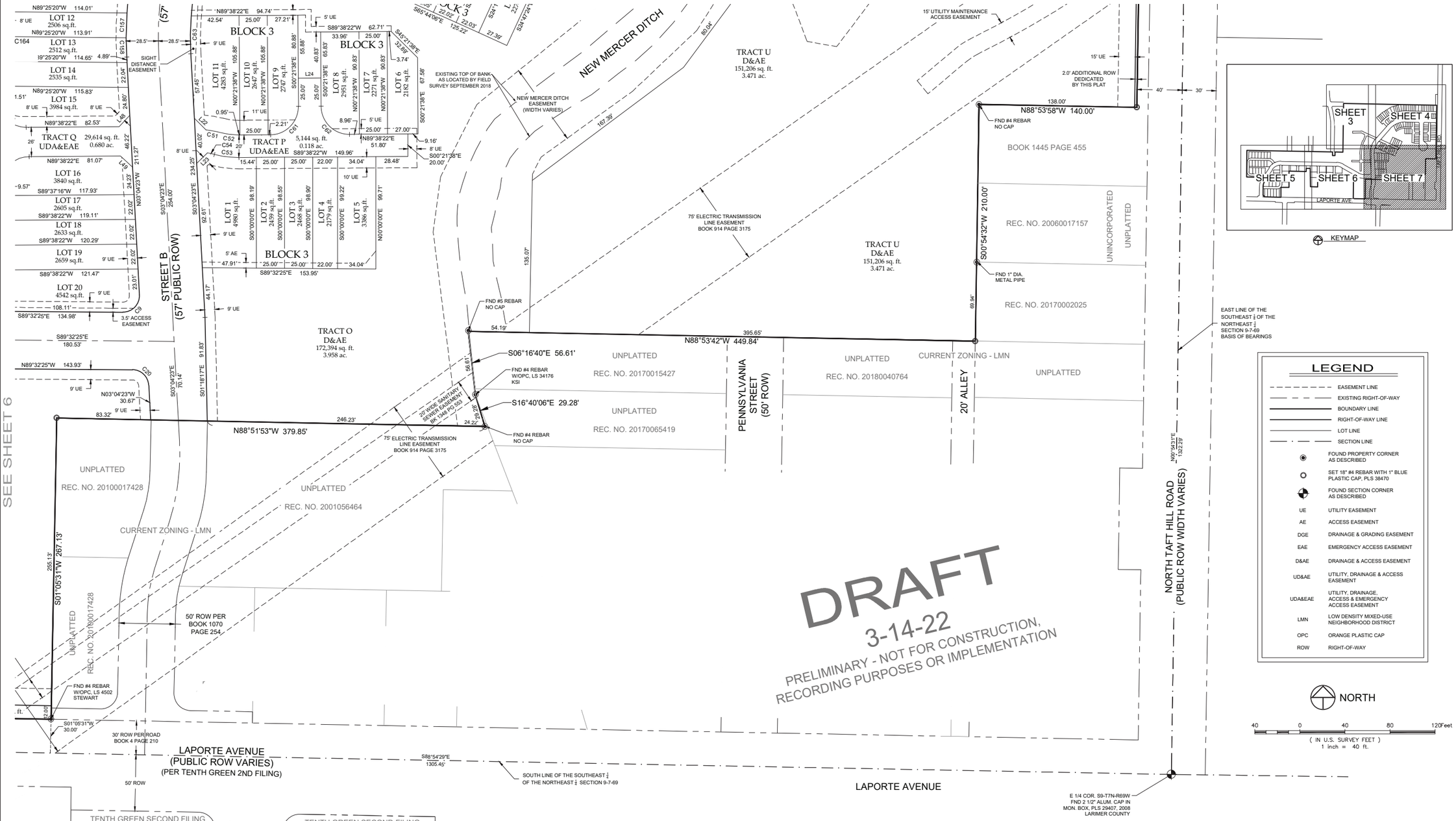
Sheet
Of 8 Sheets

SANCTUARY ON THE GREEN

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

SEE SHEET 4

SEE SHEET 6



LEGEND

- EASEMENT LINE
- EXISTING RIGHT-OF-WAY
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- FOUND PROPERTY CORNER AS DESCRIBED
- SET 18" #4 REBAR WITH 1" BLUE PLASTIC CAP, PLS 38470
- FOUND SECTION CORNER AS DESCRIBED
- UE — UTILITY EASEMENT
- AE — ACCESS EASEMENT
- DGE — DRAINAGE & GRADING EASEMENT
- EAE — EMERGENCY ACCESS EASEMENT
- D&AE — DRAINAGE & ACCESS EASEMENT
- UD&AE — UTILITY, DRAINAGE & ACCESS EASEMENT
- UD&EAE — UTILITY, DRAINAGE, ACCESS & EMERGENCY ACCESS EASEMENT
- LMN — LOW DENSITY MIXED-USE NEIGHBORHOOD DISTRICT
- OPC — ORANGE PLASTIC CAP
- ROW — RIGHT-OF-WAY

DRAFT
3-14-22
PRELIMINARY - NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

PRELIMINARY
Robert C. Tessely
Colorado Registered Professional Land Surveyor No. 38470
For and on behalf of Northern Engineering Services, Inc.

NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover defect. In no event may any action based upon any defect in this su be commenced more than ten years after the date of the certificate s hereon.

SECTION: 9
TOWNSHIP: 7N
RANGE: 69 W of the 6th PM

NORTHERN ENGINEERING
FORT COLLINS: 301 North Howes Street, Suite 100, 80521
SHELLEY: 820 Elm Street, 80631
970.221.4158
northernengineering.com

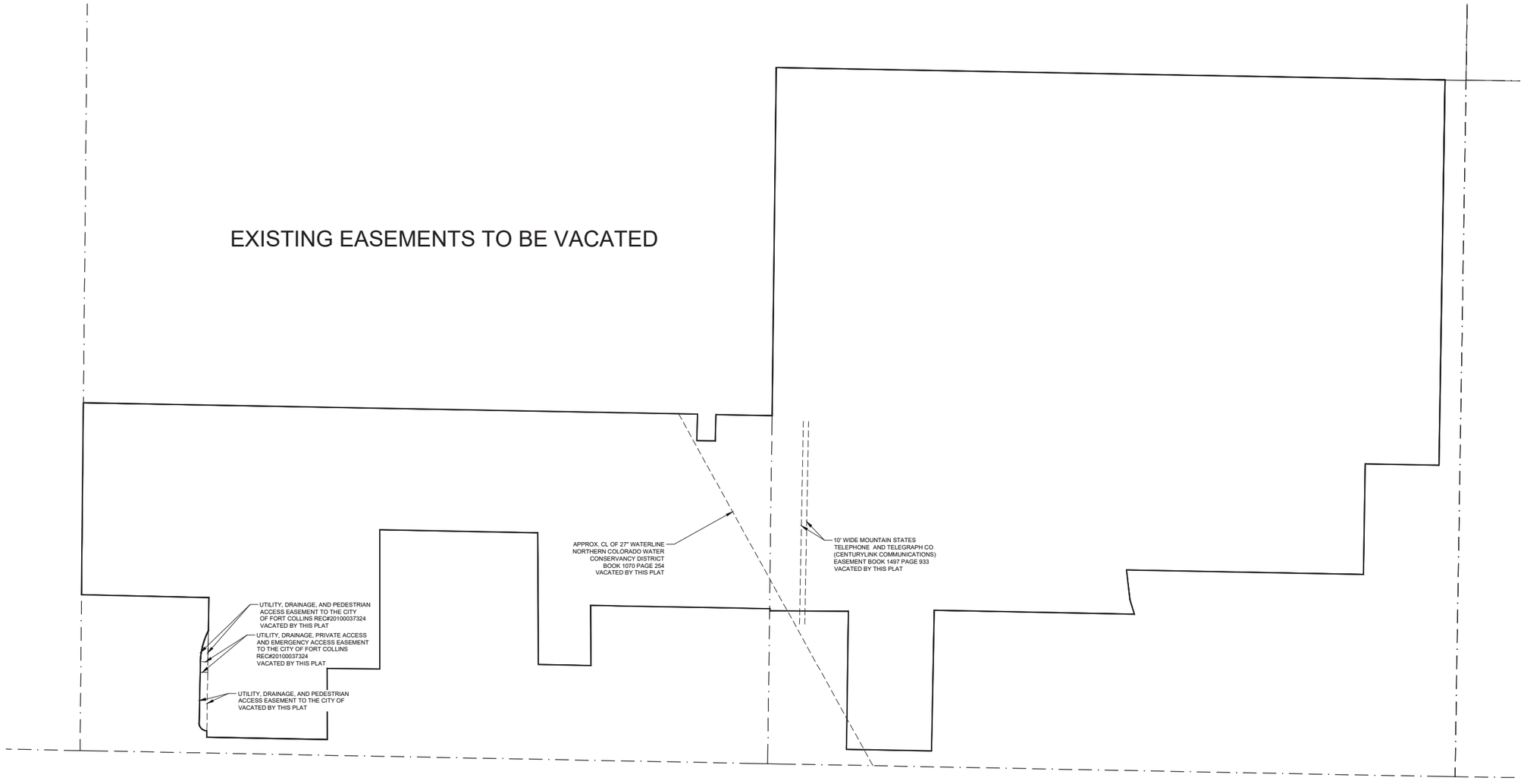
DATE: 3/14/22
SCALE: 1"=40'
REVIEWED BY: R. Tessely
PROJECT: 1536-001
CLIENT: Solitaire Homes
DRAWN BY: L. Smith

SANCTUARY ON THE GREEN
CITY OF FORT COLLINS
STATE OF COLORADO

Sheet
Of 6 Sheets

SANCTUARY ON THE GREEN

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO



NORTH

100 0 100 200 300 Feet

(IN U.S. SURVEY FEET)
1 inch = 100 ft.

DRAFT
3-14-22
PRELIMINARY - NOT FOR CONSTRUCTION,
RECORDING PURPOSES OR IMPLEMENTATION

PRELIMINARY

Robert C. Tessely
Colorado Registered Professional Land Surveyor No. 38470
For and on behalf of Northern Engineering Services, Inc.

NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover the defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

SECTION: 9
TOWNSHIP: 7N
RANGE: 69 W of the 6th PM

NORTHERN ENGINEERING
FORT COLLINS: 301 North Howes Street, Suite 100, 80521
SHELLEY: 820 8th Street, 80631
970.221.4158
northernengineering.com

PROJECT: 1536-001
CLIENT: Solitaire Homes
DATE: 3/14/22
SCALE: 1"=100'
DRAWN BY: L. Smith
REVIEWED BY: R. Tessely

SANCTUARY ON THE GREEN
CITY OF FORT COLLINS
STATE OF COLORADO

Sheet

From: Melissa Buick
To: Todd Sullivan
Subject: [EXTERNAL] Re: ELECTRONIC ROUTING: Sanctuary on the Green - PDP210018
Date: Monday, March 14, 2022 3:17:31 PM
Attachments: image001.png

Todd, The ditch company is comfortable with the plans moving to final design and the applicant has acknowledged they will need to enter into and finalize crossing or easement agreements with the Company for any crossing, modification or encroachment to the ditch. I will forward additional comments after review of the current submission if necessary. Please let me know if you need additional information from me at this time.

Best,

Melissa Buick

On Mon, Mar 14, 2022 at 3:12 PM Todd Sullivan <TSullivan@fcgov.com> wrote:

> # ELECTRONIC ROUTING
>
> This email is to notify you that the following project has been routed for review.
>
> ## Sanctuary on the Green
>
> **Round: 3 (Pre-Hearing)**
>
> **Project Team**
>
> - **Coordinator: Todd Sullivan tsullivan@fcgov.com**
> - **Planner:** Jenny Axmacher
> - **Engineer:** Dave Betley
>
> **Project Location:** Generally located near the northwest corner of N Taft Hill Road and LaPorte Ave.

Project Description: This is a Project Development Review request to develop a 41.34-acre site into a community including 212 dwelling units consisting of a mix of single-family detached, two-family, two-family and single-family attached, and a public community center and park. This site is generally located at the northwest corner of N Taft Hill Road and LaPorte Avenue and is in the LMN (Low Density Mixed Use Neighborhood) zone district. This proposal is subject to a Type 1 (Administrative Hearing) review.

FOR OUTSIDE AGENCIES:

New Website

Go to https://records.fcgov.com/WebLink/CustomSearch.aspx?SearchName=CPsearchbynumber

Enter project number in the search bar to find submittal materials.

Please allow 1-2 business days for the records to be updated.

You can also use this shared folder:

Sanctuary on the Green - PDP Rd3

Comments are due by 03/28/2022.

Please send your comments and redlines via email to the Development Review Coordinator at: tsullivan@fcgov.com. Should you need assistance or have any other questions, please contact the Development Review Coordinator prior to the meeting.

- If additional submittal documents were requested and are not provided or if there are other issues with the electronic document routing, please notify me as soon as possible.

. . . . . .

TODD SULLIVAN

Development Review Coordinator

Community Development and Neighborhood Services

City of Fort Collins

281 N. College Ave.

Fort Collins, CO 80524

970.221.6695 office

tsullivan@fcgov.com

--
Melissa Buick
Secretary/Treasurer
(970) 686-7126

From: Planner On Call
To: Todd Sullivan
Subject: [EXTERNAL] Sanctuary on the Green - Larimer County Planning Comments
Date: Monday, November 29, 2021 1:23:10 PM

Hi Todd,

The Larimer County Planning Department has no comments related to this project. We would like to be referred to on future iterations of this project.

Thanks,

Tracy Hicks
Planner on Call
Larimer County Planning Department
200 W. Oak Street, Suite 3100
PO Box 1190
Fort Collins, CO 80522-1190

ripley design
LANDSCAPE ARCHITECTURE, LAND PLANNING

Sanctuary on the Green

Modification Request – 3.5.2(D) Relationship of Dwelling to Streets and Parking

January 19, 2021

Land Use Code

3.5.2 Residential Building Standards

(D) Relationship of Dwelling to Streets and Parking.

(1) Orientation to a Connecting Walkway. Every front facade with a primary entrance to a dwelling unit shall face the adjacent street to the extent reasonably feasible. Every front facade with a primary entrance to a dwelling unit shall face a connecting walkway with no primary entrance more than two hundred (200) feet from a street sidewalk. The following exceptions to this standard are permitted:

(a) Up to two (2) single-family detached dwellings on an individual lot that has frontage on either a public or private street.

(b) A primary entrance may be up to three hundred fifty (350) feet from a street sidewalk if the primary entrance faces and opens directly onto a connecting walkway that qualifies as a major walkway spine.

(c) If a multi-family building has more than one (1) front facade, and if one (1) of the front facades faces and opens directly onto a street sidewalk, the primary entrances located on the other front facade(s) need not face a street sidewalk or connecting walkway.

Definition of Connecting Walkway

Connecting walkway shall mean (1) any street sidewalk, or (2) any walkway that directly connects a main entrance of a building to the street sidewalk without requiring pedestrians to walk across parking lots or driveways, around buildings or around parking lot outlines which are not aligned to a logical route.

Definition of Major Walkway Spine

Major walkway spine shall mean a tree-lined connecting walkway that is at least five (5) feet wide, with landscaping along both sides, located in an outdoor space that is at least thirty-five (35) feet in its smallest dimension, with all parts of such outdoor space directly visible from a public street.

Reason for the Request

The Sanctuary on the Green Project Development Plan (PDP) is a residential project that emphasizes cohesive community connections and shared amenities. The proposed site plan emphasizes pedestrian connectivity and minimizes pedestrian/vehicular conflicts. Creating a

walkable neighborhood has been a key design objective from the very beginning. One design technique used to accomplish this is orienting dwelling units towards green courts or along greenbelts instead of streets. In these situations, the home front faces onto the green space and the garage faces an alley. Connecting sidewalks are provided along these green spaces providing access to front doors, however, there is no "street" on the front side. The result is a more pedestrian friendly environment surrounded by landscape rather than asphalt and concrete. Relocating the main entrance to green courts creates a safer entry sequence for pedestrians by minimizing pedestrian interaction with vehicles. Many families prefer this for safety reasons, others like it for the visual advantages or because open space is generally quieter than streets.

While the "connecting walkway" standard works well for traditional street-oriented communities it has limited the ability for Fort Collins to provide single-family attached products, a key element in the City's goals to provide attainable housing. Single-family attached products are often alley loaded in order to provide efficient unit widths. This inherently orients the main entrance of the dwellings towards open spaces. For this reason, this code section has frequently been modified for recent residential developments in Fort Collins. As a community that focuses on pedestrian connectivity, open space, alley access and reducing the number of vehicular streets, Sanctuary on the Green has similar challenges. While the design meets the overall intent of the standard and exceeds the standard in many locations, there are some situations where the required metrics are not met.

The reason for this modification request is that 22 of the 212 dwelling units proposed fall outside of the allowed 350-foot length of a Major Walkway Spine (MWS) measured from the primary entrance to a street sidewalk. In addition, there is one segment of a proposed MWS that is less than the required 35 feet wide on-site. The alternative to lengthening the MWS would be to orient these dwellings towards a street instead of green space to ensure connecting walks are provided. The intent of this modification request is to demonstrate that the pedestrian connections provided are not detrimental to the public good and are equal to or better than connections provided in a more traditional, street-oriented design.

Justifications

The Land Use Code states that the decision-maker may grant a modification of standards only if it finds that the granting of the modification would not be detrimental to the public good; and the decision-maker must also find that the Modification meets one of the following four criteria described in the LUC.

The modification would not be a detriment to the public good and would in fact enhance the public good because it provides a desirable lifestyle option that lessens interactions with vehicles and permits greater housing diversity in the community. Such an increase in lifestyle options, and particularly options that promote non-vehicular modalities of transportation, is compatible with the context of this area in northwest Fort Collins. The modification also brings the advantages of the development being safer, visually more interesting, and quieter than fronting onto a public street without sacrificing accessibility. While the increased length of the MWS is present, intermediate midblock crossings have been provided to provide the residents of these dwelling units access to neighborhood amenities or the ability to leave the neighborhood on foot. These options are no less than they would be if the dwelling units were oriented to a public street.

(1) the plan as submitted will promote the general purpose of the standard for which the modification is requested equally well or better than would a plan which complies with the standard for which a modification is requested;

3.5.2 (A) Purpose. The standards in this section are intended to promote variety, visual interest and pedestrian-oriented streets in residential development.

The Sanctuary on the Green project exemplifies the purpose of the Residential Building Standards. The proposed project offers a variety of lifestyle choices for residents. Single-family detached, two-family, two-family attached, and single-family attached units are available. Allowing buildings to orient towards open spaces, as well as streets, promotes variety in the built environment, block face design and pedestrian experience. Many natural features on site provide unique opportunities for visual interest along Connecting Walks and Major Walkway Spines that lead to the primary entrance of dwelling units along green belts. The alley-loaded products proposed inherently create pedestrian-oriented streets and an attractive community without streets dominated by garage doors. The elongated MWS enables more residents to enjoy the visual interest and creates a true pedestrian thoroughfare. Finally, LUC 3.5.2(B) describes that the General Standard for residential buildings be that *"Pedestrian usability shall be prioritized over vehicular usability."* Granting this modification would promote the Purpose and General Standard of the Residential Building Standards.

Major Walkway Spine exceeds maximum length

There are three instances where the proposed Major Walkway Spine (MWS) exceeds the maximum 350 feet. Sheet L2 illustrates all the proposed Major Walkway Spines and identifies the three locations where the spines exceed the prescribed 350 feet.

In all three cases the longer MWSs serve residences located along a greenway or natural open space. Where dwelling units front on to a greenway or open space, the walk located in front of these homes is a public sidewalk via a public access easement. The walks act the same as a public street sidewalk connecting people from their home to other places in the neighborhood. The only difference is that the vehicular street has been replaced with a green space. This arrangement has the following advantages over a plan that would comply with the standard:

- Fronting on to a green space provides an alternative way of living with less interaction with vehicles.
- It is safer, visually more interesting, and quieter than fronting onto a public street.
- People living in these dwelling units don't walk any further to access neighborhood amenities or to leave the neighborhood on foot than they would if the green belts were replaced with streets, which would meet the standard.

Furthermore, the MWS exceeds the standard in the following ways:

- Additional alternative connecting walkways are provided in three locations to allow residents convenient access to a public street sidewalk. Enhanced crosswalks are provided where these connecting walkways cross the alley. Alleys have low traffic volumes and vehicles are moving at reduced speeds.
- MWSs are required to be 5-feet wide and public street sidewalks along local streets are only 4.5-feet wide. Two of these MWSs located in front of the residences are planned to be 6-feet wide and the one that provides connection to the Soldier Creek Trail is planned to be 8-feet wide. The width of the walkway in all three instances exceeds the standard.

  Given that homeowners will access a public sidewalk right out their front door, and that there are many advantages to the proposed pedestrian connectivity, we believe this Modification Request is not detrimental to the public good, and is equal to or better than a plan that would meet the standard.

Major Walkway Spine open space less than 35-feet wide

The MWS standard requires that the walk be located in open space that is 35 feet wide. There is one instance where the proposed Major Walkway Spine (MWS) is located in an open space that is less than standard. Sheet L2 identifies the single location where the MWS is less than 35 feet wide.

The MWS standard requires that the walk be located in open space that is 35-feet wide. The MWS located along the northern edge of the project is adjacent to the 2- and 3-story single family attached units is 23 feet wide measuring from the unit to the property line. The

property in this area, however, is adjacent to the City-owned Bell Weather Farm Open Space creating an open space corridor wider than 170 feet, far exceeding the standard. The open space adjacent to the north-south MWS adjacent to the 1- and 2- story single-family attached units on the west side averages 143 feet wide, exceeding the required 35 feet.

Given that the effective open space is much wider than the prescribed 35 feet, we believe the proposed MWS widths are not detrimental to the public good, and are equal to or better than a plan that would meet the standard.

ripley design
LANDSCAPE ARCHITECTURE, LAND PLANNING

Sanctuary on the Green

Modification Request – 4.5(D)(2)(a)3. Housing Types

January 19, 2022

Land Use Code

4.5(D) Low Density Mixed-Use Neighborhood District (L-M-N) – Design Standards

(2) Mix of Housing.

A mix of permitted housing types shall be included in any individual development plan, to the extent reasonably feasible, depending on the size of the parcel. In order to promote such variety, the following minimum standards shall be met:

(a) A minimum of housing types is required on any project development plan as follows:

3. a minimum of four (4) housing types is required on any such project development plan containing thirty (30) acres or more.

Reason for the Request

The Sanctuary on the Green Project Development Plan (PDP) is a residential project that emphasizes cohesive community connections, shared amenities, and vibrant design. The proposed site plan creates a neighborhood that provides the public with a variety of housing options, both in the type of residence and style. The development offers three distinct housing types and twenty-seven different housing models. The housing types and models have been mixed throughout the site to ensure that there is no chance of a monotonous streetscape.

The reason for this modification request is that being over 30 acres, the project is required four different housing types, and the project is providing three. The Fort Collins Land Use Code (LUC) offers eleven different housing types as options to satisfy this requirement. The three housing types proposed are: Single-family detached dwellings with rear loaded garages; two-family dwellings; and single-family attached dwellings. It should be noted that previous iteration of this site plan which have been reviewed by City Staff have included site plans that contain multi-family dwellings and two-family attached dwellings, both of which are allowed housing types. However, those plans are no longer being pursued for reasons which are detailed below. The intent of this memo is to prove that providing one less housing type is not detrimental to the public good and the proposed plan promotes the general purpose of the standard equally well or better than a plan which meets the standard.

ripley design
LANDSCAPE ARCHITECTURE, LAND PLANNING

Justifications

The Land Use Code states that the decision-maker may grant a modification of standards only if it finds that the granting of the modification would not be detrimental to the public good; and the decision-maker must also find that the Modification meets one of the following four criteria described in the LUC.

(1) the plan as submitted will promote the general purpose of the standard for which the modification is requested equally well or better than would a plan which complies with the standard for which a modification is requested;

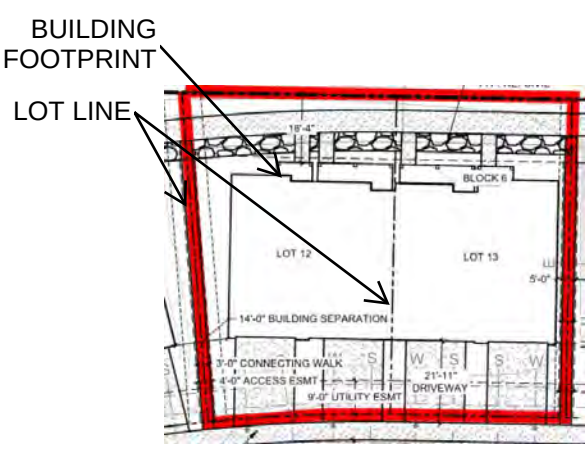
The general purpose of the housing type variety standard is two-fold. First, it is designed to produce communities that do not have a repetitive and monotonous streetscape. Second, it is designed to produce communities that provide multiple options, price points and lifestyles for homeowners to choose between.

The plan presented boasts eleven different models of single-family attached models, ten different single-family detached models, and six different two-family models. The site plan has been carefully designed to ensure that no buildings adjacent to each other are the same model. The amount of variety offered in this plan is above and beyond what the building variety standards require solely to ensure that the streetscape is not repetitive and monotonous. The single-family attached products are also split into two sub-categories. The "townhome" style units offer the tradition one- and two-story dwellings with larger footprints and more private space. The "rowhome" style units offer two- and three-story dwellings with smaller footprints and larger common open space. The land use code does not differentiate between these two types of dwellings when it comes to the housing type standard, however they do provide the community with different design options, price points and lifestyles for homeowners.

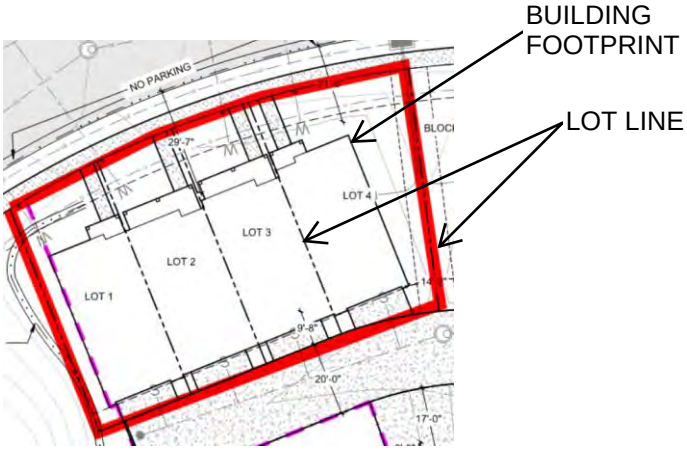
Additionally, the site plan that was submitted with the first round of this PDP application provided a fourth housing type by including two-family attached dwellings. The LUC defines two-family attached dwellings as "a two-family dwelling attached to one other two-family dwelling with each such two-family dwelling located on its own separate lot." In essence a four-plex single family attached building, which has four separate lots, could be converted into a two-family attached building simply by removing two lot lines (see figure below). Everything else about the building could essentially remain the same, giving the same appearance to the public as a single-family attached building. As it relates to the general purpose of this standard, the two-family attached

ripley design
LANDSCAPE ARCHITECTURE, LAND PLANNING

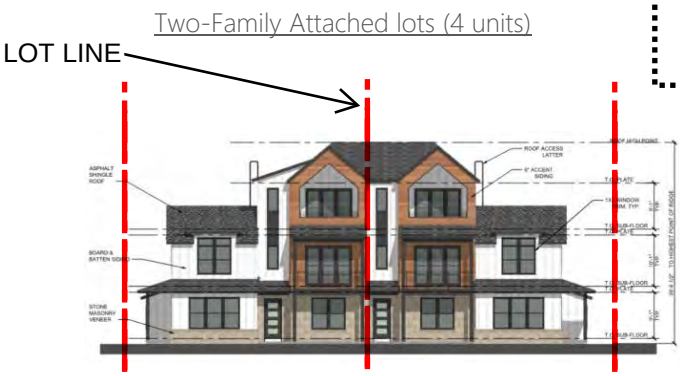
product does not substantially add variety to a streetscape or provide a new price point option for homebuyers.



Two-Family Attached lots (4 units)



Single-Family Attached lots (4 units)



Two-Family Attached elevation (4 units)



Single-Family Attached elevation (4 units)

The reason this product is no longer being pursued for the project is that the LUC does not offer a height limit specifically for two-family attached product in the LMN zone district. It could be interpreted that the buildings are held to the two-family building height of two-and-a-half stories. However, it could also be interpreted that the products are held to the attached dwelling building height of three stories. The building elevations that were proposed as two-family attached showed two-story units on the ends with three-story units in the middle. To avoid the ambiguity in the code, the two-family attached dwellings have been removed, thus leaving the project with three housing types.

In summary, the proposed development goes above and beyond in model variation and offers four distinctly different lifestyle and price point options. Additionally, a plan which achieves this standard by providing two-family attached dwellings looks nearly identical to the public as it relates

to the general purpose of this standard. Therefore, the plan as submitted promotes a varied, unrepetitive streetscape; and provides multiple options, price points and lifestyles for homeowners to choose between; equally well or better than a plan which complies with the housing type standard.

No Detriment to the Public Good

As mentioned above, this application has been through many iterations since it first began to take shape in 2018. A previous PDP application presented a site plan which achieved this standard by providing multifamily dwellings as the fourth housing type. The project conducted extensive community outreach and one of the most common concerns heard was that the density of the multifamily dwellings was not compatible with the existing neighborhood. Despite the multifamily dwellings providing another price point and lifestyle option, the surrounding neighborhood voiced concerns that this housing type, although allowed by code, was in fact a detriment to the public good. That application was formally withdrawn, and the project has been reimagined to remove the multifamily housing type.

The reimagined site plan proposes a mix of single-family detached, two-family, townhomes and rowhomes. While the LUC does not differentiate between townhomes and rowhomes, they do provide a distinctly different forms and housing options that are not a detriment to the public good.

In summary, the proposed development has reimagined a previous application which achieved the housing type standard, specifically to address the good of the surrounding public. It also adequately achieves the building design variation standards and provides a fourth form of housing. The reduction in housing types does not cause any other standard or code to be violated, nor does it create a condition on site that impacts those of others off-site. Therefore, reducing the number of required housing types from four to three is not detrimental to the public good.

ripley design
LANDSCAPE ARCHITECTURE, LAND PLANNING

Sanctuary on the Green
Alternative Compliance Request

January 19, 2021

Land Use Code

3.6.3 - Street Pattern and Connectivity Standards

(D) Spacing of Limited Movement Collector or Local Street Intersections With Arterial Streets
Additional non-signalized, potentially limited movement, collector or local street intersections with arterial streets shall be spaced at intervals not to exceed six hundred sixty (660) feet between full movement collector or local street intersections, unless rendered infeasible due to unusual topographic features, existing development or a natural area or feature.

(F) Utilization and Provision of Sub-Arterial Street Connections to and From Adjacent Developments and Developable Parcels. All development plans shall incorporate and continue all sub-arterial streets stubbed to the boundary of the development plan by previously approved development plans or existing development. All development plans shall provide for future public street connections to adjacent developable parcels by providing a local street connection spaced at intervals not to exceed six hundred sixty (660) feet along each development plan boundary that abuts potentially developable or redevelopable land

The applicant is requesting approval for an Alternative Compliance Plan that provides local street connections to adjacent arterial streets where possible, and creates pedestrian and bike connections to the adjacent arterial streets, to adjacent neighborhoods and to the Soldier Creek Trail that currently do not exist. This request for alternative compliance is based on unusual topographic features, existing development, naturals areas and other constraints including the shape of the property, the New Mercer Ditch, existing wetlands and floodway constraints.

The applicant's goals for neighborhood planning are consistent with the City's objectives contained in the Purpose statement for Section 3.6.3 Street Pattern and Connectivity. *"This section is intended to ensure that the local street system is well designed with regard to safety, efficiency and the convenience for automobile, bicycle, pedestrian and transit modes of travel."*

This neighborhood provides a local street with direct connections to Laporte Avenue and Taft Hill Road. A second local street leads to a Neighborhood Center and public park where a cul-de-sac is provided for turning around. Alleys are spaced at regular intervals along the local street. This provides private access to

individual homes with approximately half of the homes facing public streets while the other half face green courts or open space. The applicant's goal is to provide attractive pedestrian streetscapes where homes face streets and convenient attractive walkways to the fronts of homes that face courtyards or open space.

Several site constraints prevent local streets from being extended into the adjacent neighborhoods as required by 3.6.3 (F). On the northwest corner of the site this project is adjacent to a City of Fort Collins drainage easement (reception no. 98110267) which will be in use indefinitely. The City of Fort Collins also has a stormwater and drainage easement (reception no. 99058224) on this property where Webb Avenue, Irish Drive and North Impala Drive dead end. Within the easement area is a large detention basin that is in use and contains the flows of the floodway and floodplain. A third stormwater drainage easement (reception no. 99058225) is located along the north portion of the site on the western side. At that location, Cherry Street dead ends half onto this project site and half onto City of Fort Collins Natural Areas land. City owned land that is utilized for storm water management boarders the rest of this project to the north and there are no street stubs located across that land to tie into with this project. The existing drainage easements prevent street connections to the north.

Opportunities to provide local street connections to Laporte Avenue are largely prevented by existing development. One local street connection is provided at the western edge of the project. In areas where existing development doesn't prevent street connections along Laporte Avenue, existing wetlands prevent it. In lieu of other local street connections the project will provide two pedestrian/bike connections to Laporte Avenue. One is located on the east side of the Calvary Baptist Church property and the other is located west of Taft Hill Road within an existing street right-of-way.

Existing street right-of-way that would provide an additional street connection to Laporte avenue exists approximately 900 feet west of Taft Hill Road. Extending a street connection through the existing right-of-way would necessitate filling in existing wetlands. In addition, the right-of-way does not align with Briarwood Street on the south side of Laporte Avenue. We believe the best alternative at this time is to provide a pedestrian/bike connection within the right-of-way. This allows pedestrian/bike access that currently does not exist and leaves the door open for a street connection in the future.

(H) Alternative Compliance. Upon request by an applicant, the decision maker may approve an alternative development plan that may be substituted in whole or in part for a plan meeting the standards of this Section.

(1) Procedure. Alternative compliance development plans shall be prepared and submitted in accordance with submittal requirements for plans as set forth in this Section. The plan and design shall clearly identify and discuss the alternatives proposed and the ways in which the plan will better accomplish the purpose of this Section than would a plan which complies with the standards of this Section.

ripley design
LANDSCAPE ARCHITECTURE, LAND PLANNING

The alternative compliance plan has been prepared and submitted in accordance with the requirements for the Project Development Plan

(2) Review Criteria. To approve an alternative plan, the decision maker must first find that the proposed alternative plan accomplishes the purposes of this Division equally well or better than would a plan and design which complies with the standards of this Division, and that any reduction in access and circulation for vehicles maintains facilities for bicycle, pedestrian and transit, to the maximum extent feasible.

The proposed plan significantly increases the bicycle and pedestrian connectivity through this property in the following ways:

- The three streets that are not able to be extended from the north due to stormwater conveyance have permanent trails that will connect to the public sidewalk system.
- An enhanced emergency access provides a connection from Impala Drive. There will be two six-foot wide concrete paths with a four-foot wide gravel path in between.
- A proposed trail connection leads from the City of Fort Collins Natural Area on the north to the proposed local street which then connects to Laporte Avenue using the existing dedicated right-of-way near Briarwood Street.
- Laporte Avenue will be widened to provide a protected pedestrian and bike lane within the existing right-of-way to Impala Drive. Safe Routes to School has offered to partner with this project to create a safe street crossing on the west side of Impala Drive. This connection will be vital in getting students to Poudre High School located just south of the site on Laporte Avenue, as well as Irish Elementary and Lincoln Middle School to the north. Once the regional detention improvements are completed, a permanent street can be constructed within the existing Briarwood right-of-way.

In total, there are five pedestrian/bicycle connections to Laporte Avenue and five connections to the north, connecting residents of the the project to existing neighborhoods, adjacent arterial streets, schools, the park, community center, trails and the existing Soldier Creek Trail system.

In reviewing the proposed alternative plan, the decision maker shall take into account whether the alternative design minimizes the impacts on natural areas and features, fosters nonvehicular access, provides for distribution of the development's traffic without exceeding level of service standards, enhances neighborhood continuity and connectivity and provides direct, sub-arterial street access to any parks, schools, neighborhood centers, commercial uses, employment uses and Neighborhood Commercial Districts within or adjacent to the development from existing or future adjacent development within the same section mile.

The alternative design minimizes the impacts on natural areas, fosters nonvehicular access and does not exceed the level of service standards. There is a direct street connection to the neighborhood center and

park within the development. In addition, by providing alleys, the streetscape is dominated by front doors and porches rather than garage doors.

Low quality wetlands and storm water conveyances which dominate the site on the north and west will be enhanced through re-seeding with native grasses and planting native trees and shrubs that will significantly increase wildlife habitat value.

Crossing these areas with streets would necessitate culverts and/or bridges which would be detrimental to wildlife movement through the drainage corridor. This site plan proposes one vehicular connection and two pedestrian bridges, that tie the neighborhood together. As the site currently exists, the New Mercer ditch prevents east/west connectivity.

November 3, 2021

City of Fort Collins
P.O. Box 580
Fort Collins, CO 80522

RE: Variance Request to recently updated LCUASS Right-of-Way (ROW) widths
Sanctuary on the Green
Project #1536-001

Variance description:
This is a request for variance from the August 1, 2021 update to the Residential Local Street and Connector Local Street ROW widths contained in Chapter 7 of the Larimer County Urban Area Street Standards (LCUASS) as Figures 7-9F and 7-8F, respectively. The recent updates widened the public ROW widths by 6 ft to allow for 2.5 ft wider parkways (from 6 ft to 8.5 ft) and 0.5 ft wider sidewalks (from 4.5 ft to 5 ft). The Sanctuary on the Green development plan is requesting to use the prior LCUASS ROW widths.

Justification:
The previous Sanctuary on the Green entitlement review began with a Preliminary Development Plan (PDP) submittal in early 2019. At the time, the City of Fort Collins was in the initial stages of updating their West Vine Floodplain model. Since the West Vine Floodplain encumbers a portion of the Sanctuary of the Green site, careful coordination was required not only to safely convey the floodplain through the site but also to support the City's future Selected Plan floodplain improvements. Over the course of 24 months, multiple iterations of the site plan were submitted for review as further details emerged from the City's floodplain model and report. As such, the current site plan has undergone extensive review by the City and their floodplain engineering consultant, who was hired directly by Sanctuary on the Green to perform the analysis specific to this site and it's development plan.

The increased ROW widths from the August 1, 2021 update to LCUASS came after a multi-year coordination effort between City staff and the development team. By increasing the ROW, the site plan will spread into and potentially impact the City's reserved corridor for the future Selected Plan floodplain improvements. With this in mind, the development team discussed the potential impact with the City's Director of Engineering and Manager of Civil Engineering, who both recommended that we utilize the prior LCUASS standard ROW widths.

Conclusion:
The variance requested in this letter will not have an adverse impact on the Cities capital and maintenance costs, nor will it reduce the design life of the respective improvements. The requested waiver will not be detrimental to the public health, safety, or welfare. We believe this variance is a minimum change that will grant the City greater success with their Selected Plan floodplain improvements in the future.

Sincerely,

NORTHERN ENGINEERING SERVICES, INC.

Danny Weber, PE
Project Manager

Planning, Development & Trans

Community Development & Neighborhood Services
281 North College Ave.
P.O. Box 580
Fort Collins, CO 80522-0580
970.224.6046
970.224.6050 - fax
fcgov.com

MEMORANDUM

TO: Interested Parties

FROM: Rebecca Everette, Development Review Manager

DATE: July 26, 2018

SUBJECT: Administrative Interpretation #1-18 regarding the applicability of Land Use Code Section 4.5(E) relating to the maximum building height for 4-unit, single-family attached dwellings.

A request was received to clarify which building height standards in Land Use Code Section 4.5(E) would be applicable to a 4-unit or larger, single-family attached building. The specific question is whether the maximum building height standards in Section 4.5(E)(3) or Section 4.5(E)(4) would apply for a building with 4 units or more where all units are located on individual, separate lots.

RELEVANT CODE STANDARDS:

Division 4.5 - Low Density Mixed-Use Neighborhood District (L-M-N)

(E) ***Development Standards.***

(3) *Maximum Residential Building Height*. The maximum height of one-, two- and three-family dwellings shall be two and one-half (2.5) stories.

(4) *Design Standards for Multi-Family Dwellings Containing More Than Eight (8) Dwelling Units and for Multi-Family Dwellings Containing between Four (4) and Eight (8) Dwelling Units When Three (3) or More Stories in Height*. Each multi-family dwelling containing more than eight (8) dwelling units and each multi-family dwelling containing between four (4) and eight (8) dwelling units, when located in a building of three (3) stories in height, shall feature a variety of massing proportions, wall plane proportions, roof proportions and other characteristics similar in scale to those of single-family detached dwelling units, so that such larger buildings can be aesthetically integrated into the low density neighborhood. The following specific standards shall also apply to such multi-family dwellings:

(a) **Maximum Number.** The maximum number of dwelling units shall be twelve (12).

(b) **Orientation and Setbacks.** Setbacks from the property line of abutting property containing single- and two-family dwellings shall be twenty-five (25) feet.

(c) **Variation Among Repeated Buildings.** For any development containing at least five (5) but not more than seven (7) buildings, there shall be at least two (2) distinctly different building designs. For any such development containing more than seven (7) buildings, there shall be at least three (3) distinctly different building designs. For all developments, there shall be no more than two (2) similar buildings placed next to each other along a street or major walkway spine. Distinctly different building designs shall provide significant variation in footprint size and shape, architectural elevations and entrance features, within a coordinated overall theme of roof forms, massing proportions and other characteristics. To meet this standard, such variation shall not consist solely of different combinations of the same building features.

(d) **Building Height.** The maximum height of a multi-family building shall be three (3) stories. Buildings with a setback of less than fifty (50) feet facing a street or single- or two-family dwellings shall minimize the impact on the adjacent single- or two-family dwelling property by reducing the number of stories and terracing the roof lines over the occupied space.

(e) **Entrances.** Entrances shall be clearly identifiable and visible from the streets and public areas by incorporating use of architectural elements and landscaping.

(f) **Roofs.** Roof lines can be either sloped, flat or curved, but must include at least two (2) of the following elements:

1. The primary roof line shall be articulated through a variation or terracing in height, detailing and/or change in massing.
2. Secondary roofs shall transition over entrances, porches, garages, dormers, towers or other architectural projections.
3. Offsets in roof planes shall be a minimum of two (2) feet in the vertical plane.
4. Termination at the top of flat roof parapets shall be articulated by design details and/or changes in materials and color.
5. Rooftop equipment shall be hidden from view by incorporating equipment screens of compatible design and materials.

(g) **Facades and Walls.** Each multi-family dwelling shall be articulated with projections, recesses, covered doorways, balconies, covered box or bay windows and/or other similar features, dividing large facades and walls into human-scaled proportions similar to the adjacent single- or two-family dwellings, and shall not have repetitive, monotonous undifferentiated wall planes. Building facades shall be articulated with horizontal and/or vertical elements that break up blank walls of forty (40) feet or longer. Facade articulation can be accomplished by offsetting the floor plan, recessing or projection of design elements, change in materials and/or change in contrasting colors. Projections shall fall within setback requirements.

(h) **Colors and Materials.** Colors of nonmasonry materials shall be varied from structure to structure to differentiate between buildings and provide variety and individuality. Colors and materials shall be integrated to visually reduce the scale of the buildings by contrasting trim, by contrasting shades or by distinguishing one (1) section or architectural element from another. Bright colors, if used, shall be reserved for accent and trim.

(i) **Maximum Floor Area.** The maximum gross floor area (excluding garages) shall be fourteen thousand (14,000) square feet.

Division 5.1 - Definitions

5.1.2 - Definitions.

Dwelling, multi-family shall mean a dwelling containing three (3) or more dwelling units, not including hotels, motels, fraternity houses and sorority houses and similar group accommodations.

Dwelling, single-family attached shall mean a single-family dwelling attached to one (1) or more dwellings or buildings, with each dwelling located on its own separate lot.

INTERPRETATION:

What is the maximum building height for a 4-unit or larger single-family attached dwelling in the L-M-N zone district?

Section 4.5(E)(3) specifically references only one-, two- and three family dwellings and is not applicable to buildings that contain 4 or more dwelling units.

Per Section 5.1.2, a 4-unit building with each unit on a separate lot could potentially meet the definition of either multi-family or single-family attached. Further, a 4-unit or larger single-family attached building would look and function much like a multi-family building, with a comparable relationship to adjacent buildings or land uses.

CONCLUSION:

Section 4.5(E)(4) would be applicable to buildings containing 4 or more single-family attached units. The maximum building height, per Section 4.5(E)(4)(d) is three stories.

Sanctuary on the Green Project Update

Meeting Date: September 13th, 2021

Location: Virtual Zoom Meeting

City Staff Attending:

Alyssa Stephens—Development Review Liaison
Jason Holland—City Planner

Applicant Team Representatives:

Stephanie Hansen, Ripley Design
Joel Weikert, Ripley Design
David Pretzler, C&A Companies
Karl Nyquist, C&A Companies

Summary

- **Meeting Topic**: Reviewing updated plans for approximately 200 dwelling units of different types near Laporte and Taft Hill Rd in northwest Fort Collins. This project went through the development review process and appeared before the Planning & Zoning Commission earlier in 2021, but the application was withdrawn. This was the first opportunity to view revised plans, which remove the multifamily condo units and add single-family rowhomes, among other changes. The new plan is likely to qualify for Type 1 Review, which holds projects to the same standards, but goes before an Administrative Hearing Officer rather than the Planning and Zoning Commission for final decision.
- Meeting Details:
  - ~60 attendees, including staff and applicants
  - Meeting was recorded and posted online at OurCity.FCGov.com/DevReview
- Overview:
  - Q&A primarily focused on:
    - Traffic and safety concerns for vehicles and pedestrians, particularly related to traffic patterns for nearby high schools.
    - Concerns about building height and the impact of taller buildings on the viewsheds and character of existing neighborhoods.
    - Environmental resources on the site and concerns about grading and stormwater runoff.
  - Attendees who spoke or submitted questions via chat were mostly opposed to the development, though there were comments in support of the project because of the improved infrastructure and amenities related to the development. Reasons for opposition included concerns about a mismatch with the intent of the Northwest Subarea Plan, increased traffic delays with the addition of new homes onto already busy roads, and concerns about safety for students of nearby high schools.

The following pages include more detailed information, including responses to questions in the neighborhood meeting.

DRAFT

Site Design

- **What is the difference between single-family and multifamily dwellings?**
  - Multi-family is three or more individual dwellings in a single building. Townhomes and rowhomes are considered "single-family attached." Each dwelling unit is on it's own lot even though they are attached buildings.
- **What is the density based on buildable land?**
  - Applicant: Natural habitat zone and roadways are subtracted as part of the calculation. Density is slightly higher because we have dedicated so much natural habitat buffer. Open space will be available to everyone.
- **Will single-family homes have basements? Will basement be walk-out?**
  - Applicant: Yes, the water table is low there and can accommodate basements. Basements will not be walk-out.
- **What will the maximum heights be of rowhomes along Taft Hill?**
  - Applicant: Maximum building height will be 39 feet. Some of the homes are "stepped down" to two-stories, which will be around 20 feet.
- **How much height will be added to "fill" the site in this area?**
  - Applicant: Four to six feet in different parts, which is standard.
- **How will grading add on to building height of three-story row homes?**
  - Applicant: Along Taft Hills units are raised two feet, so the total would be just over 41 feet.
- **What is the grading for rowhomes and duplexes along Laporte?**
  - Applicant: One foot of fill on the rowhomes area. Plans may change slightly. They haven't been updated.
- **Will there be any fencing between this property and the homes to the south?**
  - Applicant: No, we will be improving a retaining wall, but not adding a fence.
- **How do three-story buildings fit with Northwest Subarea Plan?**
  - Applicant: Northwest Subarea Plan is policy document. Land Use Code allows three-story buildings on this property. We feel like this is compatible with nearby homes that are two-stories with walk-out basement. We are also providing a large buffer between these buildings and nearby neighborhoods. Buffer and open spaces absolutely comply with Northwest Subarea Plan.
- **Is this plan compatible with nearby historic structures?**
  - Applicant: Yes, we have completed all of the required historic reviews and comply with the applicable Fort Collins Land Use Codes
- How does the number of parking spots in the new plan compare to the old plan?
  - Applicant: The P&Z plan had 477 off-street parking spaces and 261 units for an average of 1.8 spaces per unit. The new plan would have approximately 465 off-street parking spaces and 216 units for an average of 2.15 spaces per unit.
- Three-story homes are not compatible and will block any views of the foothills. Stepping down of buildings does not address neighborhood concerns.
- Three story buildings do not seem appropriate, especially right along Taft Hill. We do not want to look at these buildings, they are incompatible.
  - Applicant: Three stories are allowed in the Land Use Code and are important to get the right amount of square footage. We think many people will like the design of the buildings.
- Agree that three story buildings do not fit in with the character of the neighborhood or with the Northwest Subarea Plan.

DRAFT

Site Amenities

- **Who will manage the gathering place?**
  - Applicant: The HOA
- **How much parking is available for the gathering place?**
  - Applicant: There are five off-street parking spaces and more on-street parking available. However, the intent is that people walk to the gathering place.
- **Will this development have an HOA? What restrictions will the HOA put in place regarding fencing, animals, etc.?**
  - Applicant: Yes. HOA will be important for common area maintenance. Will put in standards for fences and will not allow barnyard animals.
- **What are the plans for water and energy-saving features?**
  - Applicant: It is anticipated that all of the units will be energy star rated. The units utilize water sense faucets, fixtures, and irrigation wherever possible.
- **Will the developer be interested in bringing high speed internet improvements to the existing areas that have none and will get no high speed internet in the forseeable future?** This is a good opportunity to get Centurylink / Lumen / Comcast to run lines to the existing homes.
  - Applicant: We will be providing the high speed internet improvements to this development and that will provide a close connection for the existing neighborhoods to tap into.
- **Would it be possible to improve the social paths into a paved "loop"?**
  - Applicant: There are paved loops within the project. We received overwhelming feedback at our first couple neighborhood and small group meetings to keep the social paths gravel.
- I support this because it will bring improvements to the area that city is clearly neglecting with little infrastructure improvements and is clearly neglected by the city due to the focus in south FC that has wonderful sidewalks and bike lanes and creates more inequality.

Environmental Resources

- **How accurate is the placement of trees on the diagram? I hope trees shown are included to shield views from my house.**
  - Applicant: Yes, this should be very close to what it looks like.
- **What trees will be planted?**
  - Applicant: Native and adapted species will be planted and should increase biodiversity. Plant list will be submitted with PDP.
- Trees will not be tall enough to shield the buildings.
  - Applicant: It will take some years for trees to grow tall enough for shielding.
- Lots of drainage currently onto my property when it rains. Concerned about grading and flooding.
  - Applicant: We can't fix what happens off our site, but we are creating detention on site, and it will be lower than surrounding properties. The improvements on this site is part of a larger plan to make stormwater improvements in the area. We are not allowed to let stormwater run off our property.

DRAFT

Traffic and Connectivity

- Traffic onto Laporte seems like a concern because of the high schools in the area.
    - Applicant: Traffic study shows that the road can support these additional dwelling units. The road will be improved in this area, with sidewalks added.
    - Applicant: We coordinated with the school district on locating that access point.
- **How are the times determined for the traffic studies?** Changes in start and end time at the high school may affect traffic patterns.
    - Applicant: We use national standards. We can review the traffic study again based on new start and end times at the nearby high school.
- Concerns about traffic remain even with reduced number of houses. It will still mean a lot of traffic coming out directly across from the high school and school district bus barn. Seems like the road needs to be widened and/or turn lanes added.
    - We will be adding a turn lane on Taft Hill and Laporte. Traffic study has determined that the road can handle the additional traffic.
- Concerning that traffic study is based on national trends. Fort Collins is unique.
    - Traffic engineer is local and knows this area.
- Concern about safety of students getting to school.
    - We'll be providing protected sidewalk to help pedestrians cross Laporte and connecting to trails to improve pedestrian and bike access.
    - City: Numbers are based on national data, but standards and requirements are local. They will have to update their traffic study to resubmit. Traffic patterns will definitely change, but things like turn lanes help to mitigate.
- Knowing that traffic study will be updated is positive.
- Trail goes right by our property. Concerned about having people passing by our house constantly.
    - Applicant: City owns the property where the path will be constructed. We're happy to discuss fences or landscape.
- Sidewalk doesn't seem to improve safety. Traffic is already very bad and I can't imagine it with 200 additional homes. Interested to see the updated traffic numbers.
    - Traffic study
- **Will there be any road improvements on Pennsylvania?** I would prefer having it as a through street.
    - In a perfect world we would connect Pennsylvania through our site, but there were concerns about the road crossing the detention area.
- The Emergency road into Impala is still there. **What measures will you take to prevent cars and trucks from using that as a regular route?**
    - City: Typically bollards or a gate system are required in these situations. The specific solution is typically dictated by PFA (may want to have Marcus Glasgow weigh in on this to confirm).
- **Will there be a signal put in on the Laporte entrance to the neighborhood?**
    - City: No signal is planned/proposed at this location.
    - Applicant: The traffic study determined that a signal was not needed.
- As a follow up to the Laporte / Taft Improvements**, what is the current status of the City's Laporte Improvements from Sunset to Fishback?** Is this still moving foward, is funding secure for not only the bridges but also for bike lanes, detached sidewalks and general improvements for all of the dangerous sidewalk gaps and limited turn lanes and lack of bike lanes and controlled pedestrian crossings?

DRAFT

  - City: Right now, we are planning to bid the two bridges for fall/winter 2021/22 construction. The Laporte corridor is under-funded currently and pending funding will begin construction in spring/summer of 2022.
- **Does the addition of turn lanes mean that the road will be widening?**
  - City: A portion of Laporte (north side) will be widened to accommodate the proposed right turn lane into the site. A section of Taft Hill will be widened on both sides to accommodate turn lanes into the site.
- **Will the city connect the sidewalk to the intersection?** Or is the city complicit with people walking on shoulders of arterials? Sidewalk to shoulder into right turn lanes is dangerous
  - City: The developer will be installing an interim walk on the north side of Laporte to accommodate pedestrians from the site to a proposed pedestrian signal/crossing on the west side of Impala. Bike lanes and a sidewalk will be installed along the project's Laporte frontage. The intent of the future City project will be to install sidewalk and a bike lane along the north side of Laporte, to the intersection with Taft Hill. Sidewalk and bike lane will be installed along the south side of Laporte to fill in gaps to the intersection with Taft Hill. The scope of the City project will be dependent on funding. The pedestrian and bike lane portion is currently under-funded.

Process and Timeline

- **What will be the process moving forward?**
  - City: Dependent on the type of project that is brought forward. A Type 1 review process includes the same level of review by staff, but with a different decision-maker (an Administrative Hearing Officer instead of the Planning and Zoning Commission. Neighbors will receive a letter before hearing regardless of the decision-maker.
- **Are you planning for a Type 1 Review?**
  - Applicant: We will take feedback into consideration. It seems like people are happy about condos being gone. If we don't have multi-family buildings with more than eight units, it would be a Type 1 process.
- **Is anything being waived?**
  - Applicant: Generally conceptual review would be required, which allows applicant teams to bring a "napkin sketch" to the City for review and early comments. We have already received many comments on plans and received a waiver for the conceptual review from City staff.
- **What will the timeline be on the project?**
  - Applicant: It's hard to predict. We would hope to get our plans revised and submitted to the City in a month. The review will take the same amount of time whether it is Type 1 or Type 2.
- **How can people give feedback?**
  - Email comments to devreviewcomments@fcgov.com to submit comments to the decision-maker.

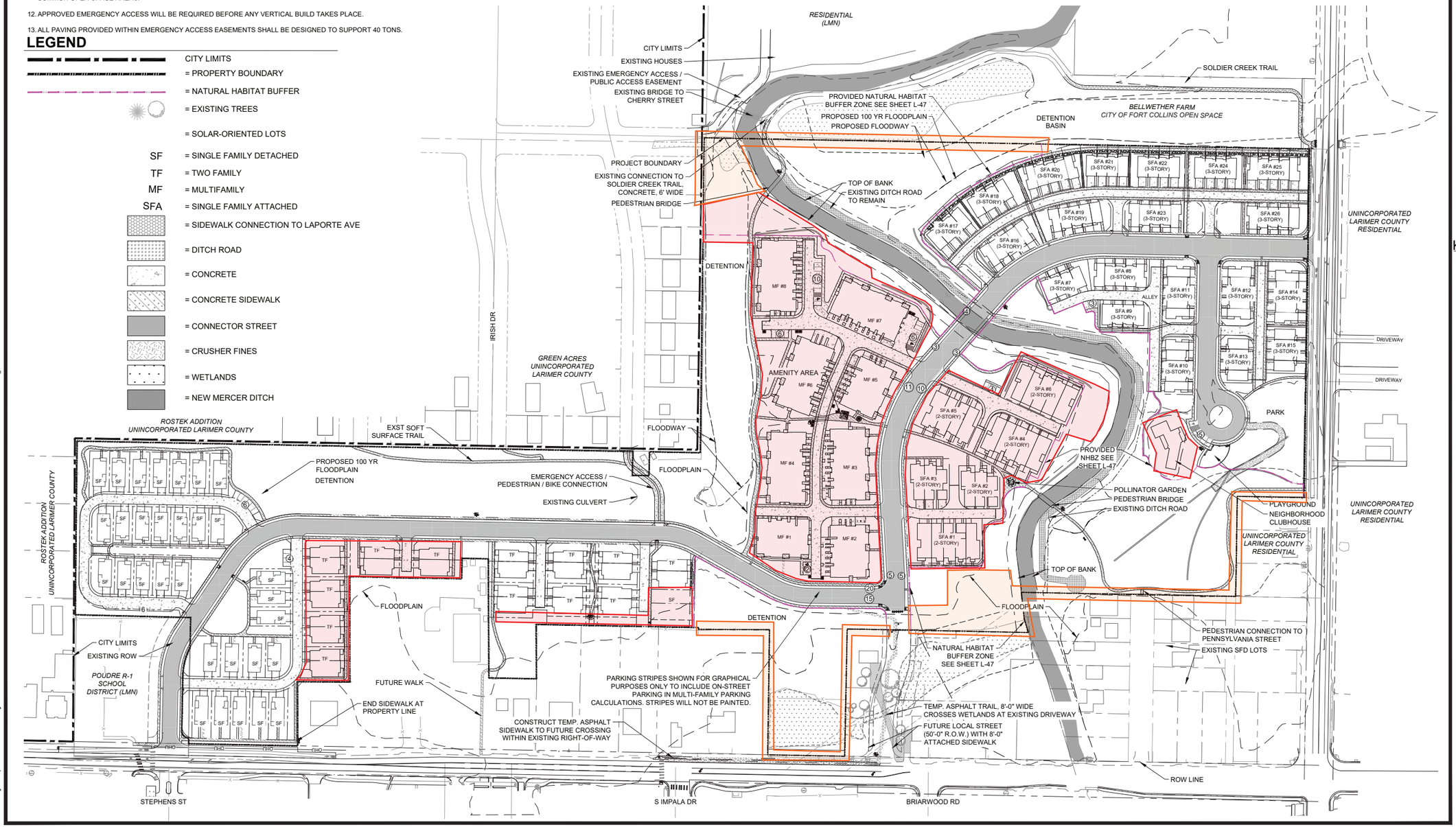
DRAFT

SITE PLAN NOTES

1. THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS. AMENDMENTS TO THE PLANS MUST BE REVIEWED AND APPROVED BY THE CITY PRIOR TO THE IMPLEMENTATION OF ANY CHANGES TO THE PLANS.
2. REFER TO FINAL UTILITY PLANS FOR EXACT LOCATIONS AND CONSTRUCTION INFORMATION FOR STORM DRAINAGE STRUCTURES, UTILITY MAINS AND SERVICES, PROPOSED TOPOGRAPHY, STREET IMPROVEMENTS.
3. REFER TO THE SUBDIVISION PLAT AND UTILITY PLANS FOR EXACT LOCATIONS, AREAS AND DIMENSIONS OF ALL EASEMENTS, LOTS, TRACTS, STREETS, WALKS AND OTHER SURVEY INFORMATION.
4. ALL ROOFTOP AND GROUND MOUNTED MECHANICAL EQUIPMENT MUST BE SCREENED FROM VIEW FROM ADJACENT PROPERTY AND PUBLIC STREETS. IN CASES WHERE BUILDING PARAPETS DO NOT ACCOMPLISH SUFFICIENT SCREENING, THEN FREE-STANDING SCREEN WALLS MATCHING THE PREDOMINANT COLOR OF THE BUILDING SHALL BE CONSTRUCTED. OTHER MINOR EQUIPMENT SUCH AS CONDUIT, METERS AND PLUMBING VENTS SHALL BE SCREENED OR PAINTED TO MATCH SURROUNDING BUILDING SURFACES.
5. ALL CONSTRUCTION WITH THIS DEVELOPMENT PLAN MUST BE COMPLETED IN ONE PHASE UNLESS A PHASING PLAN IS SHOWN WITH THESE PLANS.
6. ALL EXTERIOR LIGHTING PROVIDED SHALL COMPLY WITH THE FOOT-CANDLE REQUIREMENTS IN SECTION 3.2.4 OF THE LAND USE CODE AND SHALL USE A CONCEALED, FULLY SHIELDED LIGHT SOURCE WITH SHARP CUT-OFF CAPABILITY SO AS TO MINIMIZE UP-LIGHT, SPILL LIGHT, GLARE AND UNNECESSARY DIFFUSION.
7. SIGNAGE AND ADDRESSING ARE NOT PERMITTED WITH THIS PLANNING DOCUMENT AND MUST BE APPROVED BY SEPARATE CITY PERMIT PRIOR TO CONSTRUCTION. SIGNS MUST COMPLY WITH CITY SIGN CODE UNLESS A SPECIFIC VARIANCE IS GRANTED BY THE CITY.
8. FIRE HYDRANTS MUST MEET OR EXCEED POUDRE FIRE AUTHORITY STANDARDS. ALL BUILDINGS MUST PROVIDE AN APPROVED FIRE EXTINGUISHING SYSTEM.
9. ALL BIKE RACKS PROVIDED MUST BE PERMANENTLY ANCHORED.
10. ALL SIDEWALKS AND RAMPS MUST CONFORM TO CITY STANDARDS. ACCESSIBLE RAMPS MUST BE PROVIDED AT ALL STREET AND DRIVE INTERSECTIONS AND AT ALL DESIGNATED ACCESSIBLE PARKING SPACES. ACCESSIBLE PARKING SPACES MUST SLOPE NO MORE THAN 1:48 IN ANY DIRECTION. ALL ACCESSIBLE ROUTES MUST SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND WITH NO MORE THAN 1:48 CROSS SLOPE.
11. COMMON OPEN SPACE AREAS AND LANDSCAPING WITHIN RIGHT OF WAYS, STREET MEDIANS, AND TRAFFIC CIRCLES ADJACENT TO COMMON OPEN SPACE AREAS ARE REQUIRED TO BE MAINTAINED BY A PROPERTY OWNERS' ASSOCIATION. THE PROPERTY OWNERS' ASSOCIATION IS RESPONSIBLE FOR SNOW REMOVAL ON ALL ADJACENT STREET SIDEWALKS AND SIDEWALKS IN COMMON OPEN SPACE AREAS.
12. APPROVED EMERGENCY ACCESS WILL BE REQUIRED BEFORE ANY VERTICAL BUILD TAKES PLACE.
13. ALL PAVING PROVIDED WITHIN EMERGENCY ACCESS EASEMENTS SHALL BE DESIGNED TO SUPPORT 40 TONS.
14. PRIVATE CONDITIONS, COVENANTS, AND RESTRICTIONS (CC&R'S), OR ANY OTHER PRIVATE RESTRICTIVE COVENANT IMPOSED ON LANDOWNERS WITHIN THE DEVELOPMENT, MAY NOT BE CREATED OR ENFORCED HAVING THE EFFECT OF PROHIBITING OR LIMITING THE INSTALLATION OF XERISCAPE LANDSCAPING, SOLAR/PHOTO-VOLTAIC COLLECTORS (IF MOUNTED FLUSH UPON ANY ESTABLISHED ROOF LINE), CLOTHES LINES (IF LOCATED IN BACK YARDS), ODOR-CONTROLLED COMPOST BINS, OR WHICH HAVE THE EFFECT OF REQUIRING THAT A PORTION OF ANY INDIVIDUAL LOT BE PLANTED IN TURF GRASS.
15. ANY DAMAGED CURB, GUTTER AND SIDEWALK EXISTING PRIOR TO CONSTRUCTION, AS WELL AS STREETS, SIDEWALKS, CURBS AND GUTTERS, DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT, SHALL BE REPLACED OR RESTORED TO CITY OF FORT COLLINS STANDARDS AT THE DEVELOPER'S EXPENSE PRIOR TO THE ACCEPTANCE OF COMPLETED IMPROVEMENTS AND/OR PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
16. FIRE LANE MARKING: A FIRE LANE MARKING PLAN MUST BE REVIEWED AND APPROVED BY THE FIRE OFFICIAL PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, APPROVED SIGNS OR OTHER APPROVED NOTICES THAT INCLUDE THE WORDS NO PARKING FIRE LANE SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS TO IDENTIFY SUCH ROADS OR PROHIBIT THE OBSTRUCTION THEREOF. THE MEANS BY WHICH FIRE LANES ARE DESIGNATED SHALL BE MAINTAINED IN A CLEAN AND Revised November 12, 2015 3 LEGIBLE CONDITION AT ALL TIMES AD BE REPLACED OR REPAIRED WHEN NECESSARY TO PROVIDE ADEQUATE VISIBILITY.
17. PREMISE IDENTIFICATION: AN ADDRESSING PLAN IS REQUIRED TO BE REVIEWED AND APPROVED BY THE CITY AND POUDRE FIRE AUTHORITY PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. UNLESS THE PRIVATE DRIVE IS NAMED, MONUMENT SIGNAGE MAY BE REQUIRED TO ALLOW WAY-FINDING. ALL BUILDINGS SHALL HAVE ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE, VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY, AND POSTED WITH A MINIMUM OF SIX-INCH NUMERALS ON A CONTRASTING BACKGROUND. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE.
18. THIS PROPERTY IS LOCATED WITHIN A CITY REGULATED 100 YEAR FLOODPLAIN AND MUST COMPLY WITH CHAPTER 10 OF THE CITY CODE. RESIDENTIAL USES IN THE 100-YEAR FLOODPLAIN MUST BE ELEVATED ABOVE THE REGULATORY FLOOD PROTECTION ELEVATION. CRITICAL FACILITIES ARE PROHIBITED WITHIN THE 100-YEAR FLOODPLAIN.
19. THE NATURAL HABITAT BUFFER ZONE IS INTENDED TO BE MAINTAINED IN A NATIVE LANDSCAPE
20. HOUSING MODEL VARIETY FOR SINGLE-FAMILY AND TWO-FAMILY DWELLINGS MUST ACHIEVE THE THREE ARCHITECTURAL BUILDING DESIGN AND NO SIMILAR MODELS CAN BE PLACED NEXT TO EACH OTHER ON THE SAME BLOCK FACE. THREE TYPE BUILDING VARIATION CAN BE SEEN IN ARCHITECTURAL DRAWINGS/ELEVATIONS. EXACT LOCATIONS OF BUILDINGS ARE NOT KNOWN AT THIS TIME.

LEGEND

- CITY LIMITS
- = PROPERTY BOUNDARY
- = NATURAL HABITAT BUFFER
- = EXISTING TREES
- = SOLAR-ORIENTED LOTS
- SF = SINGLE FAMILY DETACHED
- TF = TWO FAMILY
- MF = MULTIFAMILY
- SFA = SINGLE FAMILY ATTACHED
- = SIDEWALK CONNECTION TO LAPORTE AVE
- = DITCH ROAD
- = CONCRETE
- = CONCRETE SIDEWALK
- = CONNECTOR STREET
- = CRUSHER FINES
- = WETLANDS
- = NEW MERCER DITCH



Plotted By: Stephanie Hansen **Layout:** L-1 OVERALL SITE PLAN **Printed On:** 5/25/2021 4:24 PM **File Name:** L-1 Overall Site Plan.dwg

SANCTUARY OF GREEN

PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO

PREPARED BY:

ripley design

LANDSCAPE ARCHITECTURE, LAND PLANNING

419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

PLANNER

RIPLEY DESIGN INC.
Russ Lee
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

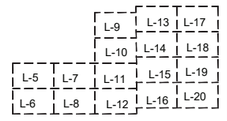
OWNER

SOLITAIRE HOMES
Bill Veio and David Pretzler
6645 E. Heritage Pl. South
Centennial, CO 80111
303.721.9054

ENGINEER

NORTHERN ENGINEERING
Danny Weber
301 Howes St. Suite 100
Fort Collins, CO 80521
p. 970.221-4158

KEY MAP



NORTH

SCALE: 1"=100'-0"

0 50 100 200

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	3/19/2019
02	FOR HEARING	5/25/2021

REVISIONS

No.	DESCRIPTION	DATE

OVERALL SITE PLAN

SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-004
DRAWN BY:	APL
REVIEWED BY:	SH

DRAWING NUMBER:

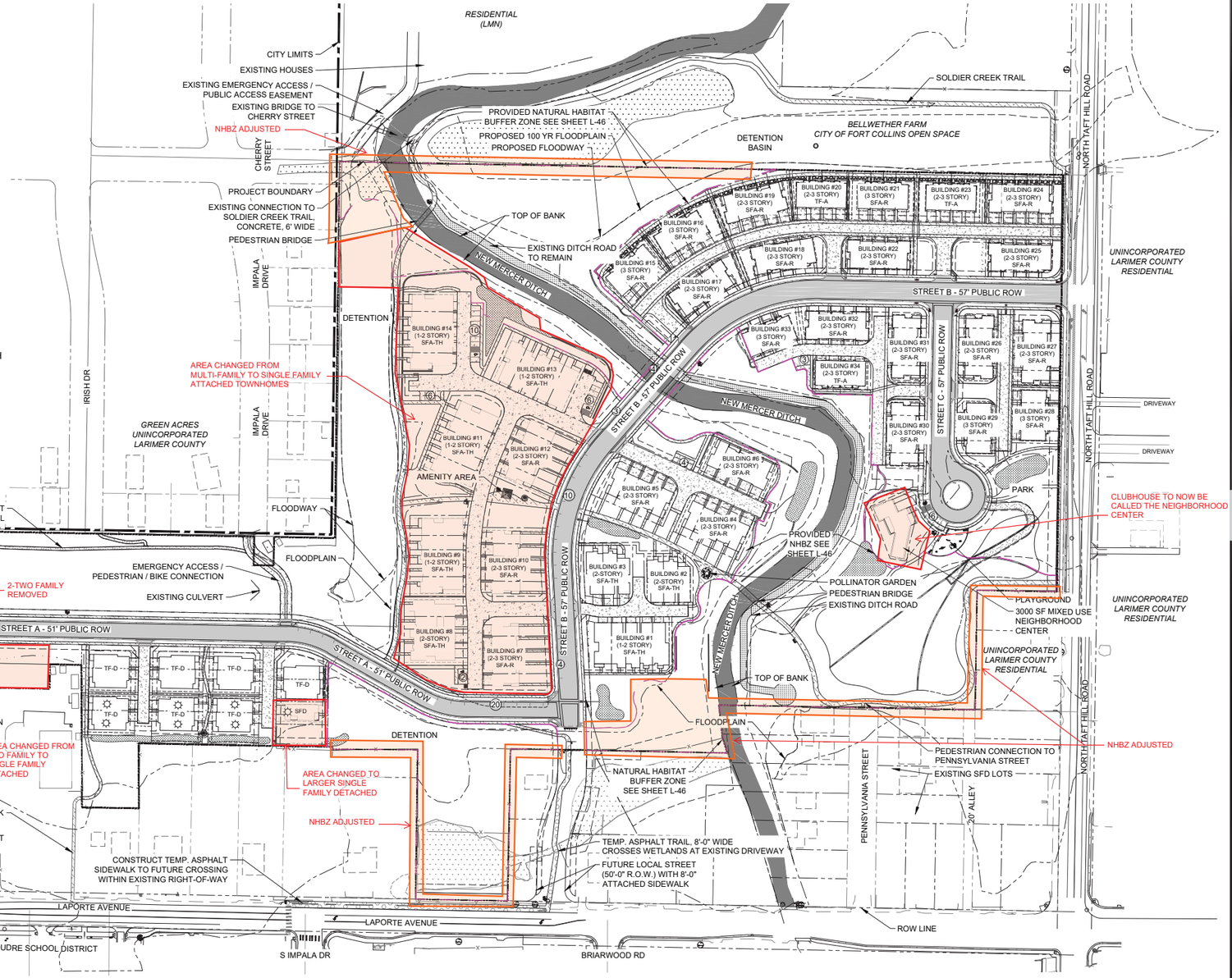
L-1

SITE PLAN NOTES

1. THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS. AMENDMENTS TO THE PLANS MUST BE REVIEWED AND APPROVED BY THE CITY PRIOR TO THE IMPLEMENTATION OF ANY CHANGES TO THE PLANS.
2. REFER TO FINAL UTILITY PLANS FOR EXACT LOCATIONS AND CONSTRUCTION INFORMATION FOR STORM DRAINAGE STRUCTURES, UTILITY MAINS AND SERVICES, PROPOSED TOPOGRAPHY, STREET IMPROVEMENTS.
3. REFER TO THE SUBDIVISION PLAT AND UTILITY PLANS FOR EXACT LOCATIONS, AREAS AND DIMENSIONS OF ALL EASEMENTS, LOTS, TRACTS, STREETS, WALKS AND OTHER SURVEY INFORMATION.
4. ALL ROOFTOP AND GROUND MOUNTED MECHANICAL EQUIPMENT MUST BE SCREENED FROM VIEW FROM ADJACENT PROPERTY AND PUBLIC STREETS. IN CASES WHERE BUILDING PARAPETS DO NOT ACCOMPLISH SUFFICIENT SCREENING, THEN FREE-STANDING SCREEN WALLS MATCHING THE PREDOMINANT COLOR OF THE BUILDING SHALL BE CONSTRUCTED. OTHER MINOR EQUIPMENT SUCH AS CONDUIT, METERS AND PLUMBING VENTS SHALL BE SCREENED OR PAINTED TO MATCH SURROUNDING BUILDING SURFACES.
5. ALL CONSTRUCTION WITH THIS DEVELOPMENT PLAN MUST BE COMPLETED IN ONE PHASE UNLESS A PHASING PLAN IS SHOWN WITH THESE PLANS.
6. ALL EXTERIOR LIGHTING PROVIDED SHALL COMPLY WITH THE FOOT-CANDLE REQUIREMENTS IN SECTION 3.2.4 OF THE LAND USE CODE AND SHALL USE A CONCEALED, FULLY SHIELDED LIGHT SOURCE WITH SHARP CUT-OFF CAPABILITY SO AS TO MINIMIZE UP-LIGHT, SPILL LIGHT, GLARE AND UNNECESSARY DIFFUSION.
7. SIGNAGE AND ADDRESSING ARE NOT PERMITTED WITH THIS PLANNING DOCUMENT AND MUST BE APPROVED BY SEPARATE CITY PERMIT PRIOR TO CONSTRUCTION. SIGNS MUST COMPLY WITH CITY SIGN CODE UNLESS A SPECIFIC VARIANCE IS GRANTED BY THE CITY.
8. FIRE HYDRANTS MUST MEET OR EXCEED POUDRE FIRE AUTHORITY STANDARDS. ALL BUILDINGS MUST PROVIDE AN APPROVED FIRE EXTINGUISHING SYSTEM.
9. ALL BIKE RACKS PROVIDED MUST BE PERMANENTLY ANCHORED.
10. ALL SIDEWALKS AND RAMPS MUST CONFORM TO CITY STANDARDS. ACCESSIBLE RAMPS MUST BE PROVIDED AT ALL STREET AND DRIVE INTERSECTIONS AND AT ALL DESIGNATED ACCESSIBLE PARKING SPACES. ACCESSIBLE PARKING SPACES MUST SLOPE NO MORE THAN 1:48 IN ANY DIRECTION. ALL ACCESSIBLE ROUTES MUST SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND WITH NO MORE THAN 1:48 CROSS SLOPE.
11. COMMON OPEN SPACE AREAS AND LANDSCAPING WITHIN RIGHT OF WAYS, STREET MEDIANS, AND TRAFFIC CIRCLES ADJACENT TO COMMON OPEN SPACE AREAS ARE REQUIRED TO BE MAINTAINED BY A PROPERTY OWNERS' ASSOCIATION. THE PROPERTY OWNERS' ASSOCIATION IS RESPONSIBLE FOR SNOW REMOVAL ON ALL ADJACENT STREET SIDEWALKS AND SIDEWALKS IN COMMON OPEN SPACE AREAS.
12. APPROVED EMERGENCY ACCESS WILL BE REQUIRED BEFORE ANY VERTICAL BUILD TAKES PLACE.
13. ALL PAVING PROVIDED WITHIN EMERGENCY ACCESS EASEMENTS SHALL BE DESIGNED TO SUPPORT 40 TONS.
14. PRIVATE CONDITIONS, COVENANTS, AND RESTRICTIONS (CC&R'S), OR ANY OTHER PRIVATE RESTRICTIVE COVENANT IMPOSED ON LANDOWNERS WITHIN THE DEVELOPMENT, MAY NOT BE CREATED OR ENFORCED HAVING THE EFFECT OF PROHIBITING OR LIMITING THE INSTALLATION OF XERISCAPE LANDSCAPING, SOLAR/PHOTO-VOLTAIC COLLECTORS (IF MOUNTED FLUSH UPON ANY ESTABLISHED ROOF LINE), CLOTHES LINES (IF LOCATED IN BACK YARDS), ODOR-CONTROLLED COMPOST BINS, OR WHICH HAVE THE EFFECT OF REQUIRING THAT A PORTION OF ANY INDIVIDUAL LOT BE PLANTED IN TURF GRASS.
15. ANY DAMAGED CURB, GUTTER AND SIDEWALK EXISTING PRIOR TO CONSTRUCTION, AS WELL AS STREETS, SIDEWALKS, CURBS AND GUTTERS, DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT, SHALL BE REPLACED OR RESTORED TO CITY OF FORT COLLINS STANDARDS AT THE DEVELOPER'S EXPENSE PRIOR TO THE ACCEPTANCE OF COMPLETED IMPROVEMENTS AND/OR PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
16. FIRE LANE MARKING: A FIRE LANE MARKING PLAN MUST BE REVIEWED AND APPROVED BY THE FIRE OFFICIAL PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, APPROVED SIGNS OR OTHER APPROVED NOTICES THAT INCLUDE THE WORDS NO PARKING FIRE LANE SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS TO IDENTIFY SUCH ROADS OR PROHIBIT THE OBSTRUCTION THEREOF. THE MEANS BY WHICH FIRE LANES ARE DESIGNATED SHALL BE MAINTAINED IN A CLEAN AND Revised November 12, 2015 3 LEGIBLE CONDITION AT ALL TIMES AD BE REPLACED OR REPAIRED WHEN NECESSARY TO PROVIDE ADEQUATE VISIBILITY.
17. PREMISE IDENTIFICATION: AN ADDRESSING PLAN IS REQUIRED TO BE REVIEWED AND APPROVED BY THE CITY AND POUDRE FIRE AUTHORITY PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. UNLESS THE PRIVATE DRIVE IS NAMED, MONUMENT SIGNAGE MAY BE REQUIRED TO ALLOW WAY-FINDING. ALL BUILDINGS SHALL HAVE ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE, VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY, AND POSTED WITH A MINIMUM OF SIX-INCH NUMERALS ON A CONTRASTING BACKGROUND. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE.
18. THIS PROPERTY IS LOCATED WITHIN A CITY REGULATED 100 YEAR FLOODPLAIN AND MUST COMPLY WITH CHAPTER 10 OF THE CITY CODE. RESIDENTIAL USES IN THE 100-YEAR FLOODPLAIN MUST BE ELEVATED ABOVE THE REGULATORY FLOOD PROTECTION ELEVATION. CRITICAL FACILITIES ARE PROHIBITED WITHIN THE 100-YEAR FLOODPLAIN.
19. THE NATURAL HABITAT BUFFER ZONE IS INTENDED TO BE MAINTAINED IN A NATIVE LANDSCAPE
20. HOUSING MODEL VARIETY FOR SINGLE-FAMILY AND TWO-FAMILY DWELLINGS MUST ACHIEVE THE THREE ARCHITECTURAL BUILDING DESIGN AND NO SIMILAR MODELS CAN BE PLACED NEXT TO EACH OTHER ON THE SAME BLOCK FACE. THREE TYPE BUILDING VARIATION CAN BE SEEN IN ARCHITECTURAL DRAWINGS/ELEVATIONS. EXACT LOCATIONS OF BUILDINGS ARE NOT KNOWN AT THIS TIME.

LEGEND

- CITY LIMITS
- = PROPERTY BOUNDARY
- = NATURAL HABITAT BUFFER
- = EXISTING TREES
- = SOLAR-ORIENTED LOTS
- SFD = SINGLE FAMILY DETACHED
- SFA-R = SINGLE FAMILY ATTACHED -ROWHOMES
- SFA-TH = SINGLE FAMILY ATTACHED -TOWNHOMES
- TF-A = TWO FAMILY - ATTACHED
- TF-D = TWO FAMILY - DUPLEX
- (#) = PARKING COUNT
- = SIDEWALK CONNECTION TO LAPORTE AVE
- = DITCH ROAD
- = CONCRETE
- = CONCRETE SIDEWALK
- = CONNECTOR STREET
- = CRUSHER FINES
- = WETLANDS
- = NEW MERCER DITCH



NORTH 0 50 100 200 SCALE: 1"=100'-0"

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	11/03/2021
02	PDP	01/19/2022

REVISIONS

No.	DESCRIPTION	DATE

SANCTUARY OF GREEN

Item 16.

PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO

PREPARED BY:

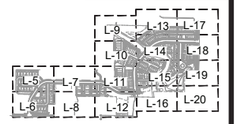
ripleydesign
LANDSCAPE ARCHITECTURE, LAND PLANNING
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

PLANNER
RIPLEY DESIGN INC.
Russ Lee
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

OWNER
SOLITAIRE HOMES
Bill Veio and David Pretzler
6645 E. Heritage Pl. South
Centennial, CO 80111
303.721.9054

ENGINEER
NORTHERN ENGINEERING
Danny Weber
301 Howes St. Suite 100
Fort Collins, CO 80521
p. 970.221-4158

KEY MAP



OVERALL SITE PLAN

SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

L-1

Plotted By: Evan Callis **Layout:** L-1 OVERALL SITE PLAN **Printed On:** 1/19/2022 10:51 AM **File Name:** L-1 Overall Site Plan.dwg

From: Sharlene Manno
To: Development Review Comments
Subject: FW: [EXTERNAL] 6.17.2021 P&Z Comments - PDP #190003 Sanctuary on the Green
Date: Tuesday, June 15, 2021 9:09:52 AM
Attachments: image001.png

Shar Manno
Manager, Customer Support
Community Development & Neighborhood Services
970.221.6767
smanno@fcgov.com

From: Annie Addington <annaddington@gmail.com>
Sent: Monday, June 14, 2021 9:24 PM
To: Sharlene Manno <smanno@fcgov.com>
Subject: [EXTERNAL] 6.17.2021 P&Z Comments - PDP #190003 Sanctuary on the Green

Dear City Planning and Zoning Commission members,

I am writing to express my concerns about the proposed Sanctuary on the Green development. I have lived in the Bellwether neighborhood adjacent to this area for about 10 years, and we moved to this part of town because of the fact that it seemed zoned in a way that focused on the preservation of wildlife corridors, natural areas, small farms and single-family residences.

I take walks and runs daily near the proposed development and enjoy seeing the many migratory birds, herons, hawks, owls, deer and the occasional fox and muskrat in the canal. The current field provides a nice corridor for animals with the adjacent Puente Verde Natural Area to the east and the open ravine to the west. I'm also a teacher, and after teaching my fourth graders this year about the history of Fort Collins, I realized I felt a deep appreciation for the way the city has managed to preserve the rural and historic character of the communities that were central to the early formation of what is Fort Collins today.

I'm not alone in my love of the appeal of this Northwest region of Fort Collins; it's why most of us live on this side of town. As the city and county Northwest Subarea Plan states: "Residents and business owners of the Northwest Subarea value its country feel and appearance, including the presence of wildlife and livestock, agricultural fields and views, an eclectic variety of housing styles and neighborhoods, and low-density/low-intensity types of development. This Plan provides guidelines for how new development can be designed to fit the character of the area."

I recognize that my dream of this lovely field at the heart of this region of town staying a natural field where wildlife can thrive is not in line with the vision of most developers, but I do think the city can at least understand the importance of keeping any potential development in line with the Northwest Subarea Plan and its promise to ensure that new development is designed to fit the character of the area and adhere to low-density mixed use residential zoning. The three-story elevated buildings are not in any way in keeping with this region of town and they happen to be placed closest to the wetlands and trees where most birds in the area are concentrated. These taller buildings will block

the flyways of birds, block views of the foothills and lead to a high-density population that the roads and schools in our little neighborhood are not designed to accommodate.

My own aging parents just spent several months trying to find a ranch level home in Fort Collins and had to pay well over asking to finally get a place. We have experienced firsthand the shortage of senior-friendly housing in Fort Collins, a city with many bi-level homes that don't work for seniors who are unable to constantly navigate stairs. I would feel better if this development were a less dense ranch-level development for seniors and other community members, less likely to block the flyways of birds, less likely to crowd our already overcrowded schools and less likely to increase traffic congestion especially at peak school starting hours. I mention this since I know the original plan submitted by this developer would have helped address this senior housing shortage.

I appreciate your taking the time to consider the decidedly negative impact this development would have on our community and on the wildlife that lives in and migrates through this area.

Sincerely,

Annie Addington

From: Sharlene Manno
To: Development Review Comments; Katharine Claypool
Subject: FW: [EXTERNAL] Development
Date: Wednesday, June 16, 2021 1:24:40 PM

Shar Manno
Manager, Customer Support
Community Development & Neighborhood Services
970.221.6767
smanno@fcgov.com

-----Original Message-----
From: Karen Murphy <klavian@hotmail.com>
Sent: Wednesday, June 16, 2021 12:37 PM
To: Sharlene Manno <smanno@fcgov.com>
Subject: [EXTERNAL] Development

Greetings!
I would like to ask the zoning and planning commission to please prevent any more high density housing from being approved in the city of Fort Collins. Our roads are already more than maxed out, and there is no way to widen most of them. Most people will not make use of public transportation. Our parks and trails are crowded. There is a point where we have to set a limit or our quality of life here will continue to decline. Let the developers go to neighboring cities.

Thank you!
Karen Murphy

Sent from my iPhone

From: Sharlene Manno
To: Development Review Comments
Subject: FW: [EXTERNAL] PDP #190003 - Sanctuary on the Green Comments
Date: Tuesday, June 15, 2021 4:47:13 PM
Attachments: image001.png

Shar Manno
Manager, Customer Support
Community Development & Neighborhood Services
970.221.6767
smanno@fcgov.com

From: Heather Matthews <heather@alumnae.mills.edu>
Sent: Tuesday, June 15, 2021 4:02 PM
To: Sharlene Manno <smanno@fcgov.com>
Subject: [EXTERNAL] PDP #190003 - Sanctuary on the Green Comments

Hello there!
I would like to comment via email for the meeting coming up on Thursday about Sanctuary on the Green. If I am there, I could say this myself, but as of right now I am unsure if I can attend.

My concern is that the developer is not being transparent with the stakeholders of our neighborhood. I believe that there is a way to move forward with this project and still keep all groups cooperative and resorting to minimum drama. I hope that he and his colleagues will continue to listen and take the time to negotiate, using the NW Subarea Plan as a guide for housing density, wildlife management, traffic, and stormwater management. I would invite him to come spend a few days in our neighborhood, to get a feel for the type of homes and people who live up here. He and his colleagues are certainly welcome to a drink on my back deck!

I know that development of that property is inevitable, so I am hopeful that the developer will move forward with utmost sensitivity and collegiality. There doesn't *have* to be bad blood here. Please stay humble and kind and resist the urge to lean into indignance and power.

Thank you so much,
Heather

From: Sharlene Manno
To: Development Review Comments
Subject: FW: [EXTERNAL] PDP #190003 - Sanctuary on the Green Comments
Date: Tuesday, June 15, 2021 4:46:43 PM
Attachments: image001.png

Shar Manno
Manager, Customer Support
Community Development & Neighborhood Services
970.221.6767
smanno@fcgov.com

From: Joyce Owens <jowex@yahoo.com>
Sent: Tuesday, June 15, 2021 3:25 PM
To: Sharlene Manno <smanno@fcgov.com>
Subject: [EXTERNAL] PDP #190003 - Sanctuary on the Green Comments

To Whom it May Concern

I have several issues with this development.

It does not comply with the NW area plan.
It is not low density.
It will adversely impact wildlife corridors.
It has 3 story units which do not fit the neighborhood.
Flooding issues have not been addressed.
It could bring 1000 more people to this neighborhood. The streets and schools are not ready for this increase.
This plan has languished for years because it is not a good plan and not the right location for a development of this nature.
Look at Greyrock to see what can be done. It preserves open space and fits in with the neighborhood. Development can be done that won't have the adverse impact of the current plan.

Thank you

Joyce Owens
area resident

From: Sharlene Manno
To: Katharine Claypool; Development Review Comments
Subject: FW: [EXTERNAL] PDP #190003 - Sanctuary on the Green Comments
Date: Wednesday, June 16, 2021 11:21:53 AM
Attachments: image001.png

Shar Manno
Manager, Customer Support
Community Development & Neighborhood Services
970.221.6767
smanno@fcgov.com

From: flyer23109@aol.com <flyer23109@aol.com>
Sent: Wednesday, June 16, 2021 10:19 AM
To: Sharlene Manno <smanno@fcgov.com>
Subject: [EXTERNAL] PDP #190003 - Sanctuary on the Green Comments

To Whom It May Concern:
My name is Dana Pisculich and my family lives in the neighborhood near the proposed "Sanctuary on the Green" Development. I want to express my many concerns regarding this development and its negative impact that will occur if it proceeds as is proposed.

1. My family and I moved to NW Fort Collins for the rural setting and peaceful and tranquil atmosphere surrounding us. We spend hours enjoying the nature around this proposed development, from the wildlife such as the many ducks, red winged blackbirds, and deer that frequent this property to the open view of the foothills and the beautful trees. We have found so much joy and peace in this area. The last year, being full of so much unknown, fears, and some anxiety, our mental health has been restored whenever we spend time in this beautiful site- hiking, biking, walking our dog, doing yoga, sledding, meditating/praying, and just enjoying overall solitude. The proposed development will undo all of these beautiful benefits our family has received and bring with it, noise, much traffic congestion (in an already very congested traffic corridor), disturbed natural habitat, and an increase in pollution/trash. Our daily life will be impacted greatly, and it will definately change how we feel about living in this area of Fort Collins and our mental health will be impacted as well.

2. The impact on the wildlife greatly concerns me as well. This area is teaming with massive amounts of migratory and nesting birds- such as red winged blackbirds and ducks, frogs, foxes, and deer families. The 3 story buildings will be detremental to the ducks as they are higher than they can fly over. As this development stands to be, it will destruct the sanctuary these animals have on this property, driving them to try to locate another reprieve from congestion in an already congested city. My boys have learned so much by observing these animals through the years and it grieves me that future generations will not have this oasis to learn and appreciate nature from. There is immeasurable worth in this nature immersion the many families enjoy in close proximity to us. Children who grow up in an area that is surrounded with nature immersion, learn to appreciate and respect wildlife and will work to preserve this experience for future generations to come. By turning this site into another generic development, we are

losing that cycle of nature appreciation and all the joy that would be to come for future generations.

3. The NW Corridor plan for Fort Collins does NOT support this medium to high density project at all! This area was always to be a low intensity area. Nothing about the proposed development respects this low density plan. Fort Collins is turning into a very busy high density city. This NW Corridor has always had the rural atmosphere that most people have enjoyed about living in Fort Collins. It is now unique to have this rural atmosphere. This development will just steal this peaceful and tranquil rural atmosphere away from the hundreds that enjoy it so much.

4. The proposed development will produce increased traffic congestion in already very congested area. The increased traffic and traffic noise will create headaches and stress for existing residents and strain for the already strained roads. Law enforcement will be strained with an uptick in accidents and it will decrease the safety for all who pass through this area.

5. Adding to the population in this corridor by 1000 residents will stress the existing neighborhood schools. At this time, the neighborhood schools are at capacity for students. The new students will put tremendous strain on already strained teachers and budget tight schools.

I ask you to consider why many of you decided to move to Fort Collins in the first place(if you were not born and raised here). Did you move here for generic housing developments that blocked views of gorgeous foothills? Did you move here to be stuck in traffic? Did you move here so your kids could attend crowded schools? Did you move here so you could hear traffic noise instead of restoring nature sounds? Think for a second about future generations to come, what do you want for them? Do you envision a picture of what I addressed in my 1st and 2nd point? Why don't you think about this before you vote away their future nature immersions? their future good physical and mental health? their joy and peace? Do the right thing in your heart for the community you love. You are in your position I assume because you love this community and want the best for future generations to come. You know in your hearts what that best is for this community, do not put economic interests above all that is so much more important than money. Be a part of the solution, and make this community the best it can be.

Please reconsider your support of this medium/high density development. Be respectful of the current residents who call one of the last tranquil areas of Fort Collins home. "Sanctuary on the Green" development will be no "Sanctuary" for current human residents nor animal/bird residents. It will only bring "Sanctuary"to the developers' bank accounts. Do not let greed influence this decision!

Thank you so much for your time and consideration of my concerns! Now, make the best decision you can to make future generations proud of the day you cast your vote!

Sincerely and Respectfully,

Dana Pisculich

From: Sharlene Manno
To: Development Review Comments
Subject: FW: [EXTERNAL] PDP #190003 - Sanctuary on the Green Comments
Date: Tuesday, June 15, 2021 4:46:10 PM
Attachments: image001.png

Shar Manno
Manager, Customer Support
Community Development & Neighborhood Services
970.221.6767
smanno@fcgov.com

From: Marla Roll <mcroll03@gmail.com>
Sent: Tuesday, June 15, 2021 2:38 PM
To: Sharlene Manno <smanno@fcgov.com>
Subject: [EXTERNAL] PDP #190003 - Sanctuary on the Green Comments

Dear Planning and Zoning ,

I am writing to you with concerns about the proposed Sanctuary on the Green development in northwest Fort Collins. I live in a neighborhood that is adjacent to the proposed development and have greatly enjoyed the character and open space we currently relish. My concerns are the following:

1. It would seem the current development proposal does not conform to the Northwest Subarea Plan that was adopted in 2006 which aimed to preserve wildlife habitat and corridors and prevent development that is incompatible with the existing stable neighborhoods and to preserve open spaces, views of the foothills and the character of the area. There is a great deal of habitat that I view on my daily walks in the proposed development area. There is a small wetland type of ecosystem that has a variety of birds, reptiles and other large mammals that utilize this space.

2. The proposal calls for variances that violate set back requirements for the wildlife corridors and wetlands. The Cottonwood trees host a variety of species of birds, bats, and other wildlife that are natural resources we should work to preserve.

3. The proposal calls for 3 story buildings along the property boundary of a city owned wetland and irrigation ditch. I worry greatly about the impact to migratory birds who would find their flight paths disrupted as a result. I am also concerned about the impact to deer that I see daily crossing that space. Additionally, three story buildings would greatly change the character of the current neighborhood and block sight lines and disrupt these existing ecosystems.

4. The proposed buildings are supposedly going to be elevated to address floodplain issues. This seems incompatible with the current low density type of development and again would change the character and feel of the current neighborhood which is single family

housing.

5. This development calls for potentially 1000 new residents to the area. This high-density development raises a large number of concerns for me such as air quality and traffic flow. As a parent of a child attending Poudre High School, I already experience challenges with the traffic along LaPorte to both enter and exit the school with sometimes very long waits to enter the school area. The combination of this increased traffic along with the existing large amounts of truck traffic that already exists due to the gravel pit, will negatively impact the environment due to noise and air pollution in an area where families reside. It will also have an impact on the cyclists and pedestrians that have to use Taft Hill Road to get to work and school. There are no sidewalks in the area and it is already quite congested with traffic so this extreme increase in residential numbers could impact the safety and well being of citizens.

In summary, Fort Collins is a wonderful place to live partly because it has taken great care in considering open space in and around its residential areas. I would like to hope and trust that those considering this development consider the negative impacts to both the humans and wildlife that currently reside in this area.

Sincerely,

Marla Roll

970-217-1880

Mcroll03@gmail.com

From: Sharlene Manno
To: Development Review Comments; Katharine Claypool
Subject: FW: [EXTERNAL] Sanctuary Field comment-Planning/Zoning Commission
Date: Wednesday, June 16, 2021 1:55:09 PM
Attachments: image001.png

Shar Manno
Manager, Customer Support
Community Development & Neighborhood Services
970.221.6767
smanno@fcgov.com

From: valerie vogeler <vvogeler89@gmail.com>
Sent: Wednesday, June 16, 2021 1:49 PM
To: Sharlene Manno <smanno@fcgov.com>
Cc: valerie vogeler <vvogeler89@gmail.com>
Subject: [EXTERNAL] Sanctuary Field comment-Planning/Zoning Commission

Hi! My name is Valerie Vogeler and I would like to add my comments to the many others that I hope you are receiving in regard to the Sanctuary Field development, as it is proposed.
There are many issues that are problematic...many of these topics were also verbalized by my neighbors on North Taft Hill, West Vine, Laporte Ave,and all of the adjoining streets on the north and west sides. Unfortunately, many neighbors are not able to physically attend the Planning/Zoning meeting due to physical or night driving limitations. Nor are they able to join in on ZOOM meetings. I have encouraged them to call but I also let them know I would bring their concerns to this meeting.
Our adjoining neighborhood has primarily one story homes, with larger gardens and yards, with chickens and bees and other farm animals, enviable foothill views, an irreplaceable wildlife area, and very low (to none) artificial light impact. Many walkers, bicyclers, runners, and families choose this area to recreate and live. And many older residents find it safe, easy to travel into the city for healthcare, food and entertainment without having to travel major roads.
One of our concerns is the impact of the proposed development on the floodplain issues that already exist. Many of these property owners lived here during the flood '97 and remember quite clearly the devastation. We are wondering how building 251 homes/community center and constructing roads, and utility access will impact the ability of our West Vine Basin to handle flood waters? I feel certain that protection of the new homes being built (on ground level elevation) will be at the forefront of the developer's concerns...but what about the property owners surrounding this parcel, who are much **more** likely to be impacted by flooding and destruction of property? I applaud the City of Fort Collins and Larimer County for putting flood planning into the forefront of their efforts and funding. And I am sure there will be diligent oversight/review of the potential

impact of excessively dense construction, inappropriately elevated building heights, multiple roads, and the violation of setback requirements for wildlife corridors and wetlands... that this current development proposal puts forward.

If this development is allowed to proceed, I ask that the Planning/Zoning Commission would insist on a very subtle, open view at the main entrance...with any buildings limited to one story, set far back from the road to allow the Taft Hill foothills view to remain. (Yes, I am sure that will require MUCH LESS DENSITY than the proposed plan). Equally important is to match the height of homes all along the perimeter of the development where it borders private homes/streets, along with buffers.

There is considerable apprehension among my neighbors and myself regarding the inevitable and unacceptable increase in traffic that 251 new homes/families will pour onto our streets, that are already over-burdened with excessive truck traffic from the Martin Marietta Asphalt/gravel plant...especially on North Taft Hill Rd. This is not just a traffic issue...it is a safety issue for our bikers, walkers, runners, and especially the school children who are trying to use the pedestrian crossing located very close to the edge of the proposed development.

This is not a complete list of points of my opposition to this development. The disruption of an active wildlife corridor, the already overcrowded schools, noise/air pollution, the absence of single family, one story senior friendly homes in the development...all are important.

I hope that the members of the Planning/Zoning Commission are committed to putting the safety and quality of life of the families in this beautiful area at the edge of town in the forefront of their decision. Thank you,

Valerie Vogeler
520 North Taft Hill Road

From: Sharlene Manno
To: Development Review Comments
Subject: FW: 6.17.2021 p&z comments pdp #190003
Date: Tuesday, June 15, 2021 9:10:17 AM
Attachments: image001.png

Shar Manno
Manager, Customer Support
Community Development & Neighborhood Services
970.221.6767
smanno@fcgov.com

From: Walker,Lloyd <Lloyd.Walker@ColoState.EDU>
Sent: Monday, June 14, 2021 6:22 PM
To: Sharlene Manno <smanno@fcgov.com>
Subject: [EXTERNAL] 6.17.2021 p&z comments pdp #190003

Comments by Lloyd Walker

1) Density too high and lacks compatibility with surrrounding neighborhood and NE area plan. Number of modifications to city codes requested suggests density is unworkable. Bulk and scale of proposed buildings is is way out of character with surrounding neighborhood. Break up clusters of multi family units to create a more diverse local neighborhood feel within the overall development proposal.
Reduce total units to 170, eliminate 3 story buildings, reduce number of buildings by 10% to create more open space around remaining 1 and 2 story buildings.
2) Lack of imagination and creativity in integrating New Mercer canal and storm water conveyance into site. Use the example of agreement between New Mercer and City in Red Fox Meadows Natural Area to create a similar shared use of these resources. Create a walking path on the canal access road and add plantings to create wildlife habitats.
3) Less density will allow more usable open space options. Labeling the New Re Mercer and storm water rights of way as open space in the proposal is too much of a stretch since they have priorities not associated with the proposal
4) Incorporate senior friendly housing to accommodate a pressing unmet City housing need: single story floor plan, no steps, handrails, wide doorways, ADA sized bathrooms, walk in showers.
Thanks for your consideration of these comments
Lloyd Walker

Lloyd Walker Sent from my iPhone
970.218.4275
Lloyd.Walker@colostate.edu

From: Sharlene Manno
To: Development Review Comments; Katharine Claypool
Subject: FW: Comments for Sanctuary on the Green P&Z Hearing tomorrow night
Date: Wednesday, June 16, 2021 1:26:15 PM
Attachments: Wildlife Impact Assessment of Sanctuary on the Green.docx
Planning and Zoning Board 6-17-21– Comments for Sanctuary on the Green Development Proposal.docx
SFNN Letter to CITY & Developer-3-7-19.docx
image001.png

Shar Manno
Manager, Customer Support
Community Development & Neighborhood Services
970.221.6767
smanno@fcgov.com

From: Laura Larson <laura_larson@hotmail.com>
Sent: Wednesday, June 16, 2021 1:24 PM
To: Sharlene Manno <smanno@fcgov.com>
Subject: [EXTERNAL] Comments for Sanctuary on the Green P&Z Hearing tomorrow night

Dear Planning and Zoning Commissioners,

Attached please find my comments on the development proposal on behalf of the Sanctuary Fields Neighborhood Network. I am including here a copy of the document we submitted to the City in 2019, which the developer has still not responded to, that outlines in detail the concerns we have expressed to them about this proposal over the past 3 years, and our suggestions for making this project conform to the NW Subarea Plan. I am also including the Wildlife Impact Assessment report commissioned by our organization and submitted to the City in 2018.

I look forward to sharing my comments and presentation with you on behalf of SFNN tomorrow night.
thank you!
Laura

From: Sharlene Manno
To: Katharine Claypool; Development Review Comments
Subject: Fwd: [EXTERNAL] "6.17.2021 P&Z Comments - PDP #190003 Sanctuary on the Green"
Date: Thursday, June 17, 2021 3:27:42 PM

Sent from Workspace ONE Boxer

---------- Forwarded message ----------
From: Chris Weeks <chrweeks@gmail.com>
Date: Jun 17, 2021 1:35 PM
Subject: [EXTERNAL] "6.17.2021 P&Z Comments - PDP #190003 Sanctuary on the Green"
To: Sharlene Manno <smanno@fcgov.com>
Cc:
Good Afternoon,

I'm writing in regards to the planned development called "sanctuary on the Green" that will be located at the Northeast corner of Taft and Laporte avenues. I live directly adjacent to this piece of land, and oppose it in it's current state. I know this will be approved at some point, but hopefully the City planners will realize that this is in direct conflict with the NW Subarea plan and will have the developer modify the plan accordingly. The high density of this plan will ruin not only the small neighborhood feel of this area, but will also affect many natural areas, and the wildlife that resides within. Secondly, they plan to join both their community and the Irish neighborhood with an "emergency" road for fire trucks. My concern is that this road will just be used as a main route for many people and endanger the many children that play and go to school at Irish elementary. Also this would have a negative effect on the road condition itself and since our neighborhood is literally responsible for the upkeep of the road due to the County and Developer making a "deal" this extra traffic would cause extra wear and tear on the road at our expense. Thank you for your consideration.

Chris Weeks
317 N. Impala Dr.
Fort Collins, Co
80521

From: Sharlene Manno
To: Katharine Claypool; Development Review Comments
Subject: Fwd: [EXTERNAL] "6.17.2021 P&Z Comments - PDP #190003 Sanctuary on the Green"
Date: Wednesday, June 16, 2021 5:39:16 PM

Sent from Workspace ONE Boxer

---------- Forwarded message ----------
From: Pete Cadmus <petecadmus@hotmail.com>
Date: Jun 16, 2021 5:38 PM
Subject: [EXTERNAL] "6.17.2021 P&Z Comments - PDP #190003 Sanctuary on the Green"
To: Sharlene Manno <smanno@fcgov.com>
Cc: Kyran Cadmus <ckyran@gmail.com>,"Pete Cadmus (CPW)" <pete.cadmus@state.co.us>
To: Fort Collins planners associated with Sanctuary on the Green

From: Pete Cadmus PhD, Kyran Cadmus DVM, Darwin Cadmus 2nd grade Irish Student

Re: 6.17.2021 P&Z Comments - PDP #190003 Sanctuary on the Green

We rented in the West Vine – Irish area before purchasing the home (in 2007). We were in our early 20s and we wanted to raise a family in a low density urban setting. We were assured by the 2006 Northwest Fort Collins subarea plan that the Irish School area would have the character and feel that my wife and I sought for a home. We are disappointed by these Sanctuary Field development proposals. They would fit in the high density sprawl of north, east and south east Fort Collins. However, it is offensive to the NW Fort Collins plan.

I felt Bellweather Farms development caught the community off guard. As much as I love the people there and would hate to offend them, I found the high density of homes not in keeping with the character of NW Fort Collins. I think because it was hidden from the main street, few of us realized there was a proposed use change. Bellwether has little to no space between homes. Access to back yards is not possible. Although the spunky occupants have added individual flavor, the uniform architecture made it homogenous and not in the rural flavor of NW Fort Collins and LaPorte. I dislike that the Sanctuary on the Green development proposal meetings keep comparing itself to Bellwether Farms. Most occupants of the greater NW Fort Collins area do not see that as a good comparison. Can we please spell out density of dwellings separately for each neighborhood? Or compare this proposed development to the density of the Vine, Overland, Taft, LaPorte block as a whole. It was a mistake to allow that high development, repeating this mistake for consistency or fairness to developers is simply a bigger mistake.

It would be helpful to hear the dwelling density or average lot size for the following areas.

1 Sanctuary on the Green's new proposal

2 Bellweather Development

3 Vine-Overland-LaPorte-Taft block excluding Bellweather and Sanctuary.

4 All of NW Fort Collins subarea.

I would also be very interested to hear what the impermeable surface area density is and how much impermeable surface (roof, sidewalk, asphalt) will be for

1 Sanctuary on the Green's new proposal

2 Bellweather Development

3 Vine-Overland-LaPorte-Taft block excluding Bellweather and Sanctuary.

4 All of NW Fort Collins subarea.

Knowing what techniques for assessment were used, so results can be repeated by a 3rd party, would be helpful. I.E. what data sets were used, how was dwelling defined, did lots start at street center or at sidewalk, etc. etc.

Per my measurements, in no way is this proposed development low intensity or low density compared to other neighborhoods. It is in no way keeping with the 2006 subarea plan.

How can 3 story row houses be allowed given the 2006 plan? It is unrealistic and inappropriate.

The developer has submitted 6 revisions of his proposal since our last neighborhood meeting. We would like the City to require him to inform the neighborhoods around this property about how his new plan will deal with building on the floodplain, and manage storm water so it doesn't negatively impact our neighborhoods

The NW Subarea plan specifically states on p. 9 that the City must protect wildlife corridors and habitat. This plan calls for 3 story row houses over much of the property, right next to the irrigation ditch, which ducks and other birds cannot fly over or around. 3 story houses in this area are not acceptable. Please follow the NW Subarea plan guidelines and reject this proposal.

The developer plans to cut down mature trees that are over 100 years old around the historic farmhouse that he burned down. This is offensive. We ask that you follow the NW Subarea Plan and protect these trees as important natural and historic resources on this site.

This proposal would create 251 units and bring up to 1000 new residents to a new neighborhood. That is not in keeping with the ideals in the NW subarea plan of 2006. It would ruin the feel of our neighborhood, our local school, our culture. This proposal is not in any way "low intensity" as required by the NW subarea plan. This is not acceptable. Please require the developer to reduce the density of housing in his proposal so that it is compatible with our single-story neighborhood, and conforms to the NW Subarea plan. It should not be a surprise to the developer that we are asking existing policy to be enforced. The developer has no right to think he is exempt from the goals and ideals of the 2006 subarea plan.

Longtime residents,

Dr. Pete Cadmus, Dr. Kyran Cadmus and Darwin Cadmus.

687 Irish Dr. Ft. Collins CO 80521

970-420-8467 970-420-0087

(Please confirm that this was received)

Sadly I will not be able to attend the ZOOM call as I am away on travel for work.

From: Sharlene Manno
To: Katharine Claypool; Development Review Comments
Subject: Fwd: [EXTERNAL] 6.17.2021 P&Z Comments - PDP #190003 Sanctuary on the Green
Date: Thursday, June 17, 2021 3:27:11 PM

Sent from Workspace ONE Boxer

---------- Forwarded message ----------
From: Brian Wolf <brianwolf77@gmail.com>
Date: Jun 17, 2021 2:36 PM
Subject: [EXTERNAL] 6.17.2021 P&Z Comments - PDP #190003 Sanctuary on the Green
To: Sharlene Manno <smanno@fcgov.com>
Cc:
Hello,

I am a resident of Fort Collins and live in the neighborhood adjacent to the above noted property. I cannot attend the meeting on 6/17, but wanted to send a quick note of objection to the developer's plans and to encourage the City to take into account population density in our part of the City and the negative effects it will have on our City's people, property, and environment.

First, there are currently no multifamily housing units north of Laporte. Many residents of our neighborhood moved to this area, and paid a premium for our homes, in order to live in a neighborhood of single-family housing. Adding multifamily housing to our neighborhood changes the feel of our corner of the City and will have a negative impact on the homes many of us have as our largest asset. The current residents will be financially harmed to the benefit of the developer's investors. This is simply unfair.

Second, the density proposed will be harmful to our area. Adding 1,000 residents will increase traffic along our roads, placing residents' safety at risk, add students to our full schools, and generally increase disturbances in our neighborhoods (e.g., pet waste). I believe the current housing shortage has more to do with corporations and short-term rentals buying available housing to rent out than it has to do with housing stock available. There are other solutions than cramming more people into an area, and the City should focus on those solutions.

Third, I believe that many aspects of this development are in violation of the Northwest Subarea Plan jointly agreed by the City and County in 2006. This could pose a legal issue for the City, and our tax dollars should not have to defend from suits that could be prevented by proper planning.

Fourth, the property is in a flood plain. The proposed mitigation of 3-story units will be detrimental to views and the overall feel of this neighborhood. Floods cannot be completely mitigated, putting the properties at risk.

I encourage the City to please take seriously the issues raised by the current residents of this neighborhood. We have ONE chance to do this right. Please do right by us.

Sincerely,
Brian Wolf
2308 Bellwether Lane

From: Sharlene Manno
To: Katharine Claypool; Development Review Comments
Subject: Fwd: [EXTERNAL] 6.17.2021 P&Z Comments - PDP #190003 Sanctuary on the Green
Date: Wednesday, June 16, 2021 5:08:40 PM

Sent from Workspace ONE Boxer

---------- Forwarded message ----------
From: "Megan F. Carpenter" <megan.felker@gmail.com>
Date: Jun 16, 2021 4:29 PM
Subject: [EXTERNAL] 6.17.2021 P&Z Comments - PDP #190003 Sanctuary on the Green
To: Sharlene Manno <smanno@fcgov.com>
Cc:

Hello,

My name is Megan Carpenter and I am a resident of West Vine Bungalows (address 2321 Tarragon Lane, Fort Collins, CO). My family and I live directly north of the proposed Sanctuary on the Green Development. I am submitting these comments for the upcoming planning and zoning commission meeting on 06/17/21. I am opposed to the development as it is currently proposed for the following reasons:

The current development proposal does not conform to the Northwest Subarea Plan that the City and County jointly adopted for our area (2006) and therefore should not be approved. Specifically, the plan requires that developments:

- Preserve wildlife habitat and corridors: on this property that includes mature trees, habitat in and along the irrigation ditch (50 ft setback), and adherence to required wetland setbacks (100 feet) to preserve vulnerable habitat.
- Prevent “development that is incompatible with existing stable neighborhoods”
- Preserve open spaces, views of the foothills, and the character of the area

The proposal calls for 3-story buildings along the property boundary with City-owned wetlands and within the required setback area for the irrigation ditch (# of variances). The height of these buildings endangers and disrupts feeding and nesting patterns of migratory birds who rely on these corridors, and for whom the current fields are a safe flyway. The City should not allow 3-story buildings in these areas.

This high-density development will negatively impact air quality and local traffic patterns, especially near Poudre High School where pedestrian and car traffic is already challenging.

I understand we need more (affordable) housing in Fort Collins, but it needs to be done responsibly – in accordance with the current Subarea plans and taking into consideration the surrounding communities’ interests. It should be developed responsibly so that it limits disruption of the fragile ecology of the area. I am deeply worried that the developer is not taking these factors into consideration, and I think it is extremely important our concerns be heard. Thank you for your time.

Sincerely,

Megan, Colin and Olivia Carpenter

From: Sharlene Manno
To: Development Review Comments; Katharine Claypool
Subject: Fwd: [EXTERNAL] 6.17.2021 P&Z Comments - PDP #190003 Sanctuary on the Green
Date: Wednesday, June 16, 2021 9:23:16 PM

Sent from Workspace ONE Boxer

---------- Forwarded message ----------
From: John and Mary Hoover <johnmaryhoover@live.com>
Date: Jun 16, 2021 6:22 PM
Subject: [EXTERNAL] 6.17.2021 P&Z Comments - PDP #190003 Sanctuary on the Green
To: Sharlene Manno <smanno@fcgov.com>
Cc:
To whom it may concern:

My husband and I purchased our properties at 330 N Sunset St and 330 N Overland Trl , where we currently live, about 3 years ago. We chose this neighborhood because of the agrarian nature and low density of the neighborhood. The NW Subarea Plan specifically states that new development must be of low intensity and compatible with existing neighborhoods. This proposal is neither low intensity, nor is it compatible with our neighborhood. The proposal is both significantly higher intensity than the existing neighborhood and is urban in nature. Three story row homes, 251 units and 1000 new residents is unacceptable. As a neighborhood property owners we request that the developer be required to lower the intensity and the height of the housing to conform to the NW Subarea plan.

Thank you for your consideration.

Respectfully,

Mary and John Hoover

From: Sharlene Manno
To: Katharine Claypool; Development Review Comments
Subject: Fwd: [EXTERNAL] 6.17.2021 P&Z Comments - PDP #190003 Sanctuary on the Green
Date: Wednesday, June 16, 2021 5:08:21 PM

Sent from Workspace ONE Boxer

---------- Forwarded message ----------
From: Becca Wren <rmwren@gmail.com>
Date: Jun 16, 2021 4:33 PM
Subject: [EXTERNAL] 6.17.2021 P&Z Comments - PDP #190003 Sanctuary on the Green
To: Sharlene Manno <smanno@fcgov.com>
Cc:
Hello,

My comments below are in regards to the Sanctuary on the Green Development Proposal.

I am Becca Mueller and I live with my husband Matt Mueller at 504 Sunrise Lane, in the Irish-Green Acres neighborhood.

We are opposed to the development proposal as it is incompatible with the character of our well-established neighborhood.

We have several concerns about how this development will negatively impact wildlife, particularly due to the planned removal of trees and other natural resources in the area. Migratory birds use this area as hunting and breeding grounds and their habitat is in conflict with this development proposal. Protection of this wetland area and preservation of precious open space well loved by current residents does not seem to be addressed in the proposal.

The scale and density of the development (including the number of dwelling units, the number of two and three story buildings, number of parking spaces, etc.) will pose many challenges to our neighborhood. Please do not approve this proposal as is currently drafted as residents still have many concerns.
--
Becca Mueller
720-208-6168
rmwren@gmail.com

From: Sharlene Manno
To: Katharine Claypool; Development Review Comments
Subject: Fwd: [EXTERNAL] OPPOSE Sanctuary on the Green
Date: Wednesday, June 16, 2021 5:08:00 PM

Sent from Workspace ONE Boxer

---------- Forwarded message ----------
From: Andrea <ashara1@aol.com>
Date: Jun 16, 2021 4:44 PM
Subject: [EXTERNAL] OPPOSE Sanctuary on the Green
To: Sharlene Manno <smanno@fcgov.com>
Cc:
To Whom It May Concern:

As a neighbor of this proposed development, I am *horrified* by the thought of a major influx of people, traffic, pollution, children to crowded schools, and inappropriately large buildings, with disregard for the character of nearby neighborhoods, homesteads, and farms. The impact on local wildlife would be devastating. This was all known and understood as the Northwest Subarea Plan was adopted in 2006. Please adhere to that plan!

Buildings
Too many
Too tall
No smaller or single-level dwellings so
No consideration of affordability issues
No consideration for an increasing population in need of single-level homes

Disregard for wildlife
Three-story buildings, destruction of wetlands, cutting down of old trees, and variances requested to benefit the builders' profit endanger the habitats and lives of our wildlife, ultimately affecting the quality of life of all of us.

Please listen to the research and wisdom of the city and county when they agreed to the Northwest Subarea Plan and DENY this building proposal.

Thank you,
Andrea Faudel
2022 W Vine Dr
Fort Collins CO 80521

Please feel free to use my name and share this letter publicly.

From: Rebecca Everette
To: Development Review Comments; Jason Holland
Subject: Fwd: [EXTERNAL] PDP #190003 - Sanctuary on the Green Comments
Date: Monday, June 14, 2021 7:51:35 AM

For the record
---------- Forwarded message ----------
From: Sharlene Manno <smanno@fcgov.com>
Date: Jun 13, 2021 9:26 PM
Subject: Fwd: [EXTERNAL] PDP #190003 - Sanctuary on the Green Comments
To: Katharine Claypool <kclaypool@fcgov.com>,Rebecca Everette <reverette@fcgov.com>
Cc:

Here you go.

Sent from Workspace ONE Boxer

---------- Forwarded message ----------
From: Laurie Causer <laurie.causer@gmail.com>
Date: Jun 13, 2021 9:07 PM
Subject: [EXTERNAL] PDP #190003 - Sanctuary on the Green Comments
To: Sharlene Manno <smanno@fcgov.com>
Cc:
Hello,

We are concerned about this development proposal as it does not follow the Northwest Subarea plan. This kind of high density development proposal needs to be rejected. Please follow the Northwest Subarea plan when approving development proposals for our neighborhoods.

Main areas of concern include:
1. This high-density development will negatively impact air quality and local traffic patterns. The last traffic study was done over two 1⁄2 years ago. We would like to see the City require that a new traffic study be done during the school year prior to considering this project for approval.

2. This proposal calls for numerous variances that violate the setback requirements for wildlife corridors and wetlands

3. The 2 and 3-story multiplexes the proposal calls for are incompatible with the Green Acres and Taft Hill single-story, single family neighborhoods

4. How is city planning for increase in student enrollment at Lincoln Middle School, Irish Elementary and Poudre High which are already at, or over, their capacity. This development proposal does not address this issue and we are concerned that the City is not requiring the developer to address it.

5. Lack of transparency from city of Fort Collins regarding proposal developments and how they've changed and how exactly the developer is meeting City requirements for development on this site.

Kind regards and thank you for the opportunity to share our concerns,
Laurie Causer

From: Sharlene Manno
To: Katharine Claypool; Development Review Comments
Subject: Fwd: [EXTERNAL] PDP#190003 Sanctuary on the Green
Date: Wednesday, June 16, 2021 12:25:00 PM

Sent from Workspace ONE Boxer

---------- Forwarded message ----------
From: Kathleen Mineo <kathleenamineo@gmail.com>
Date: Jun 16, 2021 12:11 PM
Subject: [EXTERNAL] PDP#190003 Sanctuary on the Green
To: Sharlene Manno <smanno@fcgov.com>
Cc:
June 16, 2021

Regarding Planning and Zoning Commission hearing on June 17, 2021:

I have been a resident of the West Vine Bungalow neighborhood since 2007. If there was any way to keep that land open space, that would be my preference.

That being said I did read the Northwest Subarea Plan created in 2006, as well as the developer's final iteration of their proposal. On paper the developer has made all the necessary changes to meet the requirements of the plan.

My questions to the city:

Who will hold the developer accountable to all the requirements necessary in the meeting of those standards? Who will have oversight on the construction area to assure the adjoining neighborhoods won't be cluttered with debris and dust? Who will make sure no building exceeds 38 feet? Who will check to see all the trees are planted, the open space is indeed included, and the water mitigation meets the new West Vine Basin standards? If the developer requests major or minor amendments after the PDP is approved will the public be notified?

Will that development share the responsibility of upkeep for the existing bridge over the Mercer ditch and the trail that leads to Taft Hill Rd and Cherry St?

My biggest concern is that once the approval is made, there will not be enough oversight by the city and we as the existing neighbors will suffer from that.

Thank you for your consideration.

Kathleen Mineo, 515 Coriander Lane

--
Kathleen Mineo
In a world you can be anything,
BE KIND
307-421-2957
"What would John Lewis do?"

From: Sharlene Manno
To: Katharine Claypool; Development Review Comments
Subject: Fwd: [EXTERNAL] Sanctuary Field
Date: Thursday, June 17, 2021 6:42:53 AM

Sent from Workspace ONE Boxer

---------- Forwarded message ----------
From: Valerie Walker <valwalker@kw.com>
Date: Jun 16, 2021 11:12 PM
Subject: [EXTERNAL] Sanctuary Field
To: Sharlene Manno <smanno@fcgov.com>
Cc:
I live near Overland and Vine. I only want well made single family units and space between properties. This area is quiet and rural with a city feel. This project will congest everything in our peaceful area. Only 50-75 Single Family homes with practical floor plans and not scrape of the barrel materials
Thank you
Valerie Walker

--

From: Rebecca Everette
To: Development Review Comments; Jason Holland
Subject: Fwd: [EXTERNAL] Sanctuary on the Green development
Date: Monday, June 14, 2021 7:52:00 AM

For the record
---------- Forwarded message ----------
From: Sharlene Manno <smanno@fcgov.com>
Date: Jun 13, 2021 9:27 PM
Subject: Fwd: [EXTERNAL] Sanctuary on the Green development
To: Katharine Claypool <kclaypool@fcgov.com>,Rebecca Everette <reverette@fcgov.com>
Cc:

Here you go.

Sent from Workspace ONE Boxer

---------- Forwarded message ----------
From: Raygina Kohlmeier <rayven80@hotmail.com>
Date: Jun 13, 2021 4:26 PM
Subject: [EXTERNAL] Sanctuary on the Green development
To: Sharlene Manno <smanno@fcgov.com>
Cc:
Hello,
I would like to express my objections to the high-density development being considered for the area. Building high-density housing "neighborhoods" in areas without sufficient infrastructure to support them is asinine. A high-density housing development is not compatible with the way of life a lot of people enjoy in this area. We told the city 15 years ago that they had nothing we wanted. We didn't want to be part of the city. We didn't want the cookie cutter housing developments. The city has shown an incredible lack of common sense and respect for the resources of the area by engaging in excessive growth without looking at the pros and cons in a logical fashion. The city can't build its way to affordable housing. Plunking a house on every square foot of empty space that the city can claim as its own isn't beneficial to anyone.

Thank you for your time.
Raygina Kohlmeier

Virus-free. www.avast.com

From: Sharlene Manno
To: Development Review Comments; Katharine Claypool
Subject: Fwd: [EXTERNAL] Sanctuary on the Green PDP190003
Date: Wednesday, June 16, 2021 9:22:38 PM

Sent from Workspace ONE Boxer

---------- Forwarded message ----------
From: Rebecca Parks <beckydalep@gmail.com>
Date: Jun 16, 2021 6:36 PM
Subject: [EXTERNAL] Sanctuary on the Green PDP190003
To: Sharlene Manno <smanno@fcgov.com>
Cc:
I am against the plans to build on the 41 acres located east of Sunset north of Laporte to Taft Hill. Destroying the mature trees and wildlife habitat in and along the irrigation ditch is not acceptable. 2 and 3-story multiplexes are not compatible with the single-story, single family neighborhoods in the area. This area is anticipating over 1,000 new residents to the area. Irish Elementary, Lincoln Middle School and Poudre High are at capacity now.
Traffic is heavy already, since the addition of the semi-trucks from the gravel plant north of Vine. How would the city and county handle the roads and traffic?
I truly hope the city will consider our views.

Rebecca Parks
611 Irish Dr
Ft Collins, CO

From: Sharlene Manno
To: Katharine Claypool; Development Review Comments
Subject: Fwd: [EXTERNAL] Sanctuary on the green
Date: Wednesday, June 16, 2021 12:24:38 PM

Sent from Workspace ONE Boxer

---------- Forwarded message ----------
From: Mary Timby <mary.timby@gmail.com>
Date: Jun 16, 2021 12:23 PM
Subject: [EXTERNAL] Sanctuary on the green
To: Sharlene Manno <smanno@fcgov.com>
Cc:
Hello,
My home is located at 627 Irish Drive and I am writing to share some thoughts on the development of sanctuary field. Thank you for your time and consideration.

While I acknowledge Fort Collins has a housing shortage that is impacting many people, I am concerned with the developer's inconsistent plans for the property.

The NW Subarea Plan states that new development must be of low intensity and compatible with existing neighborhoods. This proposal is not low intensity and not compatible with our neighborhood. I ask that you reject it and require this project to reduce the number of units proposed.

The developer has submitted six revisions of the proposal since our last neighborhood meeting. We would like the City to require the developer to inform the neighborhoods around this property about how his new plan will deal with building on the floodplain, and manage storm water so it doesn't negatively impact our neighborhoods.

The NW Subarea plan states (page 9) that the City must protect wildlife corridors and habitat. This plan calls for three story row houses over much of the property, right next to the irrigation ditch, which ducks and other birds cannot fly over or around. Three story houses in this area are not acceptable. Please follow the NW Subarea plan guidelines and reject this proposal.

The developer plans to cut down mature trees that are over 100 years old around the historic farmhouse that was burned down. These are important habitat for deer, raptors and other animals who shelter there year round. There is currently a mama and two baby fawns sheltering beneath these trees. We ask that you follow the NW Subarea Plan and protect these trees as important natural and historic resources on this site.

This proposal would create 251 units and bring up to 1000 new residents to a new neighborhood where our schools are already full or over capacity. It would more than double the number of people and cars in our area. How is this "low intensity" as required by the NW subarea plan? This is not acceptable. Please require the developer to reduce the density of housing in his proposal so that it is compatible with our single-story neighborhood, and conforms to the NW Subarea plan.

Thank you,
Mary
--
Mary Blair-Elizabeth Timby
(970) 692-3788

From:	Rebecca Everette
To:	Sharlene Manno
Cc:	Development Review Comments
Subject:	RE: Comment for 17 June FC Planning and Zoning Meeting regarding Sanctuary on the Green Project Development Plan #PDP190003
Date:	Tuesday, June 15, 2021 9:00:11 AM
Attachments:	image001.png

Thanks for these, Shar. Can you also include devreviewcomments@fcgov.com when you forward these so Alyssa can add them to the project record?

Rebecca Everette
Development Review Manager | City of Fort Collins
reverette@fcgov.com | 970.416.2625 direct

The City of Fort Collins is an organization that supports equity for all, leading with race. We acknowledge the role of local government in helping create systems of oppression and racism and are committed to dismantling those same systems in pursuit of racial justice. Learn more.

From: Sharlene Manno <smanno@fcgov.com>
Sent: Tuesday, June 15, 2021 8:26 AM
To: Rebecca Everette <reverette@fcgov.com>; Katharine Claypool <kclaypool@fcgov.com>
Subject: FW: Comment for 17 June FC Planning and Zoning Meeting regarding Sanctuary on the Green Project Development Plan #PDP190003

FYI

Shar Manno
Manager, Customer Support
Community Development & Neighborhood Services
970.221.6767
smanno@fcgov.com

From: Snyder,Darrel <Darrel.Snyder@colostate.edu>
Sent: Monday, June 14, 2021 2:29 PM
To: Sharlene Manno <smanno@fcgov.com>
Subject: [EXTERNAL] Comment for 17 June FC Planning and Zoning Meeting regarding Sanctuary on the Green Project Development Plan #PDP190003

Fort Collin Planning and Zoning Commission:

I won't be attending your upcoming meeting, but as a neighborhood resident who enjoys regular

walks by the subject property, I want to convey my primary concerns regarding the Sanctuary on the Green Project Development Plan #PDP190003: **1) Loss of open space in our neighborhood, and 2) Loss of marsh habitat for birds and wildlife in the area.** Such losses are counter to the Northwest Subarea Plan jointly adopted by the city and county for our area about 15 years ago.

Should residential development of the property be approved to proceed, an average of about 6.5 dwellings/acre (greater if allowing for community spaces and facilities, and some of which are proposed as multi-family units) seems far too great relative to most of the existing low-density neighborhood—many residences of which are on plots nearly an acre in size themselves. I'd prefer a lower density of dwelling units and integration of some community open spaces. Furthermore, some of the multi-family units are proposed as three-story structures, which are also inconsistent with most of the existing neighborhood.

If the project is fully developed as proposed, further concerns would the impact of substantially increased traffic in the area and many more children on our local schools.

Sincerely, Darrel E. Snyder

619 N. Sunset St.
Fort Collins, CO 80521
Phone: (970) 493-8753
E-mail: Darrel.Snyder@ColoState.edu

Hello, my name is Miranda Spindel and I live at 330 N Taft Hill Road. My 3 acre farm borders most of the east side of this proposed development. Thank you for the opportunity to share some of my concerns about the Sanctuary on the Green proposal.

I would like to first comment on the historic nature of this site. As you know, this site falls within the Northwest Subarea Plan. The property is featured there and is noted to be of potential historic significance (pp 2, 57). Unfortunately, in May of 2018, prior to annexation, the developer quickly and quietly got rid of the barns and donated the original farmhouse to PFA to burn down in a training exercise rather than proceed through historic review. Several of the beautiful, old trees on the site were damaged in the fire. Many neighbors, myself included, were appalled by this disregard for the local history and character. There were other options that could have been explored for this home to be preserved as a part of the development. There continue to be options to preserve the remaining old trees and land rather than further degrade it. When the farmhouse was destroyed, it motivated me to research my own property. In September of 2019, my home and property were officially listed on the Colorado Register of Historic Properties. Because I am in the county, my home was not included in required historic review of nearby properties. In fact, my home has never actually appeared on the developer's plans to date, despite my own and the City's request. I hope the Planning and Zoning committee will consider the historic nature of both the actual site and neighboring farm when reviewing the plans. There is nothing comparable to the proposed 3-story multi-family row houses in our neighborhoods, and these structures will block views of the foothills for everyone around them, except for the new residents in them. The plan outlines a density of 6 units/acre, however ¼ of the property is not developable land due to floodplain and wetland issues. If density is calculated on the actual land to be developed, it is more than 8units/acre, which certainly will not, as stated in the design proposal, "*compliment the country feel and appearance as described in the Northwest Subarea Plan".*

This brings me to my second concern. **This development is not in accordance with the Northwest Subarea Plan.** The subarea plan's vision and goals speak to preserving historic structures, small farms, and open fields.

(pp 42) The plan clearly calls for new development to

- "*fit the pattern and character of the area in terms of scale, use, lot sizes, setbacks, and landscaping, and should provide connected open space and avoid natural areas".*

(pp 9) The plan further recommends

- "*The area should also retain aspects of its semi-rural heritage including historic structures, small farms and irrigation ditches, natural areas, foothills vistas, and open fields. As new development or change occurs, it should occur slowly and be of low intensity and fit in with the diversity and country feel of the area. New development should safeguard natural features and protect wildlife habitats".*

(pp 103) The plan additionally states that

- "*an enhanced landscape buffer should be provided between developments containing new, multi-family structures and existing single family homes fronting on Taft Hill Road. Enhanced landscaping will help to soften the visual impact of larger buildings in the neighborhood*."

(pp 103) And goes on to say

- "*multi-family or attached housing should be buffered from existing single family homes fronting Taft Hill Road with methods including, but not limited to, stepped down building masses and enhanced landscaping*".

Nothing on the east border of the plan fits the character of my historic acreage or attempts to "step down" or buffer the visual impact the building masses in this development will have. Three story buildings along Taft Hill are 100% incompatible with our neighborhood and the Subarea Plan. Calling the architecture and the white coloration "farmhouse" is, quite frankly, insulting. Both we as neighbors and the City have made multiple suggestions for decreasing density, placing taller buildings at the center of the plan, and correcting areas where disregard for the Northwest Subarea Plan is apparent – and they have been largely ignored or poorly implemented submittal after submittal. Why is the city not holding the developer to its own guidance?

Finally, I want to touch on traffic concerns. Although a traffic impact study was conducted, it was done three years ago. The development is now proposed to contain 251 units and has 516 parking spaces (which seems conservative to me). If every unit has two cars, that's ~500 resident cars. Where will guests park? The TIS estimated 152 cars during morning peak hour, and 185 during afternoon peak. With 500 resident cars in the development, this seems vastly underestimated. This study was also conducted prior to Poudre High School's change in start/end times. With the time change, both morning and afternoon peak traffic (as determined by the TIS) fall at the same time as start/end of PHS. Traffic in this area is already a problem, especially with the new crosswalk for the Punta Verde open space and when school is in session. Noise, headlight glare and difficulty exiting my own driveway because there is a road and turn lane directly across from it if this plan goes through will be life altering. I would like the Planning and Zoning board to consider whether the TIS study is even accurate and the reality of bringing 500 additional cars or more to this neighborhood.

Vol. 3 April 2022

Solitaire HOMES, LLC

Published by Solitaire Homes, LLC

Site Plan Update

Since our last neighborhood meeting held in September of 2021, Solitaire Homes has been working through the design and City approval process to further refine the Sanctuary on the Green Site Plan. To update you on our progress, the community now presents single family detached homes, single family attached homes, duplexes, and a neighborhood center. We appreciate your help creating a neighborhood that everyone can enjoy! Through the public outreach process we have heard many great ideas, as well some concerns. We understand the importance of being sensitive to the existing community and have been working diligently to address the concerns raised. The following summary describes the main changes that have been made aimed specifically at reducing our impact to the existing neighborhood and environment.

POINT OF CONCERN	SOLUTION PRESENTED
• Density	• Removed assisted living and multifamily buildings ⇒ Now single- and two-family only • 212 units (5.13 du/ac) proposed ⇒ reduced from 371 units proposed in 2018 and 261 units proposed in 2021
• Building Height	• Exclusively one-story homes located directly abutting existing residences • Large landscape buffers provided between existing and proposed two– or three–story homes to ease transitions • Majority of three-story homes located to the interior of the site • Townhomes reduced to one– and two–story homes • Rowhome end-units reduced to two-story homes ⇒ 10% reduction in the number of three-story homes
• Environmental Impacts / Habitat	• Over 10 acres of protected Natural Habitat Buffer Zone proposed ⇒ 48% increase in protected habitat area • 694 trees being planted ⇒ 98 trees added, all in key habitat or buffering locations ⇒ Committed to monitoring wetlands throughout development
• Stormwater / Floodplain	• City regulations require the development to not make stormwater (flooding) conditions worse on– and off-site • Installing a portion of regional flood improvements ⇒ This portion of regional floodplain capital improvements is estimated to take 20+ years to be realized without this development

QUESTIONS? CONTACT: David Pretzler phone: (303) 389-6780 email: david@cacompanies

Vol. 3 April 2022

Solitaire HOMES, LLC

Published by Solitaire Homes, LLC

Realizing a Vision

Northwest Fort Collins is truly a unique gem within the City which has its own individualized sense of place and community. That is exactly why the City adopted the Northwest Subarea Plan in 2006. Extensive public involvement–including Northwest Subarea residents, landowners, businesses, and others–shaped the priorities and policies of the Plan. It established a focused "roadmap" for the area's future through clearly defined goals, policies, and strategies for everything from development to natural areas to infrastructure. The Sanctuary on the Green implements many of that Plan's big ideas. Below is a short list of the many goals, priorities, and policies achieved through developing this community. We are excited to help promote the legacy and vision of Northwest Fort Collins!

Subarea Plan Category	Community Design Feature Included
• Vision & Key Strategies	• Retaining the area's semi-rural feel by protecting wildlife, irrigation ditches, natural areas and open fields • Craftsman and modern farmhouse architecture pays tribute to the area's historic and cultural heritage • Expanded access to trails for walking, bicycling and equestrians to local destinations such as Poudre High School
• Land Use Framework	• Low density community with 58% landscape and open space provides opportunities for recreation, habitat preservation and • Only 5 units per acre, Plan envisioned 8 units per acre in this area • Single- and two-family homes create a pedestrian-friendly neighborhood with nearby services, parks, and amenities
• Open Lands & Trails	• Over 10 acres of protected natural areas provided with an additional 13 acres of open landscaped area • Public walks and trails connects Poudre High School to existing neighborhoods, Soldier Creek Trail and Taft Hill Road
• Transportation	• Provides planned improvements to Taft Hill Road between Laporte Avenue and Vine Drive • Added bicycle routes and pedestrian connections through out site
• Goals, Policies, Strategies	• Provide development with a sense of independent living, and a diverse mix of neighborhoods • Involve the community in planning and development processes through outreach • Retain the semi-rural feel through expanded and connected natural features and wildlife habitat • Provide a connected trail system for recreation and transportation • Create safe and functional system of streets and sidewalks

QUESTIONS? CONTACT: David Pretzler phone: (303) 389-6780 email: david@cacompanies

Sanctuary On The Green Site Plan

1– and 2-Story Single-Family Attached



2– and 3-Story Single Family Attached



Duplex







Single Family Detached

Solitaire HOMES, LLC
6645 E HERITAGE PLACE SO., CENTENNIAL, CO 80111
O: 303-721-9054 C: 303-548-4540 E: 1SOLITAIRE@COMCAST.NET

ARE YOU INTERESTED IN LIVING AT THE SANCTUARY?
CONTACT: David Pretzler phone: (303) 389-6780 email: david@cacompanies.com

DESIGN IS FOREMOST

Tuesday, April 20, 2022

Pastor Park Sutton
Calvary Baptist Temple
2420 Laporte Avenue
Ft. Collins, CO 80521

Pastor Park, attached is the Letter of Intent with the revisions. If you could review it and sign and email it back today, it can be included in the City packet for the hearing which is being delivered on Thursday.

1st Parcel Being Purchased as Land or as an Easement.
Solitaire Homes, LLC or assigns will provide trees & landscaping along the west side of the proposed fence. We would be buying the trees and landscaping and installing them at no cost to you. Our landscape architect can recommend several types of trees you could choose for our mutual border.

2nd Parcel Being Purchased as Land or an Easement
There is the shortcut students take across your property to go to & from school. That is where the concrete walk adjacent to the proposed Duplexes that will be installed to where it meets your property south of the church building. With your approval, we would pay for the walk to extend it to the sidewalk at Laporte. Having a concrete walk requires minimal maintenance and should add to the attractiveness of your property.

These Site Plan adjustments could be done with the Church granting the sale of the parcels for purchase or for an Easement for 12' on the west property line, and a 6' easement for the walk along your east property line. The west property would amount to (12' x 254') 3,048 sqft and the east property at (6'x 150') 900 sqft, a total land area of 3,948 sqft. Solitaire Homes, LLC or assigns has agree to pay the Church $[redacted] for the land or easements, plus pay for all costs of the landscaping, trees and walk.

The following Letter of Intent summarizes the offer. Please look it over and acknowledge your agreement by signing the document on behalf of the Church. This would be a mutually beneficial arrangement. Thanks again for your cooperation.

Bill Veio, Managing Partner, Solitaire Homes, LLC

Letter of Intent to Purchase Land or an Easement

This purpose of this letter is to set forth some of the basic terms and conditions of the proposed purchase of the Land or Easement by the undersigned (the "Buyer") of certain real estate owned by you (the "Seller"). The terms set forth in this Letter will not become binding until a "Easement & Purchase Agreement" is negotiated and signed by the parties.

1. **PROPERTY ADDRESS.** The Easement or Land to be purchased is located at: 2420 West Laporte Avenue, Ft. Collins, CO 80521 and consists of 2 strips of land. The first parcel runs about 264' north to south along the west property line of the above property and would be 12' in width. The parcel would be planted with trees and landscaping as a border along the west side of the proposed border fence for the Church land at the full expense of the Easement or Land Purchaser. The property would include installation of a permanent sprinkler line at the full expense of the Easement or Land Buyer.

The second parcel is a strip of land about 150' by 6' wide that runs along the east property line of the Church property. A walk would be installed within the Easement or Land paid for fully by the Easement or Land Purchaser. The walk is an extension of the proposed walk alongside the proposed Duplex homes on the Purchaser's property. Users of the walk will be students going to and from school, plus other residents and possibly visitors to the neighborhood.

2. **PRICE.** The proposed Easement & Land price is $[redacted], of which $[redacted] would be deposited in Escrow with Land Title Guarantee Company, upon acceptance of a binding Easement or Land Purchase Agreement. The following are the terms of this proposed Agreement:

2.1 [redacted] of the Easement or Land purchase price will be provided as a **non-refundable** option payment to the Seller, once the City has approved the Preliminary Development Plan (PDP) for Sanctuary on the Green residential development. Approvals are expected to be obtained this Spring 2022 or Summer 2022 at the latest.

2.2 The remainder of the Easement or Land purchase price of [redacted] would be paid in full within 7 days after all approvals have been obtained from the City of Ft. Collins and recorded including Final Development Plans (FDP) and Development Agreement (DA). This could occur before yearend 2022 or by January 2023.

3. **POSSESSION.** Possession would be given within 7 days of mutual execution of the formal Easement or Purchase Agreement to allow Purchaser's landscape architect and contractors to complete their specifications for planting and installing site landscaping. The improvements within the parcels would begin once all City approvals have been obtained and recorded, and the necessary permits obtained.

4. **FINANCING.** This is an **ALL CASH** Offer after exercising the option.

5. **CLOSING COSTS.** Buyer and Seller agree to split closing costs equally

6. **STANDARD PROVISIONS.** The Easement Purchase Agreement will include the standard provisions that are customary to the locality and/or that are required by law.

7. **ADDITIONAL PROVISIONS.** This Easement or Land Purchase Agreement will include additional provisions that are mutually acceptable to the parties:
7.1 The Seller will have the option to work with the Purchaser's landscape architect in selecting the type of trees to be installed within the easement.

8. **STAND STILL PROVISION.** Seller shall not initiate or carry on negotiations for the sale of the property other than to this Buyer unless both (1) Buyer and Seller fail to enter into a binding Easement or Land Purchase Agreement within 7 calendar days from the time of acceptance of this agreement, or (2) Buyer and Seller agree in writing to abandon this Letter of Intent.

10. **NON-BINDING.** This Letter of Intent, does not, and is not intended to, contractually binds the parties, and is only an expression of the basic conditions to be incorporated into a binding Easement or Land Purchase Agreement. The parties shall not be contractually bound unless and until they enter into a formal, written Easement or Land Purchase Agreement, which must be in form and content satisfactory to each party and to each party's legal counsel, in their sole discretion. Notwithstanding the provisions of this paragraph to the contrary, Seller and Buyer agree that the above paragraph entitled "Stand Still" shall be binding, regardless of whether a binding Easement or Land Purchase Agreement is entered into by the parties.

If you agree to the above terms for the Easement or Land Purchase Agreement with the undersigned on these general terms, please sign and return a copy of this Letter of Intent to the undersigned.

The above Letter reflects our mutual understanding and sets forth the basis for proceedings to negotiate an Easement or Land Purchase Agreement as outlined above.

Park Sutton 4/20/22
Seller Signature Date
CALVARY BAPTIST TEMPLE

Park Sutton
Seller Printed Name
PASTOR PARK SUTTON

4/20/2022
Buyer Signature Date
SOLITAIRE HOMES, LLC

BILL VEIO
Buyer Printed Name
BILL VEIO, MANAGING PARTNER

Community Development and Neighborhood Services
281 North College Avenue
PO Box 580
Fort Collins, CO 80522

970.221.6689
970.224.6134 - fax
fcgov.com/developmentreview

December 03, 2021

Sam Coutts
Ripley Design Inc
419 Canyon Ave., Ste. 200
Fort Collins, CO 80521

RE: Sanctuary on the Green, PDP210018, Round Number 1

Please see the following summary of comments from City staff and outside reviewing agencies for your submittal of Sanctuary on the Green. If you have questions about any comments, you may contact the individual commenter or direct your questions through your Development Review Coordinator, Todd Sullivan via phone at 970-221-6695 or via email at tsullivan@fcgov.com.

Comment Summary:

Department: Development Review Coordinator
Contact: Todd Sullivan, 970-221-6695, tsullivan@fcgov.com

Topic: General

Comment Number: 1 Comment Originated: 11/30/2021

I will be your primary point of contact throughout the development review and permitting processes. If you have any questions, need additional meetings with the project reviewers, or need assistance throughout the process, please let me know and I can assist you and your team. To best serve you, please include me in all email correspondence with other reviewers and keep me informed of any phone conversations. Thank you!

Comment Number: 2 Comment Originated: 11/30/2021

As part of your resubmittal, you will respond to the comments provided in this letter. This letter is provided to you in Microsoft Word format. Please use this document to insert responses to each comment for your submittal, using a different font color. When replying to the comment letter please be detailed in your responses, as all comments should be thoroughly addressed. Provide reference to specific project plans or explanations of why comments have not been addressed, when applicable, avoiding responses like noted or acknowledged.

Please follow the Electronic Submittal Requirements and File Naming Standards found at *https://www.fcgov.com/developmentreview/files/electronic submittal requirements and file naming standards_v1_8 1 19.pdf?1566857888*.

Files are to be named PLAN NAME_PROJECT NAME_REVIEW TYPE_ROUND NO.
Example: UTILITY PLANS_MY PROJECT_PDP_RD1.pdf

Comment Number: 3 Comment Originated: 11/30/2021

Resubmittals are accepted any day of the week, with Wednesday at noon being the cut-off for routing the same week. When you are preparing to resubmit your plans, please notify me with as much advanced notice as possible.

Comment Number: 4 Comment Originated: 11/30/2021

Temporary Service Changes - City of Fort Collins Development Review

To best provide thorough reviews and give every project the attention it deserves, the City of Fort Collins is implementing temporary changes in how we serve our development customers. As you may be aware, we are experiencing staff shortages in a number of key departments, which has begun to impact the timeliness of our reviews. We recognize that development and construction play a critical role in our community's vibrancy and economic recovery, and we have been exploring options for mitigating impacts to our customers. As a result, we will be making some temporary service level adjustments.

Currently, one additional week of review time will be added to all 1st and 2nd round submittals (increase from 3 weeks to 4 weeks). Lengths of subsequent rounds of review will be considered after each round of review. Also, Completeness Checks will be performed on all initial and Round 2 submittals during this time. Please reach out with any questions or concerns.

Department: Planning Services

Contact: Jenny Axmacher, , jaxmacher@fcgov.com

Topic: General

Comment Number: 1 Comment Originated: 11/29/2021

12/02/2021: FOR HEARING:
Confirm Building #36 complies with 3.5.1.C, 3.5.1.D, and 4.5.E.4.d. Consider switching the building out for a two-story building type instead.

Comment Number: 2 Comment Originated: 12/02/2021

12/02/2021: FOR HEARING:
A modification for 3.5.2.C.2 Single-family attached buildings will be needed due to the similar buildings (Buildings 11 and 14 and 2 and 3) placed next to each other along a street or street-like private drive. Alternatively, you could consider varying the building types in these locations in lieu of a modification.

Comment Number: 3 Comment Originated: 12/02/2021

12/02/2021: FOR HEARING:
For the Two Family Attached Building Type, please reduce the overall height to 2.5 stories (or less), otherwise please confirm that the building elevations comply with 4.5.E.4. In general, staff would prefer to see building elevations and massing for this building type that looks more like two attached duplexes instead of a single four-plex.

Comment Number: 4 Comment Originated: 12/02/20

12/02/2021: FOR HEARING:
Add the number of stories proposed to the building type label on the overall site plan (sheet 2 of 22). Alternately, you could add the story information on the legend in the building type labels.

Department: Engineering Development Review
Contact: Marc Virata, 970-221-6567, mvirata@fcgov.com

Topic: General

Comment Number: 1 Comment Originated: 11/30/2021

11/30/2021: FOR HEARING:
The temporary interim asphalt trail out to Laporte Avenue will need verification on whom is the responsible party to maintain. It is assumed that the developer/development will be the responsible party as an offsite improvement. At time of final plan, a design of the ultimate street improvement should be provided as evidence that the future improvement can work with the project's establishing of the street system to the north.

Comment Number: 2 Comment Originated: 11/30/2021

11/30/2021: FOR HEARING:
An underdrain system is called out on the plans, appearing mainly in the detention pond. Is this underdrain system acting to deal with existing groundwater? That along with groundwater found at 5 feet requires a subsurface hydrology report.

Comment Number: 3 Comment Originated: 11/30/2021

11/30/2021: FOR HEARING:
It appears that New Mercer Ditch and Larimer Canal No. 2 are impacted ditches with the project and letters of intent from the ditches should be provided prior to hearing.

Comment Number: 4 Comment Originated: 11/30/2021

11/30/2021: FOR FINAL:
The box culverts will need design for review and will be required to be designed and built to LCUASS requirements.

Comment Number: 5 Comment Originated: 11/30/2021

11/30/2021: FOR FINAL:
Street patching to full bike lane width and at right angle to travel lanes. This would apple to both the work in Laporte and the storm lines across Taft Hill Road.

Department: Traffic Operation
Contact: Spencer Smith, 970-221-6820, smsmith@fcgov.com

Topic: General

Comment Number: 1 Comment Originated: 11/29/2021

FOR FINAL UPDATE: We'll need to work with you on final signing and striping plans.

Comment Number: 3 Comment Originated: 11/29/2021

11/29/2021: INFORMATION ONLY
The RRFB's on LaPorte at Impala and Barton are not currently funded within the City Budget and will be the responsibility of the development.

Comment Number: 4 Comment Originated: 11/29/20

11/29/2021: FOR FINAL

We may need to work on the size of the opening in the protection along LaPorte for driveways - depending on the design vehicle, it may need to be larger. Please dimension each opening width on the plans. The protection (curbing) will also need delineators on top every now and then. Include a detail in the plans.

Comment Number: 5 Comment Originated: 11/29/2021

11/29/2021: FOR FINAL

The right of way for Street A is proposed for a 51-foot, Residential Local Street which is designed to be used for residential local streets providing access to single-family detached dwelling with driveways. This standard may have change since the initial submittal but in order to keep this roadway width, parking will need to be removed along one side of the roadway. Please show the appropriate no parking signage along the north side of Street A

Comment Number: 6 Comment Originated: 11/30/2021

11/30/2021: INFORMATION ONLY

I am still reviewing the revised TIS and will provide comments as soon as I am able to. I do not anticipate any comments that would impact the project and site layout, since the traffic generation is lower than the previous plan and the general site and access layout, improvements, etc. are not significantly different.

Department: Stormwater Engineering – Erosion Control

Contact: Basil Hamdan, 970-222-1801, bhamdan@fcgov.com

Topic: Erosion Control

Comment Number: 1 Comment Originated: 11/22/2021

11/22/2021: INFORMATION ONLY:

This project is located within the City's MS4 boundaries and is subject to the erosion control requirements located in the Stormwater Design Criteria, Chapter 2, Section 6.0. A copy of those requirements can be found at *www.fcgov.com/erosion*

Based upon the supplied materials, site disturbs more than 10,000 sq. ft. and/or meets one of the other triggering criteria (sensitive area, steep slopes, or larger common development) that would require Erosion and Sediment Control Materials to be submitted.

Comment Number: 2 Comment Originated: 11/22/2021

11/22/2021: FOR FINAL:

Please submit an Erosion Control Plans to meet City Criteria (FCDCM Ch 2 Section 6.1.3)

Please ensure that the Erosion Control Plans provided include a individual sequence sheets in accordance with (FCDCM Ch 2 Section 6.1.3.2)

Please ensure that the Erosion Control Plans, Escrows, and Reports include phasing requirements (FCDCM Ch 2 Section 6.1.3, 6.1.4, & 6.1.5)

Please submit an Erosion Control Escrow / Security Calculation based upon the accepted Erosion Control Plans to meet City Criteria. (FCDCM Ch 2 Section 6.1.5)

Please submit an Erosion Control Report to meet City Criteria. (FCDCM Ch 2 Section 6.1.4)

Comment Number: 3 Comment Originated: 11/22/20

11/22/2021: INFORMATION ONLY:

The City Manager's development review fee schedule under City Code 7.5-2 was updated to include fees for Erosion Control and Stormwater Inspections. As of January 1st, 2021, these fees will be collected on all projects for such inspections.

The Erosion Control fees are based on; the number of lots, the total site disturbance, the estimated number of years the project will be active and the Stormwater Inspection Fees are based on the number of LID/WQ Features that are designed for on this project.

Based on the proposed site construction associated with this project we are assuming 212 lots, 41.39 acres of disturbance, 5 years from demo through build out of construction and an additional 4 years until full vegetative stabilization due to seeding, which results in an Erosion Control Fee estimate of $11072.54.

Based on 8 bioretention/level spreaders, 5 extended detention basins, and 2 underground treatment systems, the estimate of the Stormwater LID/WQ Inspection fee is $ 4,600.00

Please note that as the plans and any subsequent review modifications of the above-mentioned values change the fees may need to be modified. I have provided a copy of the spreadsheet used to arrive at these estimates for your review.

Comment Number: 4 Comment Originated: 11/22/2021

11/22/2021: FOR FINAL:

Please address all comments provided on the redlined Erosion and Sediment Control Plans.

Department: Stormwater Engineering - Floodplain
Contact: Claudia Quezada, (970)416-2494, cquezada@fcgov.com

Topic: Floodplain

Comment Number: 5 Comment Originated: 11/30/2021

11/30/2021: FOR FINAL:

Please see redlines for clarification and minor comments to address.

Comment Number: 6 Comment Originated: 11/30/2021

11/30/2021: FOR FINAL:

Please address the previous comments on the floodplain report, modeling, and mapping.

Department: Stormwater Engineering
Contact: Wes Lamarque, 970-416-2418, wlamarque@fcgov.com

Topic: General

Comment Number: 7 Comment Originated: 12/01/2021

12/01/2021: FOR HEARING:

Please provide an updated "Letter of Intent" for all required offsite drainage easements and for the outfall from Larimer County No. 2 Ditch Company.

Comment Number: 8 Comment Originated: 12/01/20

12/01/2021: FOR INFORMATION ONLY:

The City does not require a 20% increase of water quality volume for a 12-hour drain time which includes rain gardens and underground filtration, like Stormtech chambers. This is required for extended detention and other 40-hour water quality drain times.

Comment Number: 9 Comment Originated: 12/01/2021

12/01/2021: FOR FINAL PLAN:

There are a few locations where trees are too close to storm sewers. Please provide 10 ft of separation. The storm sewer in Street A looks to be around 9 ft from the parkway trees at some locations. This situation is OK with Stormwater Utility.

Department: Water-Wastewater Engineering

Contact: Wes Lamarque, 970-416-2418, wlamarque@fcgov.com

Topic: General

Comment Number: 1 Comment Originated: 11/30/2021

11/30/2021: FOR HEARING:

The City would like to discuss reducing some of the water main in the southeast area of the development near the cul-de-sac on Street B. A meeting may be best to discuss.

Department: Light And Power

Contact: Austin Kreager, 970-224-6152, akreager@fcgov.com

Topic: General

Comment Number: 1 Comment Originated: 11/30/2021

11/30/2021: INFORMATION:

It does not appear that the changes to your site plan will have a dramatic effect on your electric design. I look forward to solidifying the design at FDP.

Comment Number: 2 Comment Originated: 11/30/2021

11/30/2021: FOR FDP:

Multifamily buildings are treated as commercial services; therefore a (C 1) form must be filled out and submitted to Light & Power Engineering along with one-line diagrams. All secondary electric service work is the responsibility of the developer and their electrical consultant or contractor.

Comment Number: 3 Comment Originated: 11/30/2021

11/30/2021: INFORMATION:

Light and Power would like to remind you that all of our facilities must have a ten foot clearance away from all water, wastewater, and storm sewer facilities. We also require a three-foot clearance away from all other utilities with the exception of communication lines.

Comment Number: 4 Comment Originated: 11/30/2021

11/30/2021: INFORMATION:

Electric Capacity Fee, Building Site charges and any system modification charges necessary will apply to this development.

Comment Number: 5 Comment Originated: 11/30/20

11/30/2021: INFORMATION:
You may contact Austin Kreager, project engineering if you have questions. (970) 224-6152. You may reference Light & Power's Electric Service Standards at *http://www.fcgov.com/utilities/img/site_specific/uploads/ElectricServiceStandards_FINAL_18November2016_Amendment.pdf*
You may reference our policies, development charge processes, and use our fee estimator at *http://www.fcgov.com/utilities/business/builders-and-developers*

Department: Environmental Planning
Contact: Kelly Smith, , ksmith@fcgov.com
Topic: General

Comment Number: 1 Comment Originated: 11/30/2021

11/30/2021: FOR PDP APPROVAL
The grading and stormwater infrastructure within the NHBZ is not reflective of a naturalized aesthetic. Please vary the grading within the NHBZ so that it does not look engineered. This is particularly the case on sheet C3.04.

Comment Number: 2 Comment Originated: 11/30/2021

11/30/2021: FOR PDP APPROVAL
It looks as though the NHBZ boundary reflects the old PDP submittal site plan and has not been updated to reflect site plan changes. Please review the NHBZ boundary to ensure that it makes sense from a long-term maintenance and documentation perspective. Also, curious if rain gardens can be included in the NHBZ? I am happy to meet and work through this with you if you would like. Based on changes, L-46 will have to be updated, along with the NHBZ in all utility, grading, site plan and landscape plans

Comment Number: 3 Comment Originated: 11/30/2021

11/30/2021: FOR PDP APPROVAL
The trees being removed on the tree mitigation plan will need to be reviewed based on the current grading plan. There are a few trees that will now be removed based on updated grading and utility plans. Mitigation values will have to be addressed on the landscape plans. Along those lines, the demolition plans will have to be updated as well. I have provided redlines for ease of review.

Comment Number: 4 Comment Originated: 11/30/2021

11/30/2021: FOR PDP APPROVAL
Please indicate the NHBZ on utility and grading plans. Once I am able to look at the proposed grading and utilities within NHBZs I may have additional comments. Thank you.

Department: Parks
Contact: Aaron Wagner, , aawagner@fcgov.com
Topic: General

Comment Number: 1 Comment Originated: 11/30/2021

11/30/2021: INFORMATION ONLY

Parks Department Planning staff can help with any questions you may have regarding these comments. Please contact Jill Wuertz (jwuertz@fcgov.com), 970-416-2062, or Parks Planning Technician, Aaron Wagner (aawagner@fcgov.com) 970-682-0344, 413 S. Bryan Ave, Fort Collins, CO 80521 regarding the Parks' Department's interest.

Comment Number: 2 Comment Originated: 11/30/2021

11/30/2021: FOR HEARING

The Parks Department has ownership stake in the New Mercer Ditch and utilizes this ditch for raw water irrigation for several parks and cemeteries. The development would appear to require modifications and crossings to the New Mercer Ditch (ditch), which is owned and used by The Parks Department (Parks) and other water users. The development would also deliver stormwater into this ditch. These aspects of the development thus trigger the need for an agreement with the ditch company. Please provide a signed Letter of Intent from the ditch company.

Comment Number: 3 Comment Originated: 11/30/2021

11/30/2021: FOR HEARING

Please show and label a 20 ft Ditch Maintenance Access Easement from the top of bank on both sides of the ditch. Label the 20 ft offset: "20 ft Ditch Maintenance Access Easement" and show on Site, Landscape and Utility Plans. Please coordinate with the Parks for ingress/egress points and specifications.

Comment Number: 4 Comment Originated: 11/30/2021

11/30/2021: FOR HEARING

Please also include the following note on the plans and other documents: "The New Mercer Ditch is owned by numerous individuals as well as the City of Fort Collins (through the Parks Department) who use the ditch to convey irrigation water. Approval from the irrigation ditch owners is required prior to any work on the ditch or in its easement, as well as before any stormwater can be discharged, or planned to be discharged into the ditch. Please contact Jill Wuertz (970-416-2062), 413 S. Bryan Ave, Fort Collins, CO 80521 regarding the Parks' Department's interest."

Comment Number: 5 Comment Originated: 11/30/2021

11/30/2021: INFORMATION

The Stormwater Department maintains the Soldier Creek Trail. Maintenance consists of snowplowing of the paved surface, occasional seasonal mowing 2 to 3 ft. adjacent to the trail surface and repairing/replacing surface damage of the trail. The underlying property owner shall be responsible for all other landscaping and maintenance within the easement. Please coordinate with Parks Planning on required typical trail cross sections for the proposed connection.

Comment Number: 6 Comment Originated: 11/30/2021

11/30/2021: INFORMATION

If there is a need to close a section of the Soldier Creek Trail for any reason, a traffic control plan is required to be submitted and approved through Traffic Control. The Stormwater Department will sign off on it once approved. Please keep the closures to the shortest amount of time depending on work scheduling and flow.

Comment Number: 7 Comment Originated: 11/30/20

11/30/2021: FOR HEARING
Please label the 8 ft. Wide trail through the project as “Private Trail/Privately Maintained, Publicly Accessible” on all applicable plan sheets for clarity. Parks does not allow signage limiting access (i.e., No Trespassing) or modes of transportation. There is a speed limit factor that can be posted for E-Bikes and Scooters.

Department: Forestry
Contact: Molly Roche, 224-616-1992, mroche@fcgov.com

Topic: General

Comment Number: 1.21 Comment Originated: 12/03/2021

12/3/2021: FOR FINAL APPROVAL – UPDATED:
Continued:
Please review Forestry redlines and adjust tree-utility separations as needed.

5/24/2019: FOR FDP
There are various tree/utility separation conflicts. See redlines for examples (L24) and adjust accordingly. Sewer and water lines should be approximately 10’ from shade trees.

Comment Number: 2.24 Comment Originated: 12/03/2021

12/3/2021: FOR FINAL APPROVAL – UNRESOLVED
Continued:
There are still areas where trees are less than 7-ft from walkways. Please adjust all tree locations as needed.

5/24/2019: FOR HEARING
Trees should be approximately 7 feet from walkways. There are several instances of proposed trees being too close to walkways. Please see redlines and adjust accordingly.

Comment Number: 3.30 Comment Originated: 12/03/2021

12/3/2021: FOR FINAL APPROVAL – UDPATED
Continued:
Please review Forestry redlines and review areas where trees need to be adjusted away from storm drains and main lines.

8/26/2019: FOR FINAL
Please see redlines for examples for where proposed trees do not meet stormwater separation requirements.

Comment Number: 4.33 Comment Originated: 12/03/2021

12/3/2021: FOR FINAL APPROVAL – UPDATED
Continued:
Please review Forestry redlines and adjust tree-utility separations as needed.

7/21/2020: FOR FINAL
Tree/utility separation to be verified at final.
Please note that there are several electric vaults that are in direct conflict with proposed trees. Please provide 10’ of separation between street trees and electric vaults.

Comment Number: 5.37 Comment Originated: 12/03/20

12/3/2021: FOR FINAL APPROVAL

Please bold stop-sign symbols on the plans and ensure 50-ft separation between street trees.

Department: Park Planning

Contact: Kyle Lambrecht, 970-221-6566, klambrecht@fcgov.com

Topic: General

Comment Number: 1 Comment Originated: 11/30/2021

11/30/2021: INFORMATION: The Park Planning & Development Department is available to discuss these comments in more detail. Please contact Kyle Lambrecht, PE at 970 416 4340, klambrecht@fcgov.com.

Comment Number: 2 Comment Originated: 11/30/2021

11/30/2021: INFORMATION: The City of Fort Collins Land Use Code Section 3.4.8 "Parks and Trails" addresses compliance with the 2021 Parks and Recreation Master Plan ("Master Plan"). The Master Plan indicates the general location of all parks and regional recreational trails. Parcels adjacent to or including facilities indicated in the Master Plan may be required to provide area for development of these facilities. The Parks and Recreation Master Plan is available at *https://www.fcgov.com/parksandrecplan/.*

Comment Number: 3 Comment Originated: 11/30/2021

11/30/2021: INFORMATION: The 2013 Paved Recreational Trail Master Plan ("Trail Master Plan") was adopted by City Council and provides conceptual locations and general trail design guidelines for future regional recreational trails. The Trail Master Plan is available at *https://www.fcgov.com/parkplanning/plans and policies*.

Comment Number: 4 Comment Originated: 11/30/2021

11/30/2021: INFORMATION: The Larimer County Urban Area Street Standards ("LCUASS"), Chapter 16 Pedestrian Facilities and Chapter 17 Bicycle Facilities provide additional design guidelines for multi-use recreational trails.

Comment Number: 5 Comment Originated: 11/30/2021

11/30/2021: INFORMATION: Grade separated crossings of arterial roadways and major collectors are required (LCUASS Chapter 17.3) and provide safe trail connectivity. Additional easement area for underpass/overpass approaches may be required in locations of potential grade separated crossings for the trail.

Comment Number: 6 Comment Originated: 11/30/2021

11/30/2021: INFORMATION: Local street-at-grade intersections with a recreational trail are to be avoided. When necessary, the location of a future recreational trail at-grade crossing must be coordinated with both Park Planning and Development and Traffic Operations.

Comment Number: 7 Comment Originated: 11/30/2021

11/30/2021: INFORMATION: Multi-purpose trails do not function as widened sidewalks adjacent or within street rights-of-way.

Comment Number: 8 Comment Originated: 11/30/20

11/30/2021: INFORMATION: The 2006 Northwest Subarea Plan, Chapter 4, presents conceptual alignments for multi-purpose trails which not only connect neighborhoods within the plan area but also provide connectivity to regionally significant trails. Thank you for already recognizing this subarea plan, and please continue to reference it as this development is located within the plan's subarea.

Comment Number: 9 Comment Originated: 11/30/2021

11/30/2021: INFORMATION: Park Planning and Development must approve the trail alignment and design.

Comment Number: 10 Comment Originated: 11/30/2021

11/30/2021: FOR HEARING: The width of the internal multi-purpose trail shall be 8'. Trail width call-outs on the utility plans identify both an 8' and 6' trail (sheets C2.01, C2.02, C2.04). Please update the utility plan sheets to reflect a consistent 8' wide multi-purpose trail width. Please reference redlined drawings.

Comment Number: 11 Comment Originated: 11/30/2021

11/30/2021: FOR HEARING: Please update the utility plan sheets to identify the 8' multi-purpose trail as a multi-purpose trail. There are numerous instances where the trail is identified as a sidewalk. Please reference redlined drawings.

Comment Number: 12 Comment Originated: 11/30/2021

11/30/2021: INFORMATION: Please provide clarification as to how the trail will tie into Laporte Avenue.

Comment Number: 13 Comment Originated: 11/30/2021

11/30/2021: FOR HEARING: The City discourages heavy equipment using the trail to access and maintain utilities. At a minimum, please relocate manholes that fall within the trail. If an alternative alignment for the utilities or trail cannot be provided, please provide a cross sectional design for the trail ensuring the trail can handle additional loading. Please reference redlined drawing for locations.

Comment Number: 14 Comment Originated: 11/30/2021

11/30/2021: FOR HEARING: The internal trail alignment cannot be used to provide internal pedestrian circulation and cannot provide direct access to buildings. Internal access to the recreational trail from the internal bike/pedestrian system should be provided at limited and defined access points. Currently, 14 lots are showing direct connections to the internal multi-purpose trail.

Comment Number: 15 Comment Originated: 11/30/2021

11/30/2021: INFORMATION: Please plan to develop a trail plan and centerline profile design. This shall include engineering design for any grade separations associated with the filing. If an underpass is designed, minimum box size shall be 12' wide and provide at least 10' of clearance. Please show proposed easement needs associated with the trail on the plan sheets. Plans must indicate that the final grade within the easement can provide a trail alignment that meets the American Disabilities Act (ADA) standards for cross slopes between 1 and 2% and a maximum centerline profile grade of 5%. Trail cross sections shall also be developed and included with the plan and profile design.

Comment Number: 16 Comment Originated: 11/30/2021

11/30/2021: INFORMATION: If the site is indicated for a future park the plat must dedicate a tract as a "Future City Park Site".

Comment Number: 17 Comment Originated: 11/30/20

11/30/2021: INFORMATION: Tracts dedicated as a “Future City Park Site” shall be 7to10 acres and will be reserved for future purchase and development by the City. Until the site is purchased by the City the landowner is responsible for all maintenance of the tract.

Comment Number: 18 Comment Originated: 11/30/2021

11/30/2021: INFORMATION: A trail easement may not be located within a ditch easement unless the applicant provides written approval for the trail easement within the ditch easement from the ditch company. The paved trail surface cannot function as a ditch access road if heavy equipment will use or cross the trail to maintain the ditch.

Comment Number: 19 Comment Originated: 11/30/2021

11/30/2021: INFORMATION: As this segment of multi-purpose trail is not considered a component of the regional trail system, the Developer is responsible for the construction of the trail within the development and as identified on the plans. Construction of the trail improvements must be complete and accepted by the City prior to the issuance of any building permits.

Comment Number: 20 Comment Originated: 11/30/2021

11/30/2021: INFORMATION: The Developer is responsible for the long-term maintenance of the multi-purpose trail within the development. Maintenance consists of snowplowing of the paved surface, occasional seasonal mowing 2-3’ adjacent to the trail surface, repairing/replacing surface damage of the trail, and all other landscaping maintenance within the easement.

Comment Number: 21 Comment Originated: 11/30/2021

11/30/2021: INFORMATION: Although this trail will be privately built and maintained, the trail will be available for public use as authorized with a blanket access easement identified for Tracts Y and N.

Comment Number: 22 Comment Originated: 12/02/2021

12/02/2021: FOR HEARING: Please adjust the trail connection at Taft Hill Road to have a more perpendicular approach into the ramp. In addition, please increase the radii of the two 90 degree bends in the trail to improve user experience. Per LCUASS Section 17, the minimum radius is 95 feet for 20 miles per hour. If a substandard radius must be used, please take into account that curve warning signs and supplemental pavement markings will be needed. Please also consider widening the trail at these locations to partially offset the substandard curves.

Department: PFA

Contact: Marcus Glasgow, 970-416-2869, marcus.glasgow@poudre-fire.org

Topic: General

Comment Number: 1 Comment Originated: 11/24/2021

11/24/2021: FOR HEARING

AERIAL FIRE APPARATUS ACCESS ROADS

Buildings over 30' in height trigger additional fire lane requirements in order to accommodate the logistical needs of aerial apparatus (ladder trucks). The intent of the code is to provide for rescue operations and roof access via ladder trucks when ground ladders cannot reach upper floors. Aerial access should therefore, be available on at least one long side of the building, located within a

minimum of 15 feet and a maximum of 30 feet from the building or as otherwise approved by the fire marshal. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof. Dead end access roads shall have a minimum width of 30 ft.

-Building 7 is located further than 30 ft from the public road. The rear alley is within an appropriate distance to be considered for aerial access but it is only 20 ft wide. It will need to be a minimum of 30 ft wide for a dead-end access road used for aerial access.

-Building 33 is located further than 30 ft from the public road and less than 15 feet from the rear alley. The front elevation does not provide enough access points to be considered the only side of aerial access.

-Building 34 only has access from the side and rear alley of the building and both are located closer than 15 ft to the building.

-Building 35 and 36 only have access from the rear alley but the site plan shows the alley is unobstructed at only 20 ft wide. It will need to match the plat and/or be minimum 26 ft wide to be considered for aerial access.

Comment Number: 2 Comment Originated: 11/24/2021

11/24/2021: FOR HEARING

FIRE ACCESS ROADS

A fire lane plan shall be submitted for approval prior to installation. In addition to the design criteria already contained in relevant standards and policies, any new fire lane must meet the following general requirements:

-Fire lanes established on private property shall be dedicated by plat or separate document as an Emergency Access Easement.

-Maintain the required 20-foot minimum unobstructed width & 14 foot minimum overhead clearance. Where road widths exceed 20 feet in width, the full width shall be dedicated unless otherwise approved by the AHJ.

- Access roads with a hydrant are required to be 26 ft wide.

-Additional fire lane requirements are triggered for buildings greater than 30' in height. Refer to Appendix D105 of the International Fire Code.

-Be designed as a flat, hard, all-weather driving surface capable of supporting 40 tons.

-Dead-end fire access roads in excess of 150 feet in length shall be provided with an approved turnaround area for fire apparatus.

-Dead-end roads shall not exceed 660 feet in length without providing for a second point of access.

-The required turning radii of a fire apparatus access road shall be a minimum of 25 feet inside and 50 feet outside. Turning radii shall be detailed on submitted plans.

-Dedicated fire lanes are required to connect to the Public Way unless otherwise approved by the AHJ.

-Fire lane to be identified by red curb and/or signage, and maintained unobstructed at all times.

-Fire lane sign locations or red curbing should be labeled and detailed on final plans. Refer to LCUASS detail #1418 & #1419 for sign type, placement, and spacing. Appropriate directional arrows required on all signs.

-In Block 6 between lots 34 and 35, the center access road is only 20 ft wide. This access leads to an aerial access road and will need to meet the aerial access requirement of 26 ft.

-In Block 5 between lots 4 and 5, the center access road is only 20 ft wide. This access leads to an aerial access road and will need to meet the aerial access requirement of 26 ft. Block 4 between lots 18 and 19, is not currently used for aerial access unless it is provided for buildings 33 and 34 from the alley.

- On the side access road of building 7, the width is only 24 ft. This will be used as aerial access so it will need to be 26 ft wide.

- The intermediate hammerhead between building 4 and 5 is only 20 ft wide. This is part of an aerial access road and will need to be 26 ft wide

-Many of the alley access entrance corners do not meet the required turning radius.

Comment Number: 3 Comment Originated: 11/29/2021

11/24/2021: FOR HEARING

ACCESS TO BUILDING OPENINGS - An approved access walkway leading from fire apparatus access roads to the main egress door of the building shall be provided for all buildings. Any structures that do not face a public street or access road shall provide an intermediate walkway between buildings and the end of buildings. Please provide details on site plan for the access walkway.

Comment Number: 4 Comment Originated: 11/29/2021

11/29/2021: FOR FINAL

WATER SUPPLY

Hydrant spacing and flow must meet minimum requirements based on type of occupancy. A fire hydrant capable of providing 1500 (1000) gpm at 20 psi residual pressure is required within 300 (400) feet of any commercial (residential) building as measured along an approved path of vehicle travel. It appears that the proposed hydrants meet these distance requirements. It is up to the developer to verify hydrant flow.

Comment Number: 5 Comment Originated: 11/29/2021

11/29/2021: FOR HEARING

FIRE APPARATUS ACCESS

Fire access is required to within 150 feet of all exterior portions of any building, or facility ground floor as measured by an approved route around the perimeter. The Mixed-Use Neighborhood Center is out of access but appears to have a fire line noted on the Utility Plans. What is the proposal for this building?

Comment Number: 6 Comment Originated: 11/29/2021

11/29/2021: FOR FINAL

PREMISE IDENTIFICATION: ADDRESS POSTING & WAYFINDING

Where possible, the naming of private drives is usually recommended to aid in wayfinding. Addresses shall be posted on each structure and where otherwise needed to aid in wayfinding. Code language provided below.

- IFC 505.1: New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible, visible from the street or road fronting the property, and posted with a minimum of eight-inch numerals on a contrasting background. Where

access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure and best route. An addressing plan shall be submitted by final plan to review how units facing the green spaces will be identified.

Comment Number: 7 Comment Originated: 11/29/2021

11/29/2021: FOR PERMIT

KEY BOXES REQUIRED

- IFC 506.1 and Poudre Fire Authority Bureau Policy P-13-8.11: Poudre Fire Authority requires at least one key box ("Knox Box") to be mounted in an approved, exterior location (or locations) on every new or existing building equipped with a required fire sprinkler or fire alarm system. The box shall be positioned 3 to 6 feet above finished floor and within 10 feet of the front door, or closest door to the fire alarm panel. Exception can be made by the PFA if it is more logical to have the box located somewhere else on the structure. Knox Box size, number, and location(s) to be determined at building permit and/or by time of final CO.

All new or existing Knox Boxes must contain the following keys as they apply to the building:

- Exterior Master
- Riser room
- Fire panel
- Elevator key if equipped with an elevator

The number of floors determines the number of sets of keys needed. Each set will be placed on their own key ring.

- Single story buildings must have 1 of each key
- 2-3 story buildings must have 2 of each key

For further details or to determine the size of Knox Box required, contact the Poudre Fire Authority.

Comment Number: 8 Comment Originated: 11/29/2021

11/29/2021: FOR PERMIT

FIRE ALARM AND DETECTION SYSTEMS

Fire alarm systems and smoke detection shall be installed as required by IFC Section 907.2.1 through 907.2.23. and provide occupant notification in accordance with IFC Section 907.5

Comment Number: 9 Comment Originated: 11/29/2021

11/29/2021: FOR INFORMATION

PLAN REVIEW SUBMITTAL

When you submit for your building permit though the City of Fort Collins please be advised Poudre Fire Authority is an additional and separate submittal. The link for Poudre Fire Authority's plan review application can be found at *https://www.poudre-fire.org/online-services/contractors-plan-reviews-and-permits/new-building-plan-review-application*.

Comment Number: 10 Comment Originated: 11/29/2021

11/29/2021: FOR INFORMATION

CODES AND LOCAL AMENDMENTS: This project was reviewed under the 2018 IFC and local amendments. Adoption of the 2021 IFC and local amendments is expected in early 2022.

- Copies of our local amendments can be found here: *https://www.poudre-fire.org/programs-services/community-safety-services-fire-prevention/fire-code-adoption*
- Free versions of the IFC can be found here: *https://codes.iccsafe.org*

Department: Internal Services
Contact: Katy Hand, , khand@fcgov.com
Topic: Building Insp Plan Review

Comment Number: 1 Comment Originated: 11/29/2021

11/29/2021: TOWNHOMES:

1. FOR FDP: Provide a site-wide accessibility plan in accordance with state accessibility requirement CRS 9-5 (Title 9). Show how required points will be met (preliminary is fine). On the site plan show:
a. Which units will be accessible?
b. What type/level of accessibility?
c. How accessibility points are being achieved?
d. Plan grading accordingly for accessibly main door entrance.
e. Accessible/adaptable units provided should be dispersed across the development and in different building types.
2. Attached single-family and two-family townhomes are required to be fire sprinkled per local amendment and must provide a P2904 system min and provide fire rated wall per R302. Determine what water line size will be provided to dwellings so the fire-sprinkler system can be designed.
3. provide 3ft setback from the furthest projecting element to property line or provide fire rated walls/ projections and openings, must be limited/fire protected per chap 3 of the IRC
4. (2) 1hr walls (i.e.) 2hr fire barriers constructed between townhomes should be continuous to the roof deck and furthest projecting element per current IRC and local amendments (this includes covered patios and decks).
5. Gas lines cannot run through the interior building to adjacent units.
6. New homes must provide PV ready. Townhomes with attached garages must be EV ready – (conduit in place).
7. Bedroom egress windows or doors (emergency escape openings) required in all bedrooms.
8. Each townhome unit will require an separate air tightness test for certificate of occupancy passing at 3ACH. Consider air barrier details between units for the building design.

Comment Number: 2 Comment Originated: 11/29/2021

11/29/2021: SINGLE FAMILY DETACHED HOUSES:

1. Roof overhangs located closer than 5ft to the property lines must be fire protected per current code.
2. Homes must be PV ready. Homes with attached garages must be PV ready.
3. Dwellings and garages must be located 5ft min to property line or be constructed with fire rated walls with limited/no openings.

Comment Number: 3 Comment Originated: 11/29/2021

11/29/2021: FOR BUILDING PERMIT:

Please visit our website for current adopted codes, local amendments, and submittal requirements. Note: 2021 Building Codes will be adopted early 2022
https://www.fcgov.com/building/application.php
https://www.fcgov.com/building/codes.php
https://www.fcgov.com/building/energycode

Comment Number: 4 Comment Originated: 11/29/2021

11/29/2021: INFORMATIONAL:

A licensed general contractor and licensed subcontractors are required.

Comment Number: 5 Comment Originated: 11/29/20

11/29/2021: INFORMATIONAL:

Each detached structure requires a separate permit, this includes carports, bike shelters, trellises, pergolas and garage buildings, and shade structures, maintenance buildings and play structures.

Department: Technical Services

Contact: Jeff County, 970-221-6588, jcounty@fcgov.com

Topic: General

Comment Number: 2 Comment Originated: 12/02/2021

12/02/2021: FOR FINAL APPROVAL:

Unless required during PDP, a complete review of all plans will be done at FDP.

Topic: Plat

Comment Number: 1 Comment Originated: 12/02/2021

12/02/2021: FOR HEARING:

Please make changes as marked. If changes are not made or you disagree with comments, please provide written response of why corrections were not made. Please provide any responses on redlined sheets and/or in response letter. If you have any specific questions about the redlines, please contact John Von Nieda at 970-221-6565 or jvonnieda@fcgov.com

Department: Outside Agencies

Topic: General

Comment Number: 2 Comment Originated: 11/29/2021

11/29/2021:

New Mercer Ditch and Larimer Canal #2, Melissa Buick, melissahbuick@gmail.com

The plans do not contain enough detail for comment and approval at this time. Any ditch crossing or encroachment of the ditch easement will require an agreement with the ditch company. We request developers provide a list of ditch crossings, relocations, and requests for discharge, including plans and details for each crossing/encroachment to begin the permit process and will request a meeting with the engineers.

Community Development and Neighborhood Services
281 North College Avenue
PO Box 580
Fort Collins, CO 80522

970.221.6689
970.224.6134 - fax
fcgov.com/developmentreview

February 18, 2022

Sam Coutts
Ripley Design Inc
419 Canyon Ave., Ste. 200
Fort Collins, CO 80521

RE: Sanctuary on the Green, PDP210018, Round Number 2

Please see the following summary of comments from City staff and outside reviewing agencies for your submittal of Sanctuary on the Green. If you have questions about any comments, you may contact the individual commenter or direct your questions through your Development Review Coordinator, Todd Sullivan via phone at 970-221-6695 or via email at tsullivan@fcgov.com.

Comment Summary:

Department: Development Review Coordinator
Contact: Todd Sullivan, 970-221-6695, tsullivan@fcgov.com

Topic: General

Comment Number: 1 Comment Originated: 11/30/2021

I will be your primary point of contact throughout the development review and permitting processes. If you have any questions, need additional meetings with the project reviewers, or need assistance throughout the process, please let me know and I can assist you and your team. To best serve you, please include me in all email correspondence with other reviewers and keep me informed of any phone conversations. Thank you!

Comment Number: 2 Comment Originated: 11/30/2021

INFORMATION:
As part of your resubmittal, you will respond to the comments provided in this letter. This letter is provided to you in Microsoft Word format. Please use this document to insert responses to each comment for your submittal, using a different font color. When replying to the comment letter please be detailed in your responses, as all comments should be thoroughly addressed. Provide reference to specific project plans or explanations of why comments have not been addressed, when applicable, avoiding responses like noted or acknowledged.

Please follow the Electronic Submittal Requirements and File Naming Standards found at https://www.fcgov.com/developmentreview/files/electronic submittal requirements and file naming standards_v1_8 1 19.pdf?1566857888.

Files are to be named PLAN NAME_PROJECT NAME_REVIEW TYPE_ROUND NO.
Example: UTILITY PLANS_MY PROJECT_PDP_RD1.pdf

Comment Number: 3 Comment Originated: 11/30/2021

Resubmittals are accepted any day of the week, with Wednesday at noon being the cut-off for routing the same week. When you are preparing to resubmit your plans, please notify me with as much advanced notice as possible.

Comment Number: 5 Comment Originated: 02/15/2022

02/15/2022: FOR HEARING

There are a few minor items to address prior to a decision to move to hearing. Staff has agreed to a two-week of a resubmittal. The revisions can be submitted at anytime. The two-week review period will begin the day following the submittal, and Staff will have 10 business days to perform their review and provide updated comments.

Department: Planning Services

Contact: Jenny Axmacher, , jaxmacher@fcgov.com

Topic: Building Elevations

Comment Number: 2 Comment Originated: 12/02/2021

2/14/2022: FOR HEARING - UPDATED:

Thank you for the additional building elevation variations that will eliminate two of the same building being placed next to each other. The new elevation designs are mislabeled between the elevation drawings and the site plan sheet L3. Please correct. Please also update the architectural elevations drawing set to have all the elevation drawings for all of the different product types, excluding the single family homes, to be complete and consistent with elevations of all four sides, dimensions, and material information call outs with color palettes. Sheets A-7 through A-11 are inconsistent and must be updated.

12/02/2021: FOR HEARING:

A modification for 3.5.2.C.2 Single-family attached buildings will be needed due to the similar buildings (Buildings 11 and 14 and 2 and 3) placed next to each other along a street or street-like private drive. Alternatively, you could consider varying the building types in these locations in lieu of a modification.

Comment Number: 7 Comment Originated: 02/16/2022

02/16/2022: FOR HEARING:

Please provide a few simple cross section drawings illustrating the site grading and building heights at a few of the property lines. Staff would recommend a cross section showing the western property line and building #14, the northern property line and building #24, the eastern property line and building #27, and the western property line and one of the single family detached homes. Please reach out if any clarification is needed.

Topic: General

Comment Number: 6 Comment Originated: 02/14/2022

02/14/2022: FOR INFORMATION:
Adjacent Property Owners contacted staff and requested that the applicant conduct another neighborhood meeting prior to this project being scheduled for hearing. The City's Neighborhood Development Liaison recommends having a meeting and would encourage the applicant to reach out to discuss further, if the applicant is amenable. Alternatives to a traditional neighborhood meeting could be considered, as another neighborhood meeting is not required per 2.4.2. You can reach Alyssa at astephens@fcgov.com.

Topic: Plat

Comment Number: 5 Comment Originated: 02/14/2022

02/14/2022: FOR HEARING:
Sheet 3 has an errant label "CURRENT ZONING- LMN" under Replat of the Green Acres Subdivision near Lot 26. This property is unincorporated and labeled as such above the LMN label.
Sheet 4 has a similar issue with the property on the eastern boundary being labeled LMN when a majority of the property is unincorporated. Please clarify.
Sheet 5 has a similar error for the Rostek Addition near Lot 4. This property should be labeled as unincorporated instead of LMN.

Topic: Site Plan

Comment Number: 1 Comment Originated: 11/29/2021

2/14/2022: FOR HEARING - UPDATED:
Please label the setback on the site plan. Additional discussion may be warranted on 4.5.E.4.b.

12/02/2021: FOR HEARING:
Confirm Building #36 complies with 3.5.1.C, 3.5.1.D, and 4.5.E.4.d. Consider switching the building out for a two-story building type instead.

Department: Engineering Development Review

Contact: Dave Betley, 970-221-6573, dbetley@fcgov.com

Topic: General

Comment Number: 6 Comment Originated: 02/15/2022

02/15/2022: For Final: The applicant is proposing to make adjustments to the trail to the north. The HOA for the Bell Weather Development maintains this portion of the trail. The applicant will need to coordinate the design for the proposed trail section with the Bell weather HOA.

Comment Number: 7 Comment Originated: 02/15/2022

02/15/2022: For Final: There is approximately 175 feet of Taft Hill to the north of the project that should be constructed. the City is interested in working with the Developer to complete this portion of the right of way. The right of way has been dedicated. It would require approximately 175 feet of constructing the ultimate roadway section. These discussions can take place at the final development plan review.

Contact: Marc Virata, 970-221-6567, mvirata@fcgov.com

Topic: General

Comment Number: 3 Comment Originated: 11/30/2021

11/30/2021: for hearing:
It appears that New Mercer Ditch and Larimer Canal No. 2 are impacted ditches with the project and letters of intent from the ditches should be provided prior to hearing.

2/11/2022: The Letters of Intent are to be provided by the applicant from the ditch companies before hearing.

Department: Traffic Operation

Contact: Spencer Smith, 970-221-6820, smsmith@fcgov.com

Topic: General

Comment Number: 1 Comment Originated: 11/29/2021

FOR FINAL UPDATE: We'll need to work with you on final signing and striping plans.

Comment Number: 3 Comment Originated: 11/29/2021

11/29/2021: INFORMATION ONLY
The RRFB's on LaPorte at Impala and Barton are not currently funded within the City Budget and will be the responsibility of the development.

Comment Number: 4 Comment Originated: 11/29/2021

11/29/2021: FOR FINAL
We may need to work on the size of the opening in the protection along LaPorte for driveways - depending on the design vehicle, it may need to be larger. Please dimension each opening width on the plans. The protection (curbing) will also need delineators on top every now and then. Include a detail in the plans.

Comment Number: 5 Comment Originated: 11/29/2021

11/29/2021: FOR FINAL
The right of way for Street A is proposed for a 51 foot, Residential Local Street which is designed to be used for residential local streets providing access to single family detached dwelling with driveways. This standard may have change since the initial submittal but in order to keep this roadway width, parking will need to be removed along one side of the roadway. Please show the appropriate no parking signage along the north side of Street A

Comment Number: 7 Comment Originated: 02/15/2022

02/15/2022: FOR HEARING
The Autoturn exhibit that was submitted is not really reviewable. The PDF quality and scale make it impossible to see if there are conflicts with the turning movements or not. Please submit exhibits that are able to be reviewed by staff.

Comment Number: 8 Comment Originated: 02/15/2022

02/15/2022: FOR FINAL
The Street Improvement Notes should reference "City of Fort Collins Traffic Engineer" rather than "City of Fort Collins Engineer".

Department: Stormwater Engineering - Floodplain
Contact: Claudia Quezada, (970)416-2494, cquezada@fcgov.com

Topic: Floodplain

Comment Number: 5 Comment Originated: 11/30/2021

02/15/2022: See redlines
11/30/2021: FOR FINAL:
Please see redlines for clarification and minor comments to address.

Comment Number: 6 Comment Originated: 11/30/2021

11/30/2021: FOR FINAL:
Please address the previous comments on the floodplain report, modeling and mapping.

Department: Stormwater Engineering – Erosion and Sediment Control
Contact: Jesse Schlam, 970-218-2932, jschlam@fcgov.com

Topic: Erosion Control

Comment Number: 2 Comment Originated: 11/22/2021

01/28/2022: Please see redline for the erosion control plans. Will look for report and escrow at FDP... Please add sequencing and phasing to the erosion control plans and reports as that information was not provided.
For Final:
The plan provided on this project was reviewed against the City Criteria (FCDCM Ch 2 Section 6.1.3). No
sequence sheets were provided. Please ensure that the Erosion Control Plans provided include a individual
sequence sheets in accordance with (FCDCM Ch 2 Section 6.1.3.2). No phasing materials were provided.
Please ensure that the Erosion Control Plans, Escrows, and Reports include phasing and meet requirements
(FCDCM Ch 2 Section 6.1.3, 6.1.4, & 6.1.5). The erosion control plan is missing key components to meet
City Criteria. Please review the provided comments and redlines and address them accordingly.
For Final:
No erosion control report was provided for this project, please submit an Erosion Control Report to meet
City Criteria. (FCDCM Ch 2 Section 6.1.4).
For Final:
No erosion control escrow calcuation was provided for this project, please submit an Erosion Control
Escrow Calcuation to meet City Criteria. (FCDCM Ch 2 Section 6.1.5).
11/22/2021: FOR FINAL:
Please submit an Erosion Control Plans to meet City Criteria (FCDCM Ch 2 Section 6.1.3)
Please ensure that the Erosion Control Plans provided include a individual sequence sheets in accordance with (FCDCM Ch 2 Section 6.1.3.2)
Please ensure that the Erosion Control Plans, Escrows, and Reports include phasing requirements (FCDCM Ch 2 Section 6.1.3, 6.1.4, & 6.1.5)

Please submit an Erosion Control Escrow / Security Calculation based upon the accepted Erosion Control Plans to meet City Criteria. (FCDCM Ch 2 Section 6.1.5)
Please submit an Erosion Control Report to meet City Criteria. (FCDCM Ch 2 Section 6.1.4)

Comment Number: 3 Comment Originated: 11/22/2021

01/28/2022: Will re-evaluate the fees on the FDP plan set.

11/22/2021: INFORMATION ONLY:
The City Manager's development review fee schedule under City Code 7.5-2 was updated to include fees for Erosion Control and Stormwater Inspections. As of January 1st, 2021, these fees will be collected on all projects for such inspections.

The Erosion Control fees are based on; the number of lots, the total site disturbance, the estimated number of years the project will be active and the Stormwater Inspection Fees are based on the number of LID/WQ Features that are designed for on this project.

Based on the proposed site construction associated with this project we are assuming 212 lots, 41.39 acres of disturbance, 5 years from demo through build out of construction and an additional 4 years until full vegetative stabilization due to seeding, which results in an Erosion Control Fee estimate of $11072.54.

Based on 8 bioretention/level spreaders, 5 extended detention basins, and 2 underground treatment systems, the estimate of the Stormwater LID/WQ Inspection fee is $ 4,600.00

Please note that as the plans and any subsequent review modifications of the above-mentioned values change the fees may need to be modified. I have provided a copy of the spreadsheet used to arrive at these estimates for your review.

Comment Number: 4 Comment Originated: 11/22/2021

01/28/2022: For Final: Added more redlines to the erosion control plans. Requested Response: Detention Pond 2 is long and linear and I believe that is what Basil was referring to when he was referring to the Channel to the west. This storm drain is cutting through the detention basin and will need controls to prevent the materials from the trenching being introduced to the pond thus area will need controls.

11/22/2021: FOR FINAL:
Please address all comments provided on the redlined Erosion and Sediment Control Plans.

Department: Stormwater Engineering
Contact: Wes Lamarque, 970-416-2418, wlamarque@fcgov.com

Topic: General

Comment Number: 7 Comment Originated: 12/01/2021

02/15/2022: REMINDER COMMENT:
12/01/2021: FOR HEARING:
Please provide an updated "Letter of Intent" for all required offsite drainage easements and for the outfall from Larimer County No. 2 Ditch Company.

Department: Water-Wastewater Engineering
Contact: Wes Lamarque, 970-416-2418, wlamarque@fcgov.com

Topic: General

Comment Number: 1 Comment Originated: 11/30/2021

02/15/2022: FOR FINAL:
Please see redlines for some additional revisions.
11/30/2021: FOR HEARING:
The City would like to discuss reducing some of the water main in the southeast area of the development near the culd-a-sac on Street B. A meeting may be best to discuss.

Comment Number: 2 Comment Originated: 02/15/2022

02/15/2022: INFORMATION ONLY:
City Water Utilities is ready for a hearing.

Department: Light And Power
Contact: Austin Kreager, 970-224-6152, akreager@fcgov.com

Topic: General

Comment Number: 2 Comment Originated: 11/30/2021

11/30/2021: FOR FDP:
Multi family buildings are treated as commercial services; therefore a(C 1) form must be filled out and submitted to Light & Power Engineering along with one-line diagrams. All secondary electric service work is the responsibility of the developer and their electrical consultant or contractor.

Comment Number: 3 Comment Originated: 11/30/2021

11/30/2021: INFORMATION:
Light and Power would like to remind you that all of our facilities must have a ten foot clearance away from all water, wastewater, and storm sewer facilities. We also require a three foot clearance away from all other utilities with the exception of communication lines.

Comment Number: 4 Comment Originated: 11/30/2021

11/30/2021: INFORMATION:
Electric Capacity Fee, Building Site charges and any system modification charges necessary will apply to this development.

Comment Number: 5 Comment Originated: 11/30/2021

11/30/2021: INFORMATION:
You may contact Austin Kreager, project engineering if you have questions. (970) 224-6152. You may reference Light & Power's Electric Service

Standards at http://www.fcgov.com/utilities/img/site_specific/uploads/ElectricServiceStandards_FINAL_18November2016_Amendment.pdf
You may reference our policies, development charge processes, and use our fee estimator at http://www.fcgov.com/utilities/business/builders-and-developers.

Comment Number: 6 Comment Originated: 02/15/2022

02/15/2022: INFORMATION:
All electric services will be customer owned with the exception of single family detached buildings. Please keep that in mind as you move forward. Thank you

Department: Environmental Planning
Contact: Kelly Smith, ksmith@fcgov.com

Topic: General

Comment Number: 1 Comment Originated: 11/30/2021

2/14/2022: FOR PDP APPROVAL (from last submittal)
11/30/2021: FOR PDP APPROVAL
Please indicate the NHBZ on utility and grading plans. Once I am able to look at the proposed grading and utilities within NHBZs I may have additional comments. Thank you.

Comment Number: 2 Comment Originated: 02/14/2022

02/14/2022: FOR PDP APPROVAL
Minor suggested changes to the NHBZ have been provided to accommodate future inspections and clear delineation on the ground. Thank you.

Comment Number: 3 Comment Originated: 02/16/2022

02/16/2022: PRIOR TO HEARING
I would like a memo performed that addresses the following:
1. whether the New Mercer Ditch or the grassland constitute as the following:
• Nesting waterfowl concentration area
• Migratory waterfowl concentration area
• Nesting shorebird concentration area
2. how the development may impact flight patterns of ducks residing on the property.
I have reached out to the ECS consultant already to request this memo. If you have any questions don't hesitate to contact me.

Department: Parks
Contact: Aaron Wagner, aawagner@fcgov.com

Topic: General

Comment Number: 4 Comment Originated: 11/30/2021

2/15/2022: FOR HEARING - UNRESOLVED:
Please provide a signed Letter of Intent from the ditch company verifying that they are comfortable with this development plan proceeding.
11/30/2021: FOR HEARING
Please also include the following note on the plans and other documents: “The New Mercer Ditch is owned by numerous individuals as well as the City of Fort Collins (through the Parks Department) who use the ditch to convey irrigation

water. Approval from the irrigation ditch owners is required prior to any work on the ditch or in its easement, as well as before any stormwater can be discharged, or planned to be discharged into the ditch. Please contact Jill Wuertz (970-416-2062), 413 S. Bryan Ave, Fort Collins, CO 80521 regarding the Parks' Department's interest."

Comment Number: 6 Comment Originated: 11/30/2021

2/15/2022: FOR FINAL - UNRESOLVED:

Please include the below as a note on plans, with contact information, for reference moving forward: THERE SHALL BE NO EQUIPMENT, MATERIALS, OR ITEMS STORED ON A FORT COLLINS PARKS TRAIL OR WITHIN THE TRAIL EASEMENT. IF THERE IS A NEED TO CLOSE A SECTION OF THE TRAIL FOR ANY
REASON, A TRAFFIC CONTROL PLAN IS REQUIRED TO BE SUBMITTED AND APPROVED THROUGH TRAFFIC CONTROL. THE PARKS DEPARTMENT WILL SIGN OFF ON IT ONCE SUBMITTED. PLEASE KEEP THE CLOSURES TO THE SHORTEST AMOUNT OF TIME DEPENDING ON WORK SCHEDULING AND FLOW. PARKS DEPARTMENT PLANNING STAFF CAN HELP WITH ANY QUESTIONS YOU MAY HAVE REGARDING THESE STANDARDS. PLEASE CONTACT JILL WUERTZ (JWUERTZ@FCGOV.COM), 970-416-2062, OR PARKS PLANNING TECHNICIAN, AARON WAGNER (AAWAGNER@FCGOV.COM) 970-682-0344, 413 S. BRYAN AVE, FORT COLLINS, CO 80521 REGARDING THE PARKS' DEPARTMENT'S INTEREST. THERE SHALL BE NO ENCROACHMENTS INTO THE TRAIL EASEMENT DURING THE CONSTRUCTION PROCESS. IF IT IS DETERMINED THAT AN ENCROACHMENT IS REQUIRED, FOR ANY REASON, PLEASE CONTACT ONE OF THE ABOVE PARKS REPRESENTATIVES.

11/30/2021: INFORMATION

If there is a need to close a section of the Soldier Creek Trail for any reason, a traffic control plan is required to be submitted and approved through Traffic Control. The Stormwater Department will sign off on it once approved. Please keep the closures to the shortest amount of time depending on work scheduling and flow.

Comment Number: 7 Comment Originated: 11/30/2021

2/15/2022: FOR HEARING - UNRESOLVED:

Thank you for noting a potential conflict in verbiage between PP&D and Parks requests. Please change note to read: "8'-0" WIDE NEIGHBORHOOD CONNECTION TO SOLDIER CREEK TRAIL AND PEDESTRIAN SPINE - PRIVATELY OWNED/MAINTAINED, PUBLICY ACCESSIBLE"

11/30/2021: FOR HEARING

Please label the 8 ft. Wide trail through the project as "Private Trail/Privately Maintained, Publicly Accessible" on all applicable plan sheets for clarity. Parks does not allow signage limiting access (i.e., No Trespassing) or modes of transportation. There is a speed limit factor that can be posted for E-Bikes and Scooters.

Comment Number: 9 Comment Originated: 02/16/20

02/16/2022: FOR FINAL APPROVAL
The connection to the Soldier Creek Trail needs to be perpendicular to the centerline of the trail. Parks requires that the connections to public trails be doweled to prevent differential settling and causing trip hazards. Please include the following note on the plans for reference: "CONNECTIONS TO PUBLIC TRAILS SHALL BE DOWELED WITH STAINLESS STEEL DOWELS. IF THERE IS ANY DAMAGE TO THE EXISTING TRAIL NETWORK CONTRACTOR SHALL NOTIFY THE CITY IMMEDIATELY AND SHALL CORRECT DAMAGES AT THE DIRECTION OF THE APPROPRIATE CITY DEPARTMENT. CORRECTIONS SHALL BE COMPLETED BY THE CONTRACTOR, AT NO COST TO THE CITY."

Comment Number: 10 Comment Originated: 02/16/2022

02/16/2022: FOR FINAL APPROVAL:
Please label the existing Soldier Creek Trail as 'Existing' to avoid confusion with the proposed private trail segment. Private trail segments shall not have the same name as public trails, please ensure that if the private is to be named, that it has a different name to avoid confusion. Parks does not allow encroachment into trail easements for construction activity and/or staging or storage of materials. Please show and label the trail easement(s) on all plans and add the following note to plan notes: “THERE SHALL BE NO ENCROACHMENT OF THE SOLDIER CREEK TRAIL EASEMENT OR TRAIL ITSELF. THIS INCLUDES ANY RELATED CONSTRUCTION ACTIVITY, STAGING EQUIPMENT, OR STORAGE OF MATERIALS.”

Department: Forestry
Contact: Molly Roche, 224-616-1992, mroche@fcgov.com

Topic: General

Comment Number: 1.21 Comment Originated: 12/03/2021

2/14/2022: FOR FINAL APPROVAL – UNRESOLVED:
12/3/2021: FOR FINAL APPROVAL – UPDATED:
Continued:
Please review Forestry redlines and adjust tree-utility separations as needed.

5/24/2019: FOR FDP
There are various tree/utility separation conflicts. See redlines for examples (L24) and adjust accordingly. Sewer and water lines should be approximately 10’ from shade trees.

Comment Number: 2.24 Comment Originated: 12/03/2021

2/14/2022: FOR FINAL APPROVAL – UNRESOLVED:
12/3/2021: FOR FINAL APPROVAL – UNRESOLVED
Continued:
There are still areas where trees are less than 7-ft from walkways. Please adjust all tree locations as needed.
5/24/2019: FOR HEARING
Trees should be approximately 7 feet from walkways. There are several instances of proposed trees being too close to walkways. Please see redlines and adjust accordingly.

Comment Number: 3.30 Comment Originated: 12/03/20

2/14/2022: FOR FINAL APPROVAL – UNRESOLVED:
12/3/2021: FOR FINAL APPROVAL – UDPATED
Continued:
Please review Forestry redlines and review areas where trees need to be adjusted away from storm drains and main lines.

8/26/2019: FOR FINAL
Please see redlines for examples for where proposed trees do not meet stormwater separation requirements.

Comment Number: 4.33 Comment Originated: 12/03/2021

2/14/2022: FOR FINAL APPROVAL – UNRESOLVED:
12/3/2021: FOR FINAL APPROVAL – UPDATED
Continued:
Please review Forestry redlines and adjust tree-utility separations as needed.

7/21/2020: FOR FINAL
Tree/utility separation to be verified at final.
Please note that there are several electric vaults that are in direct conflict with proposed trees. Please provide 10' of separation between street trees and electric vaults.

Comment Number: 5.37 Comment Originated: 12/03/2021

2/14/2022: FOR FINAL APPROVAL – UNRESOLVED:
12/3/2021: FOR FINAL APPROVAL
Please bold stop sign symbols on the plans and ensure 50-ft separation between street trees.

Comment Number: 6.38 Comment Originated: 02/14/2022

2/14/2022: FOR FINAL APPROVAL
Plant list
Please include species diversity percentages in the plant list.

Comment Number: 7.39 Comment Originated: 02/14/2022

2/14/2022: FOR FINAL APPROVAL
Please omit the following species as they do not thrive long term in Fort Collins: English Oak and Sawleaf Zelcova.

Comment Number: 8.40 Comment Originated: 02/14/2022

2/14/2022: FOR FINAL APPROVAL
Abelia x 'Mardi Gras' is a low growing shrub – please remove this species from the canopy tree list.

Department: Park Planning
Contact: Kyle Lambrecht, 970-221-6566, klambrecht@fcgov.com
Topic: General

Comment Number: 1 Comment Originated: 11/30/2021

11/30/2021: INFORMATION: The Park Planning & Development Department is available to discuss these comments in more detail. Please contact Kyle Lambrecht, PE at 970 416 4340, klambrecht@fcgov.com.

Comment Number: 11 Comment Originated: 11/30/20

02/14/2022: FOR FINAL PLAN:
Thank you for updating plansheets. The 8' multi-use trail is called out as a sidewalk on Sheet C2.02. Please adjust this as well as performing a final QC of labels as part of the final plan development.

11/30/2021: FOR HEARING: Please update the utility plansheets to identify the 8' multi-purpose trail as a multi-purpose trail. There are numerous instances where the trail is identified as a sidewalk. Please reference redlined drawings.

Comment Number: 14 Comment Originated: 11/30/2021

02/14/2022: FOR FINAL PLAN:
Thank you for your response and for the additional information. Please plan to coordinate this design with Park Planning staff during final plan development. Is there an opportunity to expand the section of trail in areas with direct connections to 10'?

11/30/2021: FOR HEARING: The internal trail alignment cannot be used to provide internal pedestrian circulation and cannot provide direct access to buildings. Internal access to the recreational trail from the internal bike/pedestrian system should be provided at limited and defined access points. Currently, 14 lots are showing direct connections to the internal multi-purpose trail.

Department: PFA

Contact: Marcus Glasgow, 970-416-2869, marcus.glasgow@poudre-fire.org

Topic: General

Comment Number: 1 Comment Originated: 11/24/2021

2/10/2022: FOR HEARING - UNRESOLVED
The access road behind buildings 4,5 and 6 is a dead end road used for aerial access. It is required to be 30 feet wide due to the dead end length. Other dead end access roads are ok at 26 foot width due to shorter dead end length.
11/24/2021: FOR HEARING
AERIAL FIRE APPARATUS ACCESS ROADS
Buildings over 30' in height trigger additional fire lane requirements in order to accommodate the logistical needs of aerial apparatus (ladder trucks). The intent of the code is to provide for rescue operations and roof access via ladder trucks when ground ladders cannot reach upper floors. Aerial access should therefore be available on at least one long side of the building, located within a minimum of 15 feet and a maximum of 30 feet from the building or as otherwise approved by the fire marshal. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof. Dead end access roads shall have a minimum width of 30 ft.

-Building 7 is located further than 30 ft from the public road. The rear alley is within an appropriate distance to be considered for aerial access but it is only 20 ft wide. It will need to be a minimum of 30 ft wide for a dead end access road used for aerial access.

-Building 33 is located further than 30 ft from the public road and less than 15 feet from the rear alley. The front elevation does not provide enough access points to be considered the only side of aerial access.

-Building 34 only has access from the side and rear alley of the building and both are located closer than 15 ft to the building.

-Building 35 and 36 only have access from the rear alley but the site plan shows the alley is unobstructed at only 20 ft wide. It will need to match the plat and/or be minimum 30 ft wide to be considered for dead end aerial access.

Comment Number: 2 Comment Originated: 11/24/2021

2/10/2022: FOR HEARING - UNRESOLVED

The turning radius in the alley entrances has not been modified and the turning exhibit is unreadable. I have concerns with overhang and obstruction in these corners. Please provide a clear exhibit and include landscaping, all proposed signage and street lights.

11/24/2021: FOR HEARING

FIRE ACCESS ROADS

A fire lane plan shall be submitted for approval prior to installation. In addition to the design criteria already contained in relevant standards and policies, any new fire lane must meet the following general requirements:

-Fire lanes established on private property shall be dedicated by plat or separate document as an Emergency Access Easement.

-Maintain the required 20 foot minimum unobstructed width & 14 foot minimum overhead clearance. Where road widths exceed 20 feet in width, the full width shall be dedicated unless otherwise approved by the AHJ.

- Access roads with a hydrant are required to be 26 ft wide.

-Additional fire lane requirements are triggered for buildings greater than 30' in height. Refer to Appendix D105 of the International Fire Code.

-Be designed as a flat, hard, all-weather driving surface capable of supporting 40 tons.

-Dead-end fire access roads in excess of 150 feet in length shall be provided with an approved turnaround area for fire apparatus.

-Dead-end roads shall not exceed 660 feet in length without providing for a second point of access.

-The required turning radii of a fire apparatus access road shall be a minimum of 25 feet inside and 50 feet outside. Turning radii shall be detailed on submitted plans.

-Dedicated fire lanes are required to connect to the Public Way unless otherwise approved by the AHJ.

-Fire lane to be identified by red curb and/or signage, and maintained unobstructed at all times.

-Fire lane sign locations or red curbing should be labeled and detailed on final plans. Refer to LCUASS detail #1418 & #1419 for sign type, placement, and spacing. Appropriate directional arrows required on all signs.

-In Block 6 between lots 34 and 35, the center access road is only 20 ft wide. This access leads to an aerial access road and will need to meet the aerial access requirement of 26 ft.

-In Block 5 between lots 4 and 5, the center access road is only 20 ft wide. This access leads to an aerial access road and will need to meet the aerial access requirement of 26 ft. Block 4 between lots 18 and 19, is not currently used for aerial access unless it is provided for buildings 33 and 34 from the alley.

- On the side access road of building 7, the width is only 24 ft. This will be used as aerial access so it will need to be 26 ft wide.

- The intermediate hammerhead between building 4 and 5 is only 20 ft wide. This is part of an aerial access road and will need to be 26 ft wide
-Many of the alley access entrance corners do not meet the required turning radius.

Department: Building Services
Contact: Katy Hand, khand@fcgov.com
Topic: Building Insp Plan Review

Comment Number: 1 Comment Originated: 11/29/2021

11/29/2021: TOWNHOMES:

1. FOR FDP: Provide a site-wide accessibility plan in accordance with state accessibility requirement CRS 9-5 (Title 9). Show how required points will be met (preliminary is fine). On the site plan show:
a. Which units will be accessible?
b. What type/level of accessibility?
c. How accessibility points are being achieved?
d. Plan grading accordingly for accessibly main door entrance.
e. Accessible/adaptable units provided should be dispersed across the development and in different building types.
2. Attached single-family and two-family townhomes are required to be fire sprinkled per local amendment and must provide a P2904 system min and provide fire rated wall per R302. Determine what water line size will be provided to dwellings so the fire-sprinkler system can be designed.
3. provide 3ft setback from the furthest projecting element to property line or provide fire rated walls/ projections and openings, must be limited/fire protected per chap 3 of the IRC
4. (2) 1hr walls (i.e.) 2hr fire barriers constructed between townhomes should be continuous to the roof deck and furthest projecting element per current IRC and local amendments (this includes covered patios and decks).
5. Gas lines cannot run through the interior building to adjacent units.
6. New homes must provide PV ready. Townhomes with attached garages must be EV ready – (conduit in place).
7. Bedroom egress windows or doors (emergency escape openings) required in all bedrooms.
8. Each townhome unit will require an separate air tightness test for certificate of occupancy passing at 3ACH. Consider air barrier details between units for the building design.

Comment Number: 2 Comment Originated: 11/29/2021

11/29/2021: SINGLE FAMILY DETACHED HOUSES:

1. Roof overhangs located closer than 5ft to the property lines must be fire protected per current code.

2. Homes must be PV ready. Homes with attached garages must be PV ready.
3. Dwellings and garages must be located 5ft min to property line or be constructed with fire rated walls with limited/no openings.

Comment Number: 3 Comment Originated: 11/29/2021

11/29/2021: FOR BUILDING PERMIT:
Please visit our website for current adopted codes, local amendments, and submittal requirements. Note: 2021 Building Codes will be adopted early 2022
https://www.fcgov.com/building/application.php
https://www.fcgov.com/building/codes.php
https://www.fcgov.com/building/energycode

Comment Number: 4 Comment Originated: 11/29/2021

11/29/2021: INFORMATIONAL:
A licensed general contractor and licensed subcontractors are required

Comment Number: 5 Comment Originated: 11/29/2021

11/29/2021: INFORMATIONAL:
Each detached structure requires a separate permit, this includes carports, bike shelters, trellises, pergolas and garage buildings, and shade structures, maintenance buildings, and play structures.

Department: Technical Services
Contact: Jeff County, 970-221-6588, jcounty@fcgov.com

Topic: General

Comment Number: 2 Comment Originated: 12/02/2021

02/14/2022: INFORMATION ONLY:
Unless required during PDP, a complete review of all plans will be done at FDP.
12/02/2021: FOR FINAL APPROVAL:
Unless required during PDP, a complete review of all plans will be done at FDP.

Topic: Plat

Comment Number: 1 Comment Originated: 12/02/2021

02/14/2022: FOR HEARING:
Please make changes as marked. If changes are not made or you disagree with comments, please provide written response of why corrections were not made. Please provide any responses on redlined sheets and/or in response letter. If you have any specific questions about the redlines, please contact John Von Nieda at 970-221-6565 or jvonnieda@fcgov.com
12/02/2021: FOR HEARING:
Please make changes as marked. If changes are not made or you disagree with comments, please provide written response of why corrections were not made. Please provide any responses on redlined sheets and/or in response letter. If you have any specific questions about the redlines, please contact John Von Nieda at 970-221-6565 or jvonnieda@fcgov.com

Department: Outside Agencies

Topic: General

Comment Number: 2 Comment Originated: 11/29/2021

11/29/2021:
New Mercer Ditch and Larimer Canal #2, Melissa Buick, melissahbuick@gmail.com
The plans do not contain enough detail for comment and approval at this time. Any ditch crossing or encroachment of the ditch easement will require an agreement with the ditch company. We request developers provide a list of ditch crossings, relocations and requests for discharge, including plans and details for each crossing/encroachment to begin the permit process and will request a meeting with the engineers.

Comment Number: 3 Comment Originated: 11/29/2021

11/29/2021:
Poudre School District, Bwillits@psdschools.org
Routed.

Comment Number: 4 Comment Originated: 11/29/2021

11/29/2021:
Xcel Energy, Stephanie Rich, stephanie.rich@xcelenergy.com
Routed.

Comment Number: 5 Comment Originated: 11/29/2021

11/29/2021:
Century Link
Routed.

Comment Number: 6 Comment Originated: 11/29/2021

11/29/2021:
Comcast, Don Kapperman, don_kapperman@cable.comcast.com
Routed.

Community Development and Neighborhood Services
281 North College Avenue
PO Box 580
Fort Collins, CO 80522

970.221.6689
970.224.6134 - fax
fcgov.com/developmentreview

March 29, 2022

Sam Coutts
Ripley Design Inc
419 Canyon Ave., Ste. 200
Fort Collins, CO 80521

RE: Sanctuary on the Green, PDP210018, Round Number 3

Please see the following summary of comments from City staff and outside reviewing agencies for your submittal of Sanctuary on the Green. If you have questions about any comments, you may contact the individual commenter or direct your questions through your Development Review Coordinator, Todd Sullivan via phone at 970-221-6695 or via email at tsullivan@fcgov.com.

Comment Summary:

Department: Development Review Coordinator
Contact: Todd Sullivan, 970-221-6695, tsullivan@fcgov.com

Topic: General

Comment Number: 1 Comment Originated: 11/30/2021

I will be your primary point of contact throughout the development review and permitting processes. If you have any questions, need additional meetings with the project reviewers, or need assistance throughout the process, please let me know and I can assist you and your team. To best serve you, please include me in all email correspondence with other reviewers and keep me informed of any phone conversations. Thank you!

Comment Number: 2 Comment Originated: 11/30/2021

As part of your resubmittal, you will respond to the comments provided in this letter. This letter is provided to you in Microsoft Word format. Please use this document to insert responses to each comment for your submittal, using a different font color. When replying to the comment letter please be detailed in your responses, as all comments should be thoroughly addressed. Provide reference to specific project plans or explanations of why comments have not been addressed, when applicable, avoiding responses like noted or acknowledged.

Please follow the Electronic Submittal Requirements and File Naming Standards found at *https://www.fcgov.com/developmentreview/files/electronic submittal requirements and file naming standards_v1_8 1 19.pdf?1566857888*.

Files are to be named PLAN NAME_PROJECT NAME_REVIEW TYPE_ROUND NO.
Example: UTILITY PLANS_MY PROJECT_PDP_RD1.pdf

Comment Number: 3 Comment Originated: 11/30/2021

Resubmittals are accepted any day of the week, with Wednesday at noon being the cut-off for routing the same week. When you are preparing to resubmit your plans, please notify me with as much advanced notice as possible.

Department: Planning Services
Contact: Jenny Axmacher, , jaxmacher@fcgov.com

Topic: Building Elevations

Comment Number: 2 Comment Originated: 12/02/2021

03/28/2022: FOR FINAL - UPDATED:
Sheet A-11 labels the housing product style as mid-century modern, which corresponds to the sheet L-3, however the sheet "footer" calls out Craftsman near the page number. Please update and correct sheets as needed.

2/14/2022: FOR HEARING - UPDATED:
Thank you for the additional building elevation variations that will eliminate two of the same building being placed next to each other. The new elevation designs are mislabeled between the elevation drawings and the site plan sheet L3. Please correct. Please also update the architectural elevations drawing set to have all the elevation drawings for all of the different product types, excluding the single-family homes, to be complete and consistent with elevations of all four sides, dimensions, and material information call outs with color palettes. Sheets A-7 through A-11 are inconsistent and must be updated.

12/02/2021: FOR HEARING:
A modification for 3.5.2.C.2 Single-family attached buildings will be needed due to the similar buildings (Buildings 11 and 14 and 2 and 3) placed next to each other along a street or street-like private drive. Alternatively, you could consider varying the building types in these locations in lieu of a modification.

Comment Number: 7 Comment Originated: 02/16/2022

03/28/2022: AT HEARING- UPDATED:
See attached redlines for recommended locations.

02/16/2022: FOR HEARING:
Please provide a few simple cross section drawings illustrating the site grading and building heights at a few of the property lines. Staff would recommend a cross section showing the western property line and building #14, the northern property line and building #24, the eastern property line and building #27, and the western property line and one of the single family detached homes. Please reach out if any clarification is needed.

Topic: General

Comment Number: 6 Comment Originated: 02/14/2022

03/28/2022: FOR INFORMATION - UPDATED:
A response to this comment was not included in the comment response letter provided by the applicant with this submittal. According to an email from Sam Coutts on 3/24/2022, he stated the applicant was coordinating this request directly with Alyssa Stephens. He further stated that they "have offered to respond to comments in a written format, but not a formal meeting." Staff will consider this item resolved moving forward.

02/14/2022: FOR INFORMATION:
Adjacent Property Owners contacted staff and requested that the applicant conduct another neighborhood meeting prior to this project being scheduled for hearing. The City's Neighborhood Development Liaison recommends having a meeting and would encourage the applicant to reach out to discuss further, if the applicant is amenable. Alternatives to a traditional neighborhood meeting could be considered, as another neighborhood meeting is not required per 2.4.2. You can reach Alyssa at astephens@fcgov.com.

Topic: Site Plan

Comment Number: 1 Comment Originated: 11/29/2021

03/28/2022: FOR FINAL - UPDATED:
For consistency's sake, please measure the landscape buffer from building 36 from the same two points for both the site plan and the landscape plan. While there is probably not a discrepancy in the measurement, it appears that there is one based on the different endpoints of the measurement.

2/14/2022: FOR HEARING - UPDATED:
Please label the setback on the site plan. Additional discussion may be warranted on 4.5.E.4.b.

12/02/2021: FOR HEARING:
Confirm Building #36 complies with 3.5.1.C, 3.5.1.D, and 4.5.E.4.d. Consider switching the building out for a two-story building type instead.

Comment Number: 8 Comment Originated: 03/28/2022

03/28/2022: FOR FINAL:
Note 6 on sheet L-1 references the old lighting standards. Please update to the current standards.

Department: Engineering Development Review
Contact: Dave Betley, 970-221-6573, dbetley@fcgov.com

Topic: General

Comment Number: 6 Comment Originated: 02/15/2022

02/15/2022: FOR FINAL: The applicant is proposing to make adjustments to the trail to the north. The HOA for the Bell Weather Development maintains this portion of the trail. The applicant will need to coordinate the design for the proposed trail section with the Bell weather HOA.

Comment Number: 7 Comment Originated: 02/15/20

02/15/2022: FOR FINAL: There is approximately 175 feet of Taft Hill to the north of the project that should be constructed. the City is interested in working with the Developer to complete this portion of the right of way. The right of way has been dedicated. It would require approximately 175 feet of constructing the ultimate roadway section. These discussions can take place at the final development plan review.

Contact: Marc Virata, 970-221-6567, mvirata@fcgov.com

Topic: General

Comment Number: 3 Comment Originated: 11/30/2021

11/30/2021: FOR HEARING:
It appears that New Mercer Ditch and Larimer Canal No. 2 are impacted ditches with the project and letters of intent from the ditches should be provided prior to hearing.

2/11/2022: The Letters of Intent are to be provided by the applicant from the ditch companies before hearing.

Department: Traffic Operation

Contact: Spencer Smith, 970-221-6820, smsmith@fcgov.com

Topic: General

Comment Number: 1 Comment Originated: 11/29/2021

FOR FINAL UPDATE: We'll need to work with you on final signing and striping plans.

Comment Number: 3 Comment Originated: 11/29/2021

11/29/2021: INFORMATION ONLY
The RRFB's on LaPorte at Impala and Barton are not currently funded within the City Budget and will be the responsibility of the development.

Comment Number: 4 Comment Originated: 11/29/2021

11/29/2021: FOR FINAL
We may need to work on the size of the opening in the protection along LaPorte for driveways - depending on the design vehicle, it may need to be larger. Please dimension each opening width on the plans. The protection (curbing) will also need delineators on top every now and then. Include a detail in the plans.

Comment Number: 5 Comment Originated: 11/29/2021

11/29/2021: FOR FINAL
The right of way for Street A is proposed for a 51 foot, Residential Local Street which is designed to be used for residential local streets providing access to single family detached dwelling with driveways. This standard may have change since the initial submittal but in order to keep this roadway width, parking will need to be removed along one side of the roadway. Please show the appropriate no parking signage along the north side of Street A

Comment Number: 8 Comment Originated: 02/15/2022

02/15/2022: FOR FINAL
The Street Improvement Notes should reference "City of Fort Collins Traffic Engineer" rather than "City of Fort Collins Engineer".

Department: Stormwater Engineering - Floodplain
Contact: Claudia Quezada, (970)416-2494, cquezada@fcgov.com

Topic: Floodplain

Comment Number: 5 Comment Originated: 11/30/2021

02/15/2022: See redlines

11/30/2021: FOR FINAL:
Please see redlines for clarification and minor comments to address.

Comment Number: 6 Comment Originated: 11/30/2021

11/30/2021: FOR FINAL:
Please address the previous comments on the floodplain report, modeling and mapping.

Department: Stormwater Engineering – Erosion Control
Contact: Jesse Schlam, 970-218-2932, jschlam@fcgov.com

Topic: Erosion Control

Comment Number: 2 Comment Originated: 11/22/2021

01/28/2022: Please see redline for the erosion control plans. Will look for report and escrow at FDP... Please add sequencing and phasing to the erosion control plans and reports as that information was not provided.

FOR FINAL:
The plan provided on this project was reviewed against the City Criteria (FCDCM Ch 2 Section 6.1.3). No sequence sheets were provided. Please ensure that the Erosion Control Plans provided include a individual sequence sheets in accordance with (FCDCM Ch 2 Section 6.1.3.2). No phasing materials were provided. Please ensure that the Erosion Control Plans, Escrows, and Reports include phasing and meet requirements
(FCDCM Ch 2 Section 6.1.3, 6.1.4, & 6.1.5). The erosion control plan is missing key components to meet City Criteria. Please review the provided comments and redlines and address them accordingly.

FOR FINAL:
No erosion control report was provided for this project, please submit an Erosion Control Report to meet City Criteria. (FCDCM Ch 2 Section 6.1.4).

FOR FINAL:
No erosion control escrow calculation was provided for this project, please submit an Erosion Control Escrow Calcuation to meet City Criteria. (FCDCM Ch 2 Section 6.1.5).

11/22/2021: FOR FINAL:
Please submit an Erosion Control Plans to meet City Criteria (FCDCM Ch 2 Section 6.1.3)

Please ensure that the Erosion Control Plans provided include a individual sequence sheets in accordance with (FCDCM Ch 2 Section 6.1.3.2)

Please ensure that the Erosion Control Plans, Escrows, and Reports include phasing requirements (FCDCM Ch 2 Section 6.1.3, 6.1.4, & 6.1.5)

Please submit an Erosion Control Escrow / Security Calculation based upon the accepted Erosion Control Plans to meet City Criteria. (FCDCM Ch 2 Section 6.1.5)

Please submit an Erosion Control Report to meet City Criteria. (FCDCM Ch 2 Section 6.1.4)

Comment Number: 3 Comment Originated: 11/22/2021

01/28/2022: Will re-evaluate the fees on the FDP plan set.

11/22/2021: INFORMATION ONLY:

The City Manager's development review fee schedule under City Code 7.5-2 was updated to include fees for Erosion Control and Stormwater Inspections. As of January 1st, 2021, these fees will be collected on all projects for such inspections.

The Erosion Control fees are based on; the number of lots, the total site disturbance, the estimated number of years the project will be active and the Stormwater Inspection Fees are based on the number of LID/WQ Features that are designed for on this project.

Based on the proposed site construction associated with this project we are assuming 212 lots, 41.39 acres of disturbance, 5 years from demo through build out of construction and an additional 4 years until full vegetative stabilization due to seeding, which results in an Erosion Control Fee estimate of $11072.54.

Based on 8 bioretention/level spreaders, 5 extended detention basins, and 2 underground treatment systems, the estimate of the Stormwater LID/WQ Inspection fee is $ 4,600.00

Please note that as the plans and any subsequent review modifications of the above-mentioned values change the fees may need to be modified. I have provided a copy of the spreadsheet used to arrive at these estimates for your review.

Comment Number: 4 Comment Originated: 11/22/2021

01/28/2022: FOR FINAL: Added more redlines to the erosion control plans.

Requested Response: Detention Pond 2 is long and linear and I believe that is what Basil was referring to when he was referring to the Channel to the west. This storm drain is cutting through the detention basin and will need controls to prevent the materials from the trenching being introduced to the pond thus area will need controls.

11/22/2021: FOR FINAL:

Please address all comments provided on the redlined Erosion and Sediment Control Plans.

Department: Stormwater Engineering

Contact: Wes Lamarque, 970-416-2418, wlamarque@fcgov.com

Topic: General

Comment Number: 7 Comment Originated: 12/01/2021

02/15/2022: REMINDER COMMENT:

12/01/2021: FOR HEARING:

Please provide an updated "Letter of Intent" for all required offsite drainage easements and for the outfall from Larimer County No. 2 Ditch Company.

Department: Water-Wastewater Engineering
Contact: Wes Lamarque, 970-416-2418, wlamarque@fcgov.com

Topic: General

Comment Number: 2 Comment Originated: 02/15/2022

03/29/2022: INFORMATION ONLY:
02/15/2022: INFORMATION ONLY:
City Water Utilities is ready for a hearing.

Department: Light And Power
Contact: Austin Kreager, 970-224-6152, akreager@fcgov.com

Topic: General

Comment Number: 2 Comment Originated: 11/30/2021

11/30/2021: FOR FDP:
Multifamily buildings are treated as commercial services; therefore a (C 1) form must be filled out and submitted to Light & Power Engineering along with one-line diagrams. All secondary electric service work is the responsibility of the developer and their electrical consultant or contractor.

Comment Number: 3 Comment Originated: 11/30/2021

11/30/2021: INFORMATION:
Light and Power would like to remind you that all of our facilities must have a ten foot clearance away from all water, wastewater, and storm sewer facilities. We also require a three-foot clearance away from all other utilities with the exception of communication lines.

Comment Number: 4 Comment Originated: 11/30/2021

11/30/2021: INFORMATION:
Electric Capacity Fee, Building Site charges and any system modification charges necessary will apply to this development.

Comment Number: 5 Comment Originated: 11/30/2021

11/30/2021: INFORMATION:
You may contact Austin Kreager, project engineering if you have questions. (970) 224-6152. You may reference Light & Power's Electric Service Standards at *http://www.fcgov.com/utilities/img/site_specific/uploads/ElectricServiceStandards_FINAL_18November2016_Amendment.pdf*
You may reference our policies, development charge processes, and use our fee estimator at *http://www.fcgov.com/utilities/business/builders-and-developers*.

Comment Number: 6 Comment Originated: 02/15/2022

02/15/2022: INFORMATION:
All electric services will be customer owned with the exception of single family detached buildings. Please keep that in mind as you move forward. Thank you

Department: Parks
Contact: Aaron Wagner, , aawagner@fcgov.com

Topic: General

Comment Number: 6 Comment Originated: 11/30/2021

2/15/2022: FOR FINAL - UNRESOLVED:
Please include the below as a note on plans, with contact information, for reference moving forward: THERE SHALL BE NO EQUIPMENT, MATERIALS, OR ITEMS STORED ON A FORT COLLINS PARKS TRAIL OR WITHIN THE TRAIL EASEMENT. IF THERE IS A NEED TO CLOSE A SECTION OF THE TRAIL FOR ANY
REASON, A TRAFFIC CONTROL PLAN IS REQUIRED TO BE SUBMITTED AND APPROVED THROUGH TRAFFIC CONTROL. THE PARKS DEPARTMENT WILL SIGN OFF ON IT ONCE SUBMITTED. PLEASE KEEP THE CLOSURES TO THE SHORTEST AMOUNT OF TIME DEPENDING ON WORK SCHEDULING AND FLOW. PARKS DEPARTMENT PLANNING STAFF CAN HELP WITH ANY QUESTIONS YOU MAY HAVE REGARDING THESE STANDARDS. PLEASE CONTACT JILL WUERTZ (JWUERTZ@FCGOV.COM), 970-416-2062, OR PARKS PLANNING TECHNICIAN, AARON WAGNER (AAWAGNER@FCGOV.COM) 970-682-0344, 413 S. BRYAN AVE, FORT COLLINS, CO 80521 REGARDING THE PARKS' DEPARTMENT'S INTEREST. THERE SHALL BE NO ENCROACHMENTS INTO THE TRAIL EASEMENT DURING THE CONSTRUCTION PROCESS. IF IT IS DETERMINED THAT AN ENCROACHMENT IS REQUIRED, FOR ANY REASON, PLEASE CONTACT ONE OF THE ABOVE PARKS REPRESENTATIVES.

11/30/2021: INFORMATION
If there is a need to close a section of the Soldier Creek Trail for any reason, a traffic control plan is required to be submitted and approved through Traffic Control. The Stormwater Department will sign off on it once approved. Please keep the closures to the shortest amount of time depending on work scheduling and flow.

Comment Number: 9 Comment Originated: 02/16/2022

02/16/2022: FOR FINAL APPROVAL
The connection to the Soldier Creek Trail needs to be perpendicular to the centerline of the trail. Parks requires that the connections to public trails be doweled to prevent differential settling and causing trip hazards. Please include the following note on the plans for reference: "CONNECTIONS TO PUBLIC TRAILS SHALL BE DOWELED WITH STAINLESS STEEL DOWELS. IF THERE IS ANY DAMAGE TO THE EXISTING TRAIL NETWORK CONTRACTOR SHALL NOTIFY THE CITY IMMEDIATELY AND SHALL CORRECT DAMAGES AT THE DIRECTION OF THE APPROPRIATE CITY DEPARTMENT. CORRECTIONS SHALL BE COMPLETED BY THE CONTRACTOR, AT NO COST TO THE CITY."

Comment Number: 10 Comment Originated: 02/16/20

02/16/2022: FOR FINAL APPROVAL:
Please label the existing Soldier Creek Trail as 'Existing' to avoid confusion with the proposed private trail segment. Private trail segments shall not have the same name as public trails, please ensure that if the private is to be named, that it has a different name to avoid confusion. Parks does not allow encroachment into trail easements for construction activity and/or staging or storage of materials. Please show and label the trail easement(s) on all plans and add the following note to plan notes: "THERE SHALL BE NO ENCROACHMENT OF THE SOLDIER CREEK TRAIL EASEMENT OR TRAIL ITSELF. THIS INCLUDES ANY RELATED CONSTRUCTION ACTIVITY, STAGING EQUIPMENT, OR STORAGE OF MATERIALS."

Department: Forestry
Contact: Molly Roche, 224-616-1992, mroche@fcgov.com

Topic: General

Comment Number: 1.21 Comment Originated: 12/03/2021

2/14/2022: FOR FINAL APPROVAL – UNRESOLVED:
12/3/2021: FOR FINAL APPROVAL – UPDATED:
Continued:
Please review Forestry redlines and adjust tree-utility separations as needed.

5/24/2019: FOR FDP
There are various tree/utility separation conflicts. See redlines for examples (L24) and adjust accordingly. Sewer and water lines should be approximately 10' from shade trees.

Comment Number: 2.24 Comment Originated: 12/03/2021

2/14/2022: FOR FINAL APPROVAL – UNRESOLVED:
12/3/2021: FOR FINAL APPROVAL – UNRESOLVED
Continued:
There are still areas where trees are less than 7-ft from walkways. Please adjust all tree locations as needed.

5/24/2019: FOR HEARING
Trees should be approximately 7 feet from walkways. There are several instances of proposed trees being too close to walkways. Please see redlines and adjust accordingly.

Comment Number: 3.30 Comment Originated: 12/03/2021

2/14/2022: FOR FINAL APPROVAL – UNRESOLVED:
12/3/2021: FOR FINAL APPROVAL – UDPATED
Continued:
Please review Forestry redlines and review areas where trees need to be adjusted away from storm drains and main lines.

8/26/2019: FOR FINAL
Please see redlines for examples for where proposed trees do not meet stormwater separation requirements.

Comment Number: 4.33 Comment Originated: 12/03/20

2/14/2022: FOR FINAL APPROVAL – UNRESOLVED:
12/3/2021: FOR FINAL APPROVAL – UPDATED
Continued:
Please review Forestry redlines and adjust tree-utility separations as needed.

7/21/2020: FOR FINAL
Tree/utility separation to be verified at final.
Please note that there are several electric vaults that are in direct conflict with proposed trees. Please provide 10' of separation between street trees and electric vaults.

Comment Number: 5.37 Comment Originated: 12/03/2021

2/14/2022: FOR FINAL APPROVAL – UNRESOLVED:
12/3/2021: FOR FINAL APPROVAL
Please bold stop sign symbols on the plans and ensure 50-ft separation between street trees.

Comment Number: 6.38 Comment Originated: 02/14/2022

2/14/2022: FOR FINAL APPROVAL
Plant list: Please include species diversity percentages in the plant list.

Comment Number: 7.39 Comment Originated: 02/14/2022

2/14/2022: FOR FINAL APPROVAL
Please omit the following species as they do not thrive long term in Fort Collins: English Oak and Sawleaf Zelcova.

Comment Number: 8.40 Comment Originated: 02/14/2022

2/14/2022: FOR FINAL APPROVAL
Abelia x 'Mardi Gras' is a low growing shrub – please remove this species from the canopy tree list.

Department: Park Planning
Contact: Kyle Lambrecht, 970-221-6566, klambrecht@fcgov.com

Topic: General

Comment Number: 1 Comment Originated: 11/30/2021

11/30/2021: INFORMATION: The Park Planning & Development Department is available to discuss these comments in more detail. Please contact Kyle Lambrecht, PE at 970 416 4340, klambrecht@fcgov.com.

Comment Number: 11 Comment Originated: 11/30/2021

02/14/2022: FOR FINAL PLAN:
Thank you for updating plan sheets. The 8' multi-use trail is called out as a sidewalk on Sheet C2.02. Please adjust this as well as performing a final QC of labels as part of the final plan development.

11/30/2021: FOR HEARING: Please update the utility plansheets to identify the 8' multi-purpose trail as a multi-purpose trail. There are numerous instances where the trail is identified as a sidewalk. Please reference redlined drawings.

Comment Number: 14 Comment Originated: 11/30/20

02/14/2022: FOR FINAL PLAN:
Thank you for your response and for the additional information. Please plan to coordinate this design with Park Planning staff during final plan development. Is there an opportunity to expand the section of trail in areas with direct connections to 10'?

11/30/2021: FOR HEARING: The internal trail alignment cannot be used to provide internal pedestrian circulation and cannot provide direct access to buildings. Internal access to the recreational trail from the internal bike/pedestrian system should be provided at limited and defined access points. Currently, 14 lots are showing direct connections to the internal multi-purpose trail.

Department: PFA

Contact: Marcus Glasgow, 970-416-2869, marcus.glasgow@poudre-fire.org

Topic: General

Comment Number: 2 Comment Originated: 11/24/2021

3/29/2022: UPDATED- FOR FINAL
The exhibit shows wheel overhang into landscaped areas on some of the alleys. These corners will need to be adjusted to provide access.

2/10/2022: FOR HEARING - UNRESOLVED
The turning radius in the alley entrances has not been modified and the turning exhibit is unreadable. I have concerns with overhang and obstruction in these corners. Please provide a clear exhibit and include landscaping, all proposed signage and streetlights.
11/24/2021: FOR HEARING
FIRE ACCESS ROADS
A fire lane plan shall be submitted for approval prior to installation. In addition to the design criteria already contained in relevant standards and policies, any new fire lane must meet the following general requirements:
-Fire lanes established on private property shall be dedicated by plat or separate document as an Emergency Access Easement.
-Maintain the required 20-foot minimum unobstructed width & 14 foot minimum overhead clearance. Where road widths exceed 20 feet in width, the full width shall be dedicated unless otherwise approved by the AHJ.
- Access roads with a hydrant are required to be 26 ft wide.
-Additional fire lane requirements are triggered for buildings greater than 30' in height. Refer to Appendix D105 of the International Fire Code.
-Be designed as a flat, hard, all-weather driving surface capable of supporting 40 tons.
-Dead-end fire access roads in excess of 150 feet in length shall be provided with an approved turnaround area for fire apparatus.
-Dead-end roads shall not exceed 660 feet in length without providing for a second point of access.
-The required turning radii of a fire apparatus access road shall be a minimum of 25 feet inside and 50 feet outside. Turning radii shall be detailed on submitted plans.

-Dedicated fire lanes are required to connect to the Public Way unless otherwise approved by the AHJ.
-Fire lane to be identified by red curb and/or signage, and maintained unobstructed at all times.
-Fire lane sign locations or red curbing should be labeled and detailed on final plans. Refer to LCUASS detail #1418 & #1419 for sign type, placement, and spacing. Appropriate directional arrows required on all signs.

-In Block 6 between lots 34 and 35, the center access road is only 20 ft wide. This access leads to an aerial access road and will need to meet the aerial access requirement of 26 ft.

-In Block 5 between lots 4 and 5, the center access road is only 20 ft wide. This access leads to an aerial access road and will need to meet the aerial access requirement of 26 ft. Block 4 between lots 18 and 19, is not currently used for aerial access unless it is provided for buildings 33 and 34 from the alley.

- On the side access road of building 7, the width is only 24 ft. This will be used as aerial access so it will need to be 26 ft wide.

- The intermediate hammerhead between building 4 and 5 is only 20 ft wide. This is part of an aerial access road and will need to be 26 ft wide

-Many of the alley access entrance corners do not meet the required turning radius.

Department: Internal Services
Contact: Katy Hand, , khand@fcgov.com

Topic: Building Insp Plan Review

Comment Number: 1 Comment Originated: 11/29/2021

11/29/2021: TOWNHOMES:

1. FOR FDP: Provide a site-wide accessibility plan in accordance with state accessibility requirement CRS 9-5 (Title 9). Show how required points will be met (preliminary is fine). On the site plan show:
   a. Which units will be accessible?
   b. What type/level of accessibility?
   c. How accessibility points are being achieved?
   d. Plan grading accordingly for accessibly main door entrance.
   e. Accessible/adaptable units provided should be dispersed across the development and in different building types.
2. Attached single-family and two-family townhomes are required to be fire sprinkled per local amendment and must provide a P2904 system min and provide fire rated wall per R302. Determine what water line size will be provided to dwellings so the fire-sprinkler system can be designed.
3. provide 3ft setback from the furthest projecting element to property line or provide fire rated walls/ projections and openings, must be limited/fire protected per chap 3 of the IRC
4. (2) 1hr walls (i.e.) 2hr fire barriers constructed between townhomes should be continuous to the roof deck and furthest projecting element per current IRC

and local amendments (this includes covered patios and decks).
5. Gas lines cannot run through the interior building to adjacent units.
6. New homes must provide PV ready. Townhomes with attached garages must be EV ready – (conduit in place).
7. Bedroom egress windows or doors (emergency escape openings) required in all bedrooms.
8. Each townhome unit will require an separate air tightness test for certificate of occupancy passing at 3ACH. Consider air barrier details between units for the building design.

Comment Number: 2 Comment Originated: 11/29/2021

11/29/2021: SINGLE FAMILY DETACHED HOUSES:
1. Roof overhangs located closer than 5ft to the property lines must be fire protected per current code.
2. Homes must be PV ready. Homes with attached garages must be PV ready.
3. Dwellings and garages must be located 5ft min to property line or be constructed with fire rated walls with limited/no openings.

Comment Number: 3 Comment Originated: 11/29/2021

11/29/2021: FOR BUILDING PERMIT:
Please visit our website for current adopted codes, local amendments, and submittal requirements. Note: 2021 Building Codes will be adopted early 2022
https://www.fcgov.com/building/application.php
https://www.fcgov.com/building/codes.php
https://www.fcgov.com/building/energycode

Comment Number: 4 Comment Originated: 11/29/2021

11/29/2021: INFORMATIONAL:
A licensed general contractor and licensed subcontractors are required

Comment Number: 5 Comment Originated: 11/29/2021

11/29/2021: INFORMATIONAL:
Each detached structure requires a separate permit, this includes carports, bike shelters, trellises, pergolas and garage buildings, and shade structures, maintenance buildings, and play structures.

Department: Technical Services
Contact: Jeff County, 970-221-6588, jcounty@fcgov.com

Topic: General

Comment Number: 2 Comment Originated: 12/02/2021

03/28/2022: INFORMATION ONLY:
Unless required during PDP, a complete review of all plans will be done at FDP.
02/14/2022: INFORMATION ONLY:
Unless required during PDP, a complete review of all plans will be done at FDP.
12/02/2021: FOR FINAL APPROVAL:
Unless required during PDP, a complete review of all plans will be done at FDP.

Topic: Plat

Comment Number: 1 Comment Originated: 12/02/2021

03/28/2022: FOR HEARING:
Please make changes as marked. If changes are not made or you disagree with comments, please provide written response of why corrections were not made. Please provide any responses on redlined sheets and/or in response letter. If you have any specific questions about the redlines, please contact John Von Nieda at 970-221-6565 or jvonnieda@fcgov.com

02/14/2022: FOR HEARING:
Please make changes as marked. If changes are not made or you disagree with comments, please provide written response of why corrections were not made. Please provide any responses on redlined sheets and/or in response letter. If you have any specific questions about the redlines, please contact John Von Nieda at 970-221-6565 or jvonnieda@fcgov.com

12/02/2021: FOR HEARING:
Please make changes as marked. If changes are not made or you disagree with comments, please provide written response of why corrections were not made. Please provide any responses on redlined sheets and/or in response letter. If you have any specific questions about the redlines, please contact John Von Nieda at 970-221-6565 or jvonnieda@fcgov.com

Brownstein Hyatt Farber Schreck, L
303.223.1100 main
410 Seventeenth Street, Suite 2200
Denver, Colorado 80202

April **[__]**, 2022

Carolynne C. White
Attorney at Law
303.223.1197 direct
cwhite@bhfs.com

Marcus McAskin
City of Fort Collins
281 N College
Fort Collins, CO 80524

RE: May 2, 2022 Type I Hearing, City of Fort Collins (the "**City**") – Sanctuary on the Green Project Development Plan Application (the "**Application**")

Dear Mr. McAskin:

We represent Solitaire Homes LLC and Solitaire Homes East LLC (collectively, "**Applicant**"), the owner of the property located at the northwest corner of Laporte Avenue and North Taft Hill Road (the "**Property**"), with respect to the Sanctuary on the Green Project Development Plan Application (the "**Application**"). The purpose of this letter is to set forth a summary of how the Application meets the criteria for approval of a Project Development Plan ("**PDP**") under the Fort Collins Land Use Code (the "**LUC**") in order to assist in your review of the Application.

I. BACKGROUND AND HISTORY

The Property consists of approximately 41.34 acres located in the northwest of Fort Collins and is currently zoned L-M-N Low Density Mixed-Use Neighborhood ("**L-M-N**") district. The New Mercer Ditch traverses the property. The Property is currently undeveloped and vacant, and the prior land use on the Property was farming and haying.

The proposed project was originally called Sanctuary West and covered the 27 acres west of the New Mercer Ditch. Sanctuary West was originally planned in 2007, with Final Development Plans submitted in 2011. In 2018, 14 acres east of the New Mercer Ditch were annexed into the City and combined with the west parcel to create the Property that is the subject of this Application.

Now, the Applicant seeks PDP approval to develop a residential community on the Property called Sanctuary on the Green, composed of alley-loaded single family dwellings, two-family dwellings and single-family attached dwellings for a total of 212 dwellings and an overall density of 5.13 dwellings per gross acre.

This project is the culmination of nearly 15 years of ongoing planning, including dialogue and engagement with the existing community, in order to determine the optimal development program for this Property. The different housing types will create smaller neighborhoods within the development,

each of which will have its own amenities in addition to shared community gathering spaces located throughout the site, including a Neighborhood Center (defined below). The project will provide 453 parking spaces for the Property. The project will also include a park and 24.83 acres of open space.

Within a half mile of the Property is a medical clinic, a laundromat, a convenience store with gasoline sales, multiple churches, an elementary school, and a high school. This neighborhood will add to those public amenities with its own amenities, which will include the Neighborhood Center. The Neighborhood Center will consist of a mixed-use building located on the eastern edge of the Property that will include leasable spaces for commercial tenants, a clubhouse for the community featuring a fitness room, a kitchen, a large gathering space, a community bulletin/informational posting area, a playground and a public park, which will connect to a trail network that winds through the development and provides over fifteen acres of open space corridors through the Property. The Neighborhood Center may also incorporate a large outdoor gathering space with a plaza and a firepit.

A Preliminary Design Review for the Application was held on June 13, 2018. On February 13, 2019, the Applicant submitted an initial application for Sanctuary on the Green (the "**Prior Application**"), which was the subject of a hearing before the Planning and Zoning Commission on June 17, 2021, but although the Prior Application met all of the criteria for approval of a PDP in the LUC, the Applicant withdrew the Prior Application before a decision had been made in order to incorporate feedback from the neighborhood and the Planning and Zoning Commission. The revised Application before you today reflects such feedback, most notably through the removal of multi-family dwellings and a decrease in overall density.

The Applicant respectfully requests approval of the Sanctuary on the Green PDP, including one Alternative Compliance Plan (defined below) and two modifications of standards, all as described in more detail below.

II. NEIGHBORHOOD OUTREACH

As part of the Prior Application, an initial neighborhood meeting was held on June 27, 2018. The annexation of the 14 acres east of the New Mercer Ditch and the PDP that is the subject of this Application were discussed at that meeting. In August 2018, in response to that neighborhood meeting, the Applicant published a newsletter, attached hereto as Exhibit A, to reflect the key neighborhood concerns that had been voiced and the Applicant's responses to those concerns. Although the Applicant had originally planned to request that the newly annexed portion of the Property be zoned to M-M-N (Medium Density Mixed-Use Neighborhood District), in response to the community's concerns, the Applicant decided to request lower-density L-M-N zoning. Similarly, in response to community concerns about a proposed long-term senior facility on the Property, the Applicant chose instead to pursue residential development permitted by L-M-N zoning. The concerns voiced at the meeting included:

- Wetlands preservation
- Local flooding during downpours
- Protecting wildlife habitat
- Traffic impacts at the schools
- Density not consistent with City's Northwest Sub-Area Plan
- Maintaining a rural feel
- Keeping Open Spaces
- Preserving foothill views
- Allow Walking/Biking Trails to school
- The importance of creating sidewalks
- Condos and Row Homes lacked a rural feel

In response, the Applicant proposed and implemented in the Application the following solutions:

- Protect & maintain the wetlands in place
- Enhance habitat with planting and adding adjacent Open Space
- Improve stormwater channels and detention ponds
- Improvements will follow traffic study recommendations.
- Changed Annexation Request to L-M-N
- Proposed Low Density L-M-N to be compatible with Area Plan
- Open Space is a priority
- Modern farmhouse architecture and craftsman designs to create consistency with surrounding house types
- Added Neighborhood Center to enhance community
- Building footprints will not exceed L-M-N regulations
- Design and install Soldier Creek Extensions, new greenway
- Adding sidewalks next to streets
- Increased diversity of housing product type to meet City needs and plan goals

In addition to that larger neighborhood meeting, the Applicant met with a small group of interested residents on September 24, 2018 and participated in several one-on-one meetings to gather feedback about the proposed development from the current residents. The initial letter promised a second newsletter to follow, and that second newsletter, attached hereto as Exhibit B, was provided to the community in February 2019, describing the PDP and sharing a draft of the proposed site plan.

A second neighborhood meeting was held on March 7, 2019 to update the neighborhood regarding changes to the proposed PDP. In response to community concerns about local raptor nests, the Applicant performed a nesting survey, which concluded that no raptor nests were found to be located in any of the trees on the Property.

Another virtual neighborhood meeting was held on September 14, 2021 to update the neighbors on the Applicant's changes to the PDP since the last meeting. These changes included rotating buildings away from the neighbor homes, adjusting building heights, creating a larger open space and further decreasing the Project density.

In response to neighborhood concerns, the Applicant has reduced the density of the development six times since its inception. Most recently, the Applicant included a Neighborhood Center and removed the multi-family dwellings, replacing them with single-family attached dwellings.

On April 20, 2022, the Applicant sent the neighbors a newsletter informing them of the further changes to the PDP. The newsletter addresses each of the concerns raised at the last meeting, and provides a description of how the Applicant has considered the concern.

Overall, the Applicant has made every effort to keep the neighborhood abreast of updates to the PDP and respond to community concerns throughout the Application process.

III. **ANALYSIS**

A. **Compliance with the Standards of the LUC**

The LUC requires that the Application must comply with all applicable General Development Standards set forth in Article 3 of the LUC and all applicable District Standards set forth in Article 4 of the LUC. An analysis follows of how the Application complies with all of these requirements.

1. LUC Division 3.2 – Site Planning and Design Standards

a. *LUC Section 3.2.1 – Landscaping and Tree Protection*

The purpose of this standard is to demonstrate a comprehensive approach to landscaping to enhance the appearance and function of the neighborhood, structures, and pedestrian environment. The Application complies with the requirements of LUC Section 3.2.1, in part by inclusion of the following:

- Street Trees. The Application provides trees at the appropriate spacing, size, diversity, and species in accordance with Larimer County Urban Area Street and LUC standards.
- 692 trees consisting of deciduous and coniferous species, distributed as required by LUC standards.
- Mulched planting beds with ornamental grasses, coniferous and deciduous shrubs, and perennials.

- 45 trees or tree groupings removed with 89 mitigation trees and 421 mitigation shrubs provided.

b. *Section 3.2.2 – Access, Circulation, and Parking*

The purpose of this standard is to ensure that development projects accommodate the movement of vehicles, bicycles, pedestrians, and transit throughout the proposed project and to and from surrounding areas safely and conveniently. Development projects must also contribute to the attractiveness of the neighborhoods.

Here, the Application complies with the requirements of this section. The Application indicates on-site walkways, curb-cuts, sidewalk ramps, emergency access, and parking layouts that comply with the relevant standards. For the residential uses, 400 off-street parking spaces are required; 453 are provided. Thus the Application provides more than the required minimums for its facilities.

All parking is appropriately set back from rights-of-way. Off-site access to pedestrian and bicycle destinations is provided as required by the LUC. The Application also proposes the eight-foot wide Soldier Creek Neighborhood Trail, which will be available for public use but privately constructed and maintained at no cost to the City or existing residents. Further detail regarding parking, access and circulation is addressed later.

c. *LUC Section 3.2.3 – Solar Access, Orientation, Shading*

The purpose of these standards is to encourage active and passive solar energy systems, and the right to solar access is protected by these standards. At least 65% of the lots less than 15,000 square feet in single- and two-family residential developments must conform to the definition of a "solar-oriented lot."

Here, the Application provides that 72% of the lots less than 15,000 square feet in single- and two-family residential developments (i.e., 42 lots out of 58) comply with the definition of a "solar-oriented lot." Also, the physical elements of the Application are located and designed to comply with the shading requirements of this section. Therefore, the Application complies with the requirements of this section.

d. *LUC Section 3.2.4 – Site Lighting*

The purpose of this section is to set forth standards to prevent exterior lighting from adversely affecting the properties, neighborhood, or natural features adjacent to the development.

The initial photometric plan included in the Application demonstrated compliance with the minimum and maximum lighting levels set forth in the LUC. However, the LUC has since been updated. The

Applicant has been working with staff on the updates and an updated photometric plan demonstrating compliance with the LUC will be submitted following the hearing.

e. *LUC Section 3.2.5 – Trash and Recycling Enclosures*

The purpose of this section is to ensure the provision of areas for collection, separation, storage, loading and pickup of trash, waste cooking oil, compostable materials, and recyclable matter, which areas are also compatible with surrounding land uses. This section applies to new commercial structures, including the commercial areas of the Neighborhood Center.

The Application will provide adequately sized trash and recycling containers to accommodate the collection, separation, storage and pickup of trash and recyclable materials to serve the reasonably anticipated needs of the Neighborhood Center. The Application will therefore comply with the applicable standard in this section.

2. LUC Division 3.3 – Engineering Standards

a. *LUC Section 3.3.1 – Plat and Development Plan Standards*

This section requires that the Applicant dedicate rights-of-way for public streets, drainage easements, and utility easements as needed to serve the area being developed. Where a part of an existing road abutting or within the tract is being developed, the Applicant must dedicate additional rights-of-way as necessary to increase the roadway to the minimum width required under the LUC.

The Application complies with the requirements of this section. The Applicant will dedicate on-site and off-site easements prior to approval of the Final Development Plan. The Application shows public rights-of-way to be constructed by the Applicant.

b. *LUC Section 3.3.2 – Development Improvements*

The purpose of this section is to set forth the requirements that must be met before the certification of a final plat. This section is inapplicable to the Application, because approval of the final plat by the City Engineer will be completed at the Final Development Plan stage.

c. *LUC Section 3.3.3 – Water Hazards*

The purpose of this section is to set forth requirements for lands which are subject to flooding or located in a natural drainageway. The Property is not within a FEMA flood zone, but portions of the Property are located within the City-designated West Vine Basin flood zones. The Property is also located within the West Vine Master Drainage Basin, although according to the Preliminary Drainage and Erosion Control Report for Sanctuary on the Green performed by Northern Engineering and dated January 19,

2022 (the "**Drainage Report**") included with the Application, there are no major drainageways within the Property. The Application also provides for the construction of drainage corridors to help alleviate flooding in the area.

The Application complies with this section to the extent it is applicable. The Drainage Report describes the four-step process to minimize adverse impacts on urbanization of receiving waters and describes how the Application complies with the West Vine Basin Master Plan, as required by the LUC. This development will also implement the portions of the City's regional plan that apply on this site. In addition, rain gardens and storm water detention are provided to prevent any flooding on-site or downstream. The Applicant has worked with the City Utilities Stormwater Department for more than a year to bring the Application into compliance with the revised City flood plain map and has met the requirements of the Stormwater Department through close collaboration between the City Stormwater Department and the Applicant's engineers. The Application helps to achieve stabilized drainageways by providing water quality treatment where none previously existed, which removes sediment with erosion potential from downstream drainageway systems.

The Drainage Report concludes that offsite basins will be conveyed through the Property by a regional channel running through the center of the Property and then along the northern portion of the Property. The Application provides accommodation for the future regional channel by providing large open space tracts running through the center of the Property that will be used for detention until the regional channel is completed. The Project provides this essential capital improvement – one that the City is estimated to take twenty years or more to realize – at its own expense. Once the regional channel is completed, onsite detention will not be necessary as the regional channel will serve as the outfall for the Property and will convey fully developed onsite flows. The Project's proposed drainage design will effectively limit any potential damage associated with its stormwater runoff by providing detention and water quality mitigation measures, and is also consistent with the requirements for the West Vine Basin Master Plan.

d. *LUC Section 3.3.4 – Hazards*

This section does not apply to the Application.

e. *LUC Section 3.3.5 – Engineering Design Standards*

This section does not apply to the Application. However, at the appropriate time, the Sanctuary on the Green project will comply with all design standards, requirements and specifications for all requested services.

3. LUC Division 3.4 – Environmental, Natural Area, Recreational and Cultural Resource Protection Standards

a. *LUC Section 3.4.1 – Natural Habitats and Features*

The standards in this section require, to the maximum extent feasible, that the Application be designed and arranged to be compatible with and to protect natural habitats and features and the plants and animals inhabiting them and integrate them within the developed landscape of the community by: (1) directing development away from sensitive resources; (2) minimizing impacts and disturbance through the use of buffer zones; (3) enhancing existing conditions; or (4) restoring or replacing the resource value lost to the community when a development will result in the disturbance of natural habitats or features.

An Environmental Characterization Study was completed by Cedar Creek Associates, Inc., with field work completed in July 2018. The report was issued in January 2019, revised in September 2020 and again updated in February 2022 ("the "**ECS**"). The report indicated various natural resources on the Property including the following three wetlands: (1) the Fort Collins Wetland (0.90 acres), (2) the Cherry Wetland (0.14 acres), and (3) the Laporte Wetland (0.39 acres). Because these wetlands are not used significantly by waterfowl or shorebirds, the size of the wetland determines the appropriate buffer standards, according to the LUC. For wetlands less than 1/3 acre in size a 50' buffer is applied and for wetlands greater than 1/3 acre in size, a 100' buffer is applied. The New Mercer Ditch located on the Property is also required to have a 50' buffer measured from the top of bank. These buffer areas altogether result in a cumulative buffer area on the Property of 6.93 acres, including the area containing the wetlands and New Mercer Ditch. In total, the Application proposes a cumulative buffer area of 10.49 acres, which is 58% of the total site and 50% greater than what is required by the LUC. The Sanctuary on the Green Natural Habitat Buffer Zone Performance Review, dated March 24, 2021, prepared by Ripley Design and included in the Application, describes in detail how the buffer meets each of the Natural Habitat Buffer Zone ("**NHBZ**") performance standards set forth in LUC Section 3.4.1(E)(1).

Because of the prior farming use, the Property features little native plant material, as described in more detail in the ECS. All existing trees on the Property were identified, and the tree mitigation plan included in the Application demonstrates which trees are to be moved and how they are to be mitigated. Tree groves identified as habitat by the City Forester will be mitigated within the NHBZ and open space areas. Within the NHBZ zones, existing non-native aggressive plant material will be replaced with more diverse native plants. The Application also provides for enhanced habitat pockets with shrub and tree plantings. The Application complies with the requirements of this section.

b. *LUC Section 3.4.2 – Air Quality*

This section does not apply to the Application.

c. *LUC Section 3.4.3 – Water Quality*

This section requires that the Application be designed so that precipitation runoff from the site is treated in accordance with the criteria set forth in the *Stormwater Criteria Manual.*

Here, the Application complies with this standard, as described in detail in the Drainage Report included with this Application.

d. *LUC Section 3.4.4 – Noise and Vibration*

This section does not apply to the Application.

e. *LUC Section 3.4.5 – Hazardous Materials*

This section does not apply to the Application.

f. *LUC Section 3.4.6 – Glare or Heat*

This section does not apply to the Application.

g. *LUC Section 3.4.7 – Historic and Cultural Resources*

This section does not apply to the Application. Based on a comment by Maren Bzdek from February 19, 2019 in the Comment Responses for the Sanctuary on the Green PDP, the Applicant completed the pre-submittal requirement to provide for the historic survey of the only two properties adjacent to the site that were deemed potentially eligible for local landmark designation, and because neither one has sufficient historic integrity to qualify for designation, no further historic review is required for the Application.

h. *LUC Section 3.4.8 – Parks and Trails*

This section requires that new PDPs provide for, accommodate, or otherwise connect to, either on-site or off-site, the parks and trails identified in the Parks and Recreation Master Plan and Policy Plan.

Here, the Parks and Recreation Master Plan and Policy Plan do not propose a park on the Property or identify the Property as a potential park site. Nonetheless, the Application does propose a park on the east side of the Property to further enhance the community's access to green spaces.

There is the existing Soldier Creek Trail at the northeast corner of the Property. The Application demonstrates additional Soldier Creek Trail improvements will connect to the existing trail. The Application proposes multiple paths that will connect the proposed project and the existing

neighborhoods north of the Property with the neighborhoods and uses such as the church and Poudre High School to the south of the Property. The Application complies with the requirements of this section.

i. *LUC Section 3.4.9 – Health Risks*

This section does not apply to the Application.

4. LUC Division 3.5 – Building Standards

a. *LUC Section 3.5.1 – Building and Project Compatibility*

The purpose of this section is to ensure that new developments in or adjacent to existing developed areas are compatible with the established architectural character and other physical and operational characteristics of the area by employing complementary design strategies. Buildings must be either similar in size or height or, if large, articulated and subdivided into massing that is proportional to the mass and scale of other structures. Building materials must be similar to the materials used in the neighborhood, and color shades should be used to facilitate blending into the neighborhood.

With respect to the neighborhood surrounding the Property, the City of Fort Collins Natural Areas Department owns the land to the north of the Property, and unincorporated Larimer County neighborhoods are located to the west. Detached single family homes are located to the south along Laporte Avenue. The architectural plans included with the Application demonstrate compatibility with the surrounding neighborhoods. The proposed buildings are compatible with surrounding development in terms of building size and height, building materials, and colors. The proposed buildings are compatible in terms of height with the two-story structures in surrounding neighborhoods because the proposed buildings are a maximum of three stories tall and incorporate features such as step-downs from three to two stories on the sides that increase compatibility; additionally, the proposed buildings are particularly compatible with the homes to the north that have walk-out basements and appear to be three stories tall when viewed from the Property. The Project also utilizes the architectural styles of the surrounding neighborhoods, which include both modern farmhouse and craftsman. The Application complies with the requirements of this section.

b. *LUC Section 3.5.2 – Residential Building Standards*

The purpose of this section is to promote variety, visual interest, and pedestrian-oriented streets in residential development. In general, a high priority must be placed on building entryways and their relationship to the street. Pedestrian usability must be prioritized over vehicular usability. Buildings must also include human-scaled elements, architectural articulation, and design variation.

Single-family detached and single-family attached in groups of two, and two-family dwellings must comply with requirements for housing model variety and variation among buildings such that

developments with 100 or more of the aforementioned housing types must have at least four different types of housing models, and developments containing fewer than 100 must have at least three different types of housing models. The housing models must each have three characteristics that distinguish them from other housing models. The building design variation summary included in the Application demonstrates that the required amount of housing models and distinguishing characteristics are provided. Within the single family attached types, three building designs are required, but to allow compliance with the requirement that two similar building designs cannot be adjacent, eleven different building designs are proposed, which vary by the number of stories, roof lines, materials, porch configurations, unit mixes within buildings, and colors. The Building Design Variation sheet describes in detail how the requirements of this section are met.

The Application requests a modification to LUC Section 3.5.2(D) with respect to the orientation to a connecting walkway. The Application complies with the requirements for a modification, as described in more detail below. With the requested modifications, the Application complies with the requirements of this section.

c. *LUC Section 3.5.3 – Mixed-Use, Institutional and Commercial Buildings*

The purpose of this section is to promote the design of an urban environment that is built to human scale.

The Application provides for a Neighborhood Center with significant architectural interest and attractive street fronts and walkways at a pedestrian scale. The 3,000 square foot Neighborhood Center matches the scale of the residential buildings and is only one-and-a-half stories in height. The Application provides for building architectural elevations utilizing gable roof forms, lap siding, board and batt siding, singles and standing seam roofing. All of the proposed materials and forms can be found throughout the existing neighborhoods, as well as within the proposed development.

The Neighborhood Center features two attractive separate entrances that face the public right-of-way and open directly onto pedestrian and bike access. Pedestrian and bike access to the Neighborhood Center is provided by the network of walkways connecting Taft Hill Road and the public trail system. Vehicular access is provided by the local residential road network that connects to Taft Hill Road to the east and Laporte Avenue to the south. The Application is compliant with the requirements of this Section.

d. *LUC Section 3.5.4 – Large Retail Establishments*

This section does not apply to the Application.

e. *LUC Section 3.5.5 – Convenience Shopping Center*

This section does not apply to the Application.

5. LUC Division 3.6 – Transportation and Circulation

a. *LUC Section 3.6.1 – Master Street Plan*

The purpose of this standard is to provide for or accommodate the streets and transportation facilities identified on the Master Street Plan that are within the limits of development.

The Application sets forth improvements and plans to improve connectivity for vehicles, bicycles, and pedestrians through a number of proposed roads and trails. A local street will bridge over the New Mercer Ditch and connect Laporte Avenue to Taft Hill Road, which street will feature an oversized 57' right of way to allow space for parking on both sides of the street adjacent to the single-family attached dwellings. The Application also provides for land dedication for the improvements required to improve Taft Hill Road to a two-lane arterial. The Application complies with the Streets Master Plan with proposed changes anticipated to be adopted prior to PDP approval. The Application demonstrates overall compliance with Streets Master Plan and provides safe and convenient access.

The following improvements are also set forth in the Application:

- An eight-foot wide trail will connect the Soldier Creek Trail from Cherry Street to Laporte Avenue allowing students to access the high school, middle school and elementary school more conveniently.

- The Application provides a three new bicycle and pedestrian connections to Laporte Avenue where none exist currently.

- Detached sidewalks will be provided along Laporte Avenue and Taft Hill Road where the property abuts these streets.

- Two pedestrian bridges will cross the New Mercer Ditch. The southern bridge will allow a connection through the proposed park to Taft Hill Road.

- A network of Major Walkway Spines (defined below) lead to front doors of the dwellings that face open space. All these walks are six feet wide and lined with trees. Intermediate walks connect the public sidewalks to these Major Walkway Spines.

b. *LUC Section 3.6.2 – Streets, Streetscapes, Alleys and Easements*

The purpose of this section is to ensure that the various components of the transportation network are designed and implemented in a manner that promotes the health, safety and welfare of the City.

The Application demonstrates that rights-of-way for the transportation system are sufficient for the proposed infrastructure. Construction and maintenance responsibilities for the proposed infrastructure are clearly identified. The Application is in compliance with the requirements of this section.

c. *LUC Section 3.6.3 – Street Pattern and Connectivity Standards*

The intent of this standard is that the local street system be designed to be safe, efficient, convenient, and attractive, considering use by all modes of transportation that will use the system, (including, without limitation, cars, trucks, buses, bicycles, pedestrians, and emergency vehicles). The street configuration within each parcel should also contribute to the street system of the neighborhood.

The local street system will accommodate all modes. The local street system will contribute to the larger neighborhood network to the maximum extent feasible.

A request for alternative compliance is requested with respect to the requirements of LUC 3.6.3(D) as described in more detail below. Otherwise, the Application complies with the requirements of this Section.

d. *LUC Section 3.6.4 – Transportation Level of Service Requirements*

This section standard requires that the transportation needs of a proposed development can be safely accommodated by the existing transportation system, or includes appropriate mitigation of impacts, for all travel modes.

The Sanctuary on the Green Transportation Impact Study dated November 2021 (the "**Traffic Study**") shows a variety of existing Level of Service ratings ranging from A to E on certain turning movements of the four intersections surrounding the Property. Three of the four intersections are rated A overall with the Taft Hill / Laporte intersection rated B in the morning and C in the afternoon. The Traffic Study found that all the turning movements and intersections comply with national standards and the Fort Collins operation criteria, and will continue to do so with the addition of this development. The short range and long range total peak hour traffic continues to operate acceptably and does not cause any movements to fail to meet the Fort Collins operational criteria. As a requirement of an arterial road, the Application provides that a center turn lane will be constructed on Taft Hill Road to mitigate turning impacts by the additional cars caused by the proposed development. The Application complies with the requirements of this section.

e. *LUC Section 3.6.5 – Bus Stop Design*

This section does not apply to the Application.

f. *LUC Section 3.6.6 – Emergency Access*

The purpose of this standard is to provide adequate access for emergency vehicles and for those persons rendering fire protection and emergency services. All emergency access ways, easements, rights-of-way, or other rights required to be granted pursuant to the Uniform Fire Code must include not only access rights for fire protection purposes, but also for all other emergency services.

The project has been reviewed by Poudre Fire Authority ("**PFA**") and meets the needs and requirements of PFA regulations.

6. LUC Division 3.7 – Transportation and Circulation

a. *LUC Section 3.7.1 – General*

This section does not apply to the Application, except as set forth below with regards to LUC Section 3.73.

b. *LUC Section 3.7.2 – Contiguity*

This section does not apply to the Application.

c. *LUC Section 3.7.3 – Adequate Public Facilities*

The purpose of the adequate public facilities management system is to establish an ongoing mechanism that ensures that public facilities and services needed to support development are available concurrently with the impacts of such development.

This section requires that any approval of a development be conditioned on the provision of all services necessary to serve the new development. This includes transportation, water, wastewater, storm drainage, fire and emergency services, electrical power and any other public facilities and services as required.

Each district in which the Property is located has commented on the project and has found that the existing infrastructure can serve the proposed project.

7. LUC Division 3.8 – Supplementary Regulations

The Application and project as a whole shall comply with all applicable supplementary regulations set forth in this division.

8. Other LUC Article 3 Divisions

The standards of Division 3.9 – Development Standards for the I-25 Corridor, Division 3.10 – Development Standards for the Transit-Oriented Development (TOD) Overlay Zone, and Division 3.11 – Development Standards for the South College Gateway Area are not applicable to the Application.

9. LUC Division 4.5 – Low Density Mixed-Use Neighborhood District (L-M-N)

The purpose of this section is to set forth the standards for the L-M-N district.

The uses proposed in the Application include single-family detached dwellings, two-family dwellings, and single-family attached dwellings, and are all permitted in the L-M-N district subject to administrative review.

Pursuant to the LUC, the maximum density permitted by the LUC is 9 dwelling units per gross acre, and the Application sets forth 5.13 dwelling units per gross acre. The minimum average density required by the LUC is four dwelling units per net acre and the Application sets forth 7.13 dwelling units per net acre. Therefore, the Application complies with the density requirements.

The maximum height of one-, two-, and three-family dwellings is 2.5 stories. The Application demonstrates compliance with these maximum heights.

Section 4.5(D)(3) also requires that the farthest a resident must travel to access an on-site Neighborhood Center is 3,375 feet, measured along street frontage. The Application is compliant with this requirement. A "**Neighborhood Center**" is defined in Section 5.1.2 of the LUC as "a combination of at least two (2) uses[1] and an outdoor space, which together provide a focal point and a year-round meeting place for a neighborhood as listed in the Low Density Mixed-Use Neighborhood zone district." The Neighborhood Center fits this definition by combining residential and commercial uses, an outdoor plaza area, and other amenities, all of which will provide a focal point and year-round meeting place for the neighborhood. The Neighborhood Center will be located within the development directly adjacent to a public right-of-way. Entrances to the Neighborhood Center will connect to the public trail system that winds through the development. The Neighborhood Center includes a mixed-use building, consisting of 3,000 square feet, designed with separate entrances facing the public right-of-way,

[1] The following uses are permitted uses pursuant to Section 4.5(B)(2)(c)(1)-(4): mixed-use dwelling units; retail stores; convenience retail stores; personal and business service shops; small animal veterinary facilities; offices, financial services and clinics; community facilities; neighborhood support/recreation facilities; schools; child care centers; limited indoor recreation establishments; open-air farmers markets; and places of worship or assembly, dog day care, music studio, micro-brewery/distillery/winery, adult day/respite care centers and child care centers.

separate utilities and demising walls between uses to ensure that the clubhouse and the tenant spaces remain separate. Tenants slated to rent the commercial spaces include the following permitted uses in the L-M-N that will complement the residential uses: retail; convenience retail; personal and business service shops; small animal veterinary clinic; office; financial services; clinic; child care center; limited indoor recreations; dog day care; and a music studio. The proposed outdoor plaza area has the potential to function as a flex space for an open-air farmers market. The park adjacent to the Neighborhood Center includes a playground and open park area which qualify as a recreation facility. In compliance with the LUC parking requirements of two spaces per 1,000 building square feet, the Neighborhood Center will provide six parking spaces.

The Application complies with all of the requirements of this section, except that the Application requests a modification to the requirements of Section 4.5(D)(2)(a)(3) regarding housing types, as set forth in more detail below.

B. **Compatibility with City Plans**

The City Plans applicable to the Property are the Fort Collins City Plan adopted in 2019 ("**City Plan**") and the Northwest Sub Area Plan. The Application is compatible with both of these plans.

1. City Plan

The City Plan identifies the Property as "Suburban" on the Structure Plan map in the City Plan. The Suburban neighborhood type is defined as predominantly single-family attached housing combined with Neighborhood Centers that may serve as focal points in the neighborhood, and amenities and infrastructure that encourages walking and biking. The Application, by providing predominantly single-family attached housing and a Neighborhood Center with multiple routes for safe walking and biking, is compatible with the vision of the City Plan.

The Application complies with numerous policies and principles in City Plan. To provide some examples:

- Policy LIV 2 – Promote infill and redevelopment.
- Policy LIV 3.1 – Design streets and other public spaces with the comfort and enjoyment of pedestrians in mind.
- Policy LIV 3.2 – Provide for access to outdoor spaces.
- Policy LIV 4.1 – Encourage creativity in the design and construction of new neighborhoods that provides a unifying and interconnected framework of streets, sidewalks, walkway spines and other public spaces.

- Policy LIV 5.1 – Encourage a variety of housing types and densities.
- Policy LIV 9 – Encourage development that reduces impacts on natural ecosystems and promotes sustainability and resilience.
- Policy CR 2.1 – Maintain and facilitate the development of a well-balanced system of parks, trails, natural areas and recreation facilities.
- Policy CR 2.2 – Support an interconnected regional and local system of parks, trails and open lands.
- Policy CR 2.3 – Maintain effective public and private partnerships to provide a comprehensive system of parks, common open land and outdoor spaces.
- Policy ENV 1.3 – Conserve, protect and enhance natural resources by directing development away from natural features to the maximum extent feasible and integrating natural systems as part of the built environment to improve habitat in urbanized areas.
- Policy SC 4.2 – Promote neighborhood and community design that encourages physical activity by establishing easy and equitable access to parks and trails.
- Policy T 2.3 – Develop a layered network for Fort Collins that designates a continuous, connected, efficient, convenient and comfortable network for bicycling, walking, transit and vehicles.
- Policy T 7.3 – Provide an attractive, safe environment for pedestrians, bicyclists and drivers on neighborhood streets.

The Application is compatible with many more principles and policies in the City Plan, as set forth in more detail in the City Plan Analysis included in the Application. However, the Northwest Sub Area Plan is the more relevant and specific City Plan that applies to the Property.

2. Northwest Sub Area Plan

The Northwest Sub Area Plan was created to retain and enhance the existing character of the area, which is described as "an eclectic mix of styles," including subdivisions and neighborhoods intermixed with fields and farms. The Framework Plan within the Northwest Sub Area Plan identifies the Property as "Low-Density Mixed-Use Neighborhood," which is defined as a transition between Old Town neighborhoods and lower density subdivisions to the west. The Northwest Sub Area Plan envisions this area as a "visually attractive, pedestrian friendly" neighborhood with nearby amenities. Therefore, the

Application fulfills the vision set forth in the Northwest Sub Area Plan because the Application provides exactly that - attractive, pedestrian-friendly lower density housing.

The Application complies with many of the goals, policies, and strategies of the Northwest Sub Area Plan, as described in detail in the Project Information and Design Narrative. Examples include:

- LU-1 Neighborhood Character Retained
- LU-1.1 Stable County and City Neighborhood
- LU-1.3 Low Intensity Residential Development
- LU-1.4 Compatible Infill in L-M-N Residential Areas
- OL-1 Open Lands and Conserved Resources
- OL-1.2 Soldier Creek Restoration
- OL-1.3 Property Rights and Conservation – Balance the rights of property owners with the community's desire for conservation.
- P-1 Access to Neighborhood Parks and Recreation Facilities
- P-2 Connected system of trails
- P-2.2 Local Neighborhood Connections as Safe Routes for Travel
- P-2.3 Soldier Creek Trail
- T-1.1 Local Trail Connections in Addition to Street Connections
- U-2 Reduce Flood Risk
- U-2.3 Development Complies with Floodplain Regulations to Avoid Hazards
- AD-1 Unique Image and Identity

The Application fulfills many more of the principles and policies in the Northwest Sub Area Plan, as set forth in more detail in the Project Information and Design Narrative. However, the above list demonstrates the extent to which the Application is compatible with the Northwest Sub Area Plan.

3. Housing Strategic Plan

The Fort Collins Housing Strategic Plan (the "**Housing Strategic Plan**"), adopted in March 2021, sets out an ambitious vision that seeks to overcome the affordable housing crisis by implementing an adaptive approach to housing. The Housing Strategic Plan recognizes the growing gap between incomes and housing prices, the lack of supply for the lower- and middle- income levels and the lack of incentives and funding to bridge these gaps.

The Project furthers the goals of the Housing Strategic Plan by providing stable and affordable housing that seeks to bridge the gap between incomes and housing prices. The Application proposes houses in the $300,000.00-$450,000.00 range, thus providing affordable housing options for those making between 80 and 120 percent of the area median income, which in Fort Collins is $95,900 for a family of four.

The Application furthers many of the goals and visions of the Housing Strategic Plan. Examples include:

- Creating and Preserving Affordable Housing
- Enhancing Housing Stability
- Promoting Healthy Neighborhoods and Housing
- Increasing Housing Supply and Affordability
- Increasing Access to Areas of Opportunity

The Application furthers many other goals and visions of the Housing Strategic Plan. However, the above list demonstrates the extent to which the Application is compatible with the Housing Strategic Plan.

C. **Request for Alternative Compliance with LUC Section 3.6.3**

The Application requests approval of an alternative compliance plan (the "**Alternative Compliance Plan**") for compliance with the following requirements in the LUC at the request of the neighbors:

3.6.3 - Street Pattern and Connectivity Standards

(D) Spacing of Limited Movement Collector or Local Street Intersections With Arterial Streets Additional non-signalized, potentially limited movement, collector or local street intersections with arterial streets shall be spaced at intervals not to exceed six hundred sixty (660) feet between full movement collector

or local street intersections, unless rendered infeasible due to unusual topographic features, existing development or a natural area or feature.

(F) Utilization and Provision of Sub-Arterial Street Connections to and From Adjacent Developments and Developable Parcels. All development plans shall incorporate and continue all sub-arterial streets stubbed to the boundary of the development plan by previously approved development plans or existing development. All development plans shall provide for future public street connections to adjacent developable parcels by providing a local street connection spaced at intervals not to exceed six hundred sixty (660) feet along each development plan boundary that abuts potentially developable or redevelopable land.

The Applicant requests that local street connections to adjacent arterial streets may be provided where possible, even if such connections do not meet the interval requirements of LUC Section 3.6.3. The Alternative Compliance Plan will create new pedestrian and bicycle connections to the adjacent arterial streets, to adjacent neighborhoods, and to the Solider Creek Trial. As required by Section 3.6.3(D), this request for an Alternative Compliance Plan is based on constraints such as unusual topographic features, existing development, natural areas, and other constraints including the shape of the Property, the New Mercer Ditch, existing wetlands, and floodplain constraints. Such constraints include, specifically:

- On the northwest corner of the site this project is adjacent to a City of Fort Collins drainage easement (reception no. 98110267) which will be in use indefinitely.

- The City of Fort Collins also has a stormwater and drainage easement (reception no. 99058224) on this property where Webb Avenue, Irish Drive and North Impala Drive dead end. Within the easement area is a large detention basin that is in use and contains the flows of the floodway and floodplain.

- A third stormwater drainage easement (reception no. 99058225) is located along the north portion of the site on the western side. At that location, Cherry Street dead ends half onto this project site and half onto City of Fort Collins Natural Areas land. City-owned land that is utilized for storm water management borders the rest of the Property to the north, and there are no street stubs located across that land to tie into with this project.

- The existing drainage easements prevent street connections to the north.

- Opportunities to provide local street connections to Laporte Avenue are largely prevented by existing development.

- In areas where existing development doesn't prevent street connections along Laporte Avenue, existing wetlands prevent it. To avoid filling wetlands, the best alternative is to provide a

pedestrian/bike connection within the right-of-way. This allows pedestrian/bike access that currently does not exist, but would allow for a street connection in the future if wetland circumstances change.

- The New Mercer Ditch prevents east/west connectivity.

The Alternative Compliance Plan will provide alternative connections as follows and as set forth in more detail in the PDP site plan:

- A local street is provided with direct connections to Laporte Avenue and Taft Hill Road.
- A local street leads to a Neighborhood Center and public park where a cul-de-sac is provided for turnaround.
- Alleys are spaced at regular intervals along the local street. This provides private access to individual homes with approximately half of the homes facing public streets while the other half face green courts or open space.
- One local street connection is provided at the western edge of the project.
- Two pedestrian/bike connections to Laporte Avenue will be provided. One will be located on the east side of the Calvary Baptist Church property and the other will be located west of Taft Hill Road within an existing street right-of-way.
- Existing street right-of-way that would provide an additional street connection to Laporte Avenue exists approximately 900 feet west of Taft Hill Road. Extending a street connection through the existing right-of-way would necessitate filling in existing wetlands. In addition, the right-of-way does not align with Briarwood Street on the south side of Laporte Avenue. Therefore, the Application will provide a pedestrian/bike connection within the right-of-way. This allows pedestrian/bike access that currently does not exist and leaves the door open for a street connection in the future.
- Overall, the site plan proposes one vehicular connection and two pedestrian bridges that tie the neighborhood together.

Pursuant to LUC Section 3.6.3(H), approval of an Alternative Compliance Plan may be substituted for a plan meeting the standards of LUC Section 3.6.3. To approve the Alternative Compliance Plan, the decision maker must find (1) that the proposed Alternative Compliance Plan accomplishes the purposes of Division 3.6 equally well or better than would a plan and design which complies with the standards of Division 3.6, and (2) that any reduction in access and circulation for vehicles maintains facilities for bicycle, pedestrian and transit, to the maximum extent feasible. In reviewing the proposed alternative

plan, the decision maker shall take into account whether the alternative design (a) minimizes the impacts on natural areas and features, (b) fosters nonvehicular access, (c) provides for distribution of the development's traffic without exceeding level of service standards, (d) enhances neighborhood continuity and connectivity, and (e) provides direct, sub-arterial street access to any parks, schools, Neighborhood Centers, commercial uses, employment uses and Neighborhood Commercial Districts within or adjacent to the development from existing or future adjacent development within the same section mile.

The proposed Alternative Compliance Plan complies with these requirements as follows:

> *(1) The proposed Alternative Compliance Plan accomplishes the purposes of Division 3.6 equally well or better than would a plan and design which complies with the standards of Division 3.6*.

The purpose of this LUC Section 3.6.3 is "to ensure that the local street system is well designed with regard to safety, efficiency and the convenience for automobile, bicycle, pedestrian and transit modes of travel." The proposed Alternative Compliance Plan ensures that the local street system is well-designed in harmony with site constraints that would otherwise require encroachment into easements held by the City, interfere with existing development, interfere with stormwater conveyance, or encroach on natural resources such as the existing wetlands. The Application provides a direct street connection to the Neighborhood Center and park within the development. In addition, because the Application provides alleys, the streetscape will be dominated by front doors and porches rather than garage doors. As described below, the proposed Alternative Compliance Plan also accomplishes the purpose of LUC Section 3.6.3 by maintaining adequate facilities for bicycles, pedestrians, and transit.

Therefore, the proposed Alternative Compliance Plan accomplishes the purposes of Division 3.6 equally well or better than would a plan that complied strictly with the standards of LUC Section 3.6.3.

> *(2) Any reduction in access and circulation for vehicles maintains facilities for bicycle, pedestrian and transit, to the maximum extent feasible*.

The facilities for bicycles, pedestrian, and transit are maintained to the maximum extent feasible and in fact are improved as follows:

- The three streets that are not able to be extended from the north due to stormwater conveyance will have permanent trails that will connect to the public sidewalk system.
- An enhanced emergency access will provide a connection from Impala Drive. There will be two six-foot wide concrete paths with a four-foot wide gravel path in between.
- A proposed trail connection will lead from the City of Fort Collins Natural Area on the north to the proposed local street which then will connect to Laporte Avenue using the existing

dedicated right-of-way near Briarwood Street.

- Laporte Avenue will be widened to provide a protected pedestrian and bike lane within the existing right-of-way to Impala Drive. Safe Routes to School has offered to partner with this project to create a safe street crossing on the west side of Impala Drive. This connection will be vital in getting students to Poudre High School located just south of the site on Laporte Avenue, as well as Irish Elementary and Lincoln Middle School to the north. Once the regional detention improvements are completed, a permanent street can be constructed within the existing Briarwood right-of-way.

The Application provides five new pedestrian/bicycle connections to the north and improves other current connections. In total, the Application provides five pedestrian/bicycle connections to Laporte Avenue and five connections to the north, connecting residents of the project to existing neighborhoods, adjacent arterial streets, schools, the park, community center, trails and the existing Soldier Creek Trail system.

(a) The Alternative Compliance Plan minimizes the impacts on natural areas and features.

The Alternative Compliance Plan is designed to minimize impacts on natural areas such as wetlands and stormwater conveyances. Crossing those areas with streets would necessitate culverts and/or bridges which would be detrimental to wildlife movement through the drainage corridor. Instead, the wetlands and stormwater conveyances that dominate the site on the north and west will be enhanced through re-seeding with native grasses and planting native trees and shrubs that will significantly increase wildlife habitat value.

(b) The Alternative Compliance Plan fosters nonvehicle access.

For the reasons set forth above, the Alternative Compliance Plan will increase pedestrian and bicycle connections through the provisions of trail connections, a protected pedestrian and bike lane within the Laporte Avenue right-of-way, and an enhanced emergency access that will provide concrete paths from Impala Drive.

(c) The Alternative Compliance Plan provides for distribution of the development's traffic without exceeding level of service standards.

As demonstrated by the Traffic Study, the Application including the Alternative Compliance Plan will not exceed level of service standards.

(d) The Alternative Compliance Plan enhances neighborhood continuity and connectivity.

As noted above, the Alternative Compliance Plan proposes one vehicular connection and two pedestrian bridges that tie the neighborhood together, and the additional trails, bike lane, and emergency access will enhance neighborhood continuity and connectivity.

(e) The Alternative Compliance Plan provides direct, sub-arterial street access to any parks, schools, neighborhood centers, commercial uses, employment uses and Neighborhood Commercial Districts within or adjacent to the development from existing or future adjacent development within the same section mile.

As noted previously, the Alternative Compliance Plan provides street access to nearby uses by providing one vehicular connection and two pedestrian bridges that tie the neighborhood together, and by providing additional trails, a bike lane, and emergency access.

Therefore, the Application meets the review criteria for approval of the Alternative Compliance Plan.

D. **Requests for Modification of Standards**

The Applicant requests two modifications of standards in Article 3 and Article 4 of the LUC. Pursuant to LUC Section 2.8.2(H), the decision maker may grant a modification of the standards in Article 3 and Article 4 upon a finding that (1) the granting of the modification would not be detrimental to the public good, and (2) the modification meets at least one of the four criteria in LUC Section 2.8.2(H)(1)–(4).[2] Any finding made under any of the four criteria in LUC Section 2.8.2(H)(1)–(4) must be supported by specific findings showing how the plan meets the relevant criteria.

Each of the two requests for modifications of standards meets the criteria as follows.

1. <u>Modification of Standards of LUC Section 3.5.2(D)</u>

[2] The four criteria in Section 2.8.2(G)(1)-(4) are as follows:
"(1)the plan as submitted will promote the general purpose of the standard for which the modification is requested equally well or better than would a plan which complies with the standard for which a modification is requested; or
(2)the granting of a modification from the strict application of any standard would, without impairing the intent and purpose of this Land Use Code, substantially alleviate an existing, defined and described problem of city-wide concern or would result in a substantial benefit to the city by reason of the fact that the proposed project would substantially address an important community need specifically and expressly defined and described in the city's Comprehensive Plan or in an adopted policy, ordinance or resolution of the City Council, and the strict application of such a standard would render the project practically infeasible; or
(3) by reason of exceptional physical conditions or other extraordinary and exceptional situations, unique to such property, including, but not limited to, physical conditions such as exceptional narrowness, shallowness or topography, or physical conditions which hinder the owner's ability to install a solar energy system, the strict application of the standard sought to be modified would result in unusual and exceptional practical difficulties, or exceptional or undue hardship upon the owner of such property, provided that such difficulties or hardship are not caused by the act or omission of the applicant; or
(4) the plan as submitted will not diverge from the standards of the Land Use Code that are authorized by this Division to be modified except in a nominal, inconsequential way when considered from the perspective of the entire development plan, and will continue to advance the purposes of the Land Use Code as contained in Section 1.2.2.

The Applicant requests a modification to the standards of LUC Section 3.5.2(D) – Relationship of Dwelling to Streets and Parking (the "**3.5.2(D) Modification**"). Specifically, the Application requests modification to the standards requiring (a) that a primary entrance may be up to 350 feet from a street sidewalk if the primary entrance faces and opens directly onto a connecting walkway that qualifies as a "**Major Walkway Spine**" as defined in the LUC, and (b) that a Major Walkway Spine may in two locations as indicated on the site plan included in the Application be located in open space that is less than 35 feet wide. The site plan included in the Application indicates the locations where the 3.4.2(D) Modification is requested.

The reason for the requested 3.5.2(D) Modification is to permit flexibility in design to emphasize pedestrian connectivity, minimize pedestrian/vehicular conflicts and allow some dwelling units to be oriented toward green courts or along green belts instead of along streets. The home front of these dwelling units will face onto green space with connecting sidewalks, and the garages will face an alley. This orientation is intended to provide a lifestyle with reduced required interaction with vehicles. Many families prefer such a lifestyle for safety reasons, and others may prefer it for a view of green space instead of concrete or asphalt, or because open space is generally quieter than streets. Such orientation of dwelling units fits with the character of the Sanctuary on the Green PDP as a new urbanist project that emphasizes cohesive community connections and shared amenities and that minimizes pedestrian/vehicular conflicts.

The 3.5.2(D) Modification meets the LUC criteria for a modification because the 3.5.2(D) Modification would not be detrimental to the public good, and the 3.5.2(D) Modification meets criteria (1), (3), and (4) in LUC Section 2.8.2(H), as follows:

The modification would not be a detriment to the public good.

The 3.5.2(D) Modification would not be a detriment to the public good and would in fact enhance the public good because it provides a desirable lifestyle option that lessens interactions with vehicles and permits greater housing diversity in the community. Such an increase in lifestyle options, and particularly options that promote non-vehicular modalities of transportation, is compatible with the context of this area in northwest Fort Collins.

The 3.5.2(D) Modification also brings the advantages of being safer, visually more interesting, and quieter than fronting onto a public street without sacrificing accessibility. The residents of these dwelling units will not need to walk any farther to access neighborhood amenities or to leave the neighborhood on foot than they would if the dwelling units were oriented to a public street.

Therefore, the 3.5.2(D) Modification meets this requirement for a modification.

Criterion (1): The plan as submitted will promote the general purpose of the standard for which the modification is requested equally well or better than would a plan which complies with the standard for which a modification is requested.

The purpose of the standard in 3.5.2(d) is "to promote variety, visual interest and pedestrian-oriented streets in residential development." *LUC Section 3.5.2(A)*. The 3.5.2(D) Modification exemplifies the purpose of the connectivity standard. It promotes a variety of housing choices, some of which are oriented to green space rather than the street. It promotes visual interest by providing views of green space. It also promotes pedestrian-oriented transportation by lessening the emphasis on vehicles.

The walkways to which the dwelling units will be connected will function as public sidewalks with public access easements. The main difference between these walkways and walkways that meet the LUC standards will be that the vehicular street will be replaced with green space, which is safer and more desirable for prospective residents.

Furthermore, the proposed walkways will exceed the standard in the following ways:

- Additional alternative connecting walkways are provided in three locations to allow residents convenient access to a public street sidewalk. Enhanced crosswalks are provided where these connecting walkways cross the alley. Alleys have low traffic volumes and vehicles are moving at reduced speeds.

- The walkways will be required to be five feet wide, and public street sidewalks along local streets are only required to be 4.5 feet wide. Two of these walkways located in front of the residences are planned to be six feet wide, and the one that provides connection to the Soldier Creek Trail is planned to be eight feet wide. The width of the walkway in all three instances exceeds the standard.

- The standard for Major Walkway Spines requires that the walkway be located in open space that is thirty-five feet wide. The Major Walkway Spine located along the northern edge of the project adjacent to the two- and three-story single family attached units is twenty-three feet wide measuring from the unit to the property line. The property in this area, however, is adjacent to the City-owned Bell Weather Farm Open Space creating an open space corridor wider than 170 feet, far exceeding the standard.

- The open space adjacent to the north-south Major Walkway Spine and on the west side of the Property averages 143 feet wide, exceeding the required thirty-five feet. Similarly, the Major Walkway Spine that serves the single-family attached dwellings (Buildings 35 and 36 on the site plan) that is adjacent to the Calvary Baptist Church is at least 35 feet wide at its smallest dimension.

Given that the residents will be able to access what functions effectively as a public sidewalk right outside their front doors and that there are many advantages to the increased pedestrian activity this creates, the 3.5.2(D) Modification meets this criterion for approval.

> *Criterion 3: By reason of exceptional physical conditions or other extraordinary and exceptional situations, unique to such property, including, but not limited to, physical conditions such as exceptional narrowness, shallowness or topography, or physical conditions which hinder the owner's ability to install a solar energy system, the strict application of the standard sought to be modified would result in unusual and exceptional practical difficulties, or exceptional or undue hardship upon the owner of such property, provided that such difficulties or hardship are not caused by the act or omission of the applicant.*

The request for the 3.5.2(D) Modification is driven by the exceptional physical conditions of the Property, including its exceptional narrowness, the complicated boundary of the Property, the existing regional stormwater drainage easements, the New Mercer Ditch, the floodplains, the existing wetlands, and existing development along Laporte Avenue. All of these conditions constrain the configuration of development on the site and create unique challenges and substantial hardships that were not caused by the Applicant. Because of these challenges and hardships, strict application of the unmodified standard would result in unusual and exceptional practical difficulties in site design. The 3.5.2(D) Modification reflects creative project design that overall provides more pedestrian connectivity than many traditional neighborhoods have.

Therefore, the 3.5.2(D) Modification meets this criterion for approval.

> *Criterion 4: The plan as submitted will not diverge from the standards of the Land Use Code that are authorized by this Division to be modified except in a nominal, inconsequential way when considered from the perspective of the entire development plan, and will continue to advance the purposes of the Land Use Code as contained in Section 1.2.2.*

Because homeowners will access a public sidewalk right out their front door, the 3.5.2(D) Modification only diverges from the Land Use Code in a nominal inconsequential way. The main difference is that the sidewalk will not be adjacent to a public street intended for vehicles, which, as described above, will serve as a draw to potential residents due to the increased safety and better connection to green spaces.

The 3.5.2(D) Modification does not result in net negative effects and in fact provides a creative way to accomplish the purposes of the standard and of the LUC. Therefore, the 3.5.2(D) Modification meets this criterion for approval.

Overall, therefore, the 3.5.2(D) Modification meets the standard for approval of a modification from standards in the LUC.

2. Modification of Standards of LUC Section 4.5(D)(2)(a)(3)

The Applicant requests a modification to the standards of LUC Section 4.5(D)(2)(a)(3) – Housing Types (the "**4.5(D)(2)(a)(3) Modification**"). Specifically, the Application requests a modification to the standard in LUC Section 4.5(D)(2)(a)(3) requiring that "a minimum of four (4) housing types is required on any such project development plan containing thirty (30) acres or more."

The 4.5(D)(2)(a)(3) Modification is needed because the Application proposes three housing types instead of four. The proposed three housing types include the following: single-family detached dwellings with rear loaded garages; two-family dwellings; and single-family attached dwellings.

Prior iterations of the Application proposed multi-family dwellings as a fourth housing type. However, one of the most common concerns voiced by members of the community was that multi-family dwellings are too dense and therefore incompatible with the character of the existing neighborhood. Even though multi-family dwellings are permitted in the L-M-N district, the Applicant removed this housing type in response to those neighborhood concerns. The Applicant determined that rowhome single-family attached dwellings and townhome single-family attached dwellings—two sub-categories of the single-family attached housing type—were better suited to promote the LUC's stated purpose of promoting variety, while still addressing the concerns of the neighboring community. The townhome single-family attached dwellings offer traditional one- and two-story dwellings with larger footprints and more private space. The rowhome single-family attached dwellings have smaller footprints and larger common space. Although the LUC does not differentiate between these two types of dwellings as a housing type, they nonetheless appear to be two distinctly different housing types because they provide homeowners with options for design, layout, price point and lifestyle.

In keeping with the purpose of promoting variety, each housing type also has three to four distinctly different building designs that fit within an overall coordinated theme. In accordance with the LUC, no similar buildings have been placed next to each other along a street, street-like private drive or major walkway spine.

The 4.5(D)(2)(a)(3) Modification meets the LUC criteria for a modification because it would not be detrimental to the public good, and meets the approval criteria (1) and (4) in LUC Section 2.8.2(H), as follows:

The modification would not be a detriment to the public good.

The 4.5(D)(2)(a)(3) Modification would not be a detriment to the public good, because the request is made in response to concerns from the public. In making the request, the Applicant has considered how to best enhance the public good by providing the community with the housing types desired.

As mentioned, the Applicant removed the previously proposed fourth housing type – the multi-family dwellings – in response to concerns about density from the public. Throughout the process of conducting extensive neighborhood outreach, the Applicant heard a significant number of concerns from the community that adding multi-family housing as an additional housing type would be detrimental to the public good. Despite the multi-family dwellings providing another price point and lifestyle option for homeowners while allowing Applicant to meet the Section 4.5(D)(2)(a)(3) requirement of four housing types, the Applicant has carefully considered the public's assessment of the needs of the community, and the multi-family dwellings were removed in order to promote the public good.

By removing the multi-family dwellings, the 4.5(D)(2)(a)(3) Modification also provides for a safer neighborhood by reducing the overall density of the community, which further enhances the public good.

Additionally, by incorporating a variety of single-family attached dwellings, including the townhome and rowhome dwelling types, the Application continues to effectively provide a variety of housing options that promote the public good. By incorporating this modification, the Application also does not create violations of any other standards or codes or create any conditions that negatively impact neighboring uses.

Therefore, the 4.5(D)(2)(a)(3) Modification meets this criterion for approval of a modification.

> *Criterion (1): The plan as submitted will promote the general purpose of the standard for which the modification is requested equally well or better than would a plan which complies with the standard for which a modification is requested.*

The purpose of the LUC Section 4.5(D)(2)(a)(3) standard is to promote variety and allow for housing options that provide a range of options for homeowners to choose from. The 4.5(D)(2)(a)(3) Modification promotes this purpose as well as or better than a plan which complies strictly with the standards. The development proposes at least three distinctly different housing type that vary in architectural features, materials, roof forms, and building heights, while providing for an array of housing types with different design options.

The 4.5(D)(2)(a)(3) Modification continues to provide for a variation of housing types within the Application, including a variety of building models with varying different architectural character. Although the LUC classifies the townhome single-family attached dwellings and rowhome single-family attached dwellings as the same housing type, these two models are distinctly different and promote the purpose of variety equally well or better than would a plan that complies with the standard for which a modification is requested.

The Application also employs various building design themes – such as craftsman and modern farmhouse – with different architectural features, materials, roof forms and building heights to further promote the purpose of variety. The differences in building elevation design create substantial character differences in building form and architectural character. These substantial differences create visual interest within the neighborhood and guard against a monotonous "cookie-cutter" feel that the LUC disfavors. At the same time, the developed building theme creates a unique and recognizable neighborhood feel, creating a sense of place and building neighborhood identity. The renderings of the proposed building design included in the Application demonstrate the extent to which there is variety among the building designs that creates visual interest and also a sense of place.

Therefore, the 4.5(D)(2)(a)(3) Modification meets this criterion for approval of a modification.

> *Criterion 4: The plan as submitted will not diverge from the standards of the Land Use Code that are authorized by this Division to be modified except in a nominal, inconsequential way when considered from the perspective of the entire development plan, and will continue to advance the purposes of the Land Use Code as contained in Section 1.2.2.*

The 4.5(D)(2)(a)(3) Modification proposes a nominal, inconsequential divergence from the LUC standards. Although the Application provides for only three housing types instead of the four required by 4.5(D)(2)(a)(3), this divergence is a nominal and inconsequential when considered against the backdrop of the PDP as a whole; the replacement of the multi-family dwellings with the rowhome single-family attached dwellings and the townhome single-family attached dwellings gives homeowners options, while still promoting the desires of the neighboring community. Thus, the deviation from the LUC requirement of four housing types continues to advance the purpose of the LUC by promoting variety.

Additionally, variety in building and visual interest will still be created by the significant variance in building designs and elevations. The variation in building design will be achieved through distinct architectural features, materials, roof forms, and variations in building height among the types of dwellings. The resulting variety and visual interest will advance the purposes of the LUC, and thus render the divergence from the Section 4.5(D)(2)(a)(3) four housing type requirement nominal and inconsequential when considered from the perspective of the entire PDP.

As noted above, the incorporation of this modification also does not result in a violation of other applicable standards or codes or result in any negative effects to the proposed project or adjacent uses. In fact, replacing the multi-family dwellings with the rowhome and townhome single-family attached dwellings has allowed the Applicant to dedicate over 58% of the Property to open space.

Therefore, the 4.5(D)(2)(a)(3) Modification meets this criterion for approval of a modification from standards in the LUC.

IV. **CONCLUSION**

On behalf of the Applicant, we sincerely appreciate your thoughtful consideration of the Application and the materials submitted in connection therewith, including this letter. We respectfully request that you approve the Application for a PDP along with the requested Alternative Compliance Plan and requested modifications of standards.

Sincerely,

Carolynne C. White

ripley design
LANDSCAPE ARCHITECTURE, LAND PLANNING

Sanctuary on the Green

City Plan Analysis

April 19, 2022

This memo is provided to demonstrate Sanctuary on the Green's compliance and support of the 2019 Fort Collins City Plan. Below is a comprehensive list of the many Core Value, Goals, and Policies which support the approval of Sanctuary on the Green.

Core Values:

- Livability
  - Attainable housing
  - Great parks and open spaces
- Community
  - Friendly neighborhoods and enduring community pride
- Sustainability
  - Protection of the natural environment
  - Careful management of growth and resources
  - Managing our water resources for a changing future climate

Goals and Policies:

Neighborhood livability and social health

- Managing Growth. Fort Collins is expected to grow by 70,000 residents by 2040. Playing a major part in maintaining livable neighborhoods are how the community manages this growth and where it directs the development of new housing, areas for retail stores and services, employment and other uses. Long-standing policies direct new growth to targeted infill and redevelopment areas, although past residential growth has mainly occurred at the periphery of the city. With diminishing supply of vacant land, a larger percentage of future growth will probably occur in already developed areas. These principles help the City to manage growth by encouraging infill and redevelopment, ensuring this development is compatible with the character of the surrounding neighborhood or area, requiring the provision of adequate public facilities before development occurs and continuing the policy of new growth paying its fair share for new services and infrastructure. (pg 36)

- Policy LIV 1.6 - ADEQUATE PUBLIC FACILITIES Utilize the provision of public facilities and services to direct development to desired location, in accordance with the following criteria:
    - Direct development to locations where it can be adequately served by critical public facilities and services such as water, sewer, police, transportation, schools, fire, stormwater management and parks, in accordance with adopted levels of service for public facilities and services.
    - Give preferential consideration to the extension and augmentation of public services and facilities to accommodate infill and redevelopment before new growth areas are prepared for development.
- Principle LIV 2: Promote infill and redevelopment.
- Policy LIV 3.1 - PUBLIC AMENITIES Design streets and other public spaces with the comfort and enjoyment of pedestrians in mind. Incorporate features such as plazas, pocket parks, patios, children's play areas, transit facilities, sidewalks, pathways, "street furniture" (such as benches and planters) and public art as part of development projects.
- Policy LIV 3.2 - ACCESS TO OUTDOOR SPACES Incorporate Nature in the City principles and other outdoor amenities into the design of high-density projects, particularly in areas lacking convenient and direct access to nature.
- Policy LIV 4.1 - NEW NEIGHBORHOODS Encourage creativity in the design and construction of new neighborhoods that:
    - Provides a unifying and interconnected framework of streets, sidewalks, walkway spines and other public spaces;
    - Expands housing options, including higher density and mixed-use buildings;
    - Offers opportunities to age in place;
    - Improves access to services and amenities; and
    - Incorporates unique site conditions.
- Policy LIV 5.1 - HOUSING OPTIONS To enhance community health and livability, encourage a variety of housing types and densities, including mixed-used developments that are well served by public transportation and close to employment centers, shopping, services and amenities.
- Policy LIV 5.2 - SUPPLY OF ATTAINABLE HOUSING Encourage public and private sectors to maintain and develop a diverse range of housing options, including housing that is attainable (30% or less of monthly income) to residents earning the median income. Options could include ADUs, duplexes, townhomes, mobile homes, manufactured housing and other "missing middle" housing types.

- Policy LIV 5.3 - LAND FOR RESIDENTIAL DEVELOPMENT Use density requirements to maximize the use of land for residential development to positively influence housing supply and expand housing choice.
- Policy LIV 5.6 - EXISTING NEIGHBORHOODS Expand housing options in existing neighborhoods (where permitted by underlying zoning) by encouraging:
    - Infill development on vacant and underutilized lots;
    - Internal ADUs such as basement or upstairs apartments;
    - Detached ADUs on lots of sufficient size; and
    - Duplexes, townhomes or other alternatives to detached single-family homes that are compatible with the scale and mass of adjacent properties.
- Policy LIV 6.1 - BASIC ACCESS Support construction of housing units with practical features that provide access and functionality for people of all ages and widely varying mobilities.
- Principle LIV 9: Encourage development that reduces impacts on natural ecosystems and promotes sustainability and resilience.
- Policy LIV 9.2 - OUTDOOR WATER USE Promote reductions in outdoor water use by selecting low-water-use plant materials, using efficient irrigation, improving the soil before planting and exploring opportunities to use nonpotable water for irrigation.

Culture and Recreation

Adapting Parks and Recreational Facilities to meet the needs of a changing community. Fort Collins residents value the community's world class parks, recreation facilities and trails. The City should continue to plan for a system of parks, trails and recreation facilities to keep up with current and future demand and address underserved areas. At the same time, it will be important to continually reinvest in existing parks and facilities to ensure that they continue to meet the needs of the residents they serve. (pg 48)

- Policy CR 2.1 - RECREATION OPPORTUNITIES Maintain and facilitate the development of a well-balanced system of parks, trails, natural areas and recreation facilities that provide residents and visitors of all races/ethnicities, incomes, ages, abilities and backgrounds with a variety of recreational opportunities
- Policy CR 2.2 - INTERCONNECTED SYSTEM Support an interconnected regional and local system of parks, trails and open lands that balances recreation needs with the need to protect wildlife habitat and other environmentally sensitive areas. Where appropriate, place trails along irrigation ditches and storm drainageways to connect to destinations such as schools, open lands and neighborhood centers.
- Policy CR 2.3 - PUBLIC AND PRIVATE PARTNERSHIPS Develop and maintain effective public and private partnerships to provide a comprehensive system of parks, common

open lands and outdoor spaces that are distributed equitably throughout the community and accessible to all.

Environmental Health

- Policy ENV 1.3 - NATURE IN THE CITY Conserve, protect and enhance natural resources and high-value biological resources throughout the GMA by:
  - Directing development away from natural features to the maximum extent feasible;
  - Identifying opportunities to integrate or reintroduce natural systems as part of the built environment to improve habitat in urbanized areas and expand residents' access to nature;
  - Utilizing green infrastructure to manage stormwater and increase greenspace in public right-of-ways and as part of public and private development; and
  - Supporting the use of a broad range of native landscaping that enhances plant and animal diversity.
- Policy ENV 1.5 - ACCESS TO NATURE Design trail routes in open lands to limit ecological impacts. Determination of type of trail or suitability for access will be made through an analysis of potential ecological impacts and city- and regionwide recreation opportunities. Special attention will be given to environmentally sensitive and context-sensitive trail design, location and construction. Mitigation strategies will be pursued to reduce or eliminate environmental impacts if a new trail is built. Ensure that development activities provide and maintain access to public open-land areas, where appropriate.
- Policy ENV 1.6 - WILDLIFE CORRIDORS Conserve and enhance wildlife movement corridors through a network of public open lands and natural habitat buffers along natural features such as streams and drainageways.
- Policy ENV 6.2 - WATER CONSERVATION AND EFFICIENCY Continue and enhance water conservation, efficiency and education programs in accordance with the City's Water Efficiency Plan. Consider new and revised land-use and site-planning standards to reduce water use in both new and redevelopment projects. Where possible, coordinate on programs and services to create consistent experiences for users regardless of their location and water service provider
- Policy ENV 6.6 - LOW IMPACT DEVELOPMENT Pursue and implement Low Impact Development (LID) as an effective approach to address stormwater quality and impacts to streams by urbanization. LID is a comprehensive land planning and engineering design approach with a goal of minimizing the impact of development on urban watersheds through the use of various techniques aimed at mimicking predevelopment hydrology

- Policy ENV 6.7 - BEST MANAGEMENT PRACTICES Utilize stormwater facility design criteria that follow national Best Management Practices (BMPs).
- Policy ENV 8.1 - HEALTH OF THE URBAN FOREST Practice sound arboriculture practices, including diversification of species; monitoring and managing insect and disease impacts (e.g. emerald ash borer); and preparing for unanticipated events such as drought, extreme weather and the long-term effects of climate change.

Safe Community

- Policy SC 3.2 - FLOODPLAIN DEVELOPMENT Discourage new development in the 100-year floodplain, balancing the need to protect public safety and allow natural hydraulic and hydrologic processes to occur, with economic and social objectives. Require structures and facilities that already exist in, or unavoidably must be located in, the floodplain to be designed to be consistent with the intent of the standards and criteria of the City of Fort Collins and the National Flood Insurance Program.
- Policy SC 4.2 - DESIGN FOR ACTIVE LIVING Promote neighborhood and community design that encourages physical activity by establishing easy and equitable access to parks and trails, providing interesting routes that feature art and other visually interesting elements, and locating neighborhoods close to activity centers and services so that active modes of transportation are a desirable and convenient choice.

Transportation

Promote Bicycling and Walking through Infrastructure and Programs. The city and region have facilities and services for biking and walking, and these amenities should be enhanced and expanded. Biking and walking should be easy, convenient, comfortable and safe activities or modes of transportation that are appropriate for all ages and abilities. Infrastructure should be paired with programs to provide the necessary information for residents, visitors and employees to choose transportation options that support a healthy and economically sustainable lifestyle. (pg 74)

- Policy T 1.1 - DEVELOPMENT AND TRANSPORTATION INVESTMENT As development occurs, consider making concurrent transportation investments to support increased demands for multimodal travel.
- Policy T 1.2 - LAND USE CONTEXT Consider the land use context for transportation projects by incorporating design that is sensitive to existing and future land uses; considering environmental, scenic, aesthetic and historic values; and evaluating the potential equity impacts of projects.
- Policy T 1.3 - DESIGN FOR ACTIVE LIVING Promote neighborhood and community design that encourages physical activity.

- Policy T 1.4 - PUBLIC FACILITIES Continue to require that development projects provide public facilities in accordance with their traffic and transportation impact and required standards.
- Policy T 2.3 - LAYERED NETWORK Develop a layered network for Fort Collins that designates a continuous, connected, efficient, convenient and comfortable network for bicycling, walking, transit and vehicles.
- Policy T 2.4 - STREET DESIGN CRITERIA Keep street and sidewalk design standards current with community values, new modes of travel, Americans with Disabilities Act (ADA) guidelines, and new technical and safety standards.
- Policy T 2.5 - BUILDING IMPROVEMENTS Construct and implement transportation improvement based on adopted plans, policies and the CIP.
- Policy T 6.1 - CONNECTED BICYCLE FACILITIES Build and maintain bicycle facilities that form a continuous and dense low-stress bicycle network with seamless connections to public transit, bikeshare and other shared-mobility vehicles, schools, neighborhoods, community destinations and the regional bicycle network.
- Policy T 6.2 - BICYCLE FACILITIES AND PROGRAMS Implement appropriate, well-designed bicycle facilities, education and enforcement programs.
- Policy T 6.4 - BICYCLING TO PROMOTE PHYSICAL ACTIVITY Increase access to bicycling as essential to an active and environmentally healthy community
- Policy T 7.1 - PEDESTRIAN FACILITIES Implement ADA-accessible pedestrian facilities as detailed in the Pedestrian Plan and Sidewalk Prioritization Program
- Policy T 7.3 - NEIGHBORHOOD STREETS FOR WALKING Provide an attractive, safe environment for pedestrians, bicyclists and drivers on neighborhood streets with well-designed streetscapes, including detached sidewalks, parkways and well-defined crosswalks.
- Policy T 7.4 - PEDESTRIAN CONNECTIONS Provide direct and visible pedestrian connections between cul-de-sacs, transit stops, schools, activity areas, public facilities, recreational trails and other key pedestrian destinations.
- Policy T 9.6 - ACTIVE TRANSPORTATION Support physically active transportation (e.g., bicycling, walking, using wheelchairs, etc.) by continued bike and pedestrian education and encouragement programs and infrastructure investments
- Policy T 10.6 - SAFE ROUTES TO SCHOOL PROGRAM Continue the Safe Routes to School (SRTS) program, which focuses on educating all children, teachers, parents and schools about safe walking and bicycling as a mode of travel to get to school. Ensure that SRTS materials and activities are inclusive of people with disabilities.

High Performing Community

Community Engagement. Principles and policies in City Plan encourage the City organization to continue evaluating ways in which it can improve upon the way it engages with the community and involves them in planning and decision-making. This includes placing a greater focus on equity, ensuring that groups that have traditionally been underrepresented in City government or not involved in decision-making processes are engaged and have a say in decisions that affect their day-to-day lives. (pg. 86)

- Policy HI 1.2 - GOVERNMENT TRANSPARENCY Support and expand upon practices and systems that are transparent and accountable to the public.
- Policy HI 3.3 - RANGE OF ENGAGEMENT APPROACHES Develop and provide a range of approaches for engaging with the community in a meaningful and authentic way. Ensure that approaches are tailored to and appropriate for different levels of engagement, as well as for different socioeconomic and cultural groups.

Contact Information

Jenny Axmacher
Senior City Planner

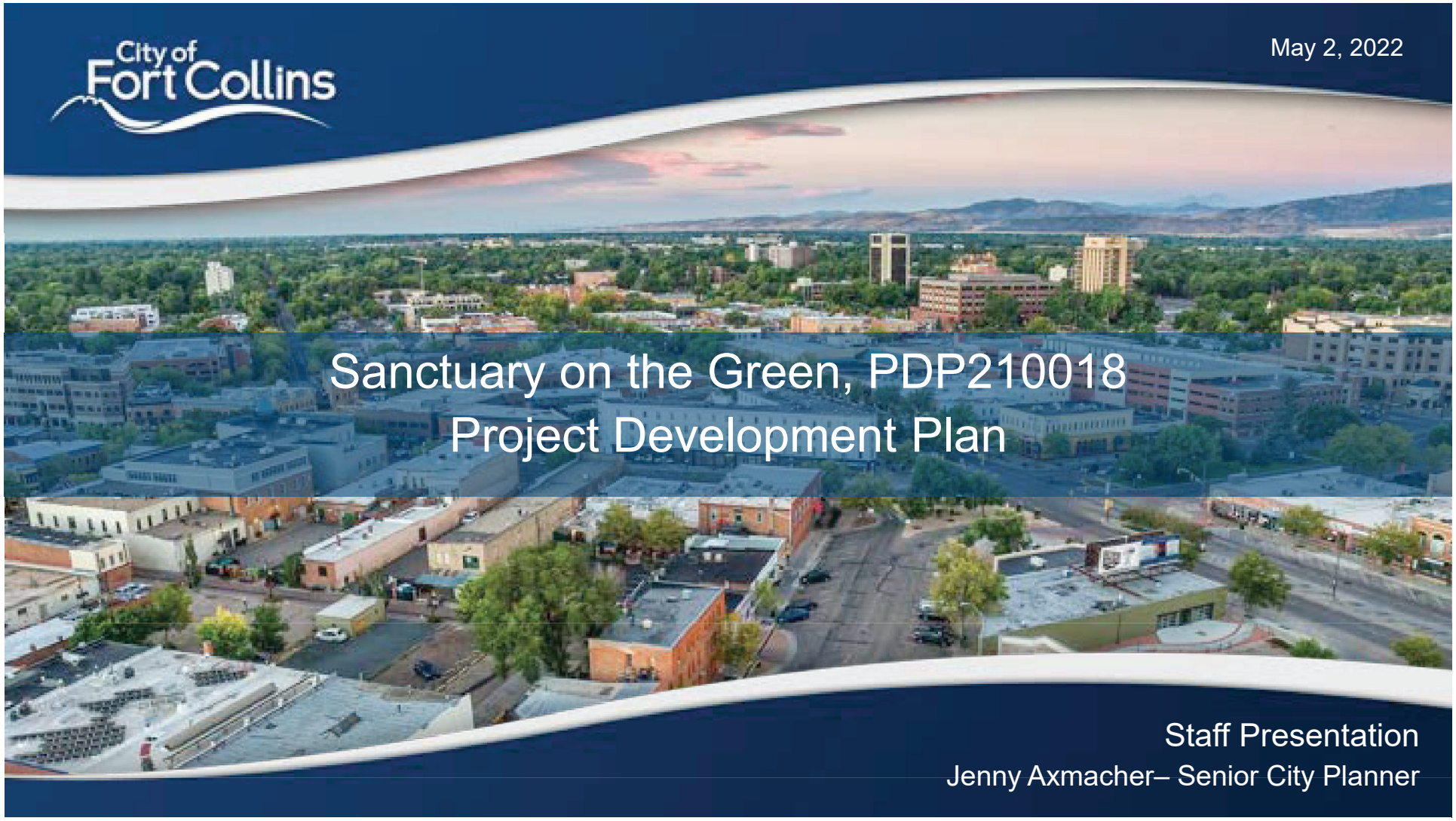
jaxmacher@fcgov.com
970-416-8089

Katie Claypool
Community Development

kclaypool@fcgov.com

Please email your name and full address to Katie to receive the decision report.

Please call/text 970-430-5318 during the hearing, if you're having technical difficulties accessing the hearing online.


City of
Fort Collins
May 2, 2022
Sanctuary on the Green, PDP210018
Project Development Plan
Staff Presentation
Jenny Axmacher– Senior City Planner

Hearing Authority

As required by City Council Ordinance 079, 2020, a determination has been made that it is desirable to conduct a remote hearing to provide reasonably available participation by parties–and-interests and the public, because meeting in person would not be prudent.

HOW TO ZOOM

Providing Public Comment on Zoom

~ Please sign in with your **first name** and **last name (or last initial).**

~ The Hearing Officer will call for public comment on each item after a short presentation from staff and/or applicants.

~ Use the “Raise Hand” button at the bottom of your screen to let us know you would like to speak.

~ OR, if you are listening to the meeting through a telephone, please dial *9 on your phone to raise your hand.

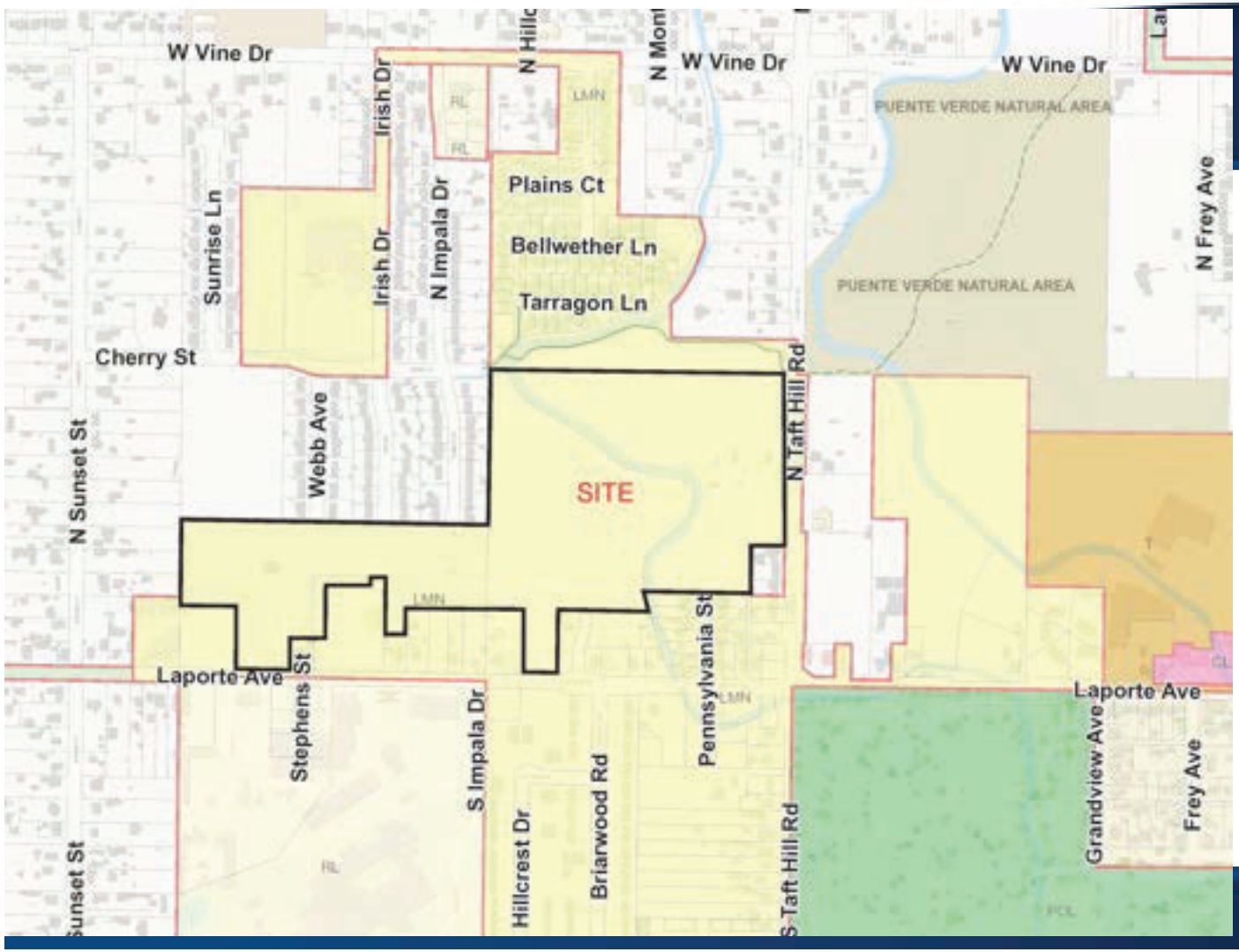
~ We will call on you and let you know when you are able to unmute yourself.

~ State your name and address when you speak.

Order of Proceedings

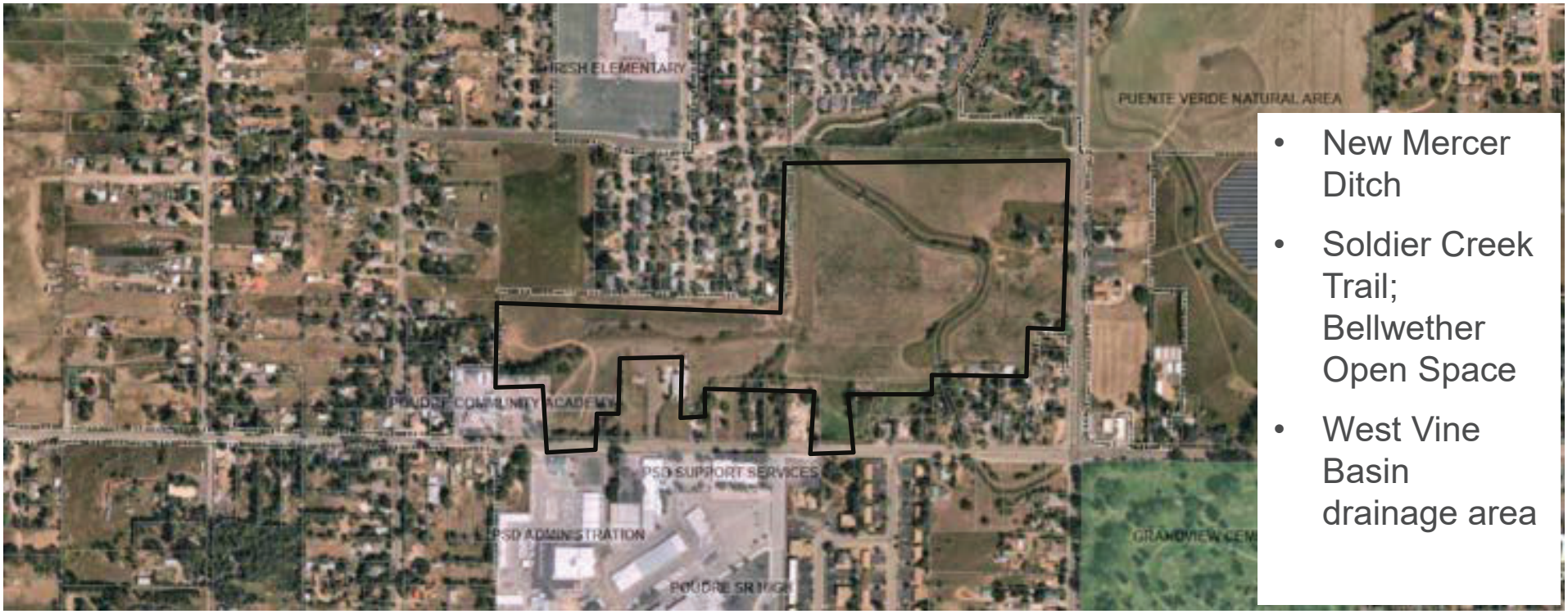
1. Project Introduction (staff)
2. Applicant Presentation
3. Staff Presentation
4. Staff Response to Applicant Presentation
5. Public Testimony
6. Applicant Response
7. Staff Response
8. Decision
   - Within 10 business days, Hearing Officer issues written decision
   - May approve, approve with conditions, or deny the development application
9. Decision is mailed to applicant and anyone who provided testimony at public hearing
10. Appeal Process
    - Appeals are filed with the City Clerk's Office
    - Written appeal must be received within 14 calendar days of the decision
    - Filing fee of $100.00
    - City Clerk will schedule appeal for City Council

Project Overview



- 41.34 acres
- Zoning: L-M-N, Low Density Mixed-Use Neighborhood
- Northwest Subarea Plan

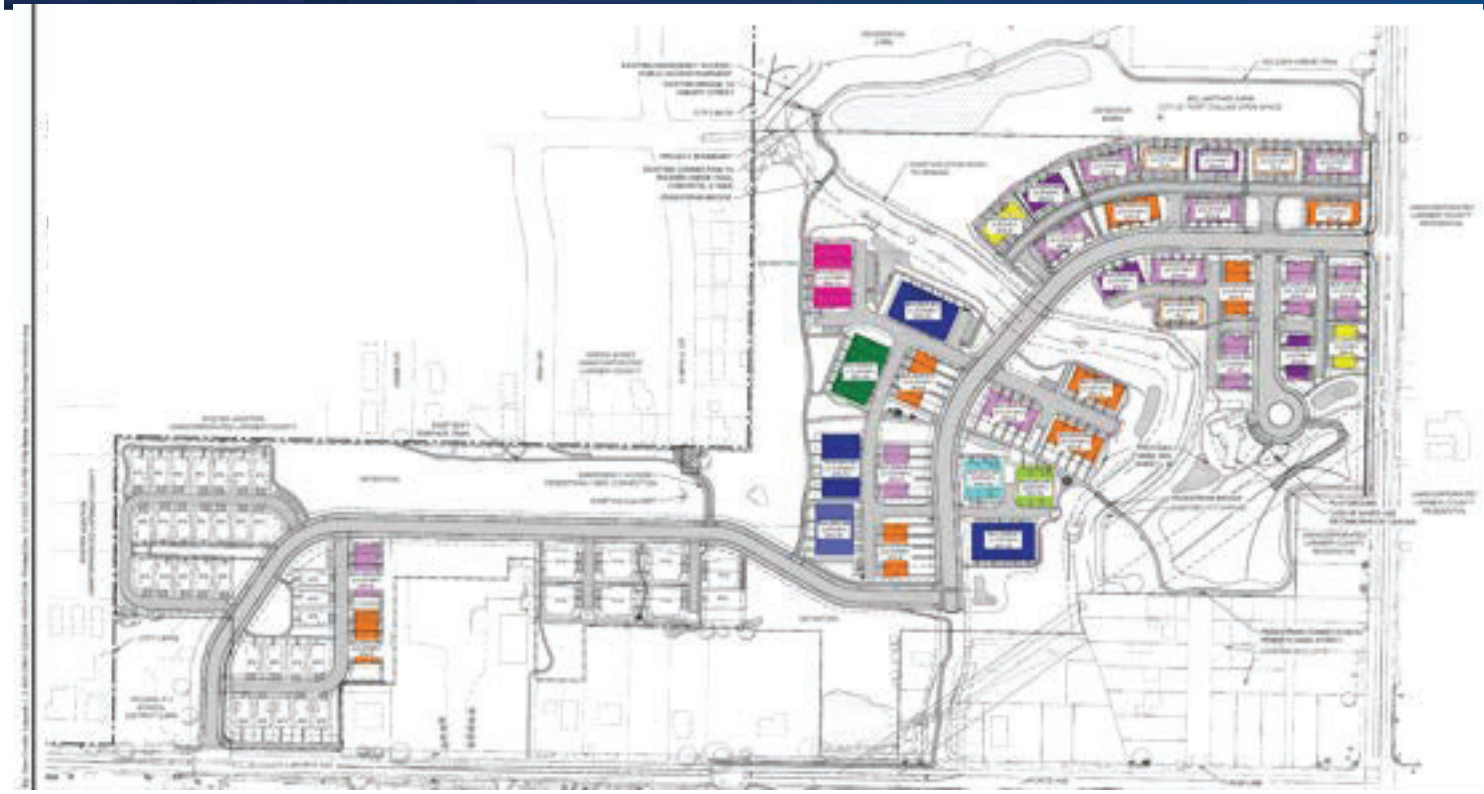
Project Overview



- New Mercer Ditch
- Soldier Creek Trail; Bellwether Open Space
- West Vine Basin drainage area

City of Fort Collins

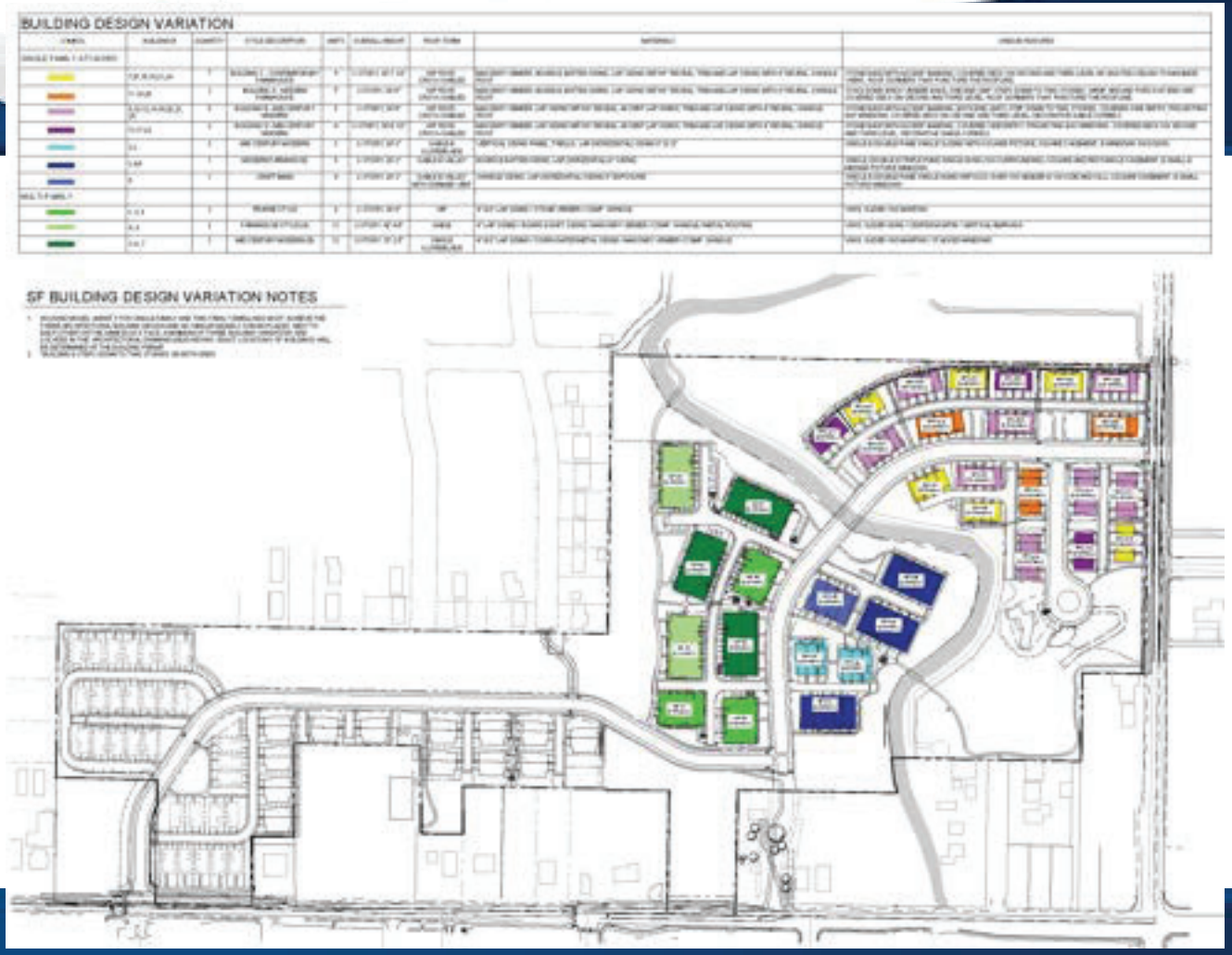
Project Overview



251 dwellings total

Four housing types: 32 alley-loaded single family, 26 two-family, 106 single-family attached, and 87 multi-family dwellings

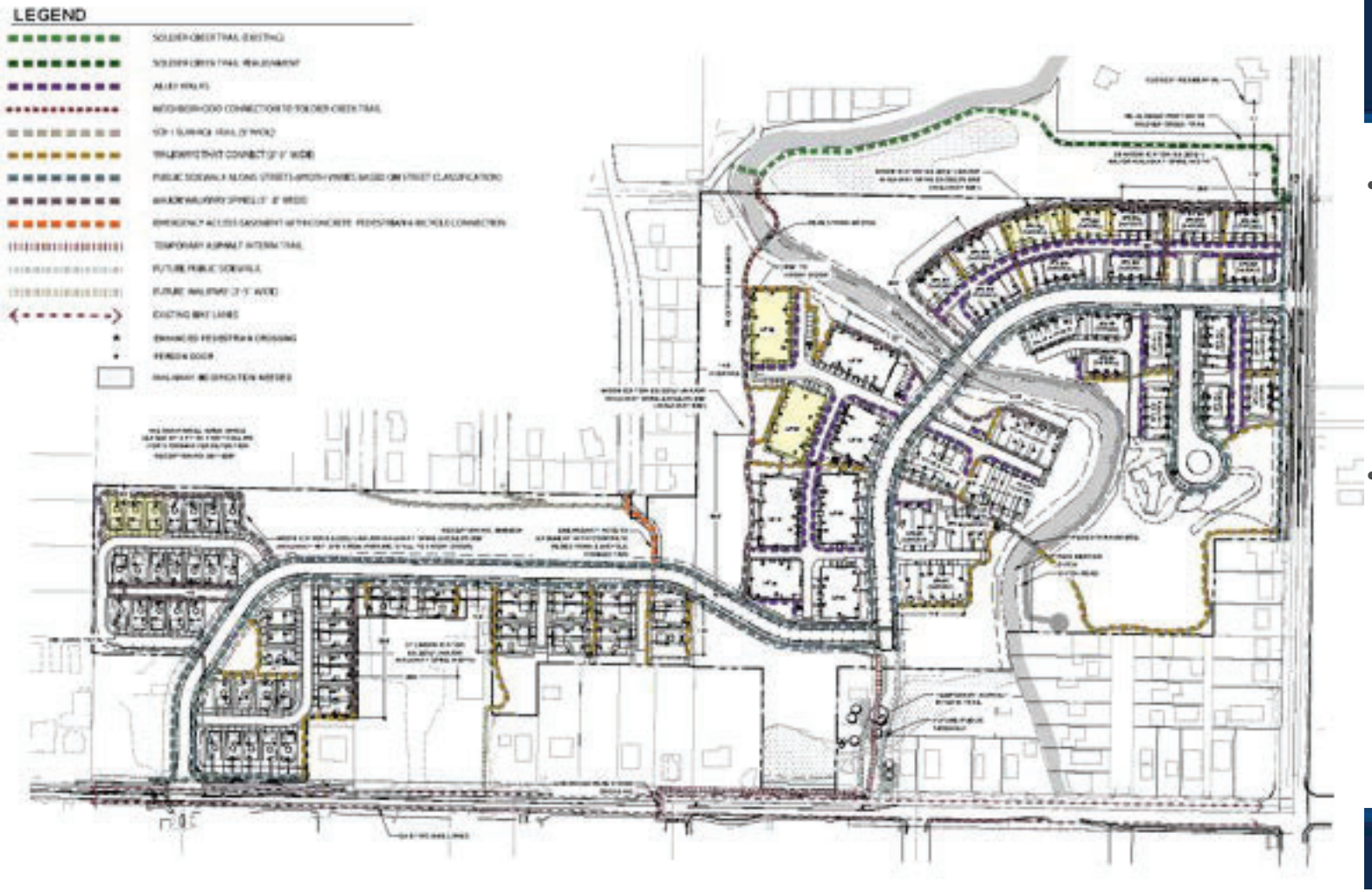
Overall density -- 6.07 dwelling units per gross acre



Overview of Architecture

78 residential buildings:

- 8 multi-family; all two-story.
- 13 two-family; all two story.
- 26 single-family attached; 6 are two-story, 20 are three-story.
- 31 Single-family detached.

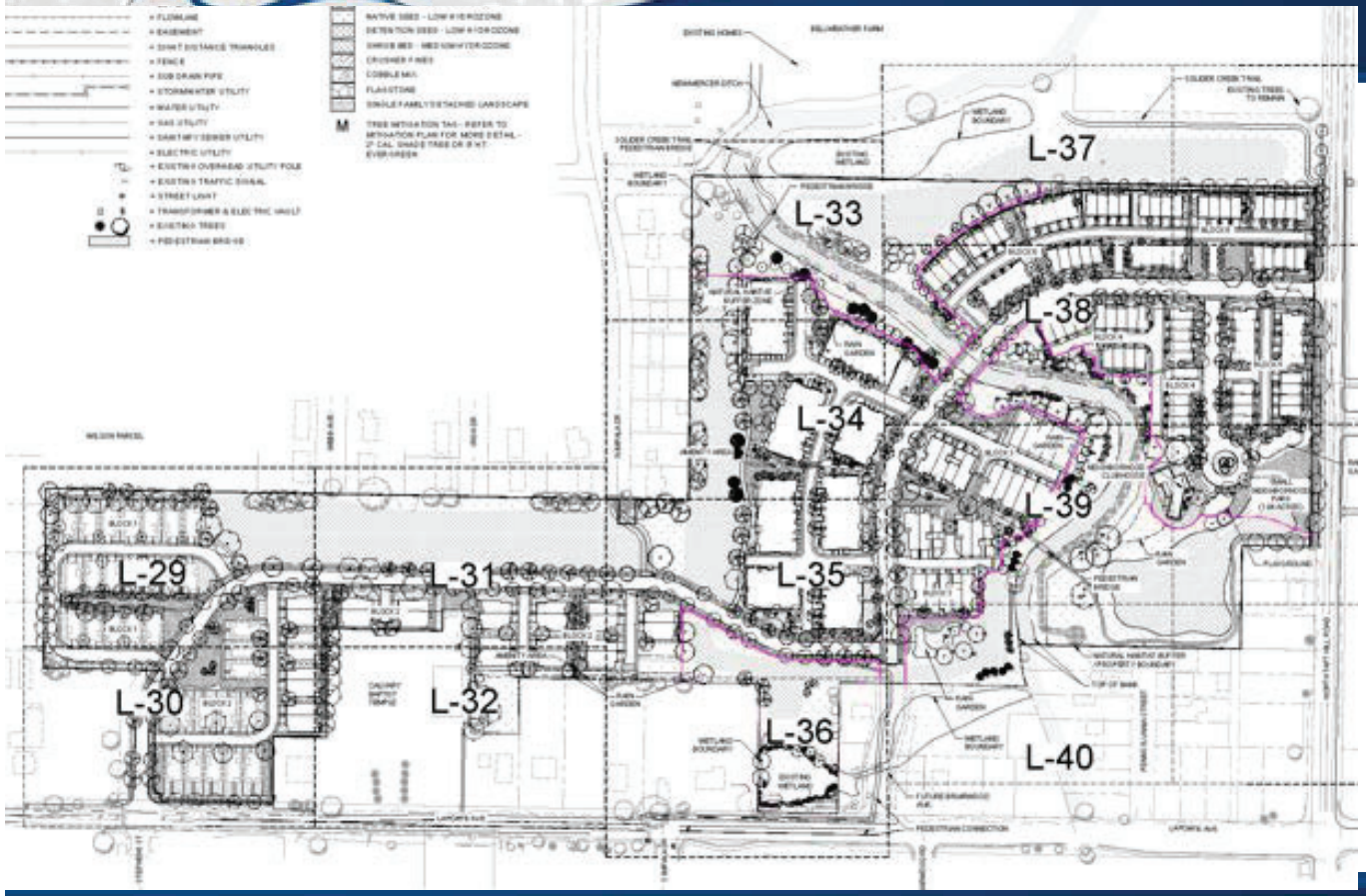


Project Overview

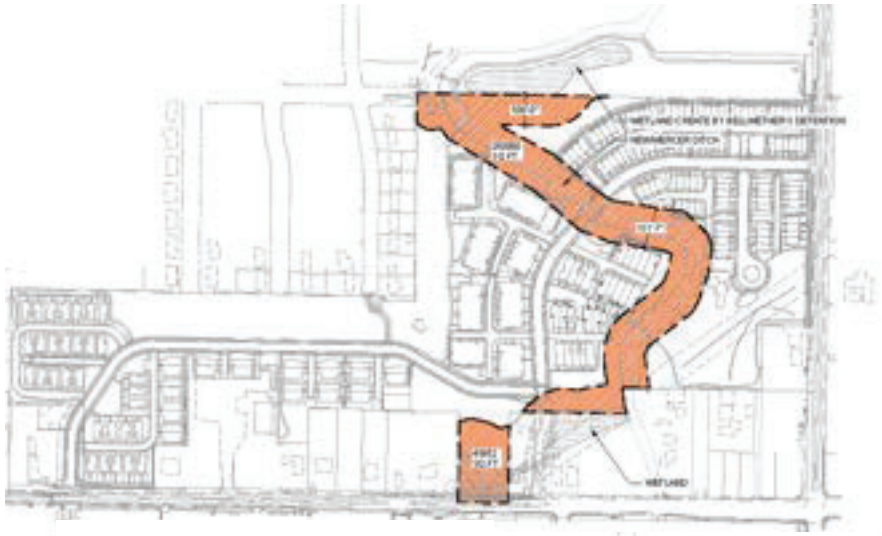
- Network of bicycle and pedestrian greenspace corridors – Alternative Compliance
- Small Neighborhood Park -- clubhouse, playground and landscape areas

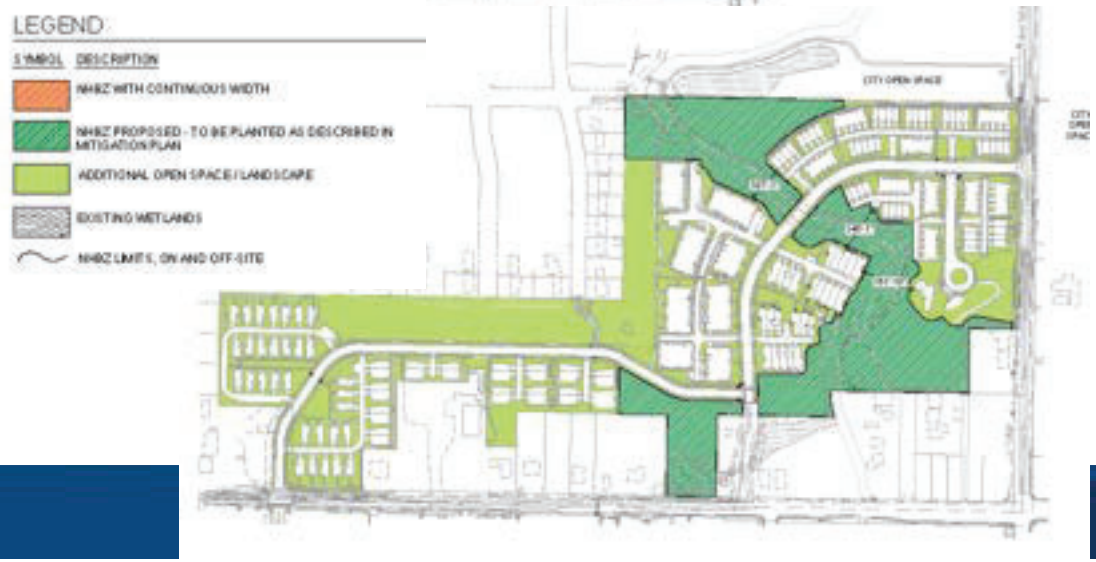
City of Fort Collins

Project Overview



- Tree Stocking: 668 trees provided, 423 trees, or 65% are canopy trees
- 36 trees are proposed to be removed, 89 mitigation trees and are provided
- Habitat buffering: 10.49 acres
- Stormwater improvements and floodplain remapping





Section 3.4.1 – Natural Habitats and Features

- Habitat buffering: 10.49 acres
- 14.54 acres additional open space area, landscaping
- 24.83 acres landscaped area total
- Restoration includes: weed mitigation, enhancement plantings, wetland restoration, pollinator gardens,
- Berming and dense plantings – near more developed areas to mitigate impacts such as noise and lighting

Architecture Proposed



MID-CENTURY MODERN ELEVATION 2 - BUILDING TYPE D





CONTEMPORARY FARMHOUSE ELEVATION - BUILDING TYPE C 2



MID-CENTURY MODERN ELEVATION - BUILDING TYPE B



CONTEMPORARY FARMHOUSE ELEVATION - BUILDING TYPE C



MODERN FARMHOUSE ELEVATION - BUILDING TYPE A

- 26 single-family attached;
- 6 are two-story,
- 20 are three-story.



Craftsman



Mid Century



Modern Farmhouse



2-story SFA
6 buildings

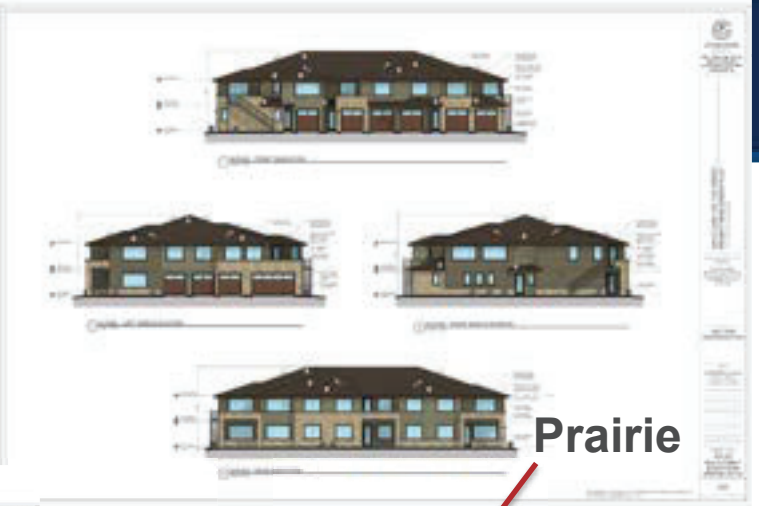
BUILDING DESIGN VARIATION

SYMBOL	BUILDING #	QUANTITY	STYLE DESCRIPTION	UNITS	OVERALL HEIGHT
SINGLE FAMILY ATTACHED					
	7,9*,15,19,21,24	7	BUILDING C - CONTEMPORARY FARMHOUSE	4	3-STORY, 39'-7 1/2"
	11,19,26	3	BUILDING A - MODERN FARMHOUSE	5	3-STORY, 39'-8"
	8,10,12,14,16,20,23, 25	8	BUILDING B - MID CENTURY MODERN	5	3-STORY, 39'-6"
	13,17,22	2	BUILDING D - MID-CENTURY MODERN	4	3-STORY, 39'-6 1/2"
	2,3	2	MID CENTURY MODERN	3	2-STORY, 29'-3"
	1,4,6	1	MODERN FARMHOUSE	5	2-STORY, 29'-3"
	5	1	CRAFTSMAN	4	2-STORY, 29'-3"
MULTI-FAMILY					
	1, 2, 5	3	PRAIRIE STYLE	9	2-STORY, 35'-6"
	4, 8	2	FARMHOUSE STYLE (A)	12	2-STORY, 42'-4.5"
	3, 6, 7	3	MID CENTURY MODERN (B)	12	2-STORY, 33'-2.5"

Architecture Proposed



Farmhouse



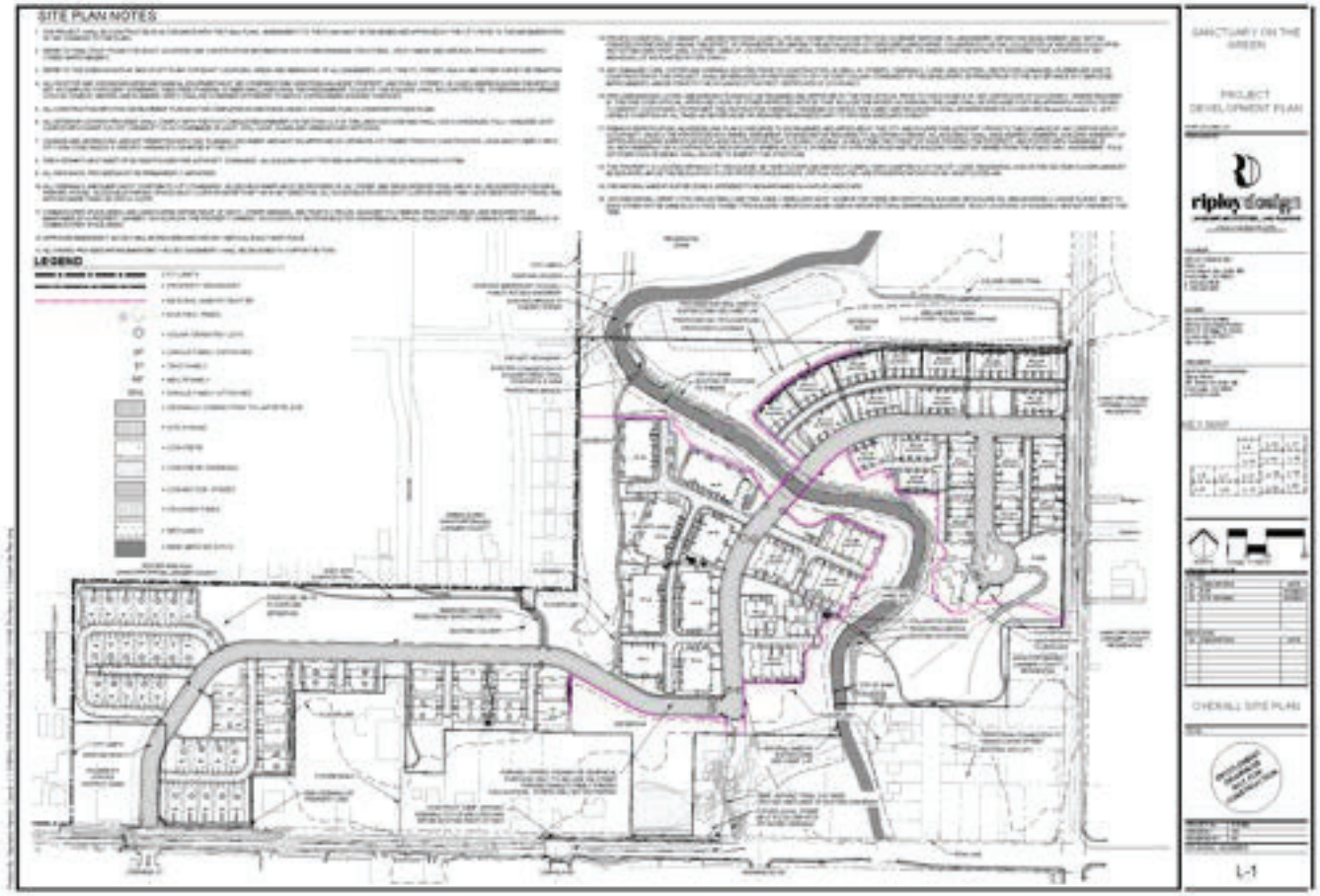
Prairie



Mid Century



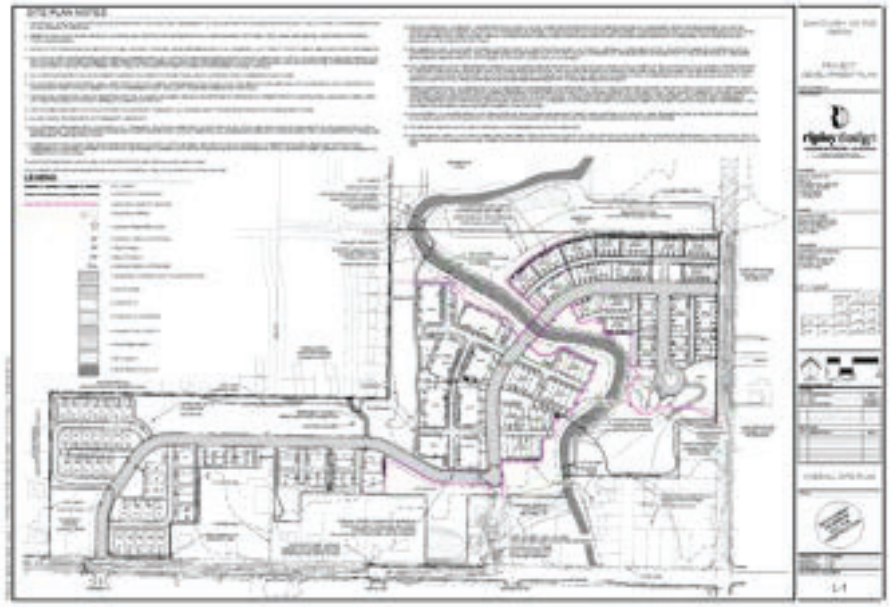
- 8 multi-family buildings;
- all two-story.



Parking

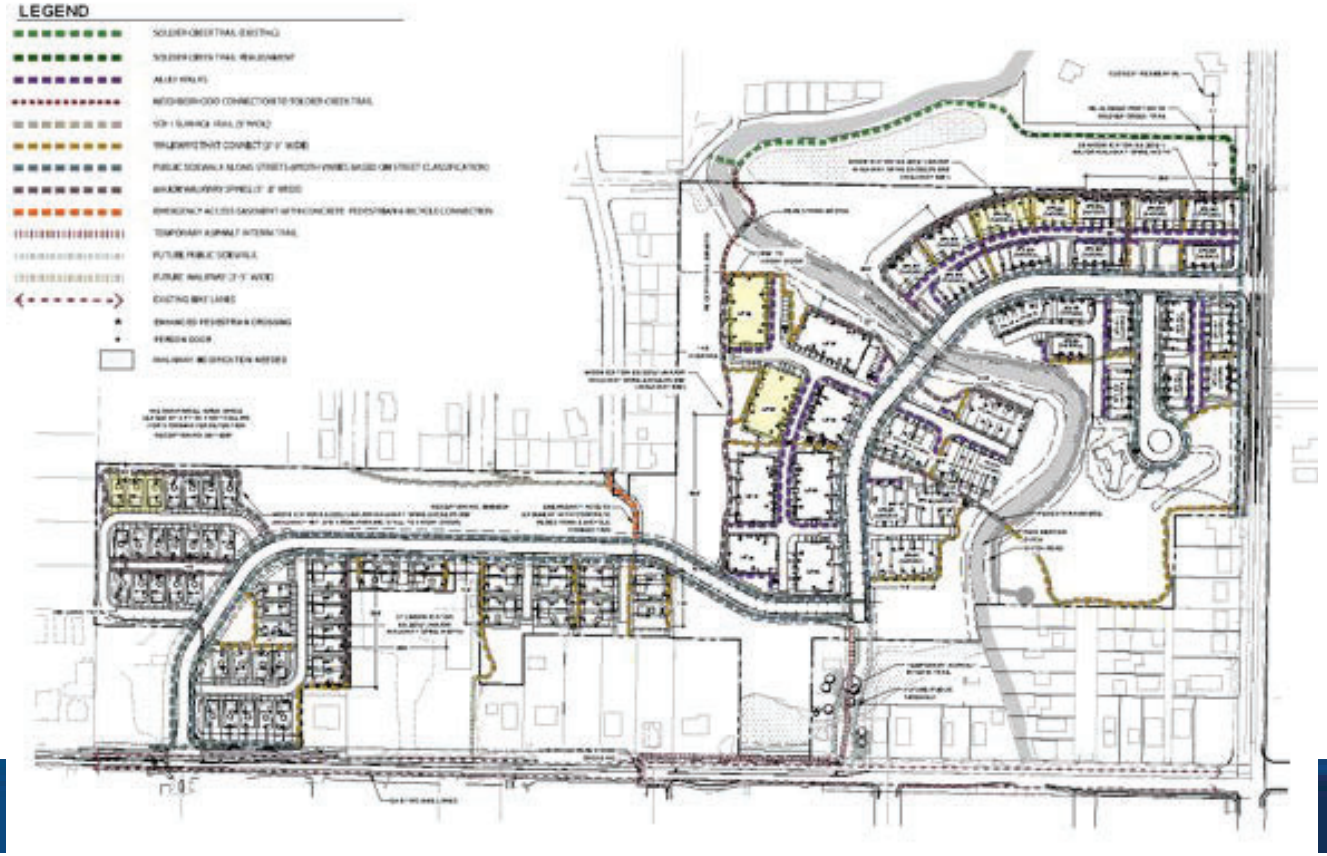
- 516 off-street parking spaces
- 47 off-street surface parking spaces
- 430 garage spaces
- 39 on-street parking spaces available

Transportation Improvements



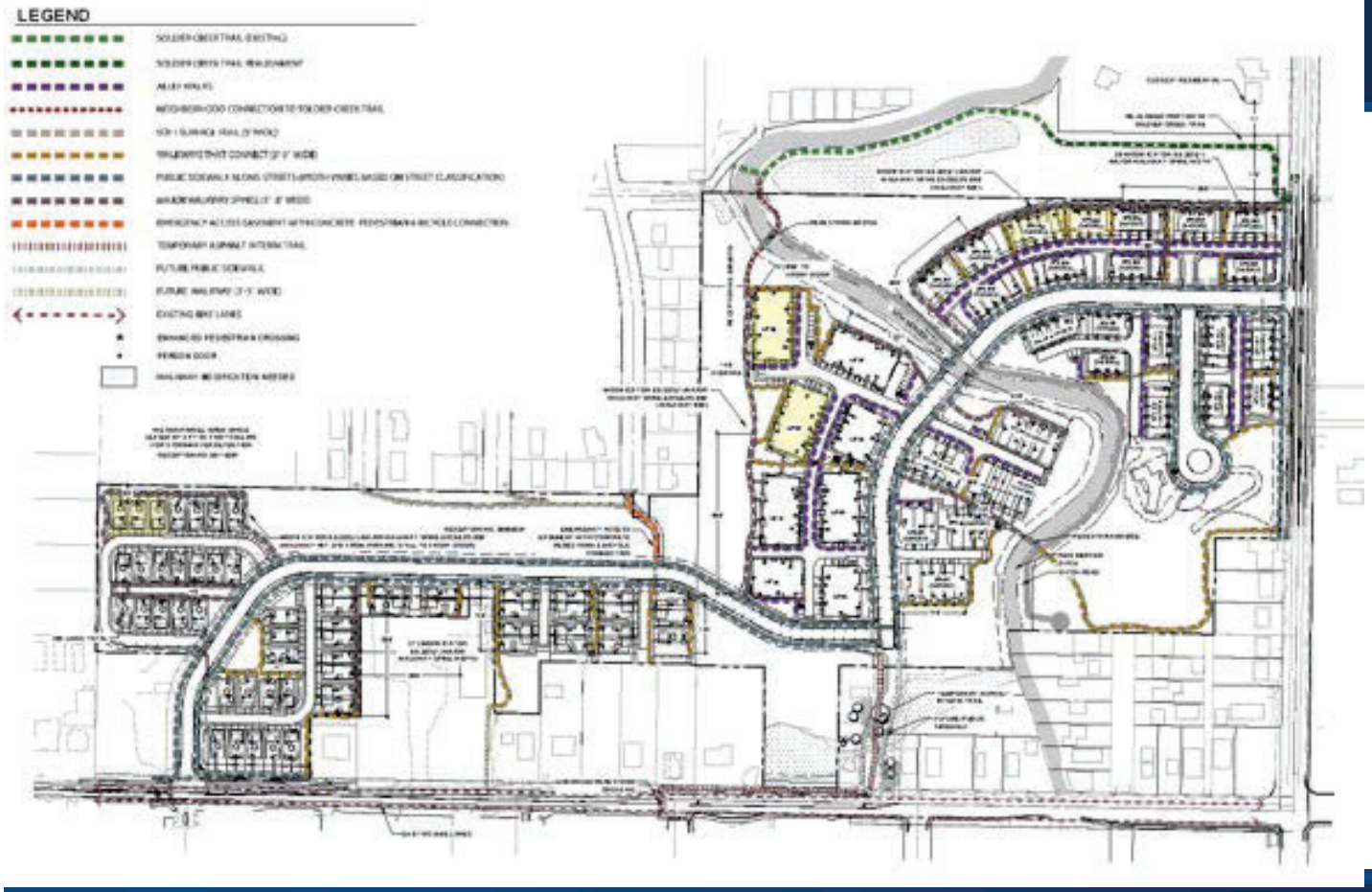
- Center turn lane on Taft Hill Road
- Westbound right turn lane on Laporte Avenue
- Street sidewalks
- City managed project: additional sidewalk, bicycle lane and bridge improvements
  - Laporte Avenue between Fishback Avenue and Sunset Street
  - Bridge improvements are currently funded, and roadway improvements are tentatively planned for the Spring of 2022 (dependent on funding)

Street and Sidewalk Pattern

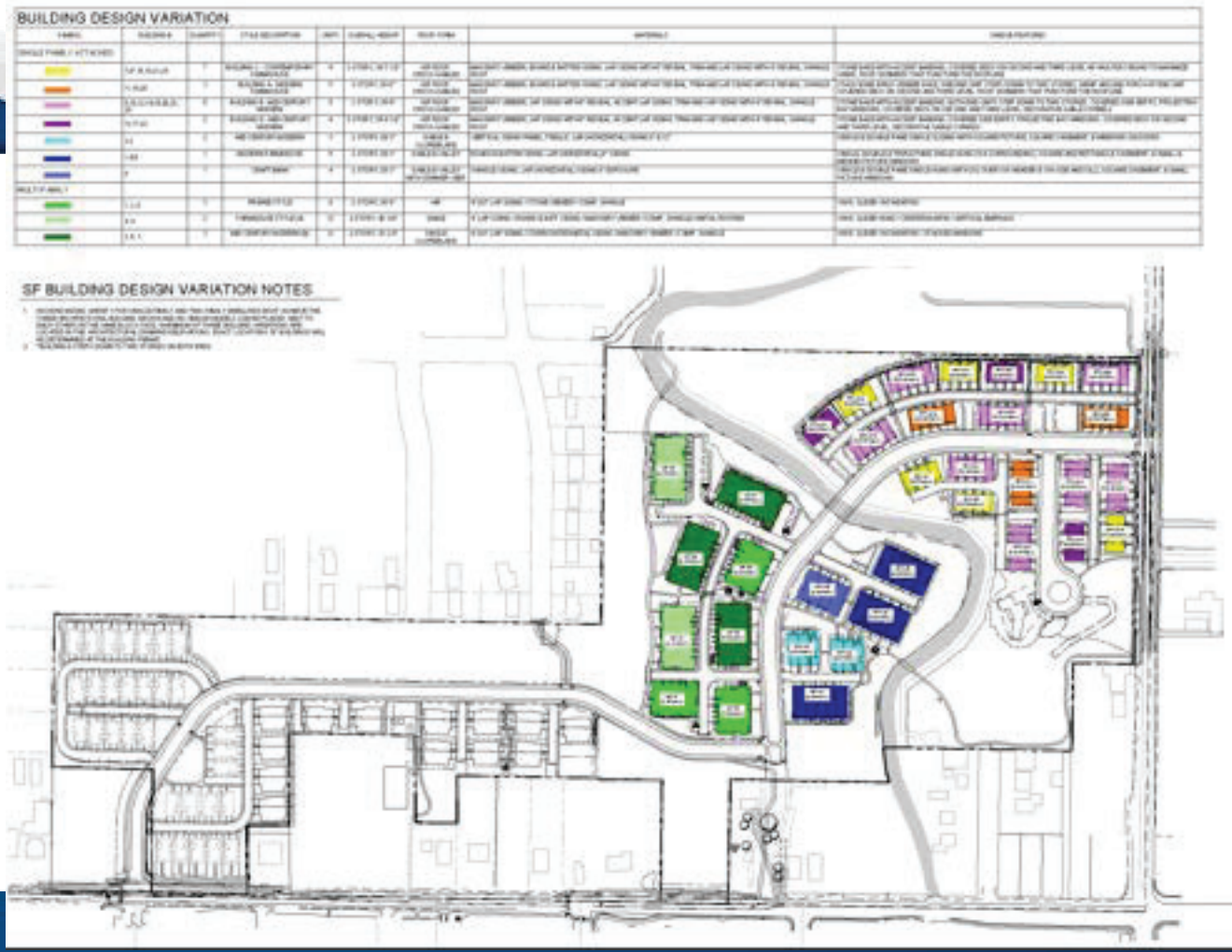


- Three public street connections
- One is future, walkway connection for now
- Alternative Compliance is proposed to allow street connections to be limited to bicycles, pedestrians, and emergency access (Section 3.6.3)

Modifications of Standards



- Walkway requirements
- Building footprint variation
- Access to a neighborhood center crossing an arterial street



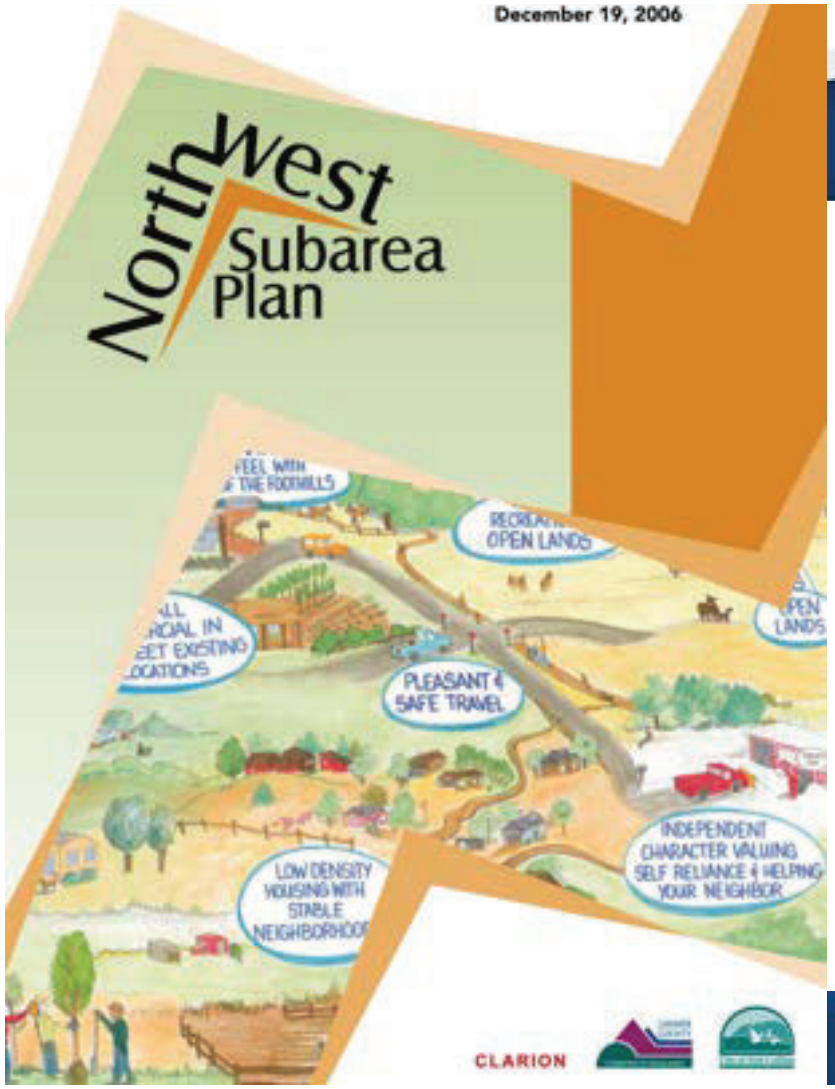
Modifications of Standards

- Building footprint variation
- SFA: Similar building footprints next to each other
- MF: similar building footprints as part of the required variations

Public Outreach

Two neighborhood meetings held

- Flooding concerns with new development and existing developments
- Concern that the proposal doesn't meet the intent of the Northwest Subarea Plan in terms of rural character, neighborhood compatibility and adequate land use transition
- Building height and massing compatibility concerns with the multifamily and single-family attached buildings
- Density no greater than 3.5 dwellings per acre requested
- Added people and cars – traffic impact and change in development intensity
- Buffers to neighbors
- Request that new streets not be connected to existing local street stubs



Northwest Subarea Plan Overview

Appearance and Design:

"The vision for the Northwest Subarea is for new development to fit in with the low density and country-like image of the area and to safeguard natural features."

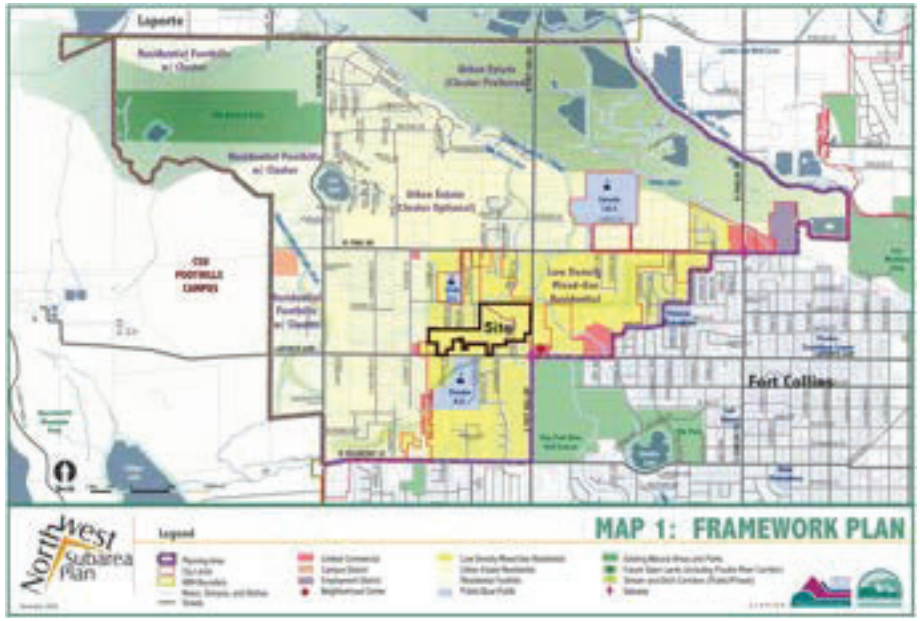
Northwest Subarea character – "country-feel and distinctive image in the broader Fort Collins/Larimer County community -- wide variety of styles, lot sizes, and activities."

Page 9: "Vision and Key Strategies"

Key Idea #5. Low-Density Housing with Stable Neighborhoods.

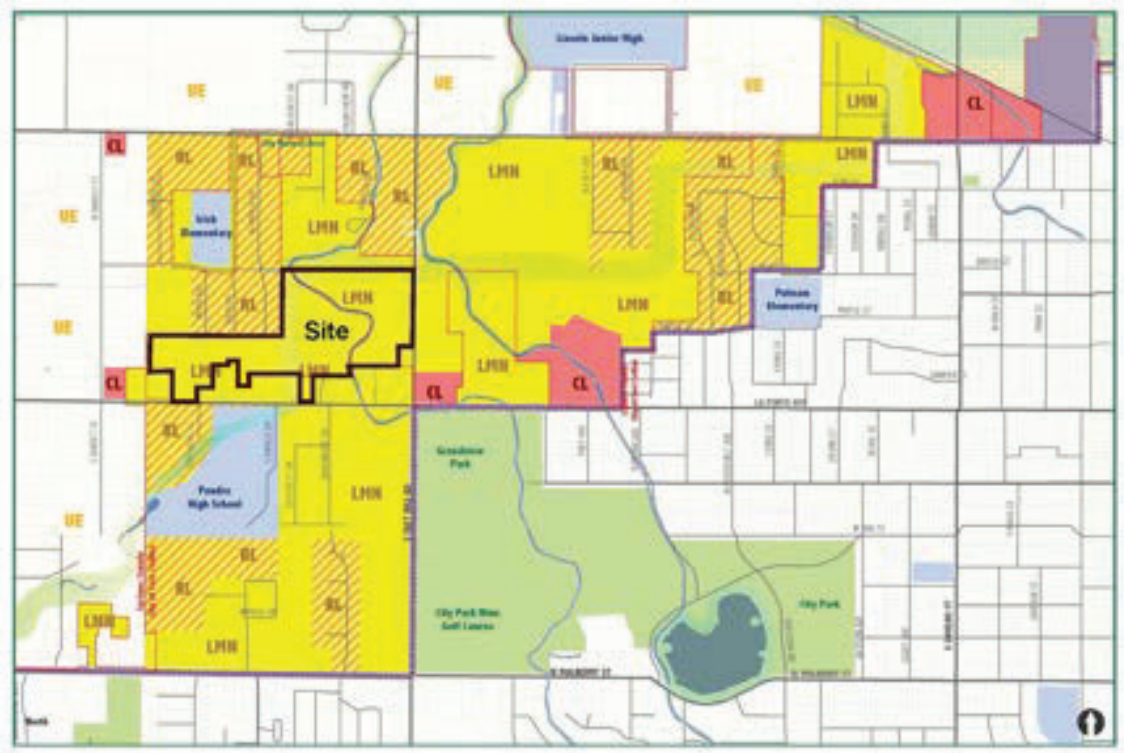
"Allow predominately low-density housing consistent with the land use/framework plan. Protect stable neighborhoods from incompatible development."

Northwest Subarea Framework Plan



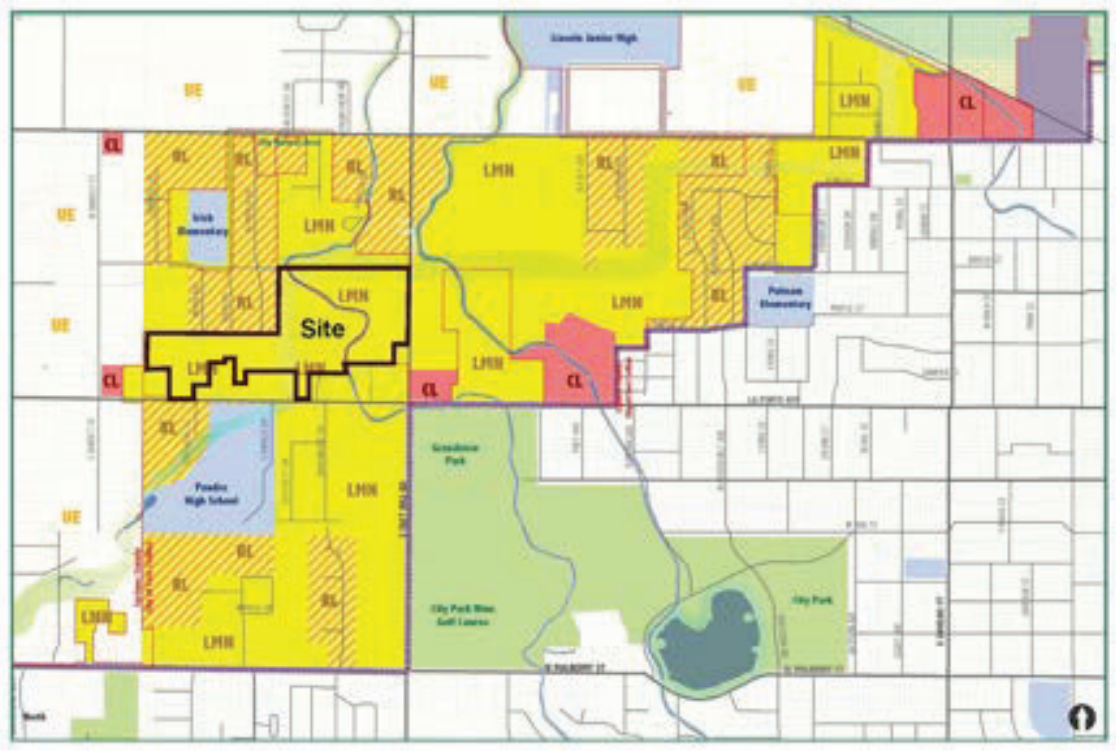
- “The Framework Plan also creates some level of predictability in what type and intensity can be expected for one’s own property as well as neighboring properties.”
- “The Framework Plan provides guidance to land uses, activities, and density levels, but it is not regulatory.”
- “One of the primary objectives of the Framework Plan is to ensure that future development is compatible with the density, uses, and character of existing neighborhoods.”
- For large properties that are zoned L-M-N, policies, goals and strategies focus on following the L-M-N zoning established with the Framework Plan; while other goals also discuss achieving compatibility with existing neighborhoods through “site-specific and contextual design.”

Northwest Subarea Framework Plan



- “Future development density may be up to 8 units per acre overall (or up to 12 units per acre for affordable housing).“
- “In areas designated as Low Density Mixed-Use (L-M-N) residential areas, protect existing single-family neighborhoods by ensuring that infill development on parcels to be annexed is appropriate density and design.”

Northwest Subarea Framework Plan

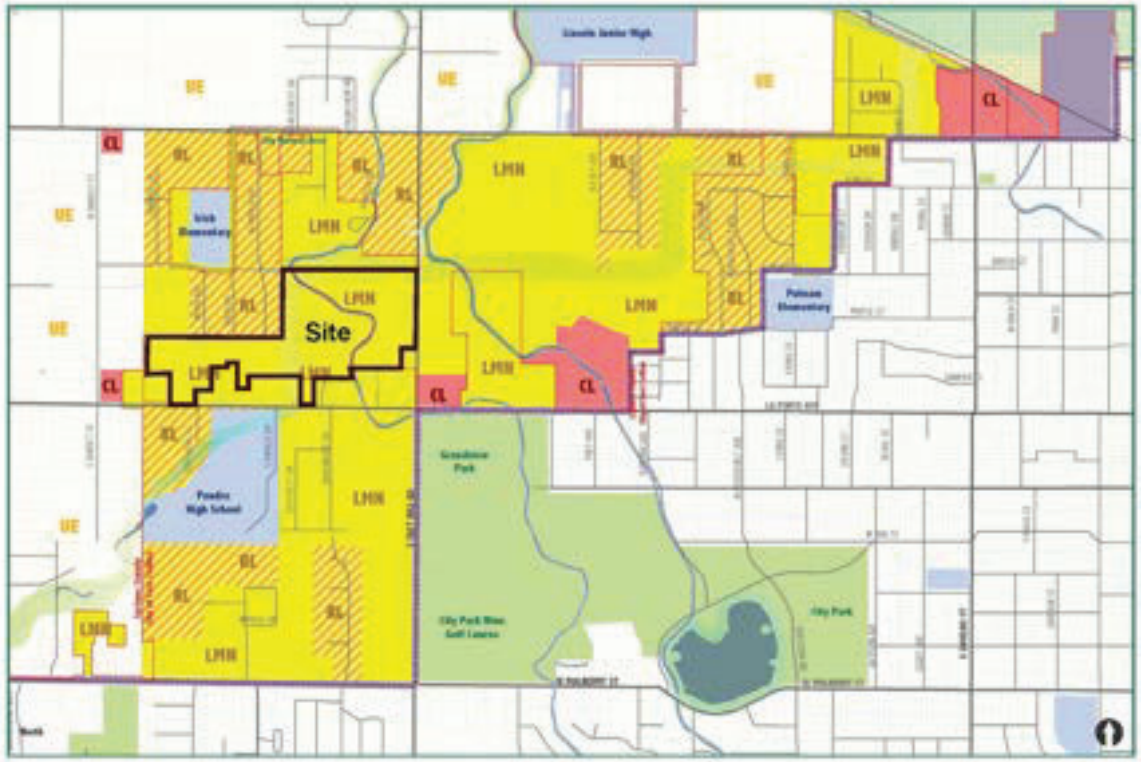


- Appearance and Design Overview (page 44): “New development should fit the pattern and character of the area in terms of scale, use, lot sizes, setbacks, and landscaping, and should provide connected open space and avoid natural areas.”

As Part of L-M-N Purpose and Intent:

- “New neighborhoods should entail creative master planning to lead to visually attractive, pedestrian-friendly neighborhoods that have nearby services, parks, and other amenities.”

Northwest Subarea Goals and Policies:



Goal AD-1: Unique Image and Identity

- The Northwest Subarea will continue to have a unique image and identity, with a wide variety of compatible styles and activities.

Policy AD-1.1: Compatibility—Residential Guidelines

- Encourage site-specific and contextual design and planning to promote new development that is compatible with the area.

Northwest Subarea Key Concepts

In summary -- NSP Key Concepts:

The purpose of the Northwest Subarea Plan is to establish "a focused roadmap for the area's future through clearly defined goals, policies, and strategies. An overarching theme of this Plan is to retain and enhance the area's existing character."

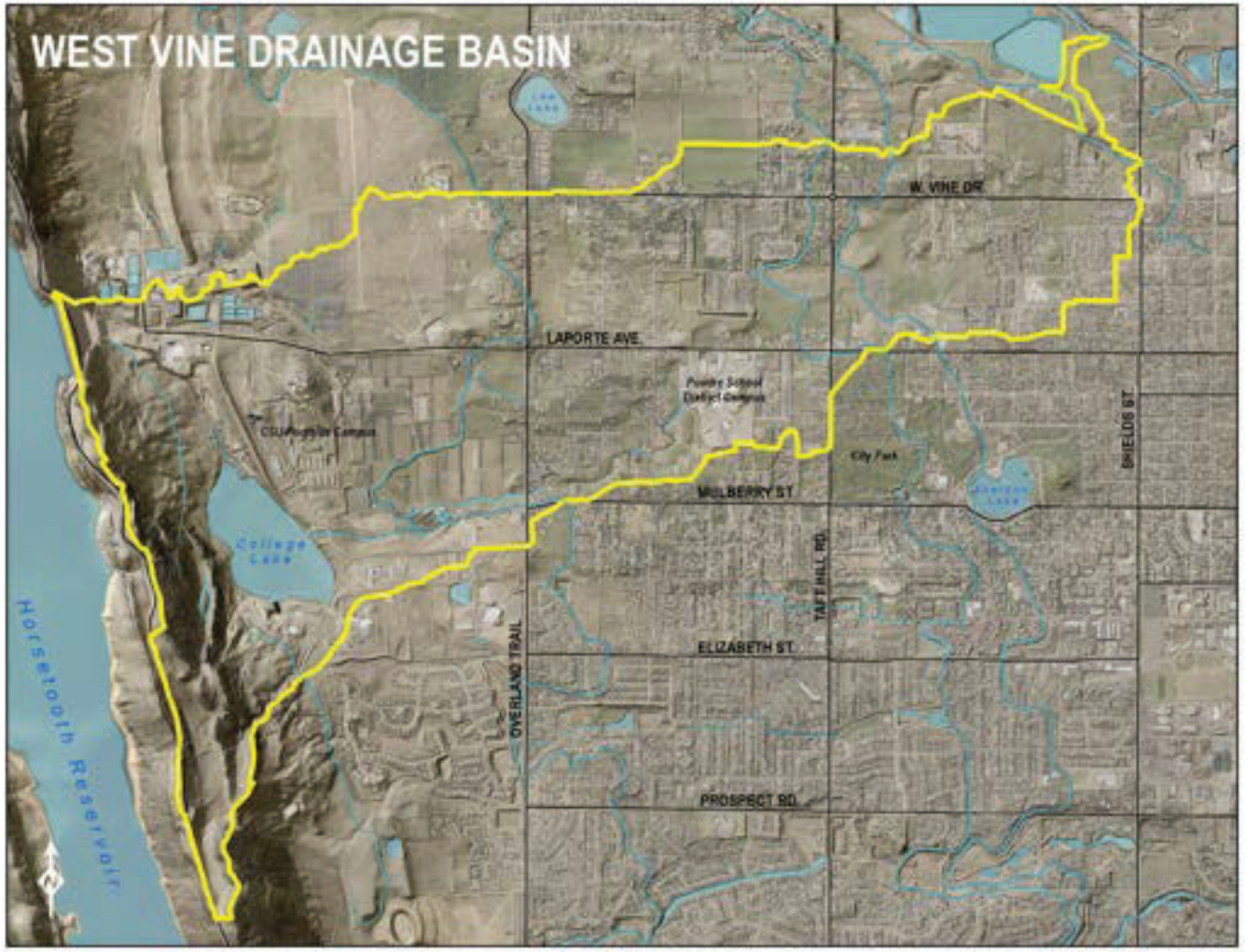
When reviewing the proposed project for compliance with the policies and strategies contained in the Northwest Subarea Plan there are two fundamental components of the NSP:

- Following what is allowed with the zoning's density provides predictability
- Addressing compatibility with existing neighborhoods through design
- New neighborhoods should entail creative master planning to lead to visually attractive, pedestrian-friendly neighborhoods that have nearby services, parks, and other amenities

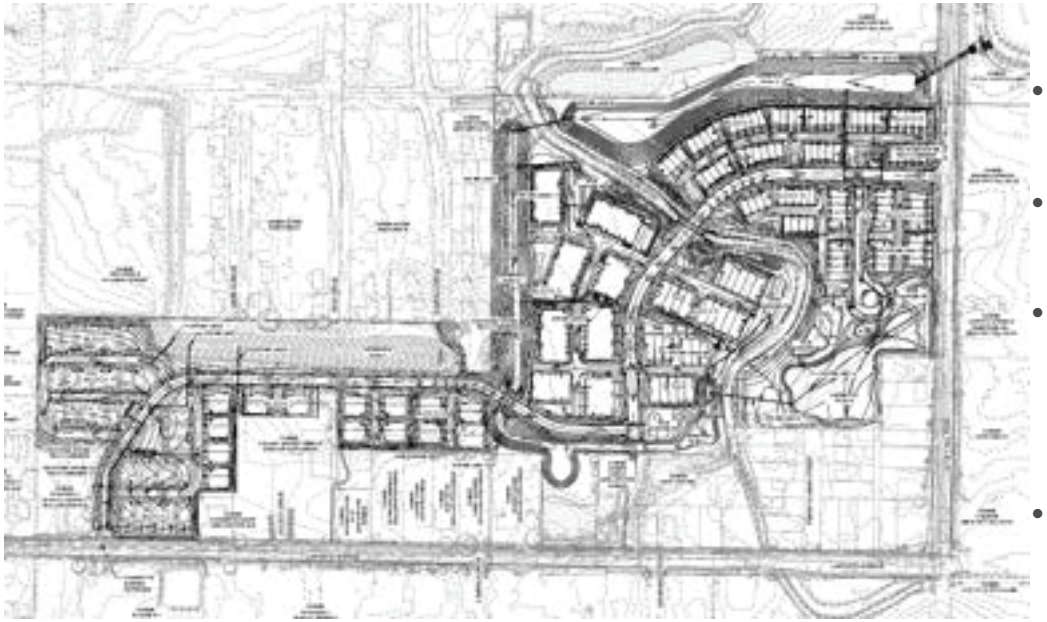
Northwest Subarea Plan

Overall, the PDP meets the objectives outlined in the NSP:

- Following Framework Plan and maximum density guideline for the L-M-N Zone District – not more than 8 dwellings per gross acre;
- Landscaped drainage and open spaces areas provide land use transitions to the north, west and south North Taft Hill Road and landscape frontage improvements provide a land use transition to the east;
- Two-family and single-family detached buildings are located on the west portion of the property, which contributes to an overall density, building mass and building height transition from east to west;
- Multiple pedestrian connection points are provided to appropriately integrate the project into the surrounding neighborhoods and street system;
- Existing streets are not connected (Webb, Irish, Impala) with Alternative Compliance requested to allow these connections to be pedestrian only, which helps protect existing neighborhoods and long-standing existing conditions where through-traffic does not occur.


WEST VINE DRAINAGE BASIN
W. VINE DR
LAPORTE AVE
MULBERRY ST
ELIZABETH ST
PROSPECT RD
OVERLAND TRAIL
TAFT HILL RD
SHIELDS ST
College Lake
Horsetooth Reservoir
City Park

Stormwater improvements and floodplain remapping

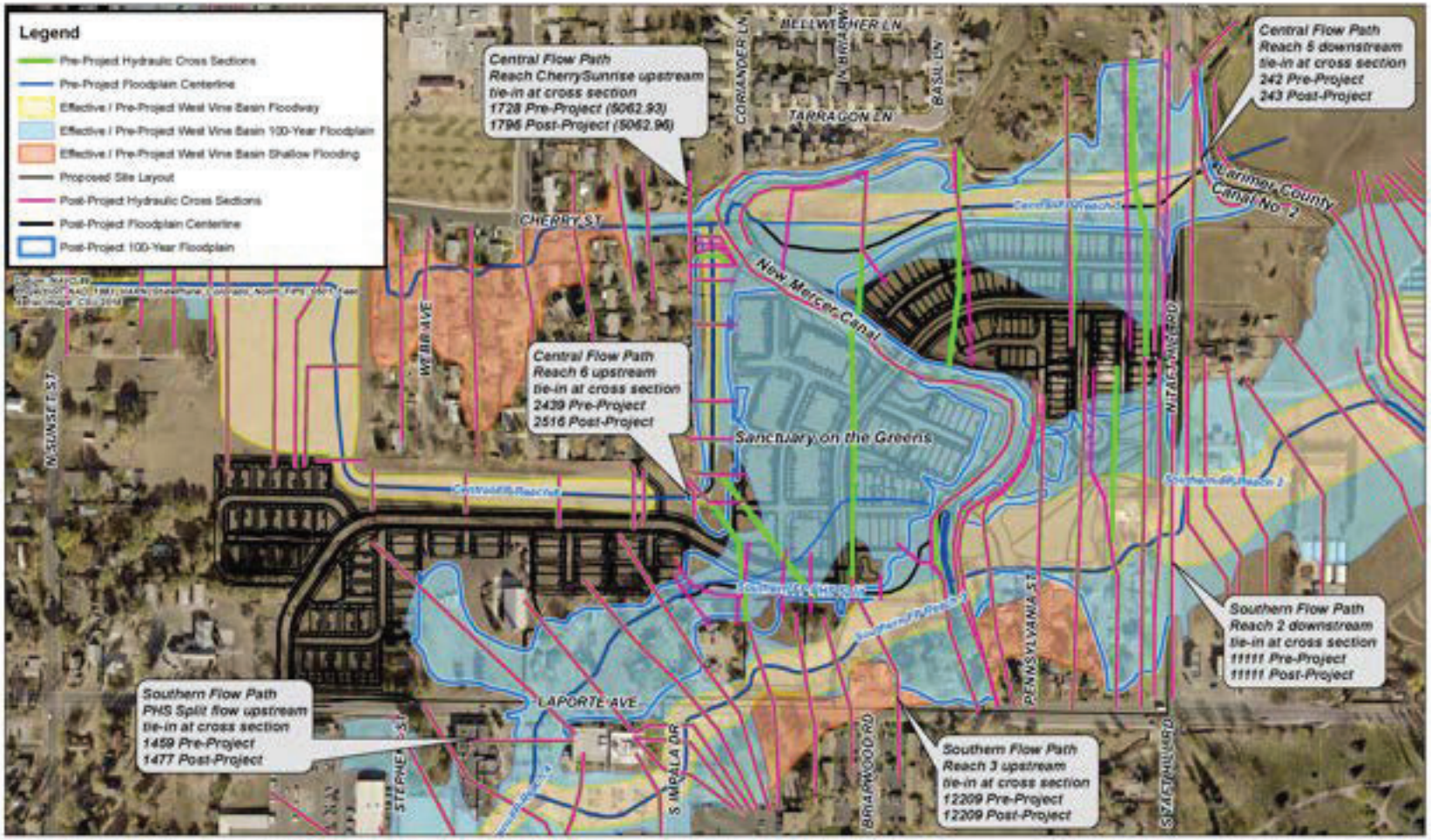


- Stormwater flow conveyed through the site by the regional channel.
- New grading proposed: new detention areas to improve these conveyance channels
- Also improves the natural habitat characteristics of these existing channel areas.
- PROPOSED: 5 surface detention areas, rain gardens, and underground detention to improve stormwater quality and reduce the rate of stormwater discharge from the site;
- Flows routed under the New Mercer Canal and directs all developed flows from the site into the Larimer No. 2 Canal;

Stormwater improvements and floodplain remapping

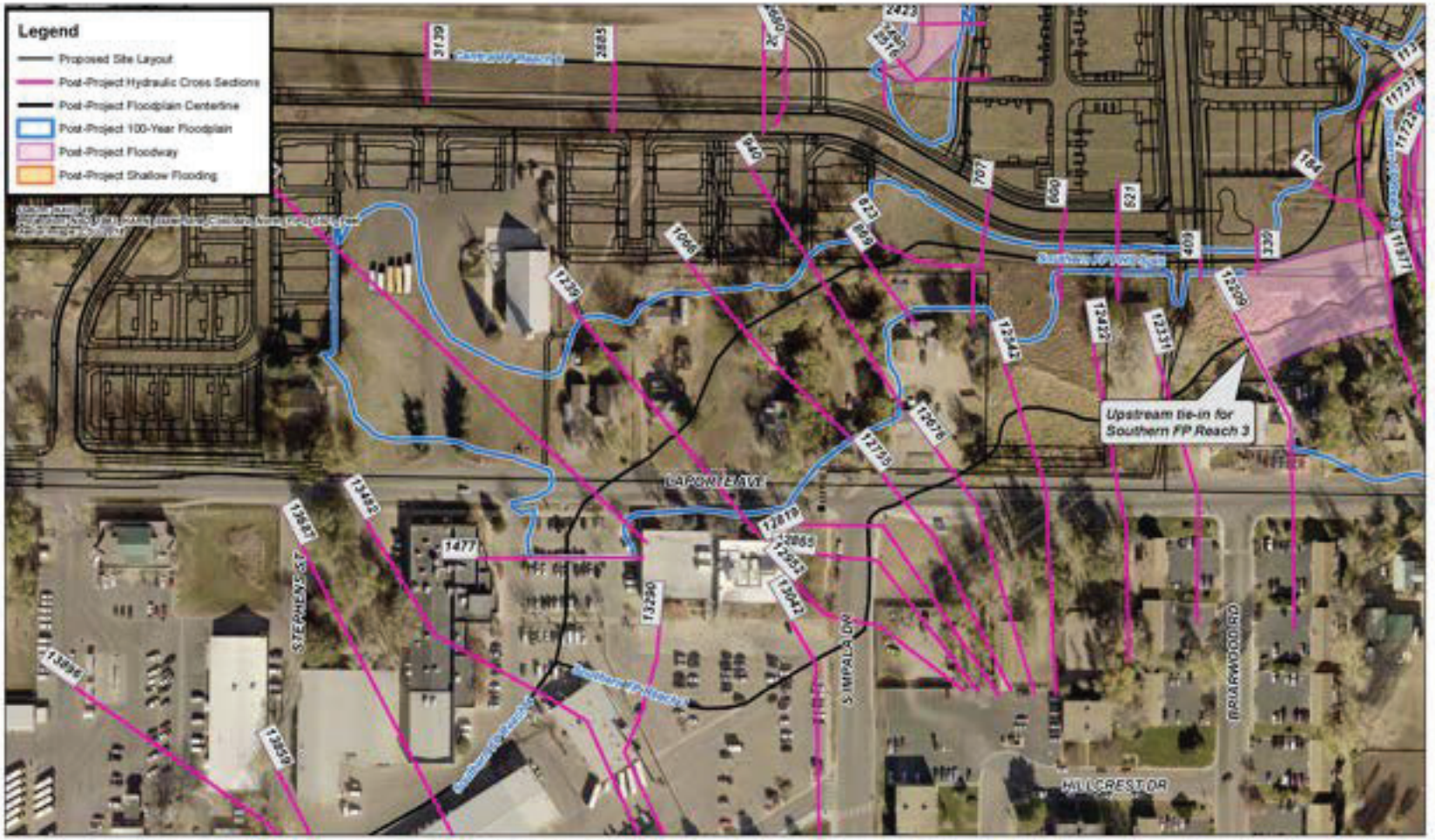


- Future City-funded regional improvement project -- construct the Forney regional detention pond and regional channel located east of N. Taft Hill Road;
- Sanctuary on the Green site -- open space tracts/conveyance channels
- In the interim: stormwater detention;
- Once these future City improvements are in place to the east, they will serve as the outfall for the project site, and on-site stormwater detention will not be necessary.
- The detention volume for the proposed site can be shifted to the proposed Forney regional detention pond, with the on-site channels then limited to only stormwater conveyance, while still providing habitat and open space.



ICON ENGINEERING, INC

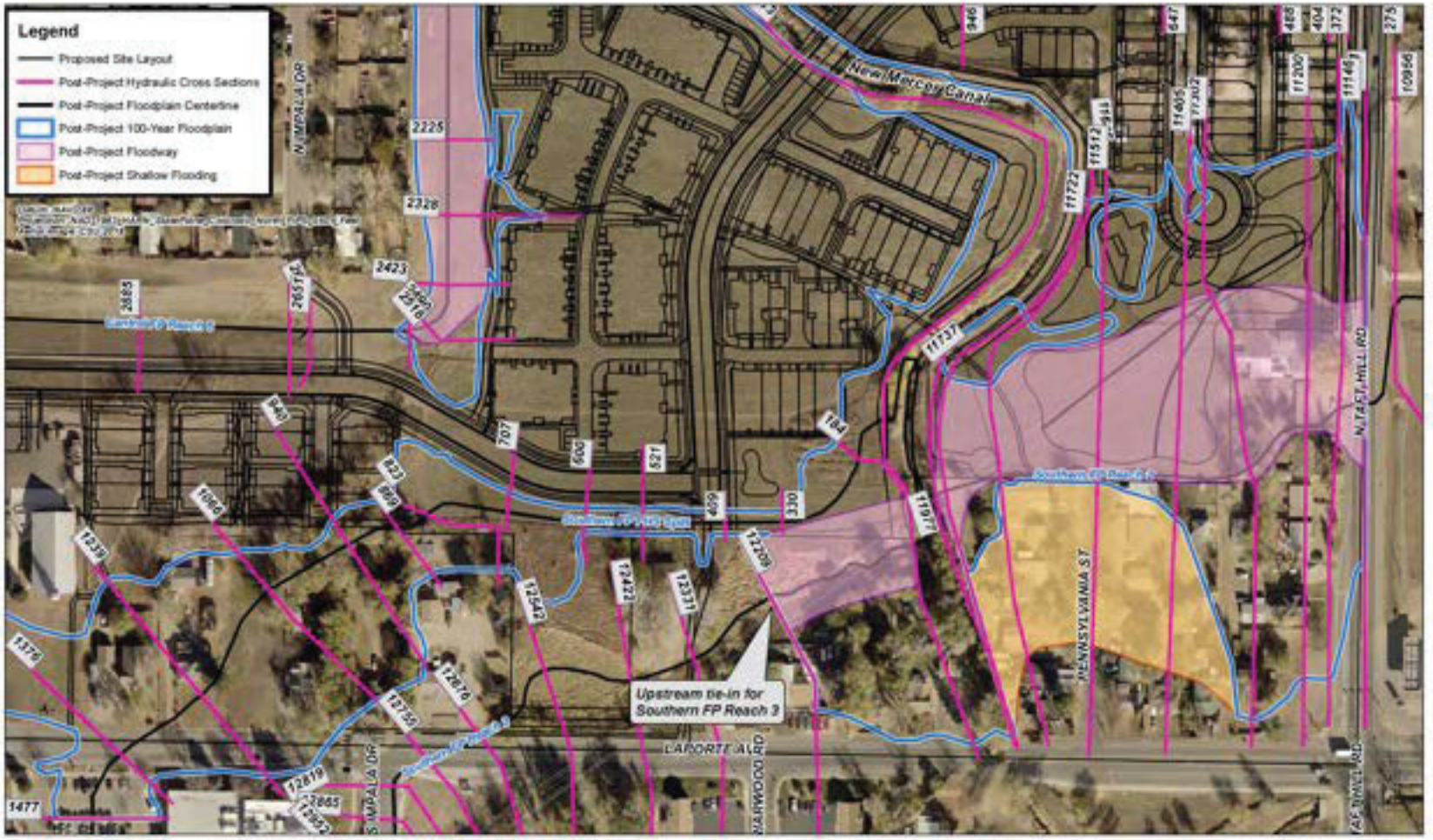
Sanctuary on the Greens - Initial Floodplain Report
Figure E.1: Hydraulic Tie-in Locations



ICON ENGINEERING, INC

Sanctuary on the Greens - Initial Floodplain Report

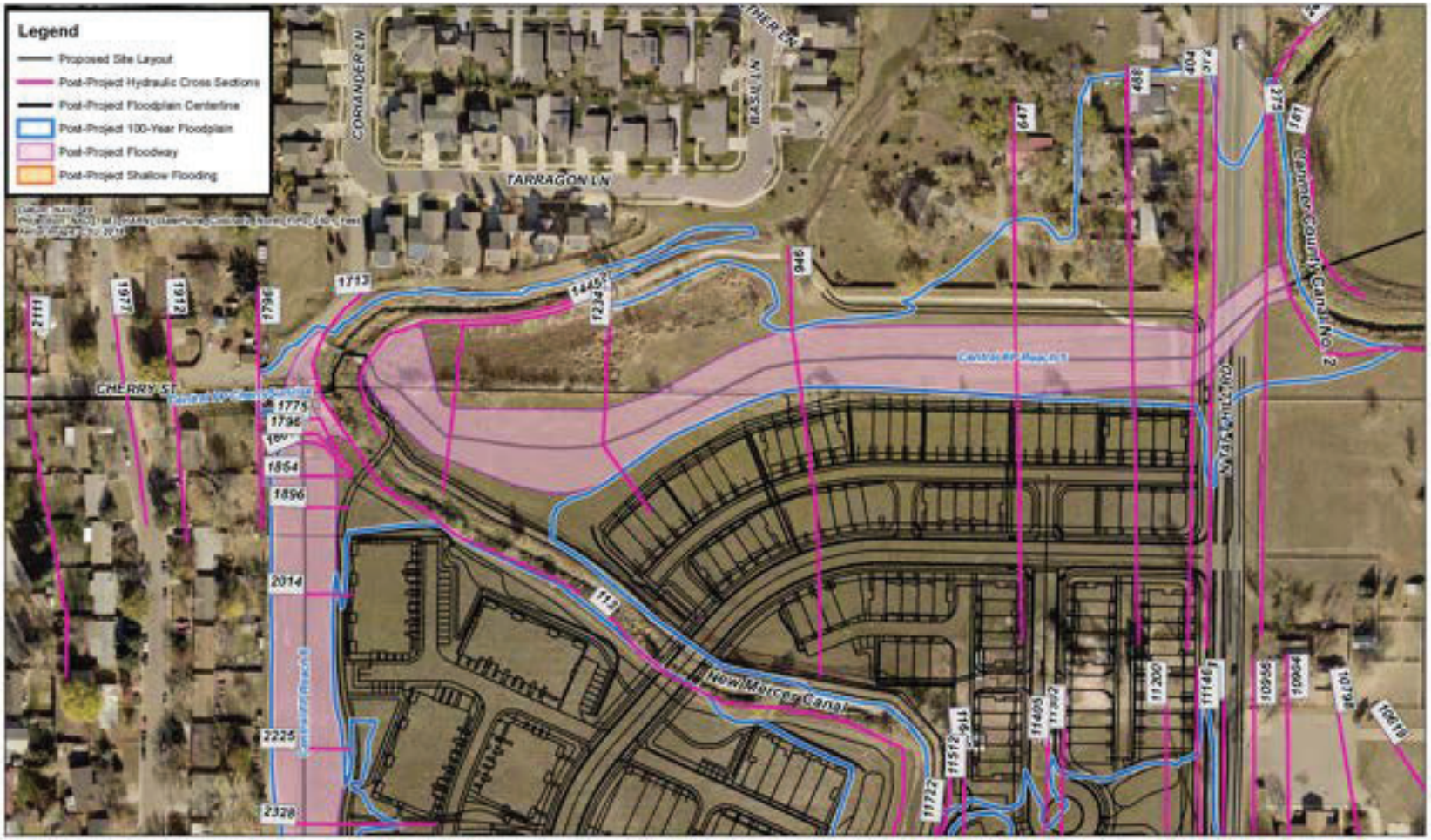
Figure E.13: Hydraulic Workmap - Post-Project Floodplains (southwest)



ICON ENGINEERING, INC

Sanctuary on the Greens - Initial Floodplain Report

Figure E.9: Hydraulic Workmap - Post-Project Floodplains (south)

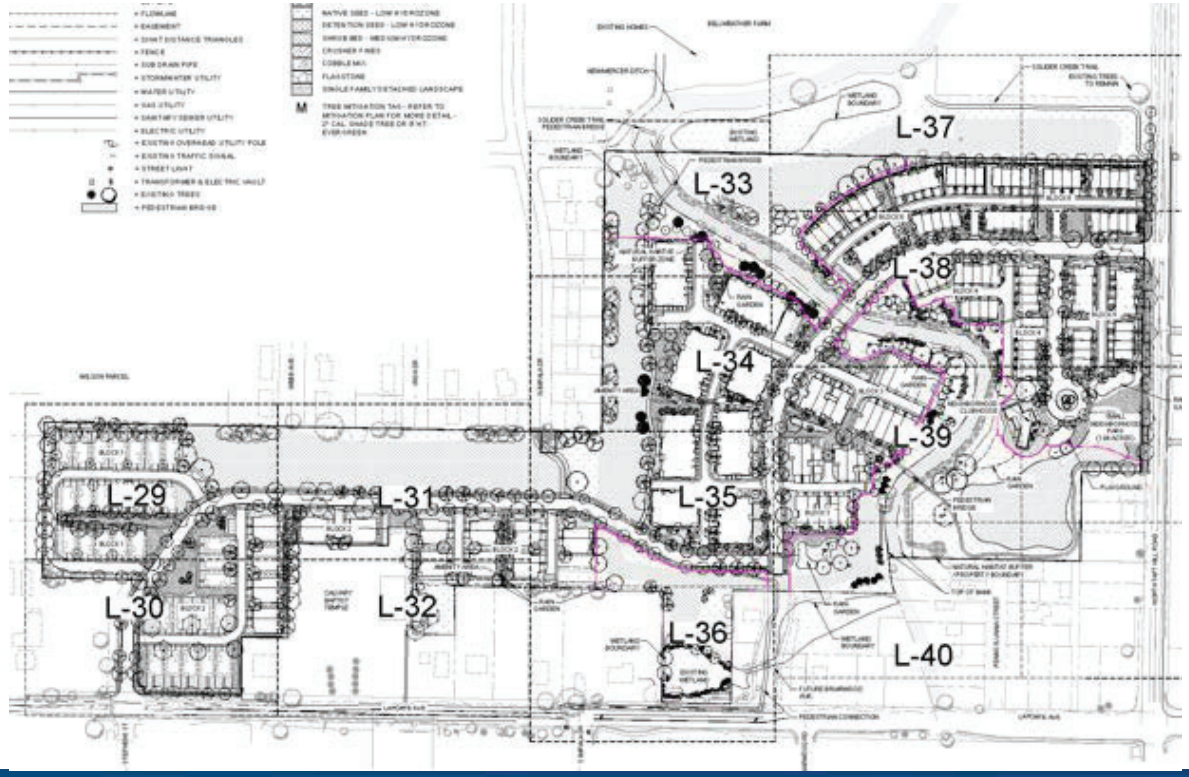


ICON ENGINEERING, INC

Sanctuary on the Greens - Initial Floodplain Report

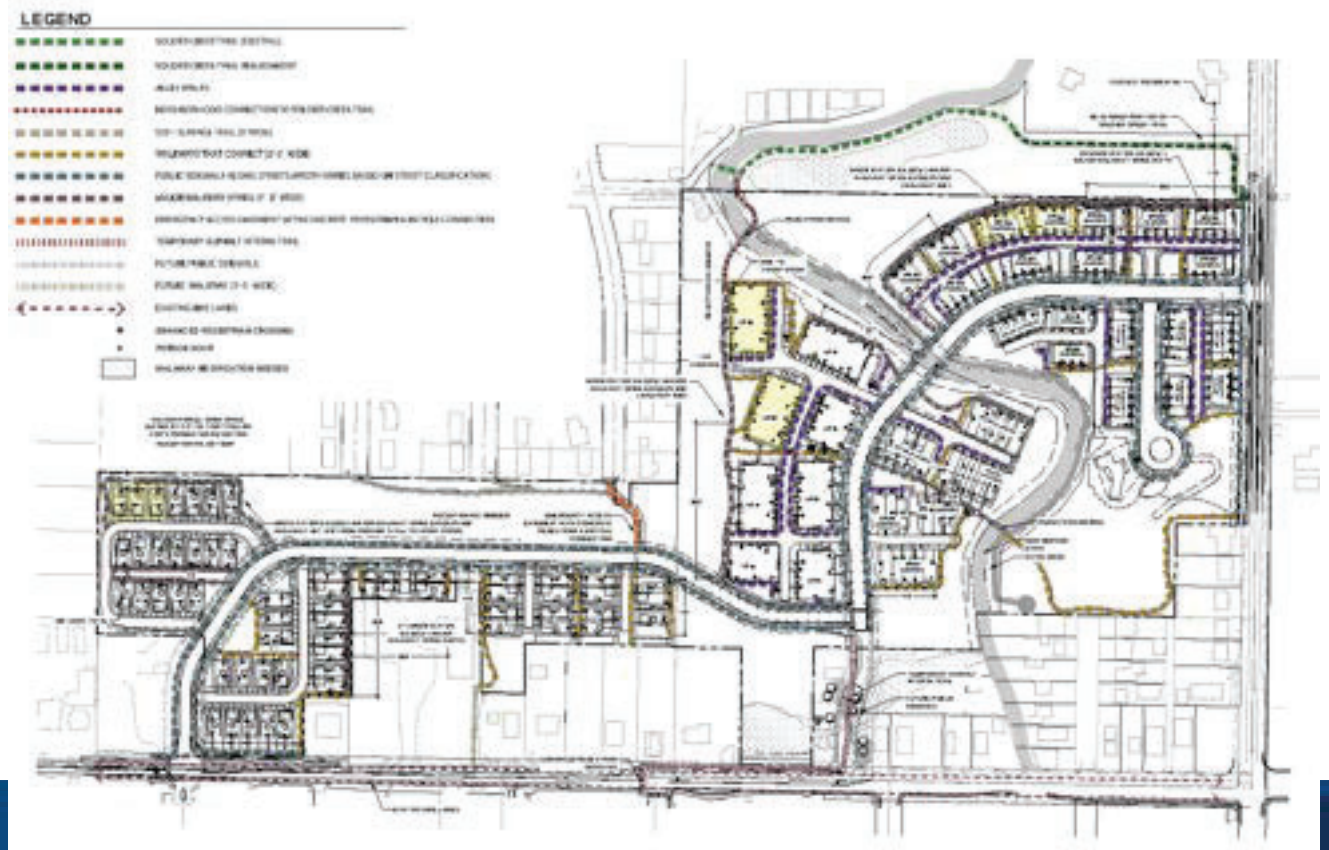
Figure E.5: Hydraulic Workmap - Post-Project Floodplains (north)

Article 3 Development Standards
3.2.1 – Landscaping and Tree Protection



- 3.2.1(D); 3.2.1(D)(1)(c) Full Tree Stocking: 668 trees provided, 423 trees, or 65% are canopy trees
- 3.2.1(F) Tree Protection and Replacement: 36 trees are proposed to be removed, 89 mitigation trees and are provided meeting tree replacement standards

Article 3 Development Standards
3.2.2 – Access, Circulation and Parking



- Eight-foot-wide trail to Soldier Creek Trail
- 3 bicycle and pedestrian connections to Laporte Ave.
- Detached sidewalks along portions of Laporte Avenue and Taft Hill Road
- 2 pedestrian bridges across New Mercer Ditch
- Extensive network of internal sidewalks
- 3 connections to Green Acres Subdivision

3.4.7– Historic Resources

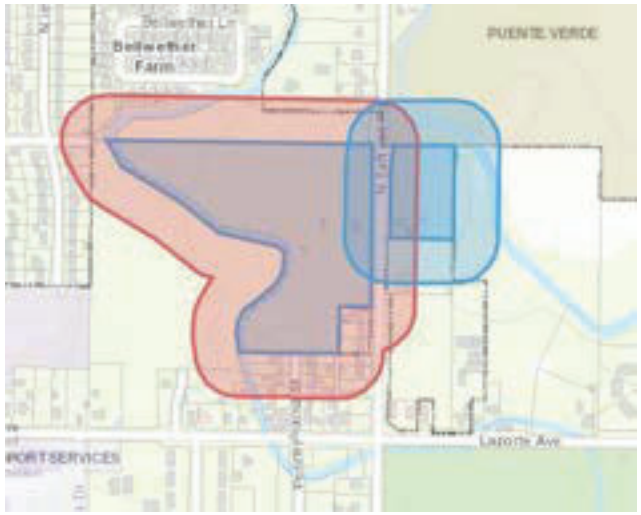


Pre-submittal requirement completed: historic survey -- two properties within the city that were adjacent to the site; noted as potentially eligible for local landmark designation (2318 Laporte and 2540 Laporte).

Both properties have lost much of their historic integrity; staff determination -- no further historic review required in terms of design compatibility with those properties under section 3.4.7;

330 N Taft Hill, (County property) -- listed on the State Register in that same time frame, historic influence area map provided to the applicant to consider design compatibility with this historic farm property.

3.4.7– Historic Resources



- Because Taft Hill is an arterial -- the applicant has to comply with a minimum of two of the design compatibility requirements in Table 1 of Section 3.4.7(E).
- Proposed PDP building designs along Taft Hill meet at least two of those requirements.
- PDP building elevations: roof forms, window proportions, and use of materials -- reference to the more traditional residential styles in the area, including the property at 330 N Taft Hill.
- While the building height and width of the proposed new construction does not meet the 3.4.7 requirements, because other design connections are made and it is across an arterial, (i.e. not directly abutting the historic property nor incorporating the historic structures on the same development site), those building massing requirements are not applicable under 3.4.7.
- Staff waived Historic Preservation Commission review

Article 3 Development Standards Compatibility

Primary techniques to achieve compatibility and reduce the overall apparent mass/bulk of the buildings include:

- Utilizing masonry on the ground level to define the base of the larger buildings;
- Ground level entrances on all three-story buildings include a shed or hip roof component which further emphasizes the ground level;
- Providing secondary massing elements at the second level, including projecting covered balconies and bay window treatments;
- Large windows are provided within the majority of the building modules to further break down the scale of the buildings

Article 3 Development Standards Compatibility



- Colors and materials vary, earth-tone and neutral and do not deviate from what would normally be found in any residential development.
- Materials include various combinations of manufactured stone or brick veneer, board and batten siding, lap siding, composition shingle main and accent roofs. Metal accent roofs are also used on portions of the 2-story multifamily buildings.
- 3.5.1(G) – Building Height Review – keep overall height below 40 feet has significance
- Land Use Transition – landscaped buffer space, fencing to west

Article 3 -- Compatibility
3.5.1(H) – Land Use Transition

Code Citation: *When land uses with significantly different visual character are proposed abutting each other and where gradual transitions are not possible or not in the best interest of the community, the development plan shall, to the maximum extent feasible, achieve compatibility through the provision of buffer yards and passive open space in order to enhance the separation between uses.*

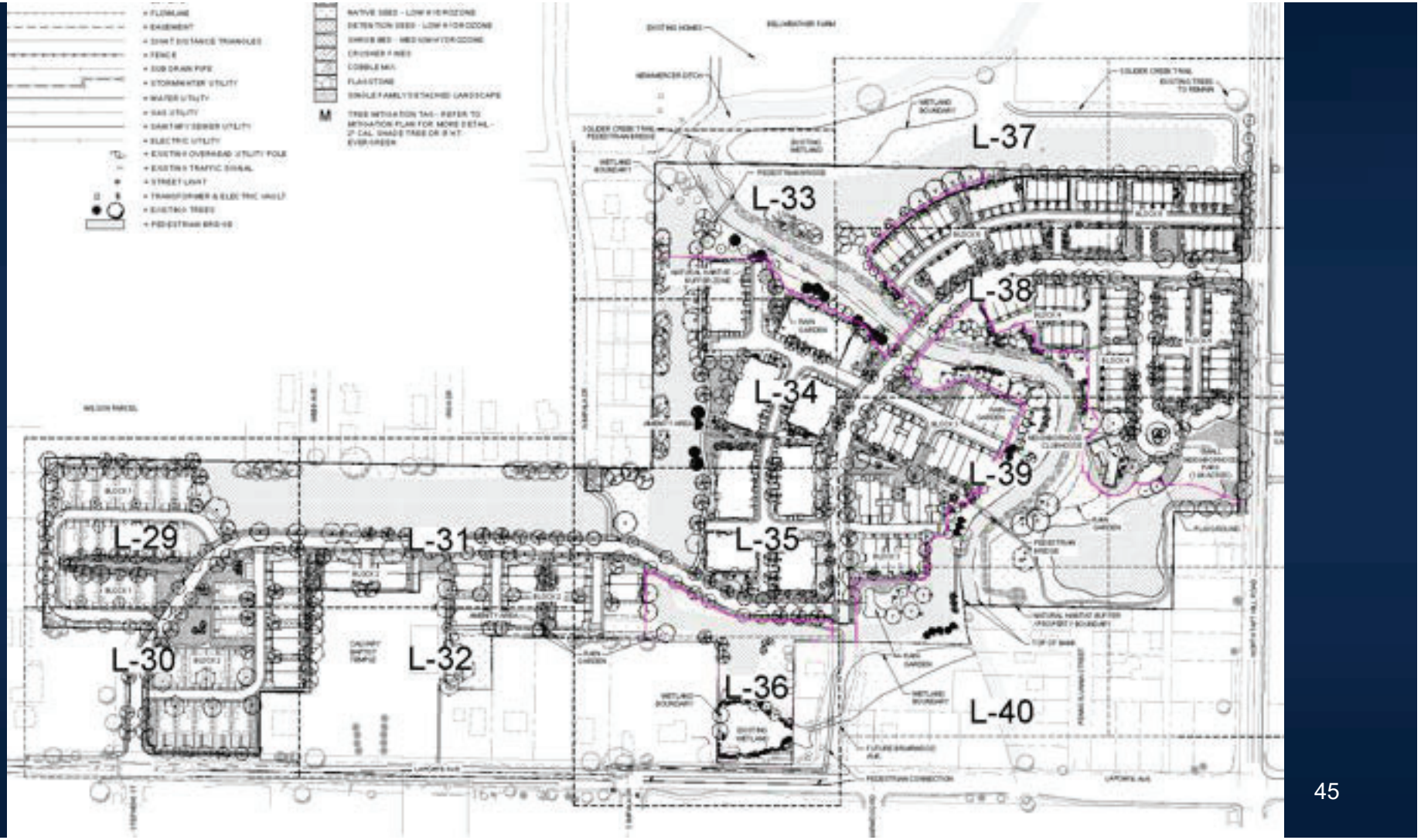
Article 3 -- Compatibility
3.5.1(H) – Land Use Transition

- Land Use Code L-M-N standard 4.5(E)(4)(b). -- Specific buffer yard standard: Multi-family buildings shall be set back from the property line of abutting property containing single- and two-family dwellings at least 25 feet
- The proposed multi-family buildings are set back by approximately 116 feet to the abutting single-family property lines to the west, meeting this standard.
- The proposed single-family attached and multi-family buildings are separated from adjacent properties by perimeter open space, N. Taft Hill Road landscape improvements and building setback, and the width of the existing N. Taft Hill arterial street right-of-way.
- In all of these instances, the separation between these proposed buildings and adjacent single-family properties exceeds 25 feet.

Article 3 Development Standards
3.6.3 - Street Pattern and Connectivity Standards

Alternative Compliance Requested, addresses:

- 3.6.3(D) Spacing of Limited Movement Collector or Local Street Intersections with Arterial Streets.
- 3.6.3(E) Distribution of Local Traffic to Multiple Arterial Streets.
- 3.6.3(F) Utilization and Provision of Sub-Arterial Street Connections to and From Adjacent Developments and Developable Parcels. Incorporate and continue all sub-arterial streets stubbed to the boundary of the development plan; Provide for future public street connections to adjacent developable parcels by providing a local street connection spaced at intervals not to exceed six hundred sixty (660) feet along each development plan boundary that abuts potentially developable or redevelopable land.
- First two standards say: “unless rendered infeasible due to unusual topographic features, existing development or a natural area or feature.”


L-37
L-33
L-38
L-34
L-39
L-29
L-31
L-35
L-30
L-32
L-36
L-40

Article 3 Development Standards
3.6.3(H) Alternative Compliance

Upon request by an applicant, the decision maker may approve an alternative development plan that may be substituted in whole or in part for a plan meeting the standards of this Section.

- Alternative compliance is based on unusual topographic features, existing development, naturals areas and other constraints, including the shape of the property, the New Mercer Ditch, existing wetlands and floodway constraints;
- PDP provides local street connections to adjacent streets where possible;
- Provides pedestrian and bicycle connections to the adjacent arterial and neighborhoods neighborhood streets as well as the Soldier Creek Trail;

Article 3 Development Standards
3.6.3(H) Alternative Compliance

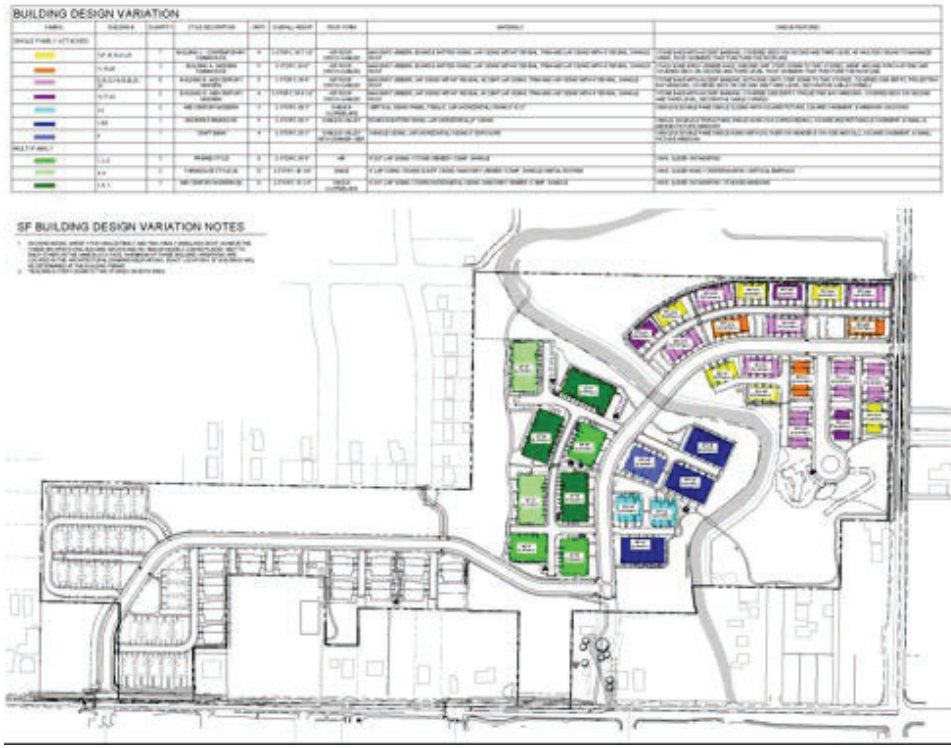
Alternative Compliance Met – Staff Findings:

- Design minimizes the impacts on natural areas and features.
- Development's traffic level of service standards still met; neighborhood continuity and connectivity is enhanced.

Accomplishes the purposes of this Division equally well or better based on the proposed layout and design of streets including:

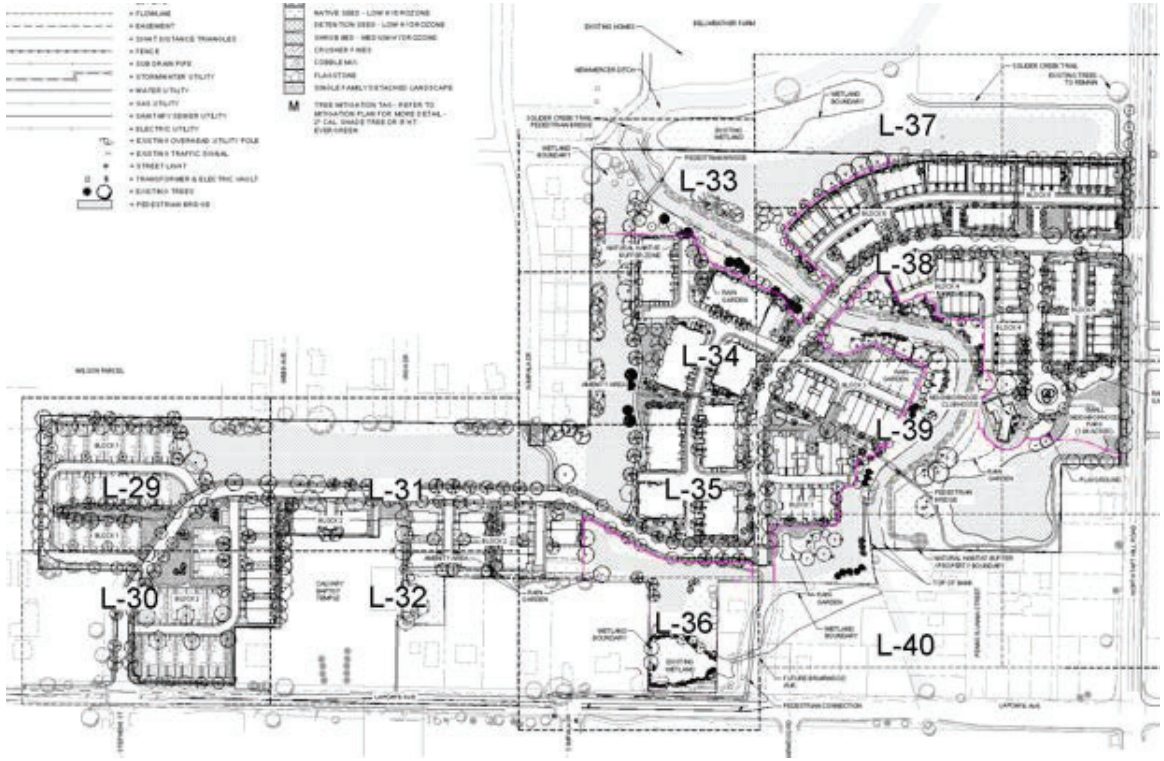
- Local street intersections with Laporte Avenue and N. Taft Hill Road.
- Facilities for bicycle, pedestrians maintained to the maximum extent feasible:
  - 2 bicycle and pedestrian crossings of the New Mercer Ditch,
  - 5 pedestrian/bicycle connections to Laporte Avenue, 5 to the north

Division 4.5
L-M-N Zone District Standards



- Minimum density met -- 4 dwelling units per net acre (8.51 dwellings net)
- Maximum density met -- 9 dwelling units per gross acre; (8 is NSP guideline) 6.07 dwellings/gross acre
- Mix of Housing – 4 minimum housing types provided per requirement
  - Multi-family dwellings containing more than seven (7) units per building
  - Two-family dwellings
  - Single-family attached dwellings
  - Single-family detached dwellings with rear loaded garages

Division 4.5
L-M-N Zone District Standards



- Small Neighborhood Park Provided – at least one acre required
- 2-story maximum height proposed for the 13 two-family buildings and 31 single-family detached buildings (2.5 story maximum)
- Maximum Number Dwellings per multi-family building: up to 12 permitted

Division 4.5
L-M-N Zone District Standards

- 4.5(E)(4)(d) –Building Height three stories. The eight proposed multi-family buildings are two-stories in height.
- Multi-family building design standards met: each facade into human-scaled proportions similar to the adjacent single-family dwellings

- primary roof lines are articulated, roof height varied; each façade: massing projections and recesses;
- Change in primary/secondary massing forms; changes in related roof forms and detailing provided;
- Doorway detailing and balconies; window placement and window proportions; siding and masonry, material patterns and colors are varied amongst the three buildings;
- Unique color schemes -- further differentiates between buildings, variety and individuality achieved;
- Maximum Floor Area met not more than 14,000 square feet Excluding garages, the 12-plex buildings designs are 13,953 square feet, and the 9-plex building design is 11,812 square feet

Modifications of Standards Overview

Modifications of Standards -- proposed to address walkway spine requirements, building footprint variation, and access to a neighborhood center crossing an arterial street

- Building variation standards for single-family attached and multi-family buildings:
  - Section 3.5.2(C)(2)(a) Variation Among Buildings Single-family attached buildings containing more than two (2) dwelling units, to allow similar building footprints to be placed next to each other along a street.
  - Section 4.5(E)(4)(c) L-M-N Design Standards for Multi-Family Dwellings Containing More Than Eight (8) Dwelling Units – Variation Among Repeated Buildings, to allow two of the proposed building designs to have the same footprint size and shape.
- Modification to Section 3.5.2(D)(1) Orientation to a Connecting Walkway, requesting that building entrances to dwellings be oriented to a walkway that is longer than 350 feet, and within walkway open space that is narrower than 35 feet.
- Modification to Section 4.5(D)(3)(a) Access to a Neighborhood Center, because the access to the nearby Neighborhood Commercial District requires crossing an arterial street.

Modifications of Standards Variation Among Buildings

- Section 3.5.2(C)(2)(a) Variation Among Buildings Single-family attached buildings containing more than two (2) dwelling units, to allow similar building footprints to be placed next to each other along a street.
- Section 4.5(E)(4)(c) L-M-N Design Standards for Multi-Family Dwellings Containing More Than Eight (8) Dwelling Units – Variation Among Repeated Buildings, to allow two of the proposed building designs to have the same footprint size and shape.

Recommendation – Approval

- 2.8.2(H)(1) the plan will promote the general purpose of the standard for which the modification is requested equally well or better;
- 2.8.2(H)(4) the plan as submitted will not diverge from the standards of the Land Use Code that are authorized by this Division to be modified except in a nominal, inconsequential way when considered from the perspective of the entire development plan, and will continue to advance the purposes of the Land Use Code as contained in Section 1.2.2.;

Modifications of Standards
Variation Among Buildings -- Staff Findings



- The PDP provides seven noticeably distinct single-family attached building designs that meet the variation requirement by providing significantly unique building styles, only 3 single-family attached building designs are required;
- The material patterns, placement of materials, roof forms, window styles, and door styles are distinctly different amongst all seven of the single family attached designs;
- Noticeably distinct entrance feature forms and details provided;
- Three-story designs include noticeably distinct roof form and massing elements; two of the designs provide massing step-downs to two-stories at building sides;

Modifications of Standards
Variation Among Buildings -- Staff Findings



- With the 7 single-family attached building designs provided, 5 different single-family attached building footprints are provided with the overall site plan.
- Of the 8 multi-family buildings provided, three different building footprints are provided.
- With both the single-family attached and multifamily buildings, the architectural detailing, style, roof forms, and step-down massing at building ends all compensate for areas where similar footprints are next to each other, even if this footprint similarity is noticeable.

Modifications of Standards
Variation Among Buildings -- Staff Findings



The site plan provides variation in footprint placement by:

- Varying the open space pattern and distance between buildings along the street,
- Providing a varied pattern of footprint orientations along the streets by placing some of the building ends along the streets.
- The curves and intersections within the internal streets also help minimize sight lines, and open spaces along the New Mercer Ditch allow angled views of the building corners, which adds visual variety along the street.

Modifications of Standards
Orientation to a Connecting Walkway

- This standard requires that all buildings connect to public sidewalks.
  - Direct connection – where buildings and entrances face a public street so that new development extends the town-like pattern.
  - Direct connection within 200 feet with a Connecting Walkway. This allows for flexibility in building placement and results in an easy walking distance (roughly one-half of a block in traditional terms) to the City sidewalk network.
  - Direct connection between 200 and 350 feet by way of a Major Walkway Spine. This allows for a maximum walking distance (less than one block length in traditional terms) but only if this distance is mitigated by urban design features.
- Modification to Section 3.5.2(D)(1) Orientation to a Connecting Walkway, requesting that building entrances to dwellings be oriented to a walkway that is longer than 350 feet, and within walkway open space that is narrower than 35 feet.

Modifications of Standards
Orientation to a Connecting Walkway

Major walkway spine shall mean a tree-lined connecting walkway that is at least five (5) feet wide, with landscaping along both sides, located in an outdoor space that is at least thirty-five (35) feet in its smallest dimension, with all parts of such outdoor space directly visible from a public street.

- 2.8.2(H)(1) the plan will promote the general purpose of the standard for which the modification is requested equally well or better
- 2.8.2(H)(4) the plan as submitted will not diverge from the standards of the Land Use Code that are authorized by this Division to be modified except in a nominal, inconsequential way when considered from the perspective of the entire development plan

Modifications of Standards
Orientation to a Connecting Walkway

2.8.2(H)(1) and (4) are met:

- the plan with longer walkways allows more residents access to shared walkways with a pattern that provides a high level of interconnectivity throughout the development and to adjacent neighborhoods
- site plan increases safety, connectivity, pedestrian interaction and quiet enjoyment without sacrificing convenience;
- wider and more frequently spaced sidewalks are provided to compensate for the increased sidewalk length, and pedestrian bridges are provided in lieu of street crossings;

Modifications of Standards
Orientation to a Connecting Walkway

2.8.2(H)(3): Exceptional physical conditions, unique to such property, the strict application of the standard sought to be modified would result in unusual and exceptional practical difficulties, or exceptional or undue hardship, provided that such difficulties or hardship are not caused by the act or omission of the applicant;

2.8.2(H)(3) is met:

- unusual shape of the property, location of the New Mercer Ditch, location of existing flood control channels, and location of existing development are exceptional practical difficulties
- Providing a network of streets, shorter walkways and/or wider open space for walkway spine green courts in all portions of the site is practically infeasible.

Modifications of Standards
Access to a Neighborhood Center

Modification to Section 4.5(D)(3)(a) Access to a Neighborhood Center, because the access to the nearby Neighborhood Commercial District requires crossing an arterial street. is not detrimental to the public good and meets the modification criteria for the following reasons:

2.8.2(H)(1)(4) is met: nominal and inconsequential way when considered from the perspective of the entire development plan;

- The project provides a clubhouse gathering area that serves as a reasonable alternative;
- supplements the planned commercial neighborhood center envisioned by the Northwest Subarea Plan that is located at the northeast corner of N. Taft Hill Road and Laporte Avenue;

2.8.2(H)(3) is met: Practical difficulty -- because the unusual shape of the property, existing development, and lack of proximity to the intersection of the two arterial streets – Taft Hill Road and Laporte Avenue – makes the viability of a new Neighborhood Center and associated leasable uses practically infeasible, and the existing planned Neighborhood Center location, which is across the arterial to the east, is not caused by the act or omission of the applicant.

Sanctuary on the Green, PDP190003 Findings /Conclusion

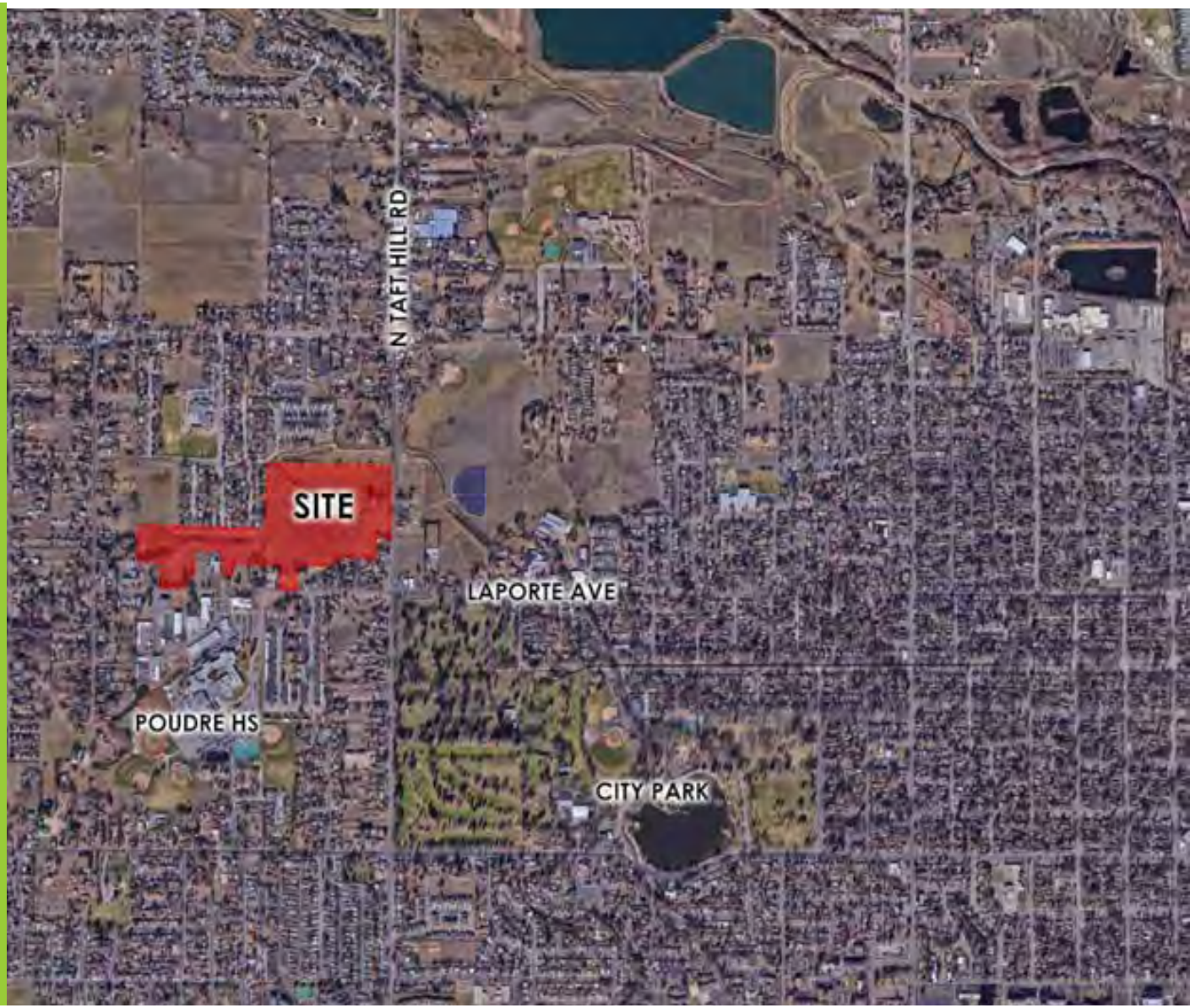
- The PDP complies with process located in Division 2.2 – Common Development Review Procedures for Development Applications of Article 2 – Administration;
- Staff supports the request for the Modifications to address: building variation standards for single-family attached and multi-family buildings, Orientation to a Connecting Walkway, and Access to a Neighborhood Center (Sections 3.5.2(C)(2)(a), 4.5(E)(4)(c), 3.5.2(D)(1), and 4.5(D)(3)(a);
- The PDP complies with all relevant standards located in Article 3 – General Development Standards, including the Alternative Compliance Findings per 3.6.3(H) for *Division 3.6.3 Street Pattern and Connectivity Standards.*
- PDP complies with relevant standards located in Division 4.5, (L-M-N) Low Density Mixed-Use Neighborhood District of Article 4 – Districts.

Sanctuary on the Green

TYPE 1 HEARING

MAY 2, 2022

Vicinity Map



Requested Approval

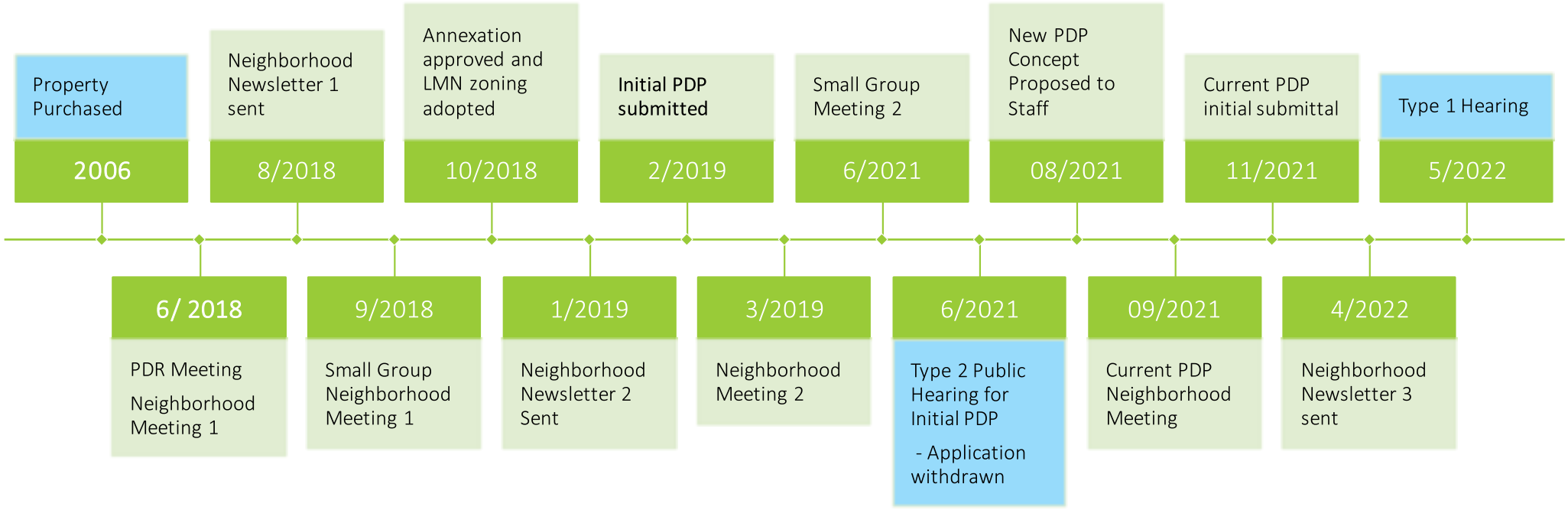
- Project Development Plan
- Alternative Compliance Request for Street Pattern and Connectivity Standards
  - LUC 3.6.3(D) and (F)
- Modification Request for Housing Types
  - LUC 4.5(D)(2)(a)3.
- Modification Request for Relationship of Dwelling to Streets and Parking
  - LUC 3.5.2(D)

Current Site Conditions









Property Purchased
2006
Neighborhood Newsletter 1 sent
8/2018
Annexation approved and LMN zoning adopted
10/2018
Initial PDP submitted
2/2019
Small Group Meeting 2
6/2021
New PDP Concept Proposed to Staff
08/2021
Current PDP initial submittal
11/2021
Type 1 Hearing
5/2022
6/ 2018
PDR Meeting
Neighborhood Meeting 1
9/2018
Small Group Neighborhood Meeting 1
1/2019
Neighborhood Newsletter 2 Sent
3/2019
Neighborhood Meeting 2
6/2021
Type 2 Public Hearing for Initial PDP
- Application withdrawn
09/2021
Current PDP Neighborhood Meeting
4/2022
Neighborhood Newsletter 3 sent

First Proposal – 2018



Prior PDP – 2018-2021

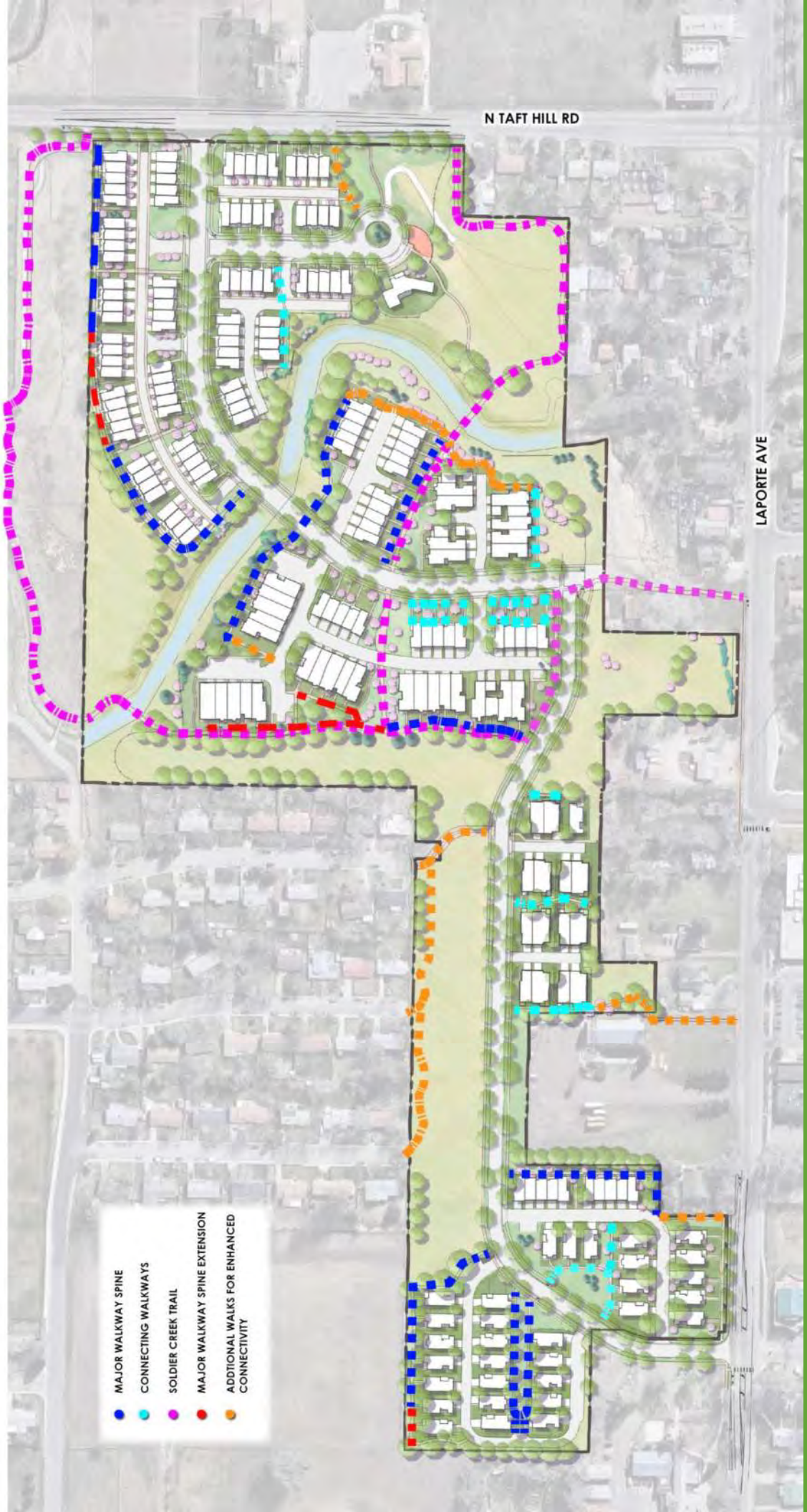




Site Plan - Current Proposal



Vehicular Access & Circulation


N TAFT HILL RD
LAPORTE AVE
MAJOR WALKWAY SPINE
CONNECTING WALKWAYS
SOLDIER CREEK TRAIL
MAJOR WALKWAY SPINE EXTENSION
ADDTIONAL WALKS FOR ENHANCED CONNECTIVITY

Traffic Improvements



Current conditions

- Added sidewalks for connections to schools from existing neighborhoods
- Added left turn lane (northbound) along Taft Hill Rd
- Added bike lanes along Taft Hill and Laporte Ave.
- Partnering with Safe Routes to School for school crossings with Rectangular Rapid Flashing Beacon at the crosswalk
- Adding detached sidewalk, curb and gutter along Taft Hill and Laporte Ave.


GREENBELT
COMMON OPEN SPACE
NATURAL HABITAT BUFFER ZONE
PARKS AND COURTYARDS
DRAINAGE FACILITIES

Open Space

Landscaping & Tree Protection

Code 3.2.1

Purpose. The intent of this Section is to require preparation of landscape and tree protection plans that ensure significant canopy cover is created, diversified and maintained so that all associated social and environmental benefits are maximized to the extent reasonably feasible.

- Street Trees
- Mulched Planting Beds
- Mitigation Trees & Shrubs

Existing Vegetation

- Invasive weeds
- Leftover field crops



Alfalfa



Leafy spurge



Canada thistle



Smooth Brome



Field bindweed

Existing Trees

- Boxelder Maple
- Russian Olive
- White Ash
- Poplar
- Cottonwood
- Siberian Elm









Proposed Vegetation

- Rain gardens
- Pollinator Gardens
- Native seed restoration

Restored ecosystem provides better habitat for wildlife compared to existing conditions



Proposed Trees

Native tree species

- Box Elder
- Colorado Spruce
- Colorado Pinyon
- Lanceleaf Cottonwood
- Narrowleaf Cottonwood
- American Plum
- Chokecherry
- Peachleaf Willow
- Western Chokecherry
- Thinleaf Alder
- Rocky Mountain Juniper

Adapted tree species

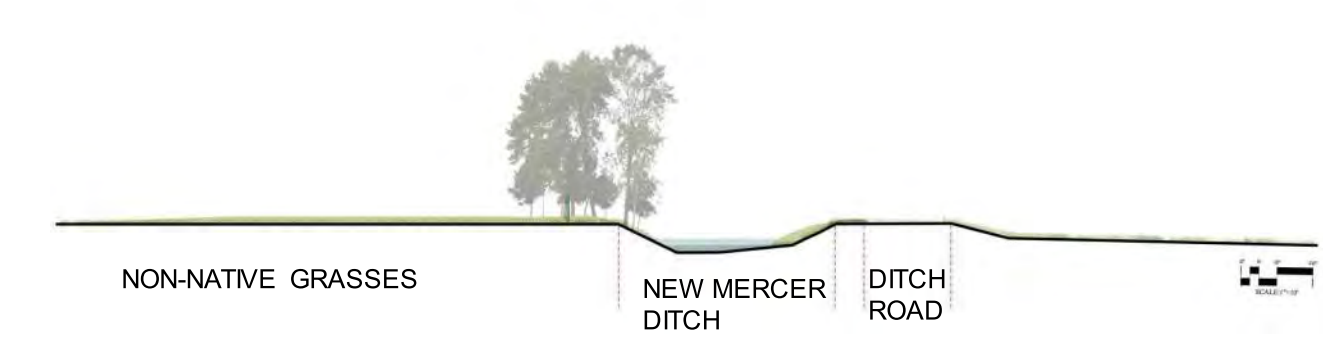
- Maple
- Buckeye
- Serviceberry
- Catalpa
- Hackberry
- Honeylocust
- Coffeetree
- Crabapple
- **+ 35 more species!**

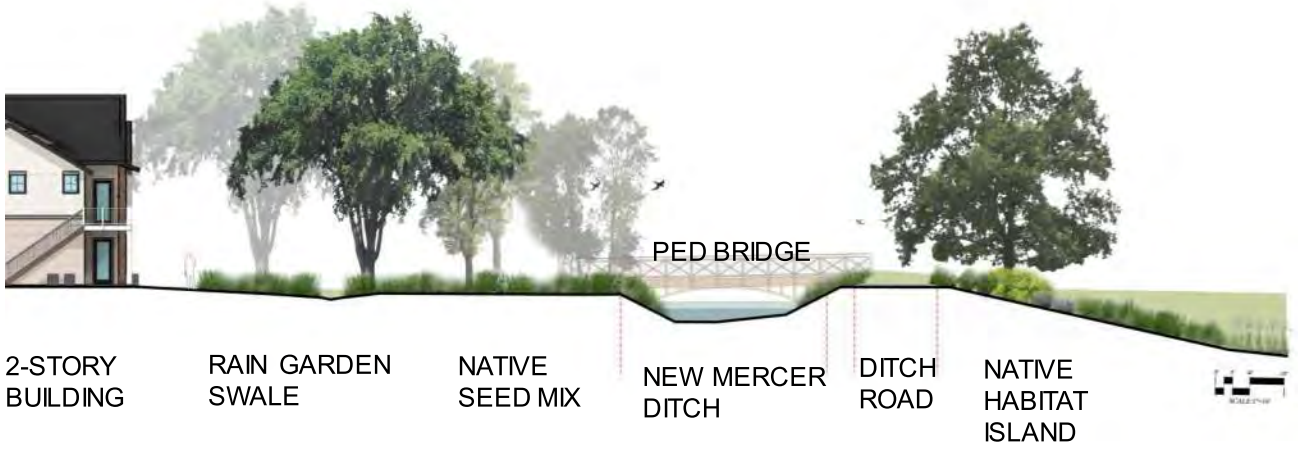


Existing

VS

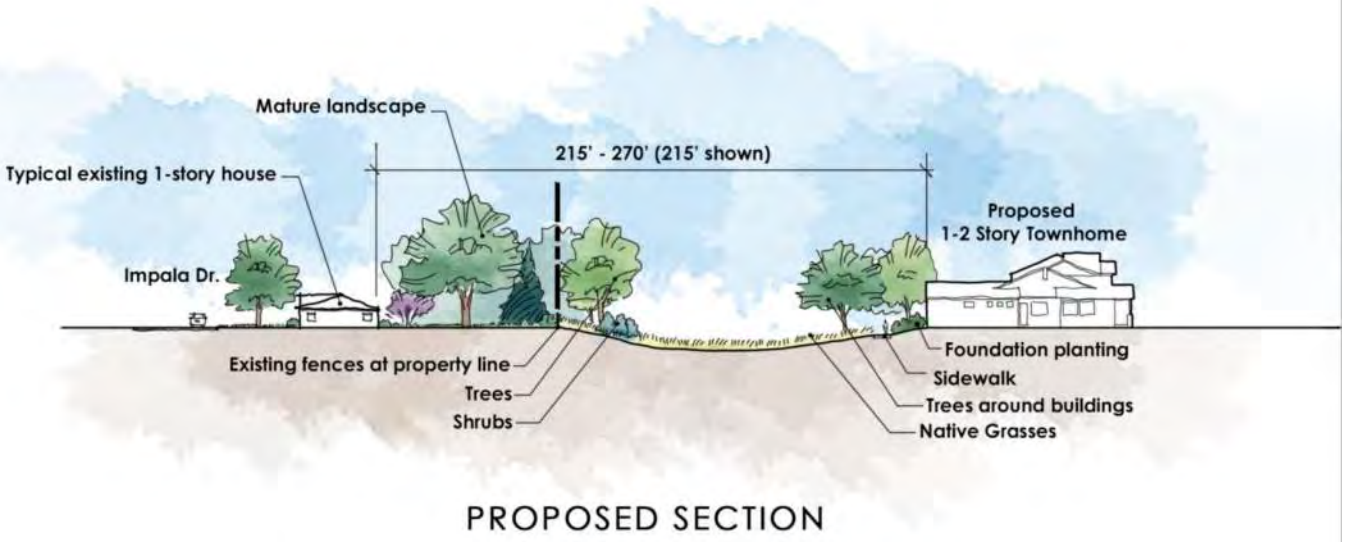
Proposed



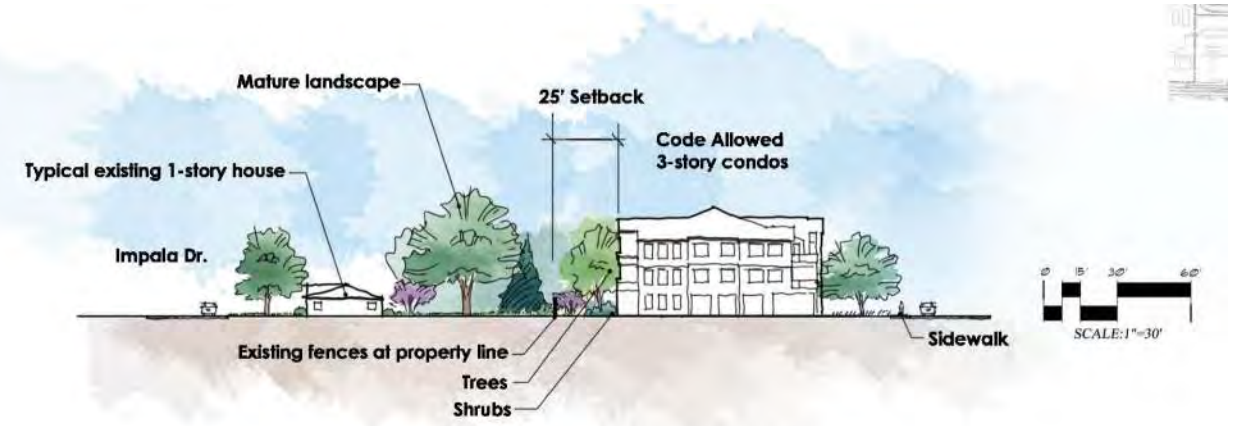


Buffering





PROPOSED SECTION



CODE ALLOWED SECTION



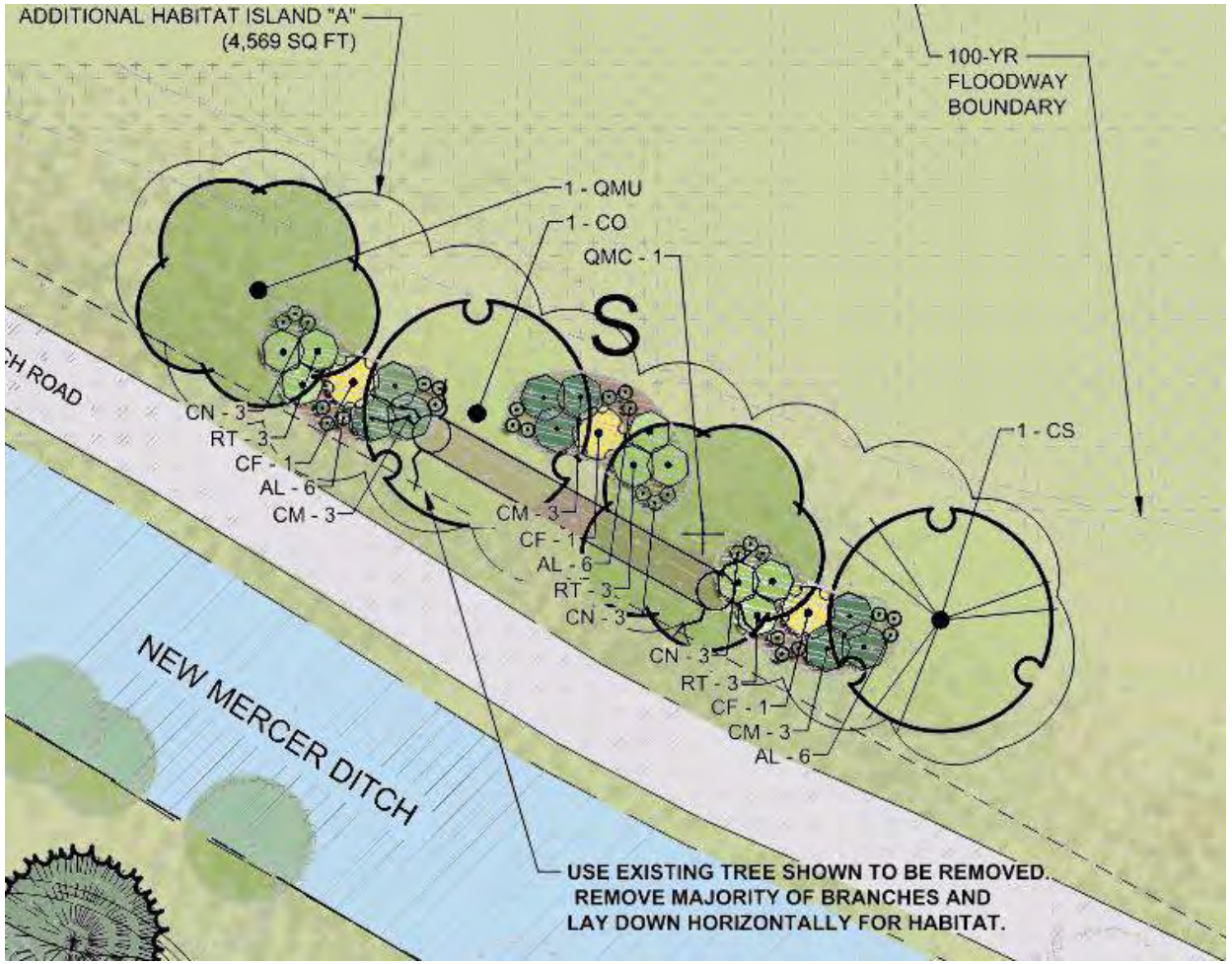
Land Use Code Standards



Access, Circulation and Parking

Landscaping and Tree Protection

- 89 Mitigation Trees
- 421 Mitigation Shrubs

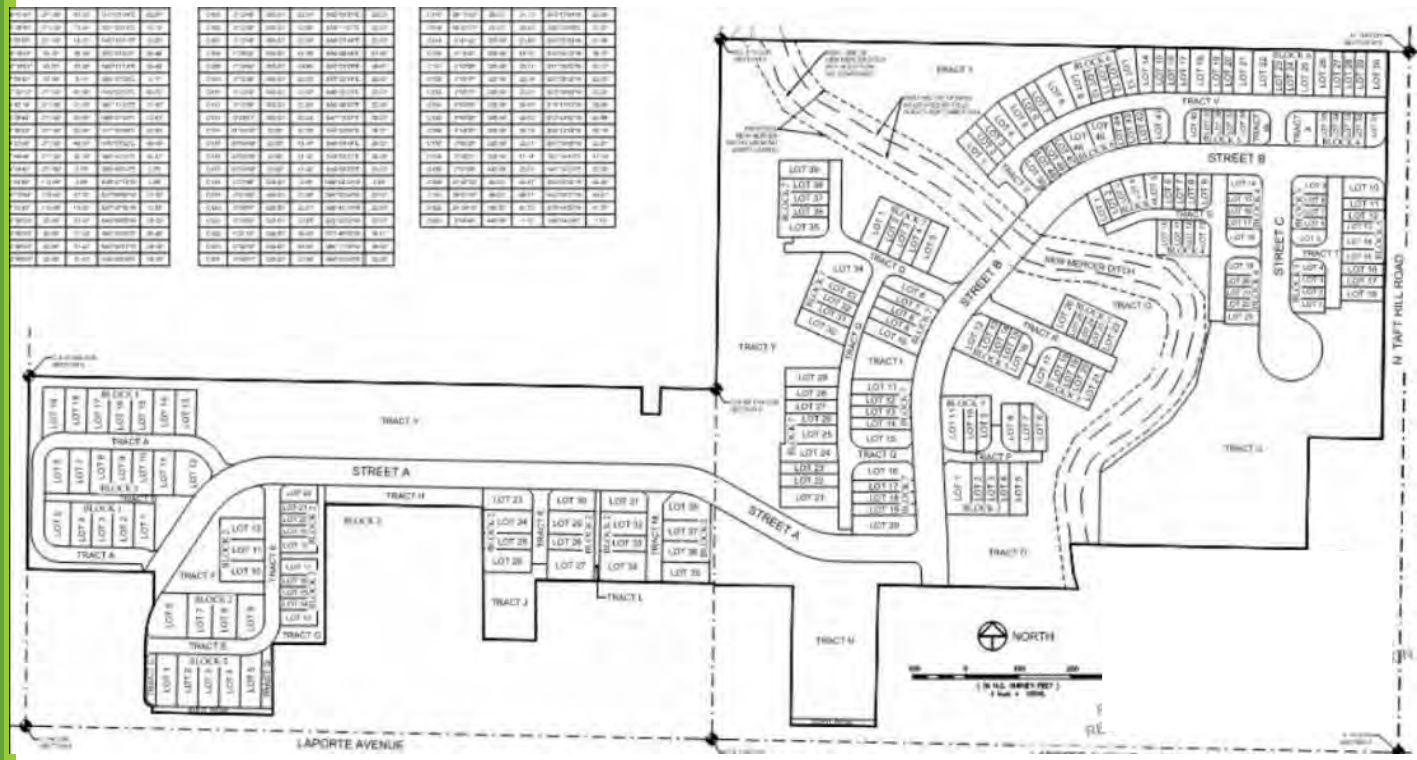


Solar Orientation

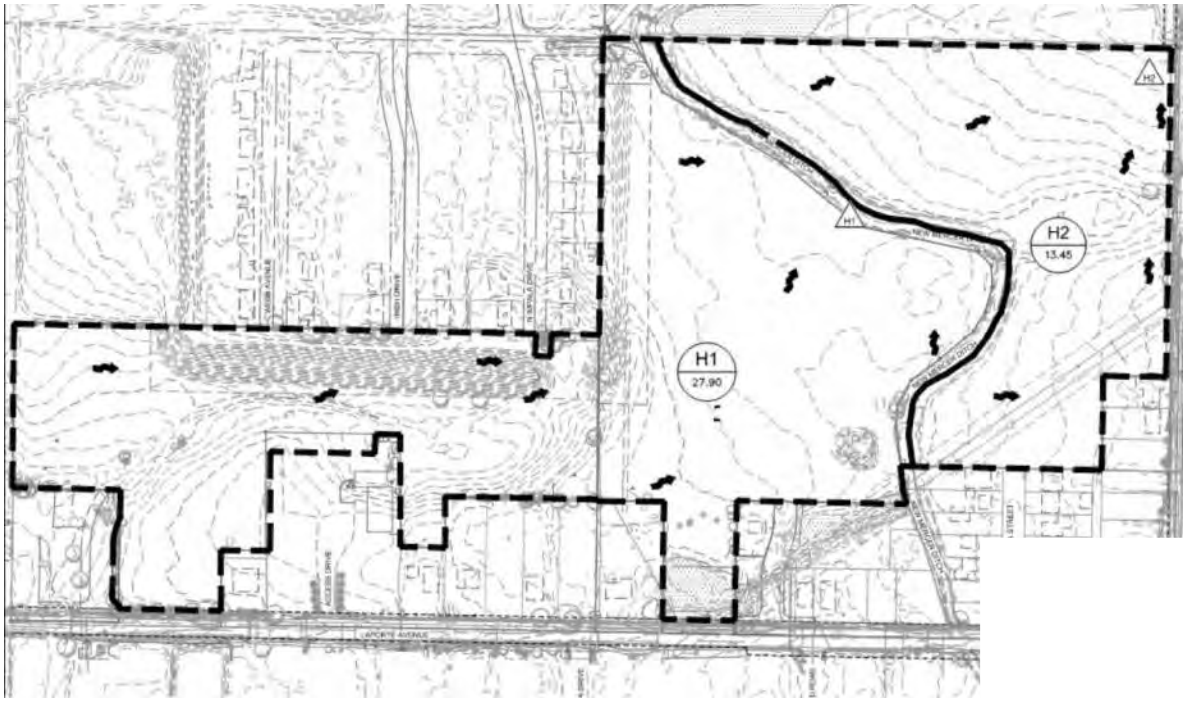
	Number of Lots	Percentage of Total Single- and Two-family lots
Total Single- and Two-Family lots	46	100%
Required Solar Oriented Lots	30	65%
Provided Solar Oriented Lots	33	72%



Plat and Development Plan Standards



Stormwater Improvements



REQUIRED NHBZ (6.91 ACRES)



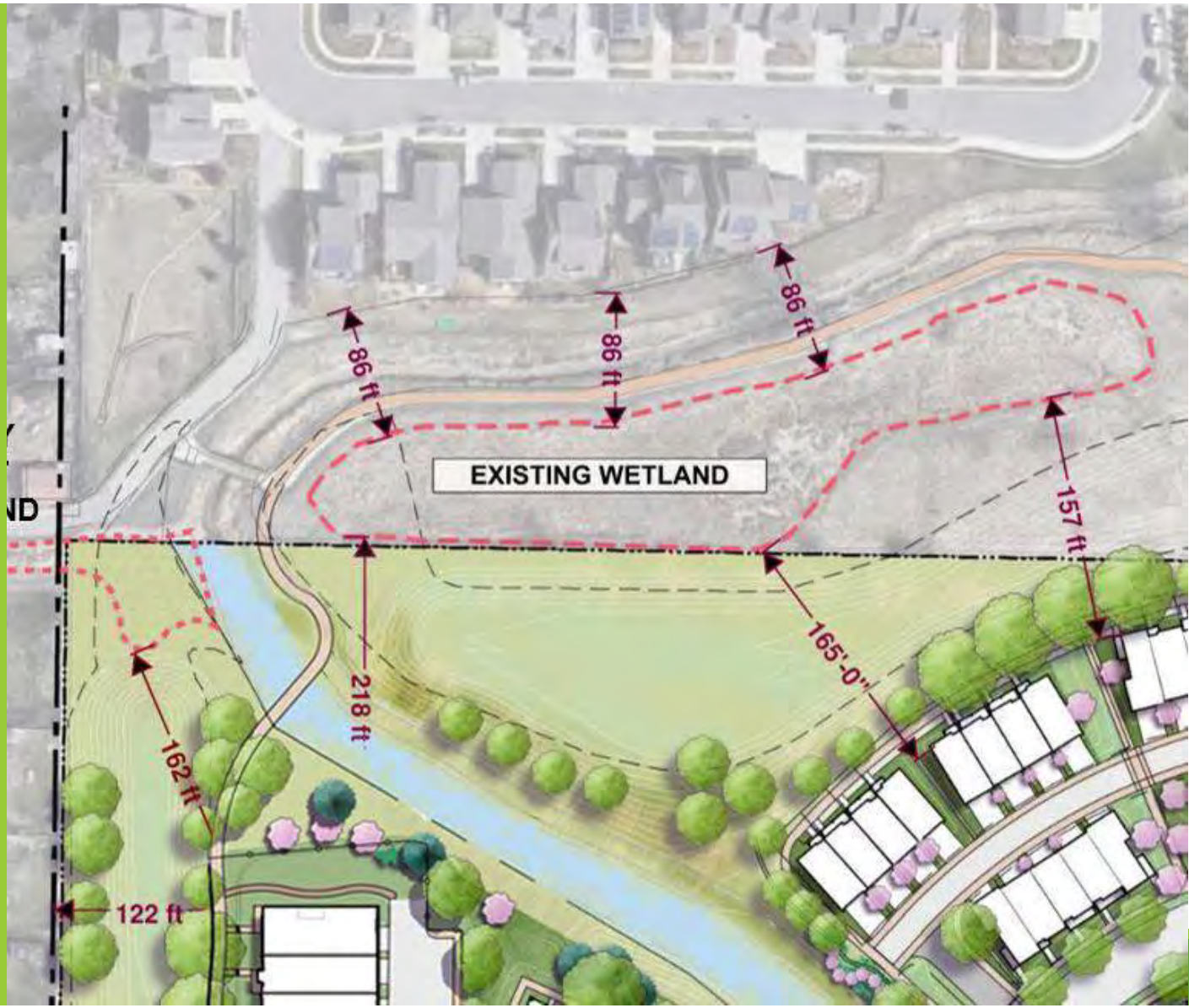
PROVIDED NHBZ (10.36 ACRES)



Natural Habitat Buffer Zone

Wetland Buffer

- North wetland requires 100’ buffer per code
- Cherry Street wetland requires 50’ buffer per code





Parks and Trails

Architectural Features and Variety

4-Plex	5-Plex	5-Plex	4-Plex	4-Plex
Contemporary Farmhouse	Modern Farmhouse	Mid-Century Modern	Mid-Century Modern	Contemporary Farm-house
2-3 Stories	2-3 Stories	2-3 Stories	3 Stories	3 Stories







5-Plex	4-Plex	5-Plex	3-Plex	5-Plex	3-Plex
Modern Farm-house	Craftsman	Craftsman	Craftsman	Mid-Century Modern	Mid-Century Modern
1-2 Stories	1-2 Stories	1-2 Stories	1-2 Stories	1-2 Stories	1-2 Stories








Housing Types

- 4 Housing Types required

- 3 Housing Types provided (modification request)
  - Single Family Detached
  - Two-Family
  - Single Family Attached



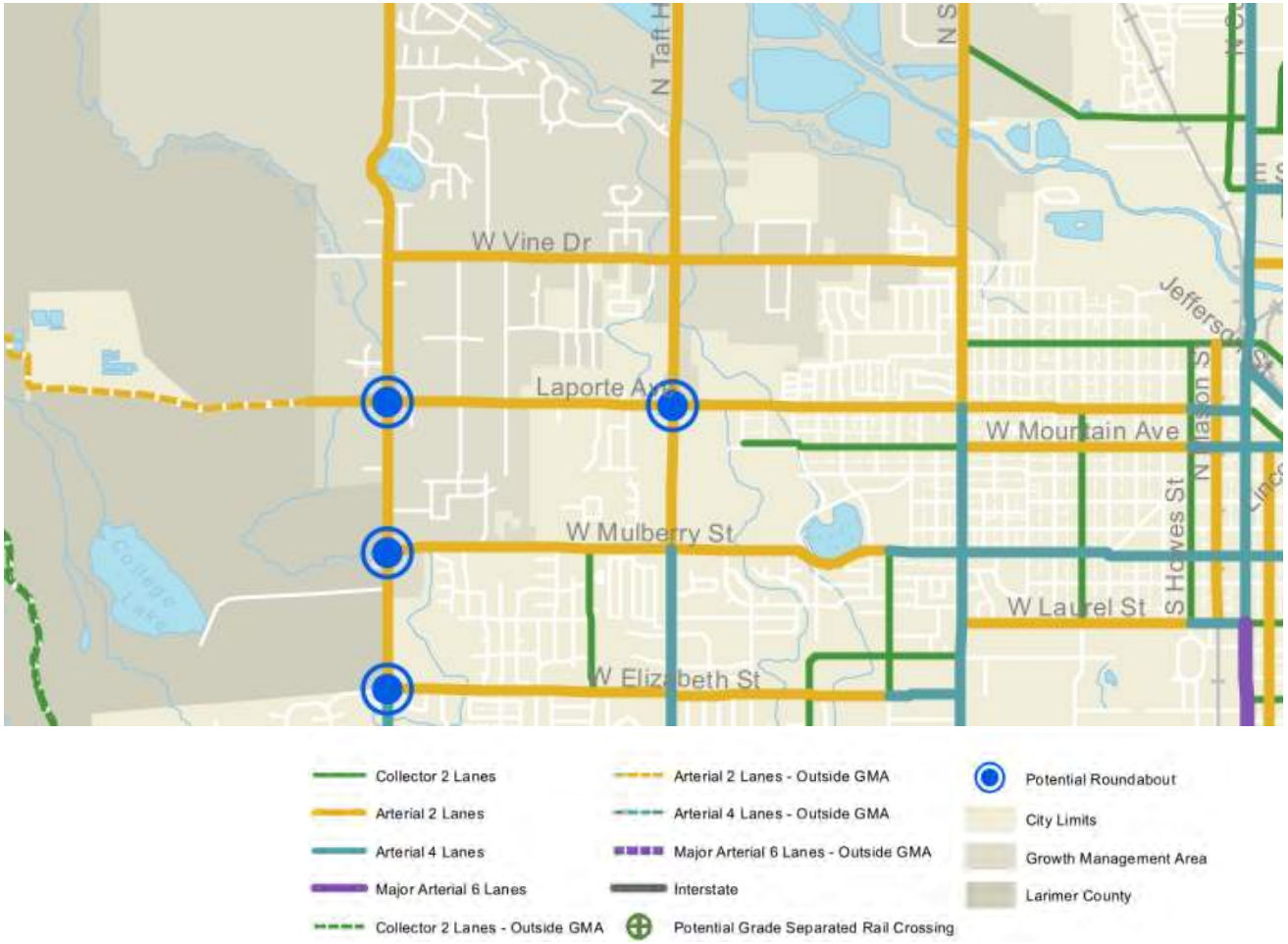






Mixed-Use Building Design – Neighborhood Center

Master Street Plan





LMN Density

Neighborhood Center

Requirements of a Neighborhood Center, as outlined in Section 4.5(D)(3)

- Access to a Neighborhood Center
- Location
- Land Use Requirement
- Design and Access
- Outdoor Spaces



Neighborhood Center - Access and Location

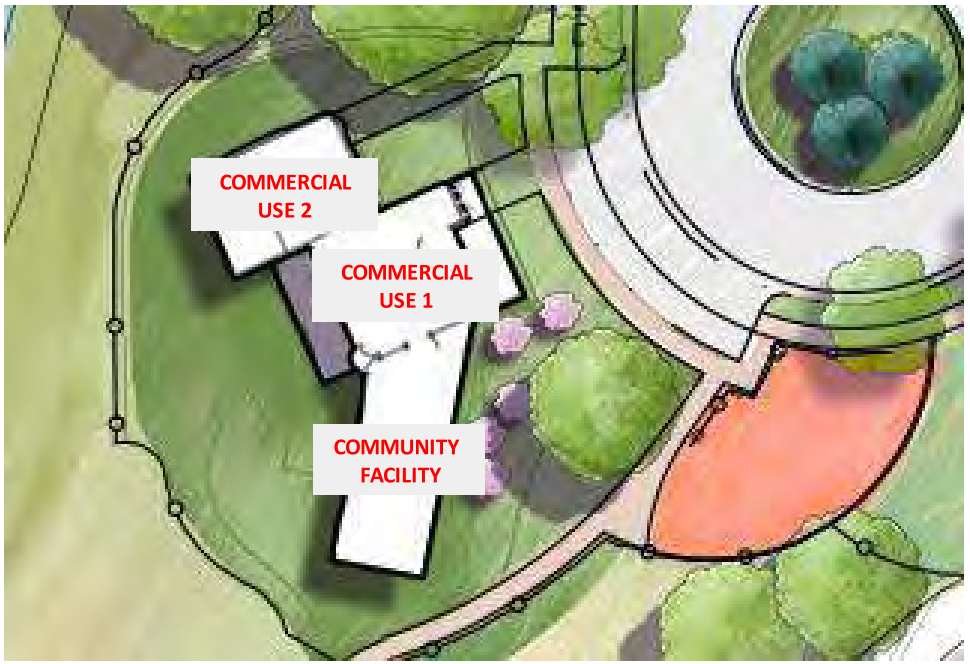




Neighborhood Center – Land Use

Allowed Uses:

- retail
- convenience retail
- personal and business service shops
- small animal veterinary clinic
- office
- financial services
- clinic
- limited indoor recreations
- dog day care
- music studio



Neighborhood Center – Design and Open Space











Alternative Compliance

3.6.3 - Street Pattern and Connectivity Standards

- Plan provides local street connections to adjacent arterial streets where possible

- Plan creates pedestrian and bike connections that do not exist today
  - Adjacent arterial streets
  - Adjacent neighborhoods
  - Safe routes to school
  - Soldier Creek Trail

- The alternative design...
  - Minimizes the impacts on natural areas
  - Fosters nonvehicular access
  - Does not exceed the level of service standards.



Alternative Access

Housing Types Modification Request

4.5(D)(2)(a)3 - Mix of Housing

3. a minimum of four (4) housing types is required on any such project development plan containing thirty (30) acres or more.

The reason for this modification request is that being over 30 acres, the project is required four different housing types, and the project is providing three.

Justifications

- No Detriment to Public Good
- Equally Well or Better Than

Housing Types

- Single Family Detached
- Two-Family



- Single Family Attached
  - Rowhome
    - 2-3 Stories
  - Townhome
    - 1-2 Stories



Visual Interest













Major Walkway Spine Modification

3.5.2(D)(1)(b) - Relationship of Dwellings to Streets and Parking

(b) A primary entrance may be up to three hundred fifty (350) feet from a street sidewalk if the primary entrance faces and opens directly onto a connecting walkway that qualifies as a major walkway spine.

The reason for this modification request is that 22 of the 212 dwelling units proposed fall outside of the allowed 350-foot length of a Major Walkway Spine (MWS)

Justifications

- No Detriment to Public Good
- Equally Well or Better Than


MAJOR WALKWAY SPINE
MAJOR WALKWAY SPINE EXTENSION
• Major walkway spines
• 350’ max. length
• Straight line from front door to street sidewalk
• Can’t cross alleys
N TAFT HILL RD
LAPORTE AVE

Conditions of Approval

- Site Lighting
  - Applicant to submit updated photometric meeting current code
- Trash & Recycling Enclosures
  - Applicant to revise site plan to depict location of trash and recycling enclosure for Neighborhood Center

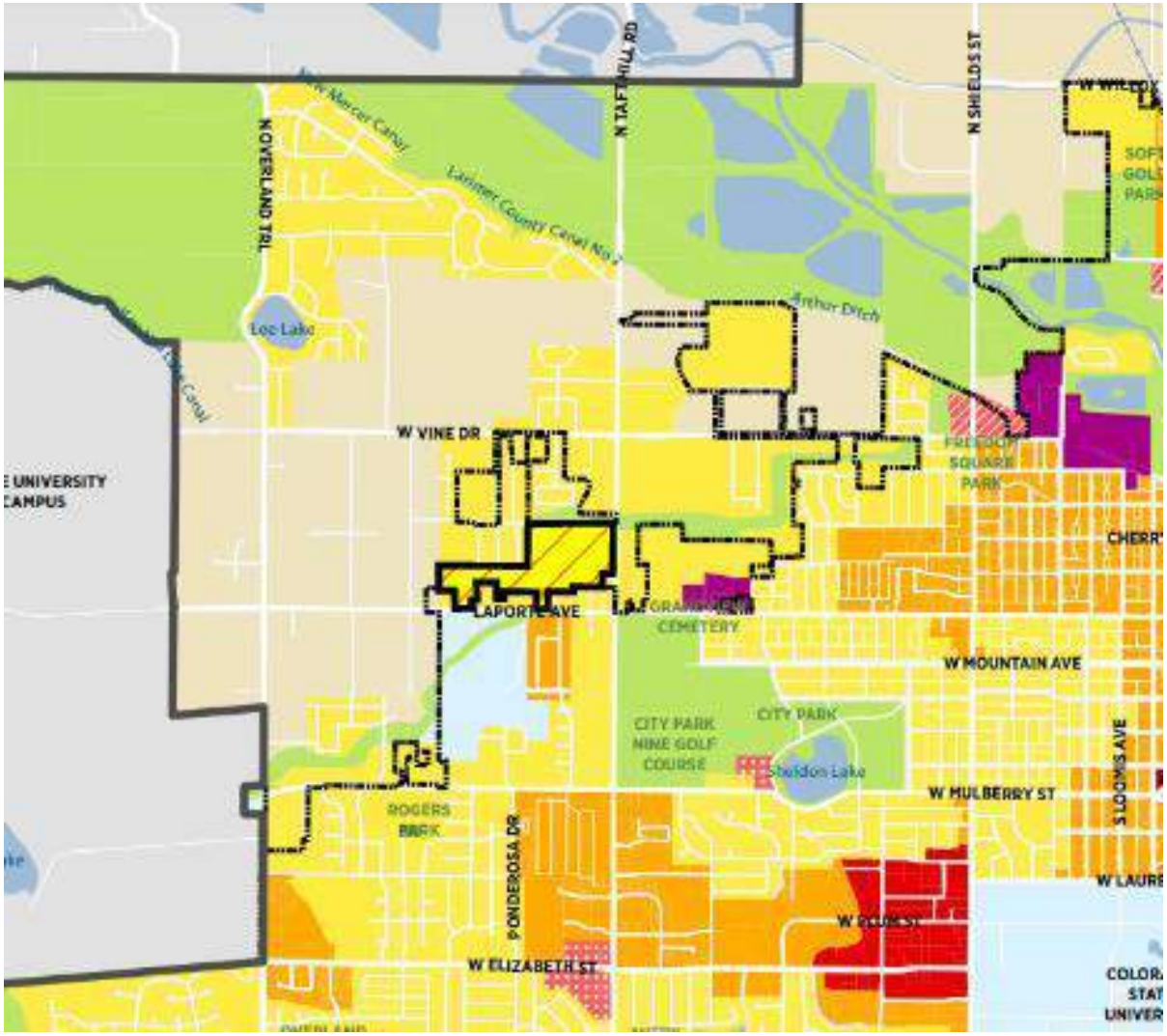
Hierarchy of Regulatory Documents

- If detached single-family homes continue to dominate the city's housing supply, **demand for housing is projected to exceed the city's capacity in the future**. A **more diverse selection of housing types** and price points will be needed to meet the needs of the city's changing population. (City Plan, p. 108)

- Encouraging more housing options… (City Plan, p. 29)
  - Fort Collins' demographics are changing, **creating demand for different housing types.**
  - Promotes a **broader mix of housing types and densities** to support a changing population and housing market.

Fort Collins City Plan Compliance

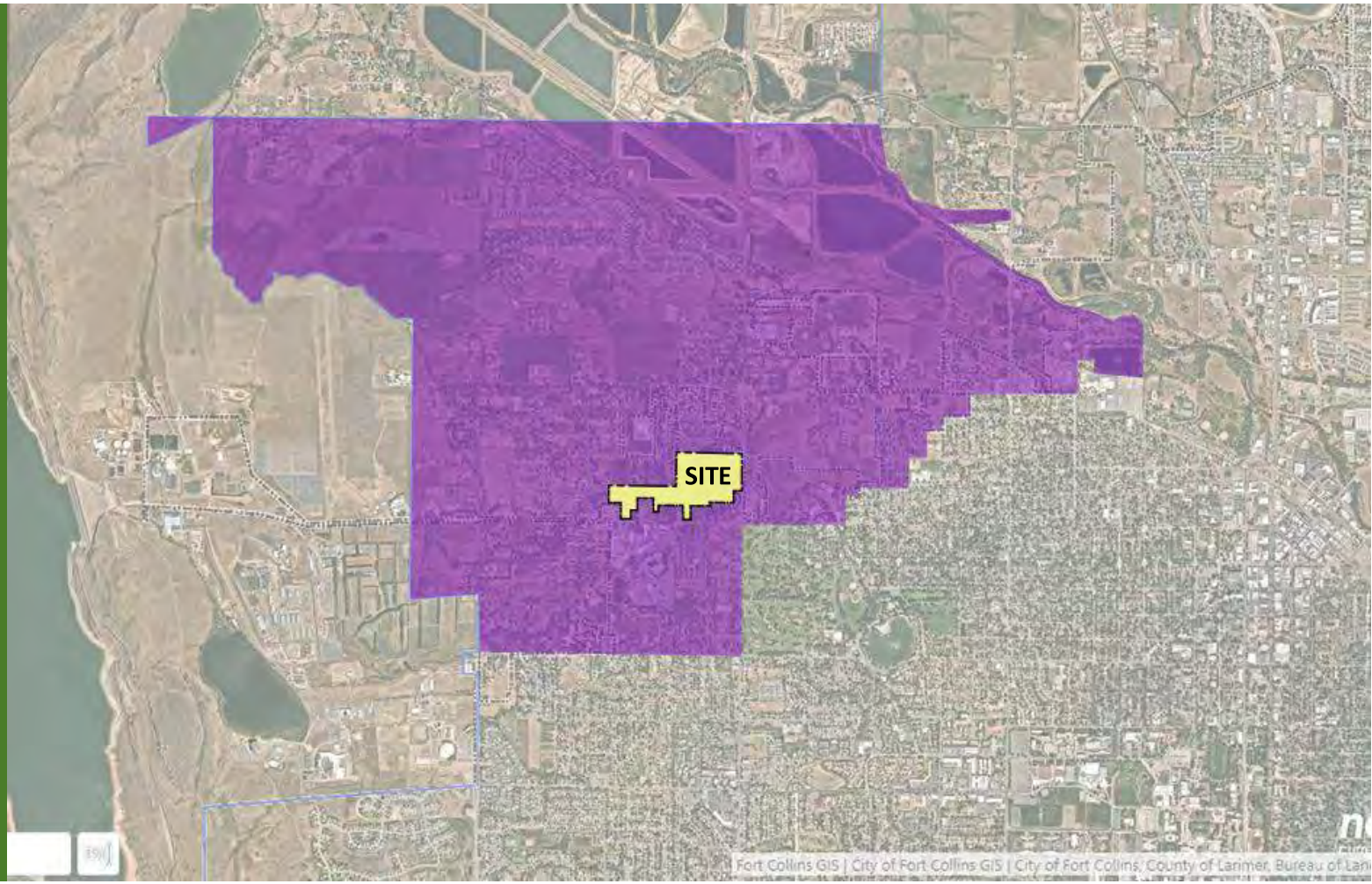
Structure Plan



Northwest subarea plan 2006

"New neighborhoods should entail creative master planning to lead to visually attractive, pedestrian-friendly neighborhoods that have nearby services, parks and other amenities"

"Neighborhoods vary in the type, density, design and age of housing. Near and within City limits, housing is on smaller lots and is more urban."



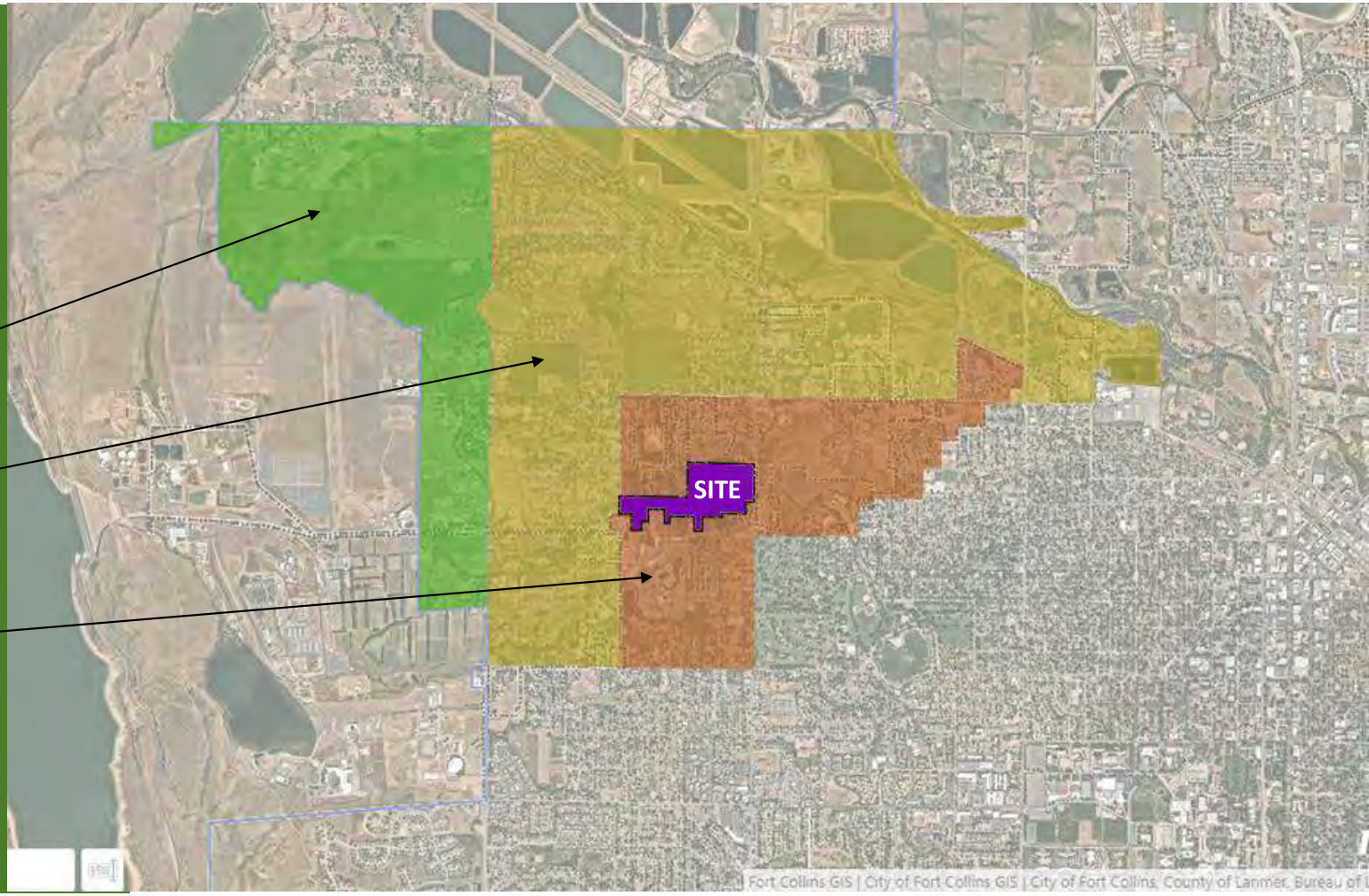
Framework plan

"The intent (of the Framework Plan) is to ensure that future development is compatible with the integrity and density of the existing neighborhoods."

Residential Foothills
1 Dwelling Unit (DU) / Acre

Urban Estate
2 DU / Acre

Low Density Mixed-Use
up to 8 dwelling units (DU) per Acre



Housing Strategic Plan



- Key Strategy: Increase housing diversity and choice:
  - Examples include recalibrating existing incentives, exploring innovative housing development opportunities, and removing barriers to allowed densities via the Land Use Code (pg 11)
- Build more duplexes and small multifamily units (pg 42)

SUMMARY

STANDARD	SUMMARY	PER CODE	PROVIDED	DIFFERENCE	EXCEEDS CODE BY X%
2.4.2	Neighborhood meeting	2	4	+2	
	Newletters to neighbors	0	3	+3	300%
3.2.1	Shrubs required for environmental mitigation	168	421	+253	150%
	Trees required	254 + tree stocking	694	+440	172%
	Pollinator gardens	0	1	+1	
3.2.2	Guest Parking for SF, Two -Family and SFA	0	47	+47	
	Enclosed bike parking spaces	4	4		
3.4.1	Distance from north wetland	100'	146' to 210'	+46 to +110'	46% - 110%
	Acres of NHBZ	6.91 acres	10.36 acres	+3.45 acres	50%
	Open space	1 acre park	14.54 acres	13.54 acres	1454%
3.4.8	Trails	0 linear feet	+4,000 LF	+4,300 LF	
3.8.30	Access to a park or gathering place	10,000 SF	1 acre park + 10,000 SF	1 acre	435%
4.5	Density	9 DU / acre	5.13 DU / acre	-3.87	-43%
	Dwelling Units	372	212	-160	-43%

SUMMARY

The plans as proposed comply with the Land Use Code and Northwest Subarea Plan

The project has **accommodated 21** neighborhood concerns including:

- Reduced density from 371 units to 212 units
- Moved entry road north on Taft Hill
- Additional fencing
- Stormwater improvements
- Requested MMN and Senior Care which we changed to LMN
- Increasing native bio-diversity and preserving wildlife corridors
    - 694 trees to be planted

The project **exceeds the Land Use Code:**

- 58% open space
- 150% of required NHBZ
- Increased wetland buffers from 50’ to 162’ and from 100’ to 157’
- Increased setback from 25’ to 114’ min up to 200’
- Allowable unit total is 372 and proposed is 212
- 5 neighborhood meetings provided
    - Land Use Code requires 3
    - Voluntary newsletters (3) sent out to neighbors

THANK YOU

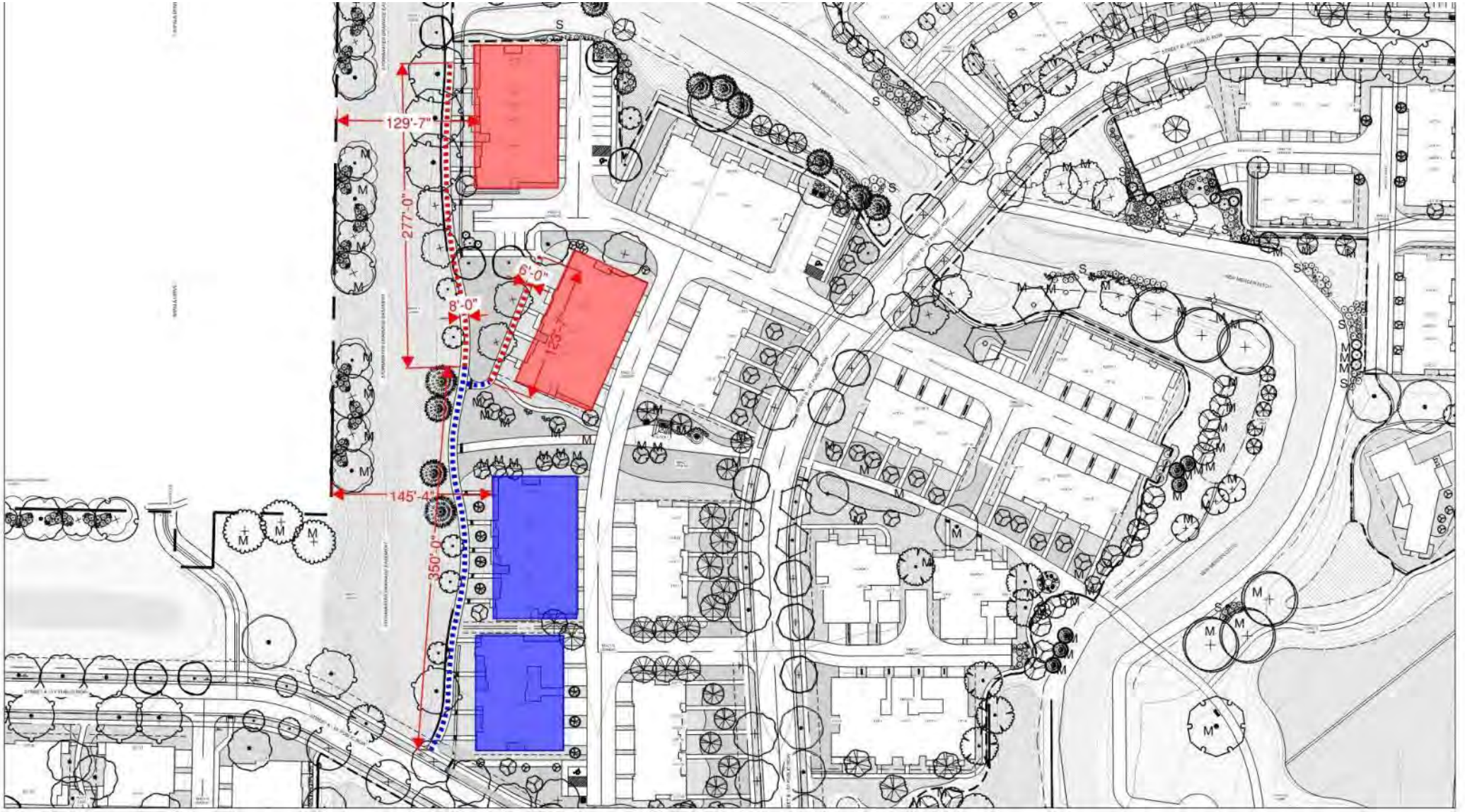


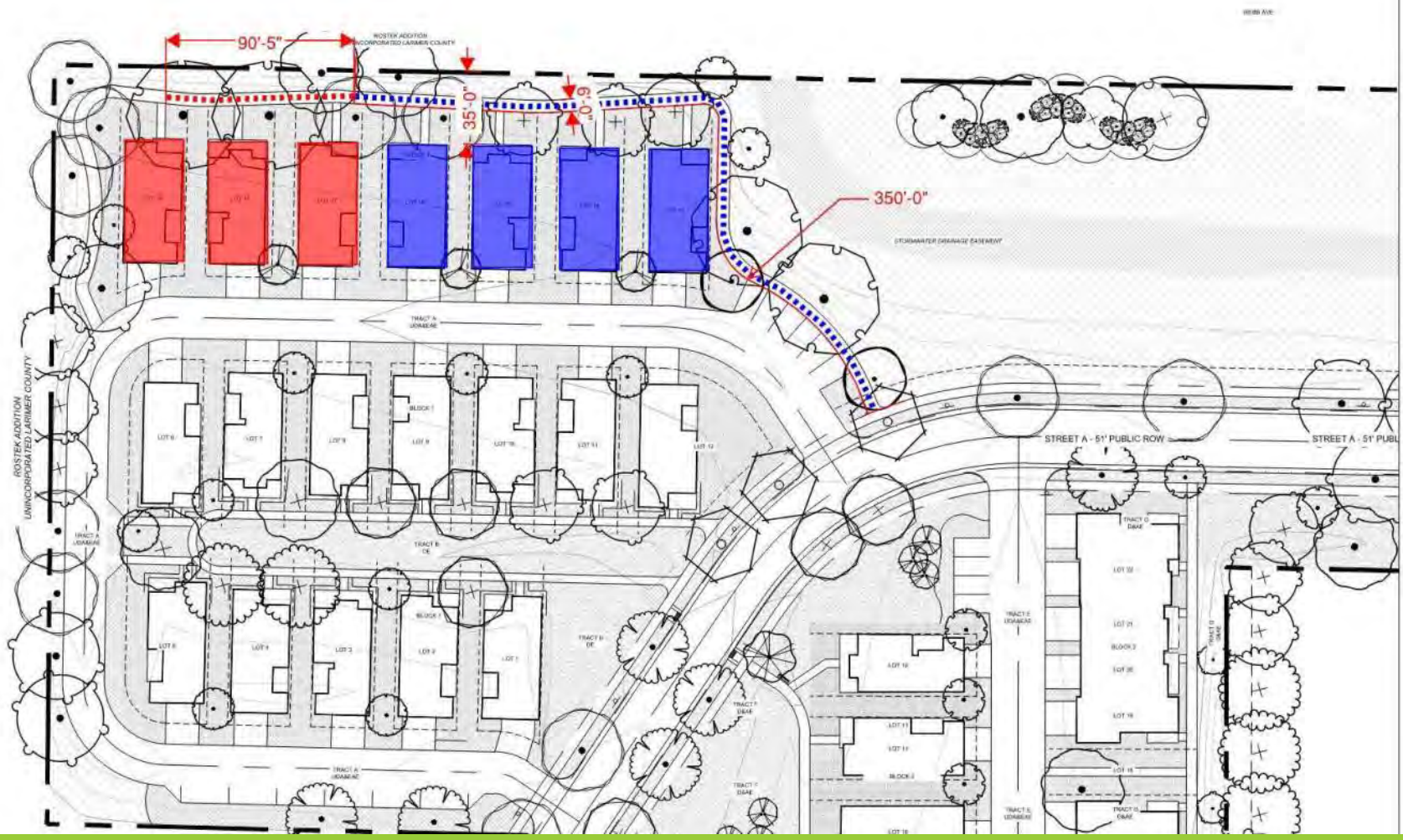


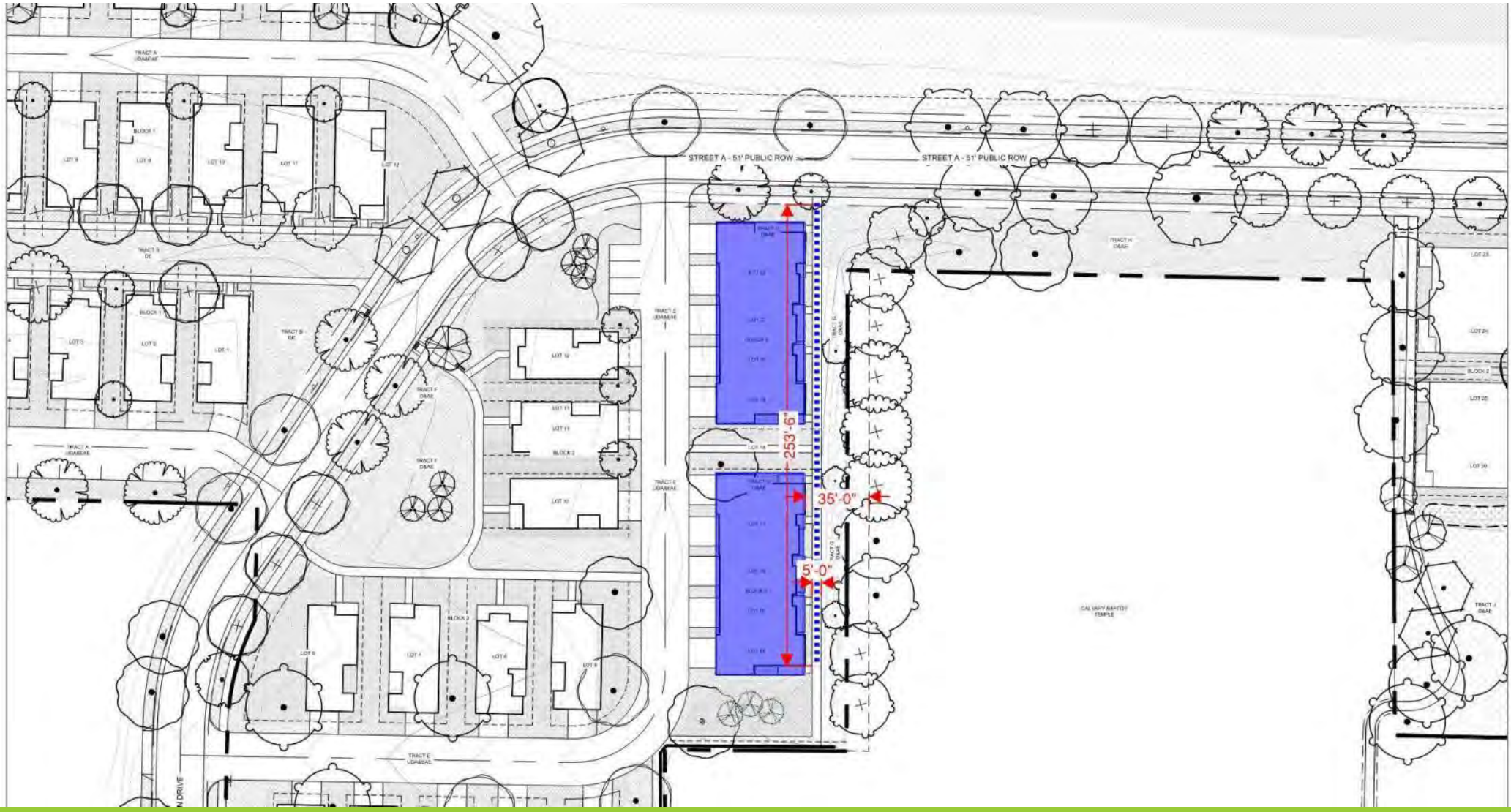
	Number of Unit Frontings
Public Street	77
Open Space	135

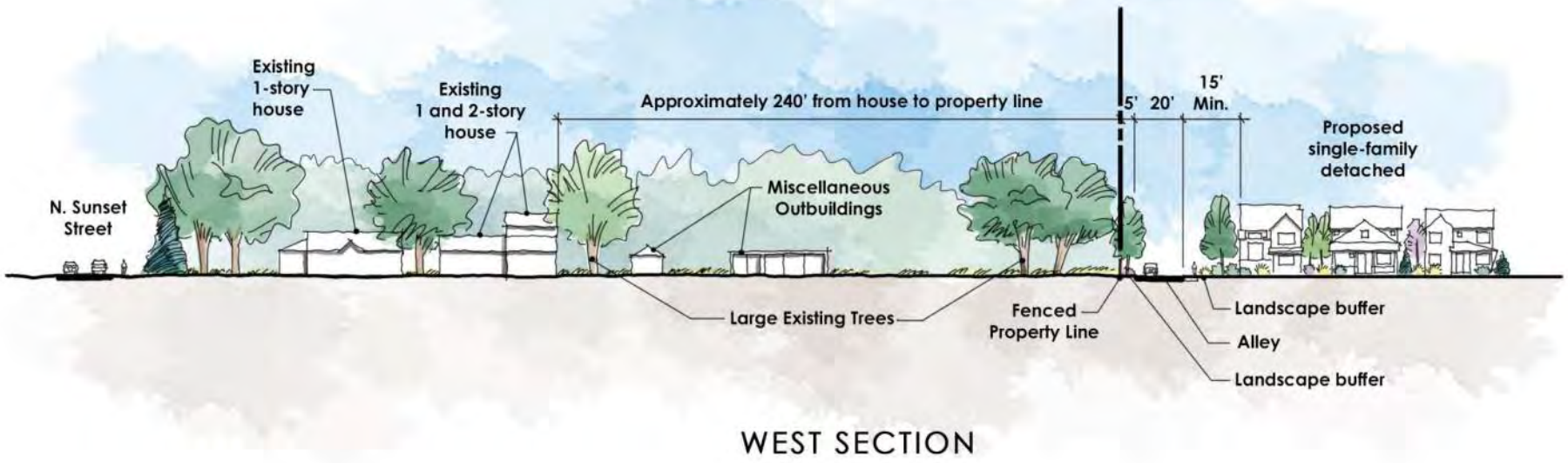
Streetscape Plan


142'-6"
145'-4"
140'-4"
6'-0"
22'-3"
350'-0"
350'-0"
6'-0"
138'-9"


129'-7"
277'-0"
6'-0"
8'-0"
145'-4"
350'-0"


90'-5"
35'-0"
6'-0"
350'-0"
STREET A - 51' PUBLIC ROW
ROSTEK ADDITION
UNINCORPORATED LARIMER COUNTY


STREET A - 51' PUBLIC ROW
STREET A - 51' PUBLIC ROW
253'-6"
35'-0"
5'-0"



WEST SECTION

Location map

Poudre High School = 0 ft

Gas Station = 480 ft

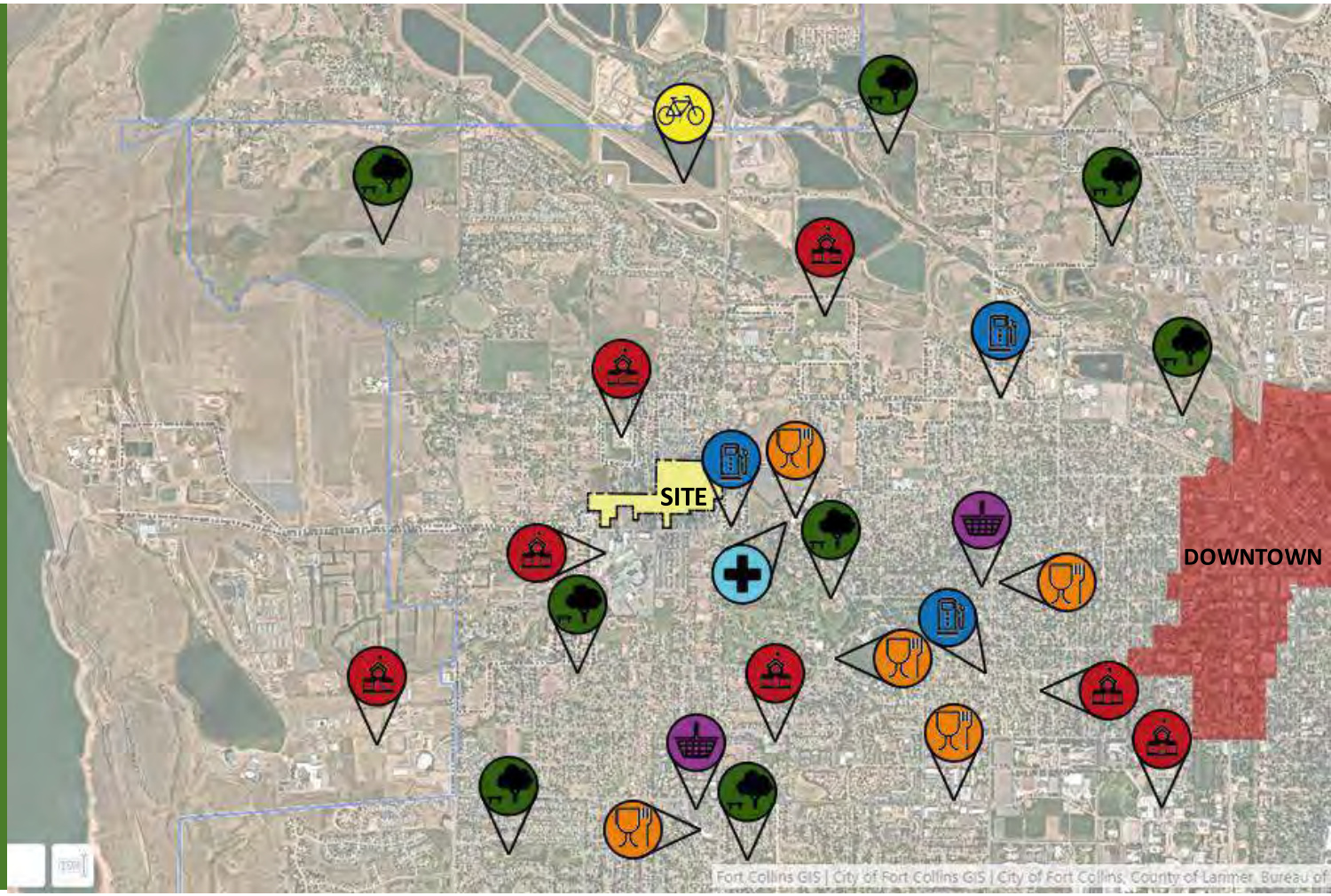
Irish Elementary = 900 ft

Salud Clinic = 0.42 mi

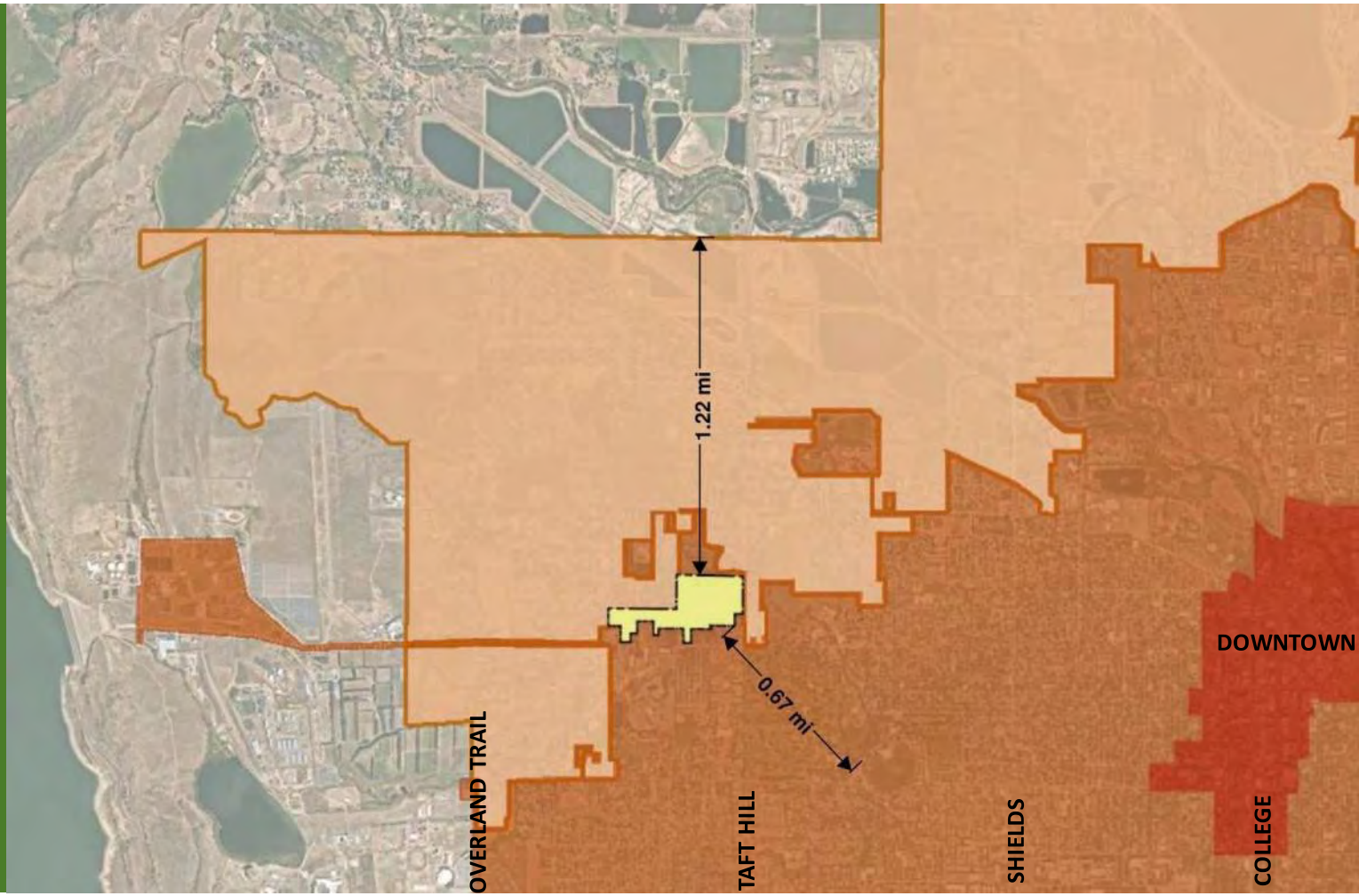
Stodgy Brewery = 0.43 mi

City Park 9 = 0.57 mi

Downtown = 1.68 mi



Growth Management Area and City Limits



Exceeding land use code - TRAILS



Provide local neighborhood connection trails that are safe routes for travel between schools, parks, natural areas, and homes…

Compatibility

- Compatibility does not mean “the same as”
- Rather, compatibility refers to a condition where two things which may be dissimilar can nonetheless coexist without conflict, in which negative impacts of a dissimilar use have been mitigated

Architectural compatibility

- 2 and 3 story row homes overlook open space to the distant two-story walkout homes in Bellwether Farms
- 335 ft Buffer





Architectural compatibility





MODERN FARMHOUSE ELEVATION - BUILDING TYPE A



CONTEMPORARY FARMHOUSE ELEVATION - BUILDING TYPE C-2



MID-CENTURY MODERN ELEVATION - BUILDING TYPE B

Architectural compatibility

- LaPorte Outreach Church
- The Gathering Place





Architectural compatibility













Compatibility – Gray Rock



Why code allows modifications

1. Webb, Irish, Impala would connect to proposed local street
   - Interrupts wildlife corridor

2. Proposed local street would connect to Laporte Ave
   - Significant impact to existing resident

3. Private road added to west side of condos
   - Headlights shine into wildlife corridor

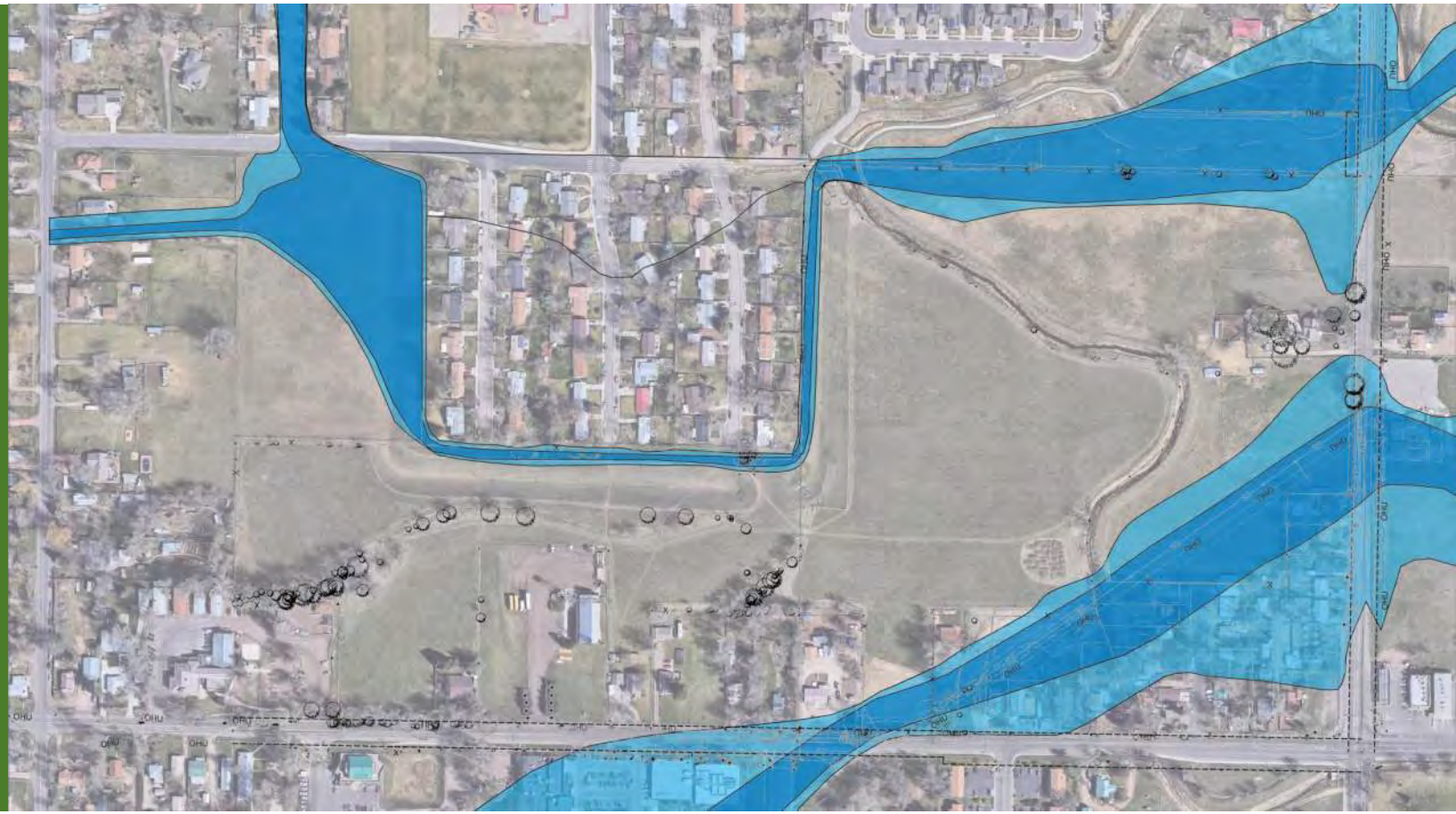
4. Road added with cul-de-sac
   - Headlights shine into wetland



Existing Floodplain



2018 floodplain



Land Use Code Audit

KEY FINDING #2

LIMITS HOUSING CAPACITY

Barriers to Housing Capacity in Zones that comprise Mixed Neighborhood and Suburban Neighborhood Place Types

The LMN zone holds 52% of vacant residential land, but the maximum density standard severely restricts housing capacity and affordability.



Infill Townhouses

$580,000

Minimum Feasible Sales Price (per unit)



Lot Size	9,800 sf
# of Units	2
Unit Size	1,500 sf
Density	9 units/acre
Parking Spaces	2 per unit
Setbacks	Front: 15 ft Side: 5ft Rear: 8ft
Building Height	2.5 stories
Site Footprints	Building: 12% Parking: 16% Open Space: 72%

- The maximum density of the LMN zone is 9 units per acre. On a lot this size, this constrains the site to 2 units.
- The min feasible sale price for a 2-unit townhouse project on this lot size is about $580,000. This price is only affordable to households earning $164,000 a year, which is 172% of AMI.
- Nearly 75% of the lot is left undeveloped. More units cannot be added to the site due to the density limit. To make this project work, a developer would likely choose to build larger units and target higher end buyers.
- Some efficiencies are gained on a larger vacant site. The min feasible sale price for the same sized townhouse on a larger site in the LMN zone is about $495,000. This price remains unaffordable to most families in Fort Collins; it is only affordable to households earning $143,000 a year, or 149% of AMI.

50

- Key Strategy: Increase housing diversity and choice:
  - Examples include recalibrating existing incentives, exploring innovative housing development opportunities, and removing barriers to allowed densities via the Land Use Code (pg 11)
- Build more duplexes and small multifamily units (pg 42)

School Capacity

Although not a review criteria, the PSD system does have capacity

Irish = 71.5% full
Lincoln = 72% full
Poudre = 113%* full

*New high school opening Fall of 2022

Planning
2445 LaPorte Avenue
Fort Collins, CO 80521
Fax: 970.490.3479

June 14, 2021

Jason Holland
City Planner
281 North College Ave
Fort Collins, CO 80524

RE: Sanctuary on the Green

Dear Mr. Holland,

Thank you for the information regarding the Sanctuary on the Green development plan. Please consider the information provided below as an initial response addressing concerns about school overcrowding in the region. Poudre School District (PSD) continually tracks developments within our boundary and reviews possible master plan adjustments that may be appropriate (facility additions, program changes, boundary changes, etc.). PSD has reviewed the plans consisting of 32 single family detached, 106 single family attached, 26 two family units, and 87 large multi-family units.

The neighborhood schools for this subdivision are Irish Elementary School, Lincoln Middle School, and Poudre High School. Please note that school boundaries are subject to change to accommodate changing enrollment patterns in the District. Also note that about one third of students choose to attend schools that are not their neighborhood / assigned school as allowed by the PSD School Choice policy (https://www.psdschools.org/schools/school-options-choice). Utilizing PSD's current yield calculator, this development would yield approximately 97 K-12 students at full subdivision build out, depending upon bedroom count and square footage of the various units. I have provided a table below illustrating the modified capacity, modified capacity including modulars, and utilization for each school based upon the 2020-2021 enrollment data.

School	Modified Capacity	Modified Capacity Utilization	Modified Capacity with Modulars	Modified Capacity with Modulars Utilization
Irish Elementary	425	71.5%	525	57.9%
Lincoln Middle	804	72.0%	804	72.0%
Poudre High	1658	113.7%	1883	100.1%

The data indicates room for additional students at the elementary and middle schools. PSD is currently building a new middle school / high school in the Town of Wellington which is scheduled to open in the Fall of 2022. The new middle school / high school will relieve enrollment pressure on Poudre High and will dramatically reduce the enrollment while providing additional capacity in surplus to the estimated new students from the Sanctuary development and other developments in Poudre High boundary.

Please reach out to me if you have any further questions on this redevelopment proposal.

Sincerely,
Poudre School District

Brendan P. Willits, GISP
Planning Manager

HISTORICAL SIGNIFICANCE

Policy C-1.2 (NSP)

- Identify and protect historic resources with the participation of willing property owners or as part of development proposals.

From: Maren Bzdek [mailto:mbzdek@fcgov.com]
Sent: Wednesday, February 6, 2019 10:00 PM
To: David Pretzler
Subject: Re: Survey for Sanctuary on the Green

Hi David, I just received it and the report indicates that the recent additions to the school building render it ineligible for designation as a historic resource. As the other property was also determined to be not eligible, **there is no further need for consultation with the historic preservation division to follow section 3.4.7 of the land use code**. Thanks for your patience and cooperation as we sought confirmation through survey on these two properties.

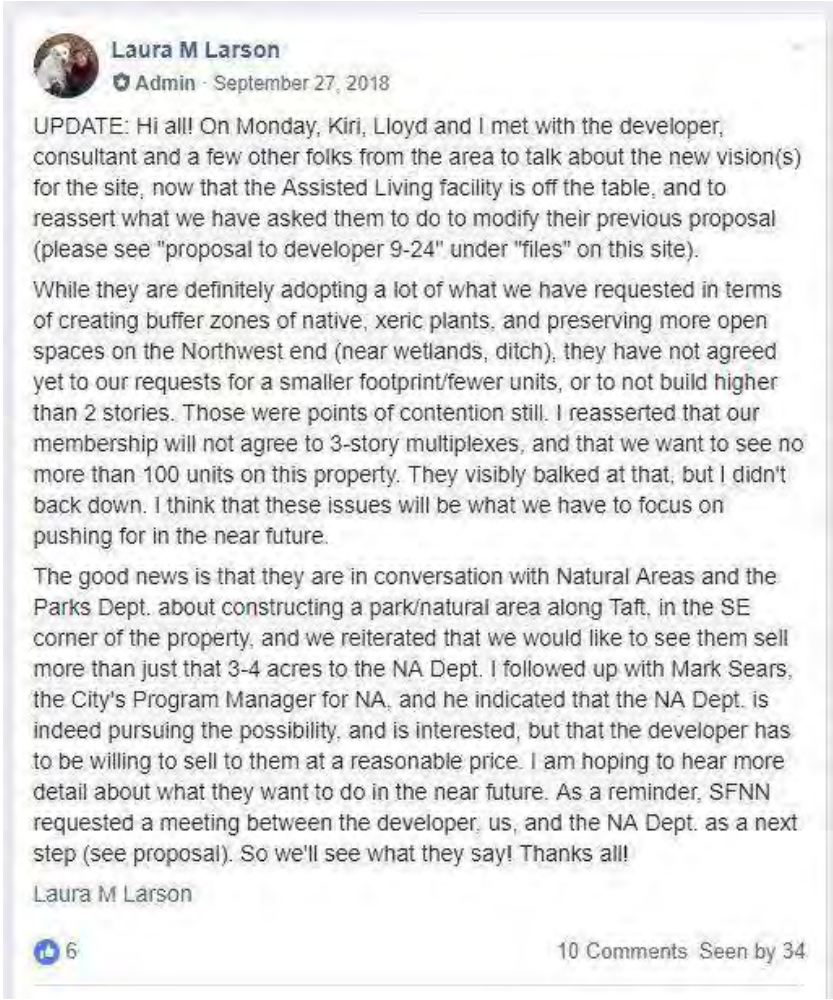
Best regards,
Maren

State of Colorado Office of Archaeology and Historic Preservation – Feb. 8, 2019

Dixon Creek to Laporte Transmission Line – Field not eligible
LaPorte Avenue Bridge – Officially not eligible
New Mercer – Officially not eligible
Williams Residence – Officially not eligible

NEIGHBORHOOD OUTREACH

- Reduced unit count
- Reduced building heights on end caps from 3-story to 2-story



Laura M Larson
Admin · September 27, 2018

UPDATE: Hi all! On Monday, Kiri, Lloyd and I met with the developer, consultant and a few other folks from the area to talk about the new vision(s) for the site, now that the Assisted Living facility is off the table, and to reassert what we have asked them to do to modify their previous proposal (please see "proposal to developer 9-24" under "files" on this site).

While they are definitely adopting a lot of what we have requested in terms of creating buffer zones of native, xeric plants, and preserving more open spaces on the Northwest end (near wetlands, ditch), they have not agreed yet to our requests for a smaller footprint/fewer units, or to not build higher than 2 stories. Those were points of contention still. I reasserted that our membership will not agree to 3-story multiplexes, and that we want to see no more than 100 units on this property. They visibly balked at that, but I didn't back down. I think that these issues will be what we have to focus on pushing for in the near future.

The good news is that they are in conversation with Natural Areas and the Parks Dept. about constructing a park/natural area along Taft, in the SE corner of the property, and we reiterated that we would like to see them sell more than just that 3-4 acres to the NA Dept. I followed up with Mark Sears, the City's Program Manager for NA, and he indicated that the NA Dept. is indeed pursuing the possibility, and is interested, but that the developer has to be willing to sell to them at a reasonable price. I am hoping to hear more detail about what they want to do in the near future. As a reminder, SFNN requested a meeting between the developer, us, and the NA Dept. as a next step (see proposal). So we'll see what they say! Thanks all!

Laura M Larson

6 10 Comments Seen by 34

Existing activities

- Trespassing
- Illegal storage on our property



Existing activities

- Trespassing
- Illegal storage on our property



ARCHITECTURE

- TOWNHOME ELEVATIONS
  - MIDCENTURY MODERN STYLE











ARCHITECTURE

- TOWNHOME ELEVATIONS
  - CRAFTSMAN STYLE









ARCHITECTURE

- TOWNHOME ELEVATIONS
  - MODERN FARMHOUSE STYLE



FRONT ELEVATION

ARCHITECTURE

- SINGLE FAMILY DETACHED ELEVATIONS
  - HARRISON – MODERN FARMHOUSE STYLE



ARCHITECTURE

- SINGLE FAMILY DETACHED ELEVATIONS
  - HARRISON – CRAFTSMAN STYLE



ARCHITECTURE

- SINGLE FAMILY DETACHED ELEVATIONS
  - HUDSON – MODERN FARMHOUSE STYLE



ARCHITECTURE

- SINGLE FAMILY DETACHED ELEVATIONS
  - HUDSON – CRAFTSMAN STYLE



ARCHITECTURE

- SINGLE FAMILY DETACHED ELEVATIONS
  - LAWRENCE – MODERN FARMHOUSE STYLE



ARCHITECTURE

- SINGLE FAMILY DETACHED ELEVATIONS
  - LAWRENCE – CRAFTSMAN STYLE



ARCHITECTURE

- SINGLE FAMILY DETACHED ELEVATIONS
  - OGDEN – MODERN FARMHOUSE STYLE



ARCHITECTURE

- SINGLE FAMILY DETACHED ELEVATIONS
  - OGDEN – CRAFTSMAN STYLE



ARCHITECTURE

- SINGLE FAMILY DETACHED ELEVATIONS
  - WELTON – MODERN FARMHOUSE STYLE



ARCHITECTURE

- SINGLE FAMILY DETACHED ELEVATIONS
  - WELTON – CRAFTSMAN STYLE



ARCHITECTURE

- PAIRED HOME ELEVATIONS 1-2
  - MODERN FARMHOUSE STYLE



ARCHITECTURE

- PAIRED HOME ELEVATIONS 1-2
  - MID-CENTURY MODERN STYLE



ARCHITECTURE

- PAIRED HOME ELEVATIONS 1-3
  - MODERN FARMHOUSE STYLE



ARCHITECTURE

- PAIRED HOME ELEVATIONS 1-3
  - MID-CENTURY MODERN STYLE



ARCHITECTURE

- PAIRED HOME ELEVATIONS 2-3
  - MODERN FARMHOUSE STYLE



ARCHITECTURE

- PAIRED HOME ELEVATIONS 2-3
  - MID-CENTURY MODERN STYLE



ARCHITECTURE

- SINGLE FAMILY ATTACHED ELEVATIONS
  - MODERN FARMHOUSE STYLE



1 MODERN FARMHOUSE-FRONT ELEVATION



3 MODERN FARMHOUSE-LEFT ELEVATION



2 MODERN FARMHOUSE-REAR ELEVATION



4 MODERN FARMHOUSE-RIGHT ELEVATION

ARCHITECTURE

- SINGLE FAMILY ATTACHED ELEVATIONS
  - MID-CENTURY MODERN STYLE



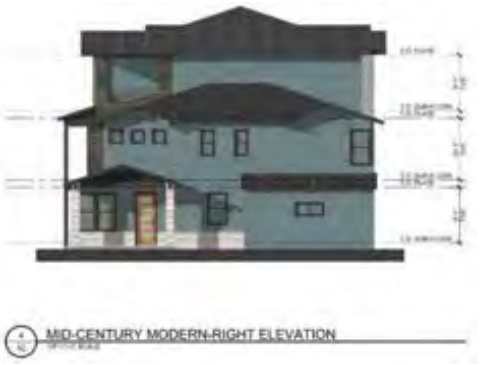
MID-CENTURY MODERN-FRONT ELEVATION



MID-CENTURY MODERN-LEFT ELEVATION



MID-CENTURY MODERN REAR-ELEVATION



MID-CENTURY MODERN-RIGHT ELEVATION

ARCHITECTURE

- SINGLE FAMILY ATTACHED ELEVATIONS
  - MID-CENTURY MODERN STYLE



1 A3 MID-CENTURY MODERN 2-FRONT ELEVATION



3 A3 MID-CENTURY MODERN 2-LEFT ELEVATION



2 A3 MID-CENTURY MODERN 2-REAR ELEVATION



4 A3 MID-CENTURY MODERN 2-RIGHT ELEVATION

ARCHITECTURE

- SINGLE FAMILY ATTACHED ELEVATIONS
  - CONTEMPORARY FARMHOUSE STYLE



CONTEMPORARY FARMHOUSE-FRONT ELEVATION



CONTEMPORARY FARMHOUSE-LEFT ELEVATION



CONTEMPORARY FARMHOUSE REAR ELEVATION



CONTEMPORARY FARMHOUSE-RIGHT ELEVATION

ARCHITECTURE

- SINGLE FAMILY ATTACHED ELEVATIONS
  - CONTEMPORARY FARMHOUSE STYLE



CONTEMPORARY FARMHOUSE-FRONT ELEVATION



CONTEMPORARY FARMHOUSE-LEFT ELEVATION



CONTEMPORARY FARMHOUSE REAR ELEVATION



CONTEMPORARY FARMHOUSE-RIGHT ELEVATION

ARCHITECTURE

- SINGLE FAMILY ATTACHED ELEVATIONS
  - CONTEMPORARY FARMHOUSE STYLE



1 A5 MODERN FARMHOUSE ELEVATION - BUILDING TYPE A



3 A5 CONTEMPORARY FARMHOUSE ELEVATION - BUILDING TYPE C



2 A5 MID-CENTURY MODERN ELEVATION - BUILDING TYPE B



4 A5 CONTEMPORARY FARMHOUSE ELEVATION - BUILDING TYPE C-2

ARCHITECTURE

- The Gathering Place



From: DONALD ROBINSON
To: Alyssa Stephens
Subject: [EXTERNAL] Sanctuary Development
Date: Saturday, December 18, 2021 9:46:52 AM

Alyssa- I received a neighborhood email about the proposed development on Taft Hill Road. My vote is to move forward with this development as long as the city deems it compatible with the surrounding neighborhoods. There is already a lot of traffic in this part of town and I don't expect the increase from this development to add to it significantly.

Thanks for your involvement in this and Merry Christmas.

D. Robinson
303.886.1777

From: Jenny Axmacher
To: Lisa Barnes
Cc: Development Review Comments
Subject: RE: [EXTERNAL] Sanctuary On The Green Support
Date: Monday, April 25, 2022 5:03:04 PM

Hi Lisa,

Thank you for sending this comment regarding the proposed Sanctuary on the Green development. I'll make sure your comment is added to the public record for the proposal for the decisionmaker's consideration. Please let me know if there is anything else I can help you with.

Sincerely,

Jenny Axmacher, AICP
Pronouns: she/her
Senior City Planner
City of Fort Collins

From: Lisa Barnes <lisabarneslcsw@gmail.com>
Sent: Monday, April 25, 2022 4:27 PM
To: Jenny Axmacher <jaxmacher@fcgov.com>
Subject: [EXTERNAL] Sanctuary On The Green Support

Dear Jenny,

During my previous years living in Fort Collins from 1981 - 2007, I attended several Fort Collins City Planning hearings. I heard my securely housed neighbors not wanting their foothills views shadowed, or more people traveling through the neighborhood. Solid development plans were shuttered due to not in my backyard beliefs. Now, moving back to Fort Collins, I am joining the many seeking housing in Fort Collins. I have been following Sanctuary On The Green proposal process including neighborhood opposition, plan alterations according to community input, and now this new Site Plan.

As a social worker, I think that mental and physical health is integrally dependent on housing and community. Diversity in communities occurs when housing options are varied. As an environmentalist following climate change impacts and needed adaptations, I believe that to survive and thrive we need to respond by building structures and communities in which flood mitigation is part of the plan, varied income housing is part of the plan, walking and biking trails are part of the plan, and open space within neighborhoods is part of the plan.

The Sanctuary On The Green Site Plan incorporates solid planning for housing options, access to bike trails and open space within the neighborhood and accessibility to schools, bus routes and trails for commuting and recreation. It is a neighborhood where I would like to live.

Thank you for receiving and considering community input about this proposal.

Sincerely,

Lisa Barnes
lisabarneslcsw@gmail.com

970-286-5814

--
Lisa Barnes
lisabarneslcsw@gmail.com
970-286-5814

From: Matthew Behunin
To: Development Review Comments
Subject: [EXTERNAL] Sanctuary on the Green Comments
Date: Monday, May 2, 2022 1:37:26 PM

Fort Collins Staff / Sanctuary on the Green Hearing Officer,

I love Fort Collins. I bike to work everyday and eat out at our amazing restaurants every weekend. My kids go to public schools here, but I'm worried that they will never be able to afford to live here when they grow up because of the opposition to new development that we are starting to see in our community. I am afraid that we might be losing Fort Collins to "Boulder Syndrome", where only the rich can afford to live.

Fort Collins is in a housing crisis. I recently had friends move out of state because the cost of rent was too much for them to bear. I don't want that to happen again, so I am trying to be more active in speaking **in favor** of new housing development. The affordability crisis is caused by a lack of housing supply--plain and simple. We cannot afford to continue delaying projects and requiring too much of property owners and homebuilders. (This specific property has had development proposals turned away or withdrawn at least four times since 2018.) A recent Larimer County housing study said that we are currently facing a shortage of approximately 10,000 units for low-to-middle income people in our area. I looked on Zillow today and there are currently only about 30 townhomes/condos available priced under $500,000 citywide. Our city population is approaching 200,000. This is not sustainable.

The "Sanctuary on the Green" project has nothing objectionable. I want to cover a few specific areas:

Density
The density of this project is quite low. There is nothing above two stories. There are no multi-family buildings above 2, no group homes, no commercial or industrial uses, no childcare centers that are part of this proposal, even though all of these uses would be allowed in the LMN zoning. It is lower density than the Ramblewood apartment complex across the street and includes 24 acres of open space. This property could easily support higher density as there is open space all around it. Grandview Cemetery, City Park, elementary school fields, high school fields, and bike trails are all within a stone's throw. I live in a low-density residential neighborhood next to a complex of condos and townhomes in a LMN zone and I barely notice any difference.

Environment
Some might be tempted to think that any development = destruction of the environment, but this is far from reality. The truth is that infill development and higher density construction is actually better for the environment than low density. It reduces sprawl. Less habitat is destroyed per-person, water use is lower per-person, the materials used for construction per-person is all lower. Opponents of this project may believe that only a few single-family homes or nothing at all should be built here, but I believe this is more of a desire to have as few neighbors as possible than a true concern for the environment (based on the "save the field" comments I have seen online). I am grateful for the weed mitigation, plantings, wetland restoration, pollinator gardens, and dense plantings that will be included in the project. These are significant environmental improvements to the status quo.

Traffic

As the staff report says, impacts on noise and traffic will be minimized with this development. I appreciate the focus on use of pedestrian and bicycle paths. The only possible complaint I might have is that there is too much parking required. We have a housing shortage in Fort Collins, not a parking space shortage. In future proposals, let's have some confidence in our excellent bike and transit system and not assume everyone will drive a car. If this proposal is rejected the people looking to live, work, and shop in Fort Collins will not disappear. They will drive in from Loveland, Wellington, Severance, etc., resulting in more traffic in the end. This property is well within biking distance of employment centers and would be an excellent place to bike to work from (speaking as someone who bikes to Old Town for work everyday).

Diversity/Equity/Inclusiveness

The new city plan says that "Fort Collins and local partners are committed to finding solutions and new ideas that promote housing options to meet the needs of all residents. Access to and options for housing that suits different income levels, abilities, ages,and backgrounds are critical elements of creating a community where residents feel welcome, safe and valued." The folks that are most impacted by a lack of housing supply tend to be racial minorities, and definitely those at the lowest income levels. Affordable/subsidized housing will never be able to meet this demand. We need more housing such as the "Sanctuary on the Green" proposal to rent, to own, and to create a diverse community. Please approve and expedite this project!

Matthew Behunin
Fort Collins Resident

From: Julie Brewen
To: Development Review Comments
Subject: [EXTERNAL] Public Comment - Sanctuary on the Green Support
Date: Monday, May 2, 2022 1:32:18 PM

Dear Ms. Axmaucher,

My name is Julie Brewen. I live at 538 N Hollywood Street which is in the notification area for this hearing. I fully support this development. It is properly zoned for the proposal presented and the developer has made changes to address neighborhood concerns. I fully support the modification requests, including three rather than four building types. I believe the request is appropriate for the development and the neighborhood.

In survey after survey, we Fort Collins residents say that housing is one of our top concerns. But at hearing after hearing, people show up in opposition of development saying "not here", it should be built somewhere else. The attitude is a pervasive NIMBY, "I got mine", close the door behind me attitude. This is private land and again properly zoned for this development. All development will help our supply, therefore helping the housing affordability crisis in our community.

I respectfully urge the administrative hearing officer to approve this development. Thank you.

Sincerely,
Julie J. Brewen
538 N Hollywood Street
Fort Collins, CO
970 218-1402

From: Kyran Cadmus
To: Development Review Comments
Subject: [EXTERNAL] 5.2.2022 P&Z Comments - PDP #210018 Sanctuary on the Green
Date: Monday, May 2, 2022 12:11:30 PM

To: Fort Collins planners associated with Sanctuary on the Green

From: Pete Cadmus PhD, Kyran Cadmus DVM, Darwin Cadmus 2nd grade Irish Student

Please confirm that this email was received.

Please yield my speaking time to Sanctuary Field Neighborhood Network as my wife had a medical procedure scheduled for late afternoon on the 2nd.

Re: 5.2.2022 P&Z Comments - PDP #210018 Sanctuary on the Green

Why is the city of Fort Collins still considering proposals from Solitaire Homes LLC in the Ball Family's farm lot at 325 N Taft Hill Rd? Most of my neighbors have stopped paying attention, all happy the development proposal was blocked several years ago. The tactic being used is to continually resubmit with minimal or trivial improvements in hopes that opposition will tire or stop paying attention. There is no way that "row houses" (multi-family attached) at three or two stories height are acceptable in the North West Fort Collins Subarea plan. Yet that is what is shown in the plans sent to neighbors by the developer in April 2022. I feel Larimer County let its constituents down by punting this property to the city before the public could be educated of the ramifications. I feel the City has repeatedly considered Solitaire Homes LLC's proposals in an effort to help future people migrating to Fort Collins rather than upholding the ideals of the 2006 Subarea Plan for the constituents that have lived here and built community for decades.

Our Family moved here for full time employment in the late 1990s. We rented numerous homes throughout Fort Collins including the West Vine – Irish School area before purchasing the home (in 2007). We were in our early 20s and we wanted to raise a family in a low density urban setting. Committed to our jobs we knew this was a permanent decision. We were assured by the 2006 Northwest Fort Collins Subarea Plan that the Irish School area would have the character and feel that my wife and I sought for a home and our future child/children. Even though we could have received more home for our buck on the east side of Fort Collins, we invested in the North West Fort Collins to LaPorte area because of the 2006 Northwest Fort Collins Subarea Plan. This plan should have been obvious to any developer wanting to purchase the Ball Family farm property. SURELY someone with the experience of this developer knew this. Yet when he faced opposition he screamed of property rights and brought political affiliation into the argument that he should be above the

goals and ideals outlined in the County and City plan for the area. We are disappointed by these many and redundant Sanctuary Field development proposals. They each would fit in the high density sprawl of north east and south east Fort Collins. Or the pop-up developments near Denver Airport. However, it is offensive to the NW Fort Collins Subarea Plan and offensive to those that invested in homes here.

After review of the new proposal by Solitaire Homes including the “Vol. 3 April 2022 Site plan” sent by the developer that claims only single family and duplex homes, yet the map shows otherwise, we:
Dr. Pete Cadmus PhD, MS, BS, BS, BS, Teaching License, EMT,

Dr. Kyran Cadmus DVM, MPH

Darwin Cadmus 2nd grader at Irish Elementary (who asked that we add his name)
Of

687 Irish Dr.
Are writing in opposition to this development. In short, the density is too high, the height of buildings is too high, the multifamily attached “row” homes are not in keeping with the rural ideals, externalities of light pollution, noise pollution, traffic, quality of life and property value have not been addressed. Additionally we would like to draw additional attention to the concerns of the Sanctuary Field Neighborhood Network group listed below.

Additional points and concerns with the Proposed Development

1) The proposal does not conform to the Northwest Subarea Plan that the City and County jointly adopted for our area (2006) and therefore should not be approved.
● This proposal calls for numerous variances that violate the setback requirements for wildlife corridors and wetlands. The City should not be granting these variances.

● The proposal calls for 3-story buildings throughout the North and East ends of the property. The height of these buildings (45 feet above current grade) endangers is not in keeping with the rural ideals of the NW regional plan. The high building elevation will also cause increased light pollution, and degrade the quality of life for nearby established community members. The City should not allow 3-story buildings in this area. (pp. 36 NW Subarea Plan)

● The 2- and 3-story row houses located in the northwest area of the property (and bordering the proposed stormwater channel), and along Taft Hill, are incompatible with the Green Acres, Taft Hill and Rostek Subdivision single-story, single family neighborhoods. (pp. 9, pp. 11 Framework Plan of NW Subarea Plan)

● This plan violates Goal C-1 of the Subarea plan which requires the City to “protect and interpret the historic resources and landscape of the area.” The Subarea document specifically references N. Taft Hill in the section about Existing Historic Resources. (pp. 31)

● The 2-3 story buildings will obstruct views of the foothills, which is in direct conflict with the NW Subarea plan guidelines. The developer has been asked numerous times in writing to reduce and/or relocate these high-density buildings to the interior of the development site but has consistently ignored our neighborhood’s request in every new iteration of the development proposal. We would like the City to require this change. (pp. 43, Guidelines for the Urban Edge, NW Subarea Plan)

2) The proposal does not conform to the City of Fort Collins Land Use Code.

● Section 1.2.2 A of the Land Use Code states that “the purpose of this Code is to improve and protect the public health, safety and welfare by: A) ensuring that all growth and development which occurs is consistent with this Code, City Plan and its adopted components, including, but not limited to, the Structure Plan, Principles and Policies and associated sub-area plans.

● Compatible Massing is required by the Land Use Code (Section 3.5.2).

3) Despite a development review process that claims to include the residents, this proposal has been extremely difficult for neighbors to track, provide input, and understand.

● The City’s development review website is extremely difficult to navigate even for those experienced with technology (as acknowledged by city staff). Documents are not uploaded in a timely manner and some are so large they cannot be viewed online.

● The developer is claiming that this has been an extremely collaborative effort with neighbors, and that they have responded to neighbors’ concerns. This is false. While the type of housing units has been slightly changed from condominiums to row-houses, resulting in fewer units, it was changed in order for the proposal to meet the requirements for a Type 1 Hearing. The current proposal has only minimally changed from the proposal reviewed by Ft. Collins Planning and Zoning (P&Z) last June. That proposal was withdrawn because Commissioners’ comments indicated it was likely to fail. The developer has yet to make any substantive changes in response to the neighborhood’s concerns.

● The Sanctuary Field Neighborhood Network has met numerous times with city staff from multiple departments in order to better understand the plan and areas where change could be made. There was only one neighborhood meeting held to discuss

the current proposal via Zoom in September. That virtual meeting was facilitated in a way that enabled the developer to control the conversation, did not address the Northwest Subarea plan's requirements, and lacked transparency. The developer rejected our request to meet again in person. The P&Z Commissioners specifically advised Developer to negotiate with the Neighbors to find a more compatible plan.

4) The developer has shown disregard for neighbors' concerns and the wildlife habitat of this area since this project's inception. Four years ago, the City's Natural Resources department tried to purchase the property on Taft Hill to preserve the historic farmhouse and three barns on it. The developer out-bid the City to acquire the parcel, then had the farmhouse burned to the ground, took down the barns, and displaced bats, owls and numerous birds nesting there (May 2018). The fire damaged the historic silver maple trees, as no regard was given to protecting the trees.

Subsequent to burning down the historic house, he requested and got approval for annexation into the City - neatly avoiding historic review that would have been required if the buildings were not destroyed. Three (out of 4) P&Z Commissioners commented that this should have been annexed at a lower zoning density to comply with the Subarea Plan. This suggests that the minimal LMN density should be respected. The City has so far done nothing to ensure that the original farmhouse site or the historic trees are preserved. The large trees and shrub habitat provide shelter for deer, foxes, birds and other animals, especially during the winter.

5) This project calls for 212 units and 453 parking spaces, in anticipation of 1,000 new residents or more. This high-density development will negatively impact air quality, dark sky goals of the area, quality of life as outlined in the NW Fort Collins Subarea plan and local traffic patterns. This is especially true near Poudre High School where pedestrian and car traffic is already challenging and the developer proposes to put an entrance to the development site. Additionally, there will be a new turn lane for the proposed entrance on Taft Hill, where up to 300 trucks pass through a day carrying gravel from the plant on North Taft. The pedestrian sidewalk on Taft Hill is already dangerous. This development will create additional air pollution, noise, and safety hazards for students and community members who walk along LaPorte and Taft.

6) According to the EPA, as of April 2022, the northern Front Range including Fort Collins has been reclassified from a "serious" to a "severe" violator of federal ozone standards. This is due to the combination of industrial and vehicle emissions, and agricultural sources from the eastern plains. Significantly increasing the number of cars in the area increases emissions. High density developments like this one - with large buildings, roadways, and parking lots – will generate heat. Coupled with the rising climate at our elevation, this heat can create thermal drafts that exacerbate air pollutants pooling in Fort Collins instead of blowing east and dissipating.

Maintaining natural space is an important mitigation tool for a rising climate. We will no longer have our “Night Sky” darkness - gone forever. Most of our neighbors do not even leave a porch light on at night. Minimizing night light is a City environmental goal.

7) The 15 acres of “Open Space” proposed is all land that cannot be built upon due to Stormwater channels and mandated “Natural Habitat Buffer Zones”. The entire property is located in the West Vine Drainage System for which the Master Plan is still in development and seeking community input. This property is in a Flood Zone, and though Staff have assured us it is a top priority to guarantee neighborhood flood impacts will not be a concern, we are not convinced. The area has already been victim to historic flooding in the past.

Longtime residents,

Dr. Pete Cadmus, Dr. Kyran Cadmus and Darwin Cadmus

687 Irish Dr. Ft. Collins CO 80521

970-420-8467 970-420-0087

(Please confirm that this was received)

Sadly we will not be able to attend the ZOOM call as we have a late afternoon conflicting medical procedure. Please yield our time to other speakers in Sanctuary Field Neighborhood Network.

From: Laurie Causer
To: Development Review Comments
Subject: [EXTERNAL] Sanctuary on the Green
Date: Tuesday, April 26, 2022 9:16:16 PM

Hi Alyssa,

Thanks for recording community comments about this development as we will not be able to attend the in person or zoom meeting.

Our main concern is that this development is required to conform to the Northwest Subarea Plan, is compatible with all surrounding neighborhoods and contributes to the public good. This requires single family, detached homes, no 3-story buildings, safe, connecting walking paths and a density of no more than 4 units/NET acre. Our hope is that the overall footprint and number of residential units proposed in this development can be reduced to no more than 100 total units. Our understanding is that three (out of 4) P&Z Commissioners commented that this should have been annexed at a lower zoning density to comply with the Subarea Plan. This suggests that the minimal LMN density should be respected.

Kind regards,

Laurie Causer

From: DONALD ROBINSON
To: Alyssa Stephens
Subject: [EXTERNAL] Sanctuary Development
Date: Saturday, December 18, 2021 9:46:52 AM

Alyssa- I received a neighborhood email about the proposed development on Taft Hill Road. My vote is to move forward with this development as long as the city deems it compatible with the surrounding neighborhoods. There is already a lot of traffic in this part of town and I don't expect the increase from this development to add to it significantly.

Thanks for your involvement in this and Merry Christmas.

D. Robinson
303.886.1777

From: Jenny Axmacher
To: Lisa Barnes
Cc: Development Review Comments
Subject: RE: [EXTERNAL] Sanctuary On The Green Support
Date: Monday, April 25, 2022 5:03:04 PM

Hi Lisa,

Thank you for sending this comment regarding the proposed Sanctuary on the Green development. I'll make sure your comment is added to the public record for the proposal for the decisionmaker's consideration. Please let me know if there is anything else I can help you with.

Sincerely,

Jenny Axmacher, AICP
Pronouns: she/her
Senior City Planner
City of Fort Collins

From: Lisa Barnes <lisabarneslcsw@gmail.com>
Sent: Monday, April 25, 2022 4:27 PM
To: Jenny Axmacher <jaxmacher@fcgov.com>
Subject: [EXTERNAL] Sanctuary On The Green Support

Dear Jenny,

During my previous years living in Fort Collins from 1981 - 2007, I attended several Fort Collins City Planning hearings. I heard my securely housed neighbors not wanting their foothills views shadowed, or more people traveling through the neighborhood. Solid development plans were shuttered due to not in my backyard beliefs. Now, moving back to Fort Collins, I am joining the many seeking housing in Fort Collins. I have been following Sanctuary On The Green proposal process including neighborhood opposition, plan alterations according to community input, and now this new Site Plan.

As a social worker, I think that mental and physical health is integrally dependent on housing and community. Diversity in communities occurs when housing options are varied. As an environmentalist following climate change impacts and needed adaptations, I believe that to survive and thrive we need to respond by building structures and communities in which flood mitigation is part of the plan, varied income housing is part of the plan, walking and biking trails are part of the plan, and open space within neighborhoods is part of the plan.

The Sanctuary On The Green Site Plan incorporates solid planning for housing options, access to bike trails and open space within the neighborhood and accessibility to schools, bus routes and trails for commuting and recreation. It is a neighborhood where I would like to live.

Thank you for receiving and considering community input about this proposal.

Sincerely,

Lisa Barnes
lisabarneslcsw@gmail.com

970-286-5814

--
Lisa Barnes
lisabarneslcsw@gmail.com
970-286-5814

From: Laurie Causer
To: Development Review Comments
Subject: [EXTERNAL] Sanctuary on the Green
Date: Tuesday, April 26, 2022 9:16:16 PM

Hi Alyssa,

Thanks for recording community comments about this development as we will not be able to attend the in person or zoom meeting.

Our main concern is that this development is required to conform to the Northwest Subarea Plan, is compatible with all surrounding neighborhoods and contributes to the public good. This requires single family, detached homes, no 3-story buildings, safe, connecting walking paths and a density of no more than 4 units/NET acre. Our hope is that the overall footprint and number of residential units proposed in this development can be reduced to no more than 100 total units. Our understanding is that three (out of 4) P&Z Commissioners commented that this should have been annexed at a lower zoning density to comply with the Subarea Plan. This suggests that the minimal LMN density should be respected.

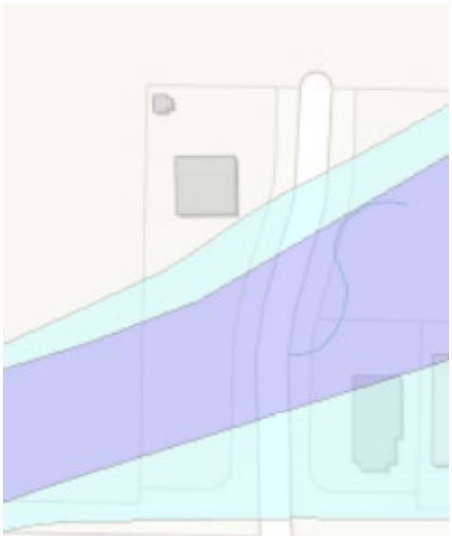
Kind regards,

Laurie Causer

From: nancy frederick
To: Development Review Comments
Subject: [EXTERNAL] Sanctuary on the Green, PDP190003
Date: Wednesday, April 27, 2022 11:56:20 AM

I live on Laporte Ave., very close to the new brewpub, Stodgy. The traffic volume & resulting noise on Laporte Ave. without the brewery was loud & constant.
The traffic & noise with the brewery has increased considerably. The addition of yet more traffic coming from the Sanctuary development will be untenable.
I can't imagine what it will be like with even more cars, bicycles, motorcycles, etc. resulting from this development will be.
I feel the residential units need to be reduced to no more than 100 total units. Also, isn't this development area in a flood zone? There has been flooding
there in the past. What kind of environmental impact will it take to mitigate this issue? Is The West Vine Drainage System still in development?
Thank you for your attention to this Email
Sincerely, Nancy Frederick
1801 Laporte Ave.
Ft. Collins, CO 80521

I wanted to highlight some of the concerns my wife and I have about the current development proposal. For reference, our home is located at 2216 Laporte Ave. We're very apprehensive about the decision to route south bound foot traffic exiting the development along the small dirt access road that currently and for the past 86 years has served as a driveway to gain access to the existing carport and planned future garage for our home. There are plans to put a footpath here as well as eventually extend briarwood road up into the proposed development which for multiple reasons we find to be totally unacceptable. The planned path and road appears to cut through a grove of trees (one being an 80+ year old cottonwood) that are crucial to preventing soil erosion surrounding the waterway running under the path. We have unfortunately had to have our sewer line replaced this year. By digging to the manhole, which sits on the side of the planned pathway, we encountered dangerously high groundwater which compromised the integrity of the new line and also the stability of the pathway (an issue we're still dealing with today). It was only after bringing several truckloads of gravel that the area was able to be stabilized enough to drive on in certain areas in order to access our home.



Our own experience on this land leads to many questions regarding the plans for this area. For one, we question who will be responsible for maintaining the pathway and proper water flow underneath it? Presently, this burden falls on the surrounding property owners- who every year attempt to clear the water way of debris and grass to prevent it from overflowing and flooding our properties. Despite these efforts, a mild-moderate rainfall will still regularly cause flooding in our front yard (see attached photo below). The overflowing water appears to come from a handful of areas- one being the metal tube underneath the access road and another being overflow from the wetlands directly to the west of our property and on the developers land. This is far from my field of expertise, but it appears to be an issue that will only worsen as the large field behind our house is developed and there is less ground surface area to absorb rainfall and natural overflow. Placement of a road to run through these wetlands would not only be difficult due to the groundwater but also dangerous to the surrounding homes from a flooding standpoint. It seems to us the developer, who either owns or has plans to develop land on three of the four sides surrounding our property, needs to bear the burden of ensuring development activities do not put current residents at higher risk by worsening flood conditions. To the best of our knowledge, there is no publicly available information detailing the developments current drainage plan- this greatly increases the anxiety of all homeowners who are downstream from this very out of place development. This concern is clearly shared by the developer (or land owner) as we were personally contacted by him two years ago mentioning the flood risk and the

need to accommodate for further high water mitigation surrounding our home for his planned land development.

Furthermore, would our access to our home and carport be compromised in any way by any future development of this access road? This to us, would be a massive blow to the value of our property as having no functional driveway would render our home much less desirable. Another major concern for us is privacy. In addition to diverting foot traffic directly alongside our home, there are currently three 3-story row home structures (39+ feet we believe?) that appear to all be visible from our bathroom window. These massive structures (based on the concepts in the most recent iteration of plans) would stand out against every home that the development proposal borders.

Regards,

Mr. & Mrs. Lasala
Property Owners of 2216 Laporte Ave.
(719) 351-4022



From: Kathleen Mineo
To: Jenny Axmacher; Development Review Comments
Subject: [EXTERNAL] Sanctuary on the Green
Date: Wednesday, April 20, 2022 3:02:28 PM

Here are my comments in advance of the May 2, 2022 Hearing regarding Sanctuary on the Green, PDP210018

I am not a "group think" person so I am not speaking for my neighbors in West Vine Bungalows however similar their opinions may be.

I want to make it clear I am not against development. Fact is, my father was a post WWII developer in Erie, Pennsylvania. It paid for my first car and my college education.

I believe the corner of Taft Hill and Laporte will be a prime neighborhood, perfect place for families; 3 schools within walking distance, 2 miles from Old Town and on a bus route. It is the perfect location for affordable housing.

I have read the Northwest Subarea plan and as much of the documents of the development proposals that I can understand. I see how the developer has "jumped through many hoops" regarding the LMN and flood plain.

I have two major concerns and one of them must be addressed by the city which is the traffic issue. As of the Fall of 2021 the traffic study had not been done while Martin Marietta runs trucks in warmer weather. I do not know if that traffic study has been redone to reflect the truck traffic but I think that it is imperative that it be done during those times.

The other concern is regarding the developer's use of the West Vine Bungalow neighborhood to justify compatibility to the 3-story buildings. I feel that is ethically wrong. I would invite you to drive through the neighborhood to understand it is 1 and 2 story homes with only 3.1 units per acre. Of our 44 homes 4 of the 2 story homes have walk out basements, they are not 3 stories.

All this being said, I really do not find the necessity nor the compatibility of the 3 story buildings and especially being in a flood plain with an additional 6 feet of ground added prior to construction.

Thank you for listening.
Kathleen Mineo
515 Coriander Lane
80521
--
Kathleen Mineo
In a world you can be anything,
BE KIND
307-421-2957
"What would John Lewis do?"

From: David Quigley
To: Jenny Axmacher; Development Review Comments
Subject: [EXTERNAL] Comments re: Sanctuary on the Green
Date: Wednesday, April 20, 2022 4:01:33 PM

Good Afternoon,
I am a FC resident and live directly north of proposed development and offer the following comments re: the development. Thank you in advance for taking the time to take them into consideration.

I both live in and support the concept of 'in fill' development so on those grounds alone it would be hypocritical of me to be opposed to the development. Plus because this parcel is within walking distance to 3 schools I believe it has great potential for residential development.

I believe that both sides of this discussion have ventured into spin and inaccuracies in their public statements. The anti development group continues to say "stop high density development". Based on the reading of the northwest sub-area development plans recommendation of 8 units/ acre the developer are already well below that, yet the proponents still characterize it as high density.

And on the developers side I believe it is inaccurate and a false narrative to say that they are justified in building 3 story buildings because they will face 2 story homes with walkout basements. I walk and bike the area bike path 5-7 days and week so am opposed to 3 story buildings becoming a permanent part of this area.
Granting them permission for 3 story buildings does not fit any of the single family residential areas that border this property on west and north sides, and will have a negative impact on the overall residential feel of the area.

As I said before, thank you for allowing for this community input.

Appreciatively,
--
David G. Quigley M.S.W. PHR BCC

From: Hania
To: Development Review Comments
Subject: [EXTERNAL] Sanctuary on the Green PDP210018
Date: Monday, April 25, 2022 3:31:51 PM

Hello Jenny/Yani,

I am writing to you regarding the proposed development title Sanctuary on the Green.

I own and live at 636 N Sunset St. I was greatly dismayed when I first learned of this proposed development last June (when I attended the zoom meeting.) I have purchased this home (that I intend to live on forever) in this part of town several years ago specifically because I wanted to live the rest of my life on a spacious lot away from town/subdivisions/traffic. Like many of my neighbors, I have chosen to live here because this part of town is rural, not crowded, and allows some breathing space from the continuous building and growth of Fort Collins, the pace of which is astonishing to me. I've lived in Fort Collins for 25 years and have gradually seen every single space developed and built on when I thought there was not possibly any more room to add more housing (to a town that cannot possibly sustain this level of rapid growth.)

I am utterly heartbroken that, for some reason that is still beyond my understanding, the city is considering granting a developer permission to build on 41.34 acres in a part of the county that is designated as Low Density Mixed Use. How 212 dwellings fit in with a low density zoning is beyond my comprehension. The possibility that around 1,000 more people will be potentially moving into my neighborhood is flabbergasting. I've been doing my best to follow this situation for several months now (it has not been easy to get regular updates, or updates of any kind) and I do not see how it is possible for this proposal to conform with the Northwest Subarea Plan. The fact that the developer is planning 3 story buildings in this area is so out of character with what this part of town comprises of, which is mostly single family homes. So many people have chosen to retire here and are so incredibly fortunate to live here. And now the city wants to grant yet another developer access to a huge amount of acres that will completely change the spirit and soul of this community?

I felt like my intelligence was being insulted when the developer claimed, at the zoom meeting, that he wanted to build middle class income housing because housing was so expensive in Fort Collins. Since when can middle class income earners afford the price that was suggested for the homes he was referring to? I find it despicable that the developer is using this excuse to justify defacing over 40 acres of historic resources and landscape with housing that would be completely ill-fitting in this part of town, blocking views of the foothills to current owners who moved here for that exact reason. This proposal does not confirm to the Land Use Code and I find it shameful that the city is bending over backwards to accommodate yet another developer who is trying to fill his pockets at the expense of homeowners who have worked for decades to be able to afford the mostly modest homes that are so characteristic of this part of town. I also feel that myself and my neighbors have not had the chance to be a part of this process in a clear and straightforward manner.

I urge you to pay attention to the fact that the developer is showing complete disregard to the concerns of all of the people who live in this part of town, and to the wildlife habitat. I find it shady that the developer burned a historic farmhouse to the ground to avoid the historic review that would have been required of him otherwise. How is this even permitted by the city?I don't see any effort to help preserve the sanctity of the existing trees and wildlife habitat. There's already more traffic in this area than can be managed, and I simply don't see how the massive amount of traffic that this proposed development would add could possibly be absorbed without greatly impacting the current traffic flow in this part of town.

Please remind me why I moved to Fort Collins, and then this part of town in the first place. What started out as one of the best places to live in the entire country is turning into a cash-making-machine for every developer that wants to come here and get rich at the expense of all the people who are trying to call this part of the country their home. I'm all for progress but this is literally turning into a tragedy and changing the spirit of why this town was built in the first place. Please do not invite subdivisions into my part of town despite the low density zoning that I moved here for. I have the right to live in a quiet corner of Fort Collins as I had intended when I decided to make this my home.

Respectfully,

Hania Sakkal

From: Zack Scott
To: Development Review Comments
Subject: [EXTERNAL] May 2nd Development Review Hearing - Sanctuary Field Development Proposal Comments
Date: Monday, April 25, 2022 8:40:38 AM

Good morning,

I am writing to you today as a concerned home owner near this proposed development. It has come to my attention that a developer wishes to develop 41 acres of open land in my neighborhood. I am opposed to this development for multiple reasons.

1. I have already written to the county commissioners about the amount of traffic on N. Taft Hill Rd., specifically heavy truck traffic. N. Taft Hill is a residential neighborhood and the amount of traffic is inappropriate for this type of housing density and neighborhood. A development of this magnitude would increase traffic by multiple times furthering an already out of hand problem. This area of town is compatible with big developments like the proposed. Though the zoning is LMN, it has come to my attention that several zoning variances are being granted to allow this sort of development. This in and of itself is a great reason why this development does not belong here. The City should not be bowing to a developer and allowing zoning variances to fit the developer's plans. Furthermore, this development goes against the Northwest Subarea Plan in almost every way. Why would the City spend their resources drafting a plan that it is willing to directly contradict?

2. This proposed development is located within a city flood plain. This in and of itself is reason enough to halt this development. This area has important riparian ecological elements that would be forever destroyed once developed. The City should be trying to protect areas such as this as it is an important wildlife corridor as well as an area that will flood with some level of regularity. The City has outlined regulations for developments in flood plains to protect the health and safety of citizens, minimize property damage when a flood occurs and ensure new development does not make flooding problems worse. Developing this area as proposed would most certainly contradict all 3 of these.

3. The quality of life of the existing residences would be severely diminished. With a development of this magnitude, wildlife habitat is lost, views are lost, open space is lost, traffic is increased, dust is increased, noise is increased, crime is increased and the conformity of the neighborhood is gone. The homes in this area are not large complexes, but small single family homes with relatively low roof lines. This goes against the character of the N. Taft Hill neighborhood as a whole.

Part of what makes Fort Collins a great place to live is the country feel of the NW part of town. This, too, is why the City and County outlined the NW Subarea Plan to begin with. To preserve this character. This development goes against that in every way. I implore the City to stop this development for all the reasons listed here. This is a gross misuse of this land and should not be allowed to proceed.

Thank you for considering my comments.

Zack Scott

From: Virginia Slauson
To: Development Review Comments
Subject: [EXTERNAL] Re: Sanctuary Field development
Date: Thursday, April 28, 2022 1:32:48 PM

I believe that any developer asking for variances should provide some level of affordable or at least moderately priced housing.

Sent from my iPhone

> On Apr 28, 2022, at 11:47 AM, Development Review Comments <devreviewcomments@fcgov.com> wrote:
>
> Hi Ms. Slauson,
>
> The Sanctuary on the Green proposal does not include Affordable Housing. The applicant has not yet set a price point for the various proposed unit types because of the current market's volatility, so unfortunately, I don't have any specifics for pricing to share with you at this time.
>
> Please let me know if there is anything else I can help you with.
>
> Take care,
>
> Yani
>
> . . . . . .
> YANI JONES
> Pronouns: She/Her (What's this?)
> Program Coordinator
> City of Fort Collins Neighborhood Services
> (970) 658-0263
> FCGov.com/NeighborhoodServices
>
> -----Original Message-----
> From: Virginia Slauson <vslauson@gmail.com>
> Sent: Wednesday, April 27, 2022 7:24 PM
> To: Development Review Comments <devreviewcomments@fcgov.com>
> Cc: sanctuaryfieldnetwork@gmail.com
> Subject: [EXTERNAL] Sanctuary Field development
>
> Is any of this "affordable housing?" What are the anticipated sale prices of the various units?
>
> Virginia Slauson
> 144 South Hollywood St.
>

From: Snyder,Darrel
To: Development Review Comments
Cc: sanctuaryfieldnetwork@gmail.com
Subject: [EXTERNAL] PDP# 210018
Date: Friday, April 15, 2022 12:32:40 PM

Comment for Type 1 hearing for PDP# 210018, Sanctuary on the Green, scheduled Monday, May 2, 2022 at 5:30 pm.

As a long-time resident of the neighborhood, we will miss the open space of the Sanctuary Field, but understand that some housing development there appears to be inevitable. However, and although less than originally proposed, the current development plan for 216 housing units, mostly attached 3-story row houses, still seems ***far too dense and structurally inappropriate*** for our mostly single residence neighborhood.

Darrel E. Snyder
619 N. Sunset St.
Fort Collins, CO 80521
E-mail: Darrel.Snyder@ColoState.edu

From: M S
To: Development Review Comments
Cc: Sanctuary Neighbor
Subject: [EXTERNAL] PDP 210018 - Sanctuary on the Green Comment
Date: Sunday, April 24, 2022 8:12:32 PM

Miranda Spindel
330 N Taft Hill Road
Ft. Collins, CO 80521
April 24, 2022

To whom it concerns at devreviewcomments@fcgov.com,

I would like this written comment to be part of the record for the hearing on May 2, 2022 for PDP 210018 - The Sanctuary on the Green. I have been an active member of the neighborhood network that organized due to concerns with this proposal since 2018. My property borders much of the east side of the property to be developed. I would like it to be known that despite a development review process that claims to include the neighbors and residents, this proposal has been extremely difficult for neighbors to track, provide input on, and understand. The difficulty stems from both the city and the developer.

The City's development review website is extremely difficult to navigate even for those experienced with technology. (This has been acknowledged by city staff directly to our network). I have had to request submittal documents and staff comment letters by google drive for each round of submittals because the documents are not uploaded in a timely manner. While this has been helpful and appreciated for me individually, it does not fix the problem that the general public lacks access. Some files are so large they cannot be viewed online. Manipulating the public records page columns to be able to see the title of the document one wishes to view is far from intuitive. As of tonight, April 24, 2022, one week before the scheduled hearing for this project, there are no Round 3 documents posted on the city's development review website. There is no Staff Report either. The City of Fort Collins Land Use Code indicates that it is Step 5 out of 12 to issue a Staff Report and Step 6 out of 12 to notify of hearing. Notification for this hearing was mailed with a date of April 13, 2022. The Land Use Code section 2.2.5 states...*Within a reasonable time after determining that a development application is sufficient, the Director shall refer the development application to the appropriate review agencies, review the development application, and prepare a Staff Report. The Staff Report shall be made available for inspection and copying by the applicant and the public prior to the scheduled public hearing on the development application....*". It is unreasonable for a development of this size/impact not to have the staff report and documents for the hearing publically available when the hearing notice is mailed...let alone one week before the hearing.

The developer is claiming that this has been an extremely collaborative effort with neighbors, and that they have responded to neighbors' concerns. This is false. The developer has shown disregard for neighbors' concerns about this area since this project's inception when the historic barns and farmhouse were burned to the ground. The developer has yet to make any substantive plan changes in response to the neighborhood's concerns. The neighbor network has met numerous times with city staff from multiple departments in order to better understand the plan and areas where change could be made. There was only one neighborhood meeting held to discuss the current proposal via Zoom in September. That virtual meeting was facilitated in a way that enabled the developer to control the conversation and lacked

transparency. The Planning and Zoning Commissioners specifically advised the developer to negotiate with the neighbors to find a more compatible plan. It should be on record that the developer rejected our group's request to meet again in person before this hearing.

Thank you for considering these concerns about the process.

Sincerely,

Miranda Spindel

cc Sanctuary Field Neighborhood Network

From: valerie vogeler
To: Development Review Comments
Subject: [EXTERNAL] Comments for SFNN Type 1 Hearing P and Z
Date: Wednesday, April 27, 2022 8:28:15 PM

April 27, 2022

Dear City of Fort Collins Planning and Zoning

I am writing this letter as a neighbor to the proposed Sanctuary Field Development, along North Taft Hill Road.

Being in this close proximity for multiple years now, I have first hand knowledge of

-the density of surrounding homes/farms,

-the typical older architecture of the one-story homes/roof lines,

-the wildlife that frequent our back yards, the Puente Verde open space, and Soldiers Creek Trail,

-the traffic flow along Taft Hill Road (already causing traffic backup during arrival and dismissal of the 3 schools in the neighborhood) and multiple trucks from the asphalt Plant,

-and the lovely dark sky (I know the city of FC is interested in minimizing night light as an environmental goal)

Although the developer claims that their newest proposal has been collaborative with the Neighbors and that they have accommodated our concerns, this is NOT true. The 2-3 story multiplexes (multiple sets of 4 attached homes) are planned to be prominent all across the **front** eastern property edge along Taft Hill Road and the **side** northern property edge along Soldiers Creek Trail. Its hard to imagine that the city would purchase and maintain these adjoining beautiful fields and trails, with peaceful foothill views… only to have them be degraded by over-powering , towering multiplexes that will block the picturesque scenery of this unique site. The North Taft Hill border will be the showcase of whats inside the property...and it won't be pretty **or** inviting as it is proposed. Please, NO 3 story multiplexes!

In order to preserve these views and "step back" from Taft Hill Road, the Neighbors have repeatedly asked for single family/detached homes on **all 4 borders**, and possible graduating up to a **few** 2-story homes in the **center** of the planned development. This request has consistently been ignored by the developer when we have asked to reduce or relocate these high density buildings to the interior of the development site. There has been no "give" on this aspect that is repeatedly voiced from the neighbors.

Additionally there seems to be a discrepancy in how building density is measured ("net" v.s. "gross" acres) . Of the 41.34 acres on the site, 24 acres are "un-buildable" due to detention area, flood channels, and ditch property. Which means the dwelling unit density should be based on "net" acreage of 17 acres when calculating the density of 212 homes. (12.47 homes per build-able acre?????)

Please take time to consider the incompatible "visual" and "density" aspects of this proposed development and tell Solitaire Homes that this prime NorthWest Subarea acreage has a distinct character that needs to be preserved on the edge of town. This is not Southeast Fort Collins, where multiplexes abound and roads are equipped to handle the increased traffic.

The Northwest Subarea Plan is very clear in its intent to preserve the special attributes of this section with its farms and single family dwellings. The NorthWest Subarea Plan was (and IS) a collaborative effort between City and County that was adopted to serve as a guideline to prevent future disregard of what makes this neighborhood a choice area for our families.

By allowing less than 100 homes (at the very most), and changing their "Modern Farmhouse Multiplex design" to 1-2 story, single family homes, with accommodations for senior residents... there might be a way to compromise with the neighborhood values. Decreasing the number of homes would likely cut down on traffic issues, water needs, impact to this fragile environment as far as flooding the neighboring properties, and protection to the wildlife.

Respectfully submitted,

Valerie Vogeler and Family

520 North Taft Hill Road

From: Walker,Lloyd
To: Development Review Comments
Subject: [EXTERNAL] Sanctuary water issues
Date: Monday, April 25, 2022 12:15:41 PM

Lloyd Walker Sent from my iPhone
970.218.4275
Lloyd.Walker@colostate.ed

I am an interested party to the development proposal known as “Sanctuary on the Green”. I am a retired faculty member of the CSU Department of Civil Engineering. A great deal of my career involved

addressing water and related environmental issues. I am a former member of the Fort Collins Planning and Zoning Board.

Sanctuary on the Green is a 41 acre site located near the corner of Taft Hill and LaPorte and contains stormwater conveyances in the West Vine Stormwater Management area. It also features wetlands and the New Mercer Irrigation canal. These water elements occupy 15 of the 41 acres, are unbuildable and managed in whole or part by City agencies.

The City has interests and authority over these water elements however neighbors do not see active engagement by the City in this development proposal. The neighbors feel there is an opportunity for the various City agencies to engage with the developer to improve these water elements for the benefit of the future residents of this development, the surrounding neighborhoods and city residents. Specifically it is suggested to create a collaboration between the City, the developer, and neighbors to address the following issues:

-Enhance the wetlands through appropriate plantings to improve wildlife habitat

-Create improved habitat and walking trails through the storm water conveyances

-Improve the environment of the New Mercer Canal

easement by (1) adapting the canal maintenance access road for pedestrian use, and (2) improve wildlife habitat through appropriate plantings

-Improve the pedestrian connection to the Punte Verde detention basin and wildlife habitat in the basin

A model for the above ideas is found in the Red Fox Meadows Stormwater Management Area. Incorporation of walking trails, wetland enhancements, recontouring the detention basin and adding cottonwood trunks felled by a tornado as wildlife cover and perches make this area an open space gem in the heart of the city enjoyed by surrounding neighborhoods, environmental classes from local schools and CSU, and city residents. In particular, the City negotiated an agreement with the New Mercer Canal company which allows legal access of the canal maintenance road as a hiking trail rather than the common but illegal use of such roads for walking. It formalized this trail arrangement as an element of the City Trail System. The New Mercer Canal flows through Sanctuary on the Green and a similar agreement is recommended to be implemented.

The neighborhood has documented the importance of the Sanctuary site as a wildlife corridor. They have enjoyed that attribute of the undeveloped site and desire any development on this site to maintain and enhance these wildlife attributes. The City has an opportunity to engage with the developer and the neighbors to create another gem in the city serving multiple uses.

Thank you for consideration of these ideas and I would be happy to discuss them with you or appropriate staff.

Regards,

Lloyd Walker

Sent from Mail for Windows

From: Amanda Warren
To: Development Review Comments
Subject: [EXTERNAL] Comments for May 2 Hearing - Sanctuary on the Green PDP 210018
Date: Wednesday, April 27, 2022 10:31:58 AM

April 27, 2022

Dear City of Fort Collins Planning and Zoning,

I am writing as a concerned citizen who will be affected by the development up for consideration near Taft Hill Road and LaPorte Avenue.

I give Solitaire Homes credit for their appropriate naming of this area – “Sanctuary on the Green”. It is indeed a sanctuary – quiet, peaceful and a much needed buffer zone to the ever-growing city that surrounds it. Selfishly, I would love for it to remain unchanged, but I understand that is unrealistic as Fort Collins continues to grow and evolve. However, I would respectfully ask that you consider the following before approving this plan:

1. The developer claimed that they reduced the density based on the feedback from neighbors. This is egregious to make this claim. They reduced the number of dwellings simply to meet the requirements for a Type 1 Hearing knowing it would likely fail if it was put before the P & Z Commissioners again.

2. In the first hearing, one of the Commissioners rightly stated that the architecture style and design were not given any kind of thoughtful consideration in honoring the adjacent neighborhoods. Their term “Modern Farmhouse” is so tone deaf to many neighbors who have actual working farms and homesteads that go back generations. Their designs show no respect to the surrounding area and are so generic they could literally copy and paste into any suburb in the U.S. with just a slight modification to the naming convention.

3. Finally, the traffic impact has been an afterthought in the entire process. Their traffic expert who presented at the first hearing gave very little information and pulled data from 2020 when the city was in COVID lock down and the surrounding schools were not in session. During arrival and dismissal at Poudre High School alone, the traffic can be seen backed up all the way to Vine Drive. There is a crosswalk signal sign installed for people to safely cross Taft Hill Road at the Puente Verde trail, but on many occasions cars either ignore or never even see it. With the addition of a minimum of 200-300 extra cars on that stretch Taft Hill Road, I worry endlessly for children crossing on their way to and from Irish Elementary, Lincoln Middle School and Poudre High School. Taft is already being pushed to its limit as a two lane road, the current infrastructure simply cannot handle this added burden.

Please reject this proposal or at the very least, request significant changes that don’t just pay lip service to neighbor’s valid concerns.

Thank you for your time and consideration in this important matter,

Amanda Warren
2320 Tarragon Lane
Fort Collins, CO 80521

From: Chris Weeks
To: Development Review Comments; sanctuaryfieldnetwork@gmail.com; Sarah Weeks; Chris Weeks
Subject: [EXTERNAL] Sanctuary Field - Emergency road into Impala
Date: Thursday, April 21, 2022 9:44:15 AM

Hello,

My name is Chris Weeks, and my wife Sarah and I own and live in the property at 317 N Impala Dr, Fort Collins, CO 80521. I'm opposed to having the "tie in" emergency road from the proposed sanctuary field housing complex into North Impala Drive. My fear is that this will become a thoroughfare and shortcut for everyone living in that new neighborhood. There's an elementary school in our neighborhood and it's already congested in the AM and PM pickup hours. Is there going to be a traffic study to determine if this is safe? Lastly, I chose the dead end of this street for its very low traffic, and the peace and quiet that this provides. This connector would blow that up, and there would be non-stop cars and trucks at all hours of the day and night. Thank you for your consideration.

Regards,
Chris Weeks

From: Barbara Denny
To: Development Review Comments
Cc: Sanctuary Neighbor
Subject: [EXTERNAL] Hearing for Sanctuary on the Green PDP#210018
Date: Sunday, May 1, 2022 4:24:16 PM

I write to you because I will be negatively affected by this Development, should it advance as currently proposed.

I live at 420 N. Sunset St., Fort Collins, CO 80521. I can see the property from my kitchen sink. My street is on the Western boundary. I bought my 0.99 Acre property in 2007 and I was guided, by the Northwest Subarea Plan, that any future development in my area would remain low density, and semi-rural.
My Neighborhood is not within City Limits, and the density of the Rostek Subdivision is 2 du/acre. There are mostly single story homes, none are 3 Story and none are "attached homes". The predominate "feel" is Rural, with many farm animals, including horses, sheep, goats, chickens, and ducks, even cows at times.

The proposal is for density of 5.13 du/gross acre, and that is much more dense than any surrounding Neighborhood. The Bellwether Farms neighborhood, on the Northside of the wetlands that border the property, are 3.1/gross acre, with 2 story detached single family homes. You will probably hear the Applicant describe some of the homes as 3 story, but they appear so, only from the rear, as only a handful, have "walkout" basements facing the wetlands. This is the most recently built (2007?) bordering neighborhood, all the others, are much older, one story, single family, detached.

This property is LMN, and the NW Subarea Plan (4.5-D.1a) states that residential developments "shall have an overall minimum average density of four (4) dwelling units per net acre of residential land….". Maximum can go much higher. In the previous submittal to the P&Z Commission, 3 out of 4 voting Commissioners stated that the LMN density assigned when property was annexed, was "probably too high, and should be revisited." That certainly suggests developing at the minimum density allowed. The proposal was pulled by the applicant when it was obvious it would not be passed. Commissioner comments included that the proposal was "not compatible", not "serving the public good", "just doesn't fit in", "separation mitigation is not enough", "surrounding property owners have rights as well as the owner", "Mass is out of compliance", "Architectural elevations, designs are not compatible". There is at least 15 acres, of the 41.34 acres, that is "unbuildable", and that increases the density on the remaining acreage.

The City Land Use Codes (LUC 1.3.4a) support the heightened scrutiny applied to proposals within a subarea plan. It cites that specific attention be paid to compatibility and impact mitigation. "For residential neighborhoods, land use flexibility shall be balanced with the existing residential character. Projects are expected to continue to meet the objectives of any applicable sub-area plan and the City Plan".

This is entirely within a Floodplain. There are numerous Stormwater channels, the Mercer Ditch, etc. I have heard for years the stories of the historic floods that have passed through here, and warned not to try and put in a basement, due to the high water table. The area is within the West Vine Stormwater Drainage System, currently in review, and not finalized. To me, that means a lot of unknowns, scientific data gathering, analysis, and educated guess work. Add to that what the Climate Future will bring. Our properties could very well suffer the impact of an error in judgement. The proposed infill will elevate the heights of the buildings to be incompatible with the surrounding neighborhoods, and obstruct views of the foothills.

There will be drastically increased Traffic, Light, and Air Pollution. The submitted Traffic study is woefully inadequate and does not accurately describe the impacts. The Ozone issues in our area are already "severe", per Federal Ozone Standards, and combined with the ongoing wildfire smoke impacts, we must mitigate air pollution, not add to it. Our cherished rural dark sky will be forever changed. Of course, there will be numerous wildlife disturbances. I cherish the numerous rural wildlife corridors sprinkled all through this area. It is a true enhancement here. Naturally, all these impacts will affect my property value.

The Neighborhood Center "Mixed-use building" is a minimum 3000 sq. ft., proposed to include a clubhouse and 2 commercial enterprises, with only 6 parking spaces. I do not see how the surrounding Neighborhoods will benefit

from that, or be able to utilize it.

It is apparent to me that the applicant is interested in making as much money as possible from his investment. Of course, that is naturally what a Developer tries to do. However, the surrounding Neighborhoods should not be suffering financial impacts from a Developer's mistakes in purchasing property that is not appropriate for the density needed to bring forth such profits. This property should be developed in such a way as to "fit in" with what already exists. This area is transitional to the foothills, it is not City proper. It is inappropriate to develop it as if it were in another area of the City.

I sincerely hope you will decide to deny this application.

Respectfully,

Barbara Denny
420 N. Sunset St.
Fort Collins, Co. 80521

Hi I'm Cathleen DeSantis and live on Pennsylvania Street.. I believe that the growth of the community is important and I think it's even more important to keep the character of the land in thought when it comes to new development and I feel this plan is not doing that. There are several points I could get into but I don't have enough speaking time for that. This developer's plan has disregarded many points of The NorthWest Subarea plan. While this is a new application and different from what was presented previously before the Planning and Zoning Commission on June 17, 2021, many of the comments from the community are similar or remain the same. Further the developer has disregarded many parts of the subarea plan as well as the communities concerns including adding more 3 story buildings instead of lowering it. The suubarea plan is meant to hold **COMMUNITY AND HISTORY and this developer did not consider when donating a potentially historic house to fire dept to be burned down. In fact in this plan under EXISTING HISTORIC RESOURCES of Subarea Plan 325 North Taft Hill Road — House/Barn was listed but had yet to be assessed. (eligibility not assessed) This plan states OPEN LANDS AND NATURAL AREAA however 28 3 story building will block open land and views. This proposal does not conform to the City of Fort Collins Land Use Codes Section 1.2.2 A ensuring that all growth and development which occurs is consistent with this Code, City Plan and its adopted components, <u>including</u>,... but not limited to, the Structure Plan, Principles and Policies and <u>associated sub-area plans</u>. 1,000 new residents is a lot of people and According to the EPA, as of April 2022, the northern Front Range including Fort Collins has been reclassified from a "serious" to a "severe" violator of federal ozone standards. This is due to the combination of industrial and vehicle emissions, and agricultural sources from the eastern plains. Significantly increasing the number of cars in the area increases emissions. High density developments like this one - with large buildings, roadways, and parking lots has and will continue to make this worse.**This developer's plan has disregarded many points of The NorthWest Subarea plan. Not only does this conflict with the low density and compatibility with existing neighborhoods, it disregards how the community lives, flooding, traffic, overall the health of the animals in this natural environment, and flow. The complexity of this plan is not worth it to this community in my eyes. This plan does not look like anything else we have in the area. You say they are similar enough to the surrounding areas such as Ramblewood apartments and bellwether farms. The only similarity is the definition of the structure itself. Ramblewood are apartments, these will have apartments. Bellwether farms has two story buildings, this will have two stories. But these buildings do not enhance the unique character of the land. I don't understand how these houses have a "country feel". To me they look like they should be in a more urban and developed part of Fort Collins like the south east area. The reason bellwether and ramblewood work in this area is because they are between open space and protected views. My house is a cute 1950s style house and many houses in the area have the farm house, craftsman, low profile style with more land around them then building which gives the country feel of the land. The developers plan doesn't have anything like this. These dwellings will block the hills from view. They will look so out of place especially with the 3 stories. The NW Subarea also says "density can be up to 8 units per acre may be appropriate in some locations, 12 if these are affordable housing, however smaller infill parcels may only be eligible for density up to 5 units per acre". Even though there are 41 acres, you are building on a little less than 30 acres which bring the dwellings per acre up to 8.51 which is above the NW Subarea plan. The

Sanctuary Field Neighborhood Network did a wildlife impact assessment which I think is vital to listen to considering this and future projects. Fort Collins has the highest population in northern CO and The rate of human population growth and residential development along the Colorado Front Range is increasing quickly. This is pushing wildlife that relies on the unique habitats situated along the foothills into smaller, dispersed habitat patches that remain. Because of this, habitat loss, habitat degradation, and habitat fragmentation is likely to happen. Developing Sanctuary on the Green is eliminating an area that may provide critical stopover habitat for migrating birds, removing a critical link in a potential movement corridor through the urban landscape effectively isolating big game populations east to west, contaminating wetland habitats, negatively impacting amphibians and bats, and eliminating an important food source for domestic and wild pollinator populations. It is clear from past meetings that this build is about money. Not the historic buildings that were burned to the ground, not the historic trees that will be ripped from their roots, not the deer, birds, and other woodland creatures.

The The Northwest Subarea Plan, initiated by the City of Fort Collins and Larimer County, represents a joint planning effort of the City and County involving residents, landowners, businesses in the area, and other interested parties to create a shared vision and plan for the future.The City and County have a history of joint subarealevel planning to achieve a finer level of detail in goals, policies, and land use planning for areas within the Growth Management Area (GMA) boundary. This boundary, established in 1980 through a formal agreement between the City and County, represents the planning area for the City. Each subarea-level plan is distinct and public-driven. I ask you the city of fort collins to listen to your community and reject this plan.
I did a simple google map distance measurement

The Previous comment:

I have always wanted to live here and I finally achieved my dream goal. I encourage the growth of fort collins. I really do. It is a college town for sure but growth is important for sustainability

However I feel this plan is doing the opposite. Yes technically it's growth but there have been multiple attempts to get this thing passed and it is clear from past meetings that this build is about money. Not the historic buildings that were burned to the ground, not the historic trees that will be ripped from their roots, not the deer, birds, and other woodland creatures.

This plan does not look like anything else we have in the area. You say they are similar enough to the surrounding areas such as Ramblewood apartments and bellwether farms. The only similarity is definition the structure itself. Ramblewood are apartments, these will have apartments. Bellwether farms has two story buildings, this is will have two stories.

This does not enhance the unique character of the land. This plan swallows it. There are three story buildings which is nothing like the surrounding area. Yes we have apartments and 2 story

houses but these are about a mile away from each other. You are putting 20 three story and 26 two story houses in an area between the two. This disrupts the flow of the land.

These new buildings are not a country feel like the The NW Subarea Plan has discussed. What really makes this area feel country is the openness of it all. If you look at a map its buildings, houses, then open fields, then more houses that are so old and farm house looking. This plan has houses that do not look like they are farm houses. This style of buildings feels like it should be in a newer part of fort collins like the east and south parts of fort collins. You are trying to put something brand new in an area that has been around for so much longer. My house is a cute 1950s style house.

I do like how the plan focuses on bicycle and pedestrian routes but with there only being two exits there are going to be more cars in the area that already has lots of bicycles and pedestrians in it. I am worried for the communities and possible future injuries and accidents because of the increased residency and population. There are at least 3 schools in the area and it gets so busy in the mornings and afternoons.

From: Kimberly DeSantis
To: Development Review Comments
Cc: sanctuaryfieldnetwork@gmail.com
Subject: [EXTERNAL] Comments for May 2nd Development Hearing
Date: Monday, May 2, 2022 4:37:57 PM

Hello,

I am writing to you to submit comments for the hearing being held tonight for the development proposal in the NW Subarea off Laporte Ave and Taft Hill.

I live at 230 Pennsylvania St which is right next to the marshland by the canal on the SE part of the land. This land has been sitting vacant for many, many years. We have issues of flooding, very poor drainage and a very high water table in which we mitigate for in our crawl space under the house as well as over 2 ft out from the foundation.

Adding more foundations with this development, concrete, asphalt etc will only make the drainage and run off worse. The city of Fort Collins can't even keep our street maintained for run off! Our driveway floods significantly and our neighbor gets water flowing towards his house from the street. Leaving this area open and natural offsets these risks and only fosters many species of birds and other wildlife like pollinators that are essential to the Rocky Mountain foothills ecosystem. Not to mention the proposed development area is a part of the historic Soldier's Creek and if it were to be restored fully, would contribute to the health and history of Fort Collins wildlife as well as residents.

I don't even want to get started on the traffic in this area, but I will.

When we bought our house in 2018, we knew the bus yard and the high school were going to create extra traffic, but since then Mulberry has been closed 3x for extended periods of time and a lot of traffic is being detoured to Laporte. I have seen so many accidents at the Taft and Laporte intersection or close by the past month of Mulberry being closed, glass everywhere, people constantly running red lights, school kids both on foot and on bike nearly being hit by cars. I grew up in big cities and have seen terrible terrible traffic, but the impatience of these drivers, the volume of drivers, and the amount of speeding for this small area is just downright dangerous. You don't need a controlled study to see it if you live here.

Trying to turn left to go east on Laporte from my street feels like I'm playing roulette. The amount of cars that appear to be accelerating at a normal rate in fact are pedal to the metal when they are coming across Taft heading west on Laporte, my close calls have been numerable and I feel it's only a matter of time before someone flooring it to the high school or towards Ramblewood is going to t-bone me.

I work as a medical professional for UCHealth and I go to work each morning and have to time it around the school traffic, because I've sat for over 15 minutes waiting in line with my neighbors just to get off the street.

I have called city traffic so many times because of how fast people drive on Laporte and all of these issues with school traffic. I walk my dog frequently and the volume of cars is quite unnerving especially without sidewalks (which traffic says they have a plan to install—4ywars going now). Lots of these vehicles turn into the Ramblewood apartment area.

I chose to live here, buy a home here in Northwest Fort Collins because it was farther away from the city center.

My main concern with this development is the significant increase in cars on top of everything else going on, and NO room to put sidewalks in or widen streets OR lower speed limits.

My other concern that ties into traffic and cars is our environment and the impacts additional people and vehicles place on OUR environment and immediate climate emergency. Emissions are at a terrible high and our skies are dirtier than ever. Delicate species such as the black footed ferret who once thrived here are now threatened and habitats are being destroyed (also thanks to the gravel pits in the area). I will happily pay more taxes if that limits the

amount of people moving into this area and protects habitat and ultimately our ecosystems and environment.

It would be a shame for the city of Fort Collins to allow this type of development to move forward for this NW Sub area Plan. It does not fit in at all and the sheer traffic volume (and unsafe drivers) the higher density development of Ramblewood just shows that this development won't work no matter how they package it.

I've known Fort Collins to be on the side of the environment, on the side of preservation, and on the side of creating & fostering safe and peaceful communities. There is no room for more residences here, at least not safely or with the urgency of climate change and our environment in mind.

Thank you.

-Kimberly
Sent from my iPhone

From: Cheryl Distaso
To: Development Review Comments
Subject: [EXTERNAL] Opposition to Sanctuary on the Green
Date: Sunday, May 1, 2022 10:57:14 PM

To the team at devreviewcomments@fcgov.com:

I would like this comment to be a part of the public record for the May 2, 2022 hearing for PDP 210018 .

My name is Cheryl Distaso. I've lived on Sunset Street since 1990.

I work with my neighbors on the Sanctuary Field Neighborhood Network steering committee. We remain opposed to the current iteration of Sanctuary on the Green for the following reasons:

1) The proposal does not conform to the Northwest Subarea Plan that the City and County jointly adopted for our area (2006) and therefore should not be approved.

- This proposal calls for numerous variances that violate the setback requirements for wildlife corridors and wetlands. The City should not be granting these variances. The developer proposes to cut down large cottonwood and other trees that provide critical habitat to owls, bats and other wildlife in order to maximize the number of houses he can build. Based on the Subarea Plan's guidelines, these should be treated as "natural resources" of the area and be required to be preserved. (pp. 44 NW Subarea Plan)

- The proposal calls for 3-story buildings throughout the North and East ends of the property. The height of these buildings (45 feet above current grade) endangers and disrupts flyways, feeding and nesting patterns of migratory birds and other wildlife who rely on these corridors. The high building elevation will also cause increased light pollution in the established wildlife corridors and in the wetlands adjacent to the property, degrading habitat for resident birds, chorus frogs and other animals. The City should not allow 3-story buildings in this area. (pp. 36 NW Subarea Plan)

- The 2- and 3-story row houses located in the northwest area of the property (and bordering the proposed stormwater channel), and along Taft Hill, are incompatible with the Green Acres, Taft Hill and Rostek Subdivision single-story, single family neighborhoods. (pp. 9, pp. 11 Framework Plan of NW Subarea Plan)

- This plan violates Goal C-1 of the Subarea plan which requires the City to "protect and interpret the historic resources and landscape of the area." The Subarea document specifically references N. Taft Hill in the section about Existing Historic Resources. (pp. 31)

- The 2-3 story buildings will obstruct views of the foothills, which is in direct conflict with the NW Subarea plan guidelines. The developer has been asked numerous times in writing to reduce and/or relocate these high-density buildings to the interior of the development site but has consistently ignored our neighborhood's request in every new iteration of the development proposal. We would like the City to require this change. (pp. 43, Guidelines for the Urban Edge, NW Subarea Plan)

2) The proposal does not conform to the City of Fort Collins Land Use Code.

- Section 1.2.2 A of the Land Use Code states that "the purpose of this Code is to improve and protect the public health, safety and welfare by: A) ensuring that all growth and development which occurs is consistent with this Code, City Plan and its adopted components, including, but not limited to, the Structure Plan, Principles and Policies and ***associated sub-area plans***.

- Compatible Massing is required by the Land Use Code (Section 3.5.2).

3) Despite a development review process that claims to include the residents, this proposal has been extremely difficult for neighbors to track, provide input, and understand.

- The City's development review website is extremely difficult to navigate even for those experienced with technology (as acknowledged by city staff). Documents are not uploaded in a timely manner and some are so large they cannot be viewed online.

- The developer is claiming that this has been an extremely collaborative effort with neighbors, and that they have responded to neighbors' concerns. This is false. While the type of housing units has been slightly changed from condominiums to row-houses, resulting in fewer units, it was changed in order for the proposal to meet the requirements for a Type 1 Hearing. The current proposal has only minimally changed from the proposal reviewed by P&Z last June. That proposal was withdrawn because Commissioners' comments indicated it was likely to fail. The developer has yet to make any substantive changes in response to the neighborhood's concerns.

- The Sanctuary Field Neighborhood Network has met numerous times with city staff from multiple departments in order to better understand the plan and areas where change could be made. There was only one neighborhood meeting held to discuss the current proposal via Zoom in September. That virtual meeting was facilitated in a way that enabled the developer to control the conversation, did not address the Northwest Subarea plan's requirements, and lacked transparency. The developer rejected our request to meet again in person. The P&Z Commissioners specifically advised Developer to negotiate with the Neighbors to find a more compatible plan.

4) The developer has shown disregard for neighbors' concerns and the wildlife habitat of this area since this project's inception. Four years ago, the City's Natural Resources department tried to purchase the property on Taft Hill to preserve the historic farmhouse and three barns on it. The developer out-bid the City to acquire the parcel, then had the farmhouse burned to the ground, took down the barns, and displaced bats, owls and numerous birds nesting there (May 2018). The fire damaged the historic silver maple trees, as no regard was given to protecting the trees. Subsequent to burning down the historic house, he requested and got approval for annexation into the City - neatly avoiding historic review that would have been required if the buildings were not destroyed. Three (out of 4) P&Z Commissioners commented that this should have been annexed at a lower zoning density to comply with the Subarea Plan. This suggests that the minimal LMN density should be respected. The City has so far done nothing to ensure that the original farmhouse site or the historic trees are preserved. The large trees and shrub habitat provide shelter for deer, foxes, birds and other animals, especially

during the winter.

5) This project calls for 212 units and 453 parking spaces, in anticipation of 1,000 new residents or more. This high-density development will negatively impact air quality and local traffic patterns. This is especially true near Poudre High School where pedestrian and car traffic is already challenging and the developer proposes to put an entrance to the development site. Additionally, there will be a new turn lane for the proposed entrance on Taft Hill, where up to 300 trucks pass through a day carrying gravel from the plant on North Taft. The pedestrian sidewalk on Taft Hill is already dangerous. This development will create additional air pollution, noise, and safety hazards for students and community members who walk along LaPorte and Taft.

6) According to the EPA, as of April 2022, the northern Front Range including Fort Collins has been reclassified from a “serious” to a “severe” violator of federal ozone standards. This is due to the combination of industrial and vehicle emissions, and agricultural sources from the eastern plains. Significantly increasing the number of cars in the area increases emissions. High density developments like this one - with large buildings, roadways, and parking lots – will generate heat. Coupled with the rising climate at our elevation, this heat can create thermal drafts that exacerbate air pollutants pooling in Fort Collins instead of blowing east and dissipating. Maintaining natural space is an important mitigation tool for a rising climate. We will no longer have our “Night Sky” darkness - gone forever. Most of our neighbors do not even leave a porch light on at night. Minimizing night light is a City environmental goal.

7) The 15 acres of “Open Space” proposed is all land that cannot be built upon due to Stormwater channels and mandated “Natural Habitat Buffer Zones”. The entire property is located in the West Vine Drainage System for which the Master Plan is still in development and seeking community input. This property is in a Flood Zone, and though Staff have assured us it is a top priority to guarantee neighborhood flood impacts will not be a concern, we are not convinced. The area has already been victim to historic flooding in the past

--
Cheryl Distaso
Pronouns: she/her/hers
(970)310.6563

From: Andrea
To: Development Review Comments; sanctuaryfieldnetwork@gmail.com
Subject: [EXTERNAL] Little farms and Animals
Date: Monday, May 2, 2022 12:19:04 PM

According to the map, the areas to the east and west of the proposed development are designated Rural Residential. And actually, the land just a few blocks to the north of the low density housing is also rural residential and farms. Many of the lots in these areas have a little land and some have chickens, horses, goats, pigs, sheep, mules....some have small farms, raising birds, plants, trees, marijuana; composting, even worm farming. One neighbor is a metal sculptor, another recycles machinery; there are yard collections of all sorts of things. And more. Living here is different than living in town. There is no home owners association that would handle this, which is why we love it here.

The Sanctuary Field grassland and wetlands are teeming with wildlife who use it for refuge as they pass through their wide territories. Some find their ways into our yards and are regulars in our lives. The character of these neighborhoods was acknowledged in the Northwest Subarea Plan, intended " to retain aspects of our semi-rural heritage, small farms, natural areas, foothill vistas, open fields..."

Building a housing development with many 2-3 story houses, in a flood zone, disturbing wetlands, interfering with wildlife habitats, adding traffic, air pollution, light pollution, is not compatible with the positive qualities of the existing neighborhood, a violation of the City Plan.

I would be happy to see the Sanctuary on the Green not happen at all. Allow the fields and wetlands to remain as they are.
If the development goes ahead, I wish that fewer buildings be built, more of them single level, and none of them 3 stories tall.
If it goes through, I dread the thought of several years of construction vehicles, noise, and mess, to say nothing of the disruption of the lives of our wildlife. I feel saddened by the prospect of losing this open space.

Your neighbor,
Andrea Faudel

From: nancy frederick
To: Development Review Comments
Subject: [EXTERNAL] Sanctuary on the Green, PDP190003
Date: Wednesday, April 27, 2022 11:56:20 AM

I live on Laporte Ave., very close to the new brewpub, Stodgy. The traffic volume & resulting noise on Laporte Ave. without the brewery was loud & constant.
The traffic & noise with the brewery has increased considerably. The addition of yet more traffic coming from the Sanctuary development will be untenable.
I can't imagine what it will be like with even more cars, bicycles, motorcycles, etc. resulting from this development will be.
I feel the residential units need to be reduced to no more than 100 total units. Also, isn't this development area in a flood zone? There has been flooding
there in the past. What kind of environmental impact will it take to mitigate this issue? Is The West Vine Drainage System still in development?
Thank you for your attention to this Email
Sincerely, Nancy Frederick
1801 Laporte Ave.
Ft. Collins, CO 80521

From: Hilary Freeman
To: Development Review Comments
Cc: sanctuaryfieldnetwork@gmail.com
Subject: [EXTERNAL] Comments for Sanctuary On the Green Hearing
Date: Monday, May 2, 2022 4:41:13 PM

Dear City Planning and Zoning,

I'm writing with some comments regarding the Sanctuary on the Green Hearing for 5/2/22.

Primarily I'm concerned by the number of variances and the disregard of policies seen in the requests and supporting documents.

Reading through the proposal documents and subsequent responses from the committee, I'm concerned that people involved with the proposal do not have any regard for the safety of the people who will be living in the new development. Specifically there were many corrections regarding access by fire trucks and other safety issues. I understand that there are many details that need to be addressed in a proposal of this size but I don't have any confidence that this developer is concerned with anything more than making their profit. The lack of willingness to meet with neighbors is another example of this. Also to me this seems like a disrespect of the committee's time and resources.

Personally, the part of the development that will impact me the most is the increased traffic along Taft Hill. I commute by bicycle in the mornings and I have to bike south from Vine on Taft, and then turn left on Laporte. If I hit that street at the busy time in the morning, it's pretty terrifying trying to get in the left turn lane, especially with student drivers going to Poudre High School. I'm anxious about dealing with the increased vehicular traffic and the increased exhaust fumes. Sometimes traffic is backed up quite a ways, so as a biker getting into the main flow of traffic to make sure I'm not blocked out of being able to turn left means I'm going to be stuck in traffic breathing exhaust for a much longer time. I'm worried about traffic leaving the new development noty seeing bikers especially during sunrise. I am not in favor of permanent barriers blocking off the bike lanes as it means that snow isn't plowed and then it melts creating a sheet of black ice in the bike lanes in the winter. I hope that the development will take the safety of bike commuters seriously.

I understand that Fort Collins desperately needs affordable housing and this means density, but I don't think this means ignoring the directives of the Northwest Sub-Area Plan.

I hope that the committee approving the plan has the bandwidth to make sure that all the requirements are satisfied and that developers don't chip away at the city resources with too many variance requests.

Sincerely,
Hilary Freeman
2208 Trevor St.
Fort Collins, CO 80521

From: Emma Goulart
To: Development Review Comments
Subject: [EXTERNAL] May 2 development review
Date: Monday, May 2, 2022 5:48:53 AM

Good evening,

I am writing to you today as a concerned home owner on north Taft hill rd. I work on Monday evenings and regret that I cannot be in attendance. I am aware that a developer wishes to develop 41 acres of open land in my neighborhood. I am opposed to this development for multiple reasons.

1. I have already written to the county commissioners about the amount of traffic on N. Taft Hill Rd., specifically heavy truck traffic. N. Taft Hill is a residential neighborhood and the amount of traffic is inappropriate for this type of housing density and neighborhood. A development of this magnitude would increase traffic by multiple times furthering an already out of hand problem. This area of town is compatible with big developments like the proposed. Though the zoning is LMN, it has come to my attention that several zoning variances are being granted to allow this sort of development. This in and of itself is a great reason why this development does not belong. Furthermore, this development goes against the Northwest Subarea Plan in almost every way. Why would the City spend their resources drafting a plan that it is willing to directly contradict?

2. This proposed development is located within a city flood plain. This in and of itself is reason enough to halt this development. This area has important riparian ecological elements that would be forever destroyed once developed. The City should be trying to protect areas such as this as it is an important wildlife corridor as well as an area that will flood with some level of regularity. The City has outlined regulations for developments in flood plains to protect the health and safety of citizens, minimize property damage when a flood occurs and ensure new development does not make flooding problems worse. Developing this area as proposed would most certainly contradict all 3 of these.

3. The quality of life of the existing residences would be severely diminished. With a development of this magnitude, wildlife habitat is lost, views are lost, open space is lost, traffic is increased, dust is increased, noise is increased and the conformity of the neighborhood is gone. The homes in this area are not large complexes, but small single family homes with relatively low roof lines. This goes against the character of the N. Taft Hill neighborhood as a whole.

Part of what makes Fort Collins a great place to live is the country feel of the NW part of town. This, too, is why the City and County outlined the NW Subarea Plan to begin with. To preserve this character. This development goes against that in every way. I implore the City to stop this development for all the reasons listed here. This is a gross misuse of this land and should not be allowed to proceed.

If development is eminent, it should be a dialogue and compromise with the local neighbors. For trust from our city authority as well as relationship with the neighbors themselves.

Thank you for considering my comments.

Emma Goulart
N Taft hill owner

From: Julie Griffin
To: Development Review Comments
Subject: [EXTERNAL] Preserve the Sanctuary Field Hearing comments
Date: Monday, May 2, 2022 10:03:38 AM

Hello,
Below are the following concerns I would like to hear being addressed at tonight's hearing:
1. Wildlife sustainability impact statement. What studies have been done to account for the number of various species living in and around this area and how they will be impacted? What is the watershed plan to prevent potential flooding of this area?
2. Pedestrian safety and traffic flow concerns: what is being done to address pedestrian safety in this area. There are no sidewalks so the roadway shoulder is heavily trafficked by bikes, runners, students, and walkers. Does widening this road area to accommodate a left turn lane, also include sidewalks?
3. Traffic congestion already exists along this roadway especially during high traffic times due to the school zone. Traffic is often backed up beyond the proposed entrance to this site, which then also impedes the pedestrian crosswalk. This pedestrian crosswalk and roadway shoulder area is frequently used by school aged children/teens. What safety measures will be in place to mitigate the close proximity of a pedestrian crossing area and a turn lane, especially during these high traffic times?
4. Should this proposed build site be approved, what measures will be taken to reduce the increased noise and light pollution? In order to help reduce noise and light pollution while providing sanctuary to wildlife, I would like to recommend a wooded landscape, including primarily coniferous trees, surrounding the build site. This will also improve the view. Rather than looking out onto a parking lot, one will see trees. If surrounding the entire build site with trees is too much, I would implore you to consider this plan along the NE section along the current walking path. This path is a place for many to get out and enjoy nature, particularly the birds/hawks in the area.

Thank you for your time and consideration,
Julie Griffin
2274 Tarragon Lane
970-988-5702

From: Mikole Liese
To: Development Review Comments
Subject: [EXTERNAL] Sanctuary on the Green Project
Date: Monday, May 2, 2022 3:01:02 PM

To whom it may concern:

I want to direct my comments on two issues.

First, it appears the development proposal is incompatible with numerous city ordinances and priorities including protections for the wildlife and wetlands in all areas of our city. I live and walk the bike path and fields weekly and believe that the natural habitat that the areas create cannot be minimized with disruption to the water, flight patterns (3 story buildings??) and wildlife corridor for the deer, coyote and foxes that I observe in the areas.

Secondly, I am deeply disturbed that there has been little to mention of affordable house in this project. While I believe lowering density is a key priority because of the above-mentioned concerns, the natural market means that lower density will create more expensive housing. I would like to see requirements for the developer to work with Habitat for Humanity, Neighbor to Neighbor or other housing advocates in the city to make sure a certain percentage of the housing units are affordable to lower income Coloradoans.

Thank you,
Mikole Grindel

From: Paula Harrison
To: Development Review Comments
Subject: [EXTERNAL] PDP210018, Sanctuary on the Green
Date: Monday, May 2, 2022 4:47:29 PM

Dear Ms Axmacher and Ms Jones,

I am concerned about this proposed development. As I read through the Land Use Code there seems to be obvious challenges to the existing design and composition of the proposed development.

The bold edit is mine and it clearly says that projects/developments should follow the sub-area plan. This article is cited in article 4, division 4.5, Part (C) Prohibited Uses. In part (2) (in my bold font) it states that prohibited uses are subject to Section 1.3.4 which, in turn, is subject to the "objectives of the Subarea plan".

Although, to me, this is convoluted/repetitive wording (Ex:"All uses that are not (2) determined to be permitted...shall be prohibited") It does seem to say that the use must align with Section 1.3.4.

There are many parts of the Subarea plan that are in conflict with the proposed development. Here are just a few:
1. The proposed development parcel is literally surrounded by land zoned RF, Residential Foothills with the exception of the access driveways to Vine and Laporte. See https://gisweb.fcgov.com/HTML5Viewer/Index.html?Viewer=FCMaps&layerTheme=Zoning%20Districts This means large lots, agriculture, foothills views, and low density. The proposed development is not in keeping with the surrounding rF neighborhood. It would obstruct views, include no agricultural uses, have a higher density (even though it conforms to LMN density zoning), and small lots for the single family homes.
2. ƒSubarea Plan (SAP), Chapter 4, Trails: *Local Neighborhood Connections: these smaller, more informal trails focus on providing local connections between residential neighborhoods and other destinations such as schools, parks, and Multi-Purpose Trails.* The proposed parcel is used heavily by neighbors for recreation. walking, and connecting to adjacent parts of the neighborhood.
3.SAP, Goal C-2 *Neighborhood-Driven Initiatives Local neighborhoods will be the catalyst for changes and improvements in the area.* The proposed development does not conform to this goal.
4. SAP, Goal C-1 Historic Past Retained The Northwest Subarea will retain aspects of its historic cultural past. This Plan aims to protect and interpret the historic resources and landscape of the area. Policy C-1.1 Protected Historic Resources Identify and protect historic resources with the participation of willing property owners or as part of development proposals.
The owner of this parcel made arrangements with local fire authorities to use the historic farmhouse and barn on this parcel as a training exercise and it was burned down. This shows ill intent, but the land that is still here is what remains of the farm. The existing land has historic value in that it stands as a testament to the rural character and the agricultural roots of this section of Fort Collins.

There are also conflicts with wildlife corridors, air quality, and more. I urge you to review these sections of the Land Use Code and the Subarea Plan so that the decisions made regarding the proposed development conform to the existing rules, regulations, goals, and visions of the city and its residents.

Sincerely,

Paula Harrison
N. Hollywood St, Fort Collins

1.3.4 - Addition of Permitted Uses

SHARE PRINTABLE VERSION | SHOW ALL VERSIONS

(A) ***Purpose Statement.*** The purpose of the Addition of Permitted Use process is to allow for the approval of a particular land use to be located on a specific parcel within a zone district that otherwise would not permit such a use. Under this process, an applicant may submit a plan that does not conform to the zoning, with the understanding that such plan will be subject to a heightened level of review, with close attention being paid to compatibility and impact mitigation. This process is intended to allow for consideration of unforeseen uses and unique circumstances on specific parcels with evaluation based on the context of the surrounding area. The process allows for consideration of emerging issues, site attributes or changed conditions within the neighborhood surrounding and including the subject property. For residential neighborhoods, land use flexibility shall be balanced with the existing residential character. **Projects are expected to continue to meet the objectives of any applicable sub-area plan and City Plan.** The process encourages dialogue and collaboration among applicants, affected property owners, neighbors and City Staff.

Division 4.5 - Low Density Mixed-Use Neighborhood District (L-M-N)

(C) ***Prohibited Uses.*** All uses that are not (1) expressly allowed as permitted uses in this Section or **(2) determined to be permitted by the Director or the Planning and Zoning Board pursuant to Section 1.3.4 of this Code shall be prohibited.**

From: Lucy H
To: Development Review Comments
Cc: sanctuaryfieldnetwork@gmail.com
Subject: [EXTERNAL] Sanctuary Field Comments
Date: Monday, May 2, 2022 11:43:22 AM

Dear Alyssa,

My family and I live at 709 N Taft Hill Road, so we would be greatly affected by proposed development to Sanctuary Field. Some of our major concerns are listed below.

1. Developing the area will have a significant and terrible effect on wildlife, especially the herd of deer that have lived here for many years. One of the best parts of living in this part of town is watching them moving around the neighborhood. A development of this size will certainly displace them and anything else living in the area-- plus pollution of ground water, soil. and air--as well as simply destroying habitat.
2. Traffic already backs up at the Taft-Vine roundabout, including many trucks coming south. Adding 500+ cars to this will bring congestion, as well as tearing up Taft Hill much faster. If no light will be located at the exit onto Taft Hill, people turning in and out will be causing more wrecks than usual.
3. More vehicles mean more emissions and even dirtier air. The developer isn't going to require every resident to own a hybrid.
4. One thing that has struck us is that none of the people apparently involved in pushing for this development are local. None of them will be negatively affected like we will. They won't be sitting in traffic or looking at a parade of dead wildlife along the road.

I feel very strongly that the "absentee landlord" situation is happening here. It will be very easy for investors to buy these monstrosities, then rent them to more people with no ties to the area.

Nobody likes to talk about this, but more people mean more crime. We already need to lock everything up 24/7, and that situation is not going to improve when more developments are open.

5. At one time, the developer mentioned that structures would be similar to those in the Belweather/Tarragon Street neighborhood (I think its name is "West Vine"),but in no way are the 3 story condos like those bungalow types.

We have lived in a town that put development over good sense, watching every scrap of green being covered with concrete and housing that was not needed.

My family and I are requesting that the zoning commission do the brave thing--the right thing---by denying this huge development. It is more suited to the southeast part of Fort Collins, where people expect to see this kind of cookie cutter building.

While you still have time to save the character of this area, please do the right thing and stand up to the money and political pressure of developers.

Thank you.
Sincerely,
Lucy and Danny Head
709 N Taft Hill Rd
Fort Collins 80521

From: Cristyn Hypnar
To: Development Review Comments
Subject: [EXTERNAL] Sanctuary on the Green Development Review
Date: Monday, May 2, 2022 2:14:23 PM

Hello,

I am writing in advance of tonight's hearing in support of the Sanctuary Field Neighborhood Network. I urge you to preserve the Sanctuary Field as an open space and to oppose the development of that land, especially as the current development proposal stands.

I used to live very close to Sanctuary Field, and would walk there frequently, finding solace in the natural area, especially among the large cottonwood and apple trees near the creek. As I understand it, the development proposal for this parcel of land includes destroying this specific and historic part of the ecosystem, which is very upsetting to me. I also understand that the development proposal requests numerous variances from requirements that were set by the City and County to preserve wildlife corridors and wetlands habitat. These regulations were set for a reason, and I do not believe that variances should be granted for the housing development.

I know that affordable housing in Fort Collins is a huge issue. And, I don't believe that developing the Sanctuary Field into 212 units is a sustainable solution to this problem. In addition to my strong desire to preserve the entire 41 acres of natural area (as opposed to just the 15 acres allocated in the development proposal), I can also say firsthand that adding a potential 453 vehicles to traffic on this side of town would cause huge problems. I used to live at the intersection of Laporte Ave. and Taft Hill and was often frustrated by the length of time it took me to get out of my own driveway—sometimes 5-10 minutes. It also felt dangerous at times to cross Taft Hill to continue walking west on Laporte towards the field. There is no sidewalk, and Laporte is quite a busy street. I cannot imagine the congestion that would be introduced to this intersection with the proposed housing development.

In addition to the traffic issues that the housing development would cause, we have to think about the air quality of Fort Collins, which as I'm sure you know is already classified as a "severe violator" of federal ozone standards. The foothills experience unique air quality challenges as industrial, vehicle, and agricultural emissions are pushed westward from the eastern plains. The ecosystems of the foothills need open spaces to help mitigate rising temperatures caused by this air pollution. We should not be exacerbating the issue by increasing the amount of traffic this close to the foothills.

I hope that you are able to see past the short term (and admittedly urgent) need for affordable housing in Fort Collins, and are able to think about the long term importance of preserving Sanctuary Field as an open space.

Thank you for your time.
Sincerely,

Cristyn Hypnar

(she/her/hers)
Resident of District 1

From: Megan Johnson
To: Development Review Comments
Subject: [EXTERNAL] May 2nd hearing for Sanctuary on the Green
Date: Sunday, May 1, 2022 4:11:13 PM

My name is Megan Johnson and I reside with my husband at 25 S Taft Hill Rd. I am unable to attend the hearing on May 2nd regarding the Sanctuary on the Green and would like to provide comments in advance. I am in agreement with the Northwest Subarea Plan for this area of our neighborhood, and am concerned about aspects of the developer's proposal that do not align with this plan (namely three story buildings, increased density, and the impact this would have on wildlife in the area). The trees in the area should be preserved as natural resources in the area. Any approved development proposal should limited increasing light pollution and any disruption of wildlife corridors and flyways for birds. Living on Taft Hill, we are also concerned about increased foot and vehicle traffic. This part of town already does not have adequate sidewalks and bike lanes in the area, so an increase in pedestrians and vehicles would be a challenge. Until there is adequate infrastructure for vehicles, bicycles and pedestrians, it does not make sense to consider adding 1,000 new residents to this area. There is already substantial air and noise pollution from traffic on Taft Hill, so we have concern about increasing traffic due to approval of the current proposal. Traffic patterns are increasingly challenging during the 8-9:30 am time during the school year, when people are heading to work and dropping off kids at school. The cars last week around this time were backed up on N Taft Hill nearly a half mile towards Vine, which would only increase with an addition of residences and entryways in the this area.

Thanks for your considersation of our neighborhood's opinions, as we love this area and the wildlife and habitat we have here. I ask that you decline Solitaire Homes, LLC's most recent proposal for Sanctuary on the Green and require full compliance with the Northwest Subarea Plan.

Sincerely,
Megan Johnson

From: Mike Juniper
To: Development Review Comments
Cc: sanctuaryfieldnetwork@gmail.com
Subject: [EXTERNAL] Sanctuary on the Green
Date: Friday, April 29, 2022 5:06:20 PM

Hello,

I have a number of concerns regarding the Sanctuary on the Green development project. But one I have not heard anyone else voice is this: I believe the plan involves mitigating expected increased traffic on Taft by installing a left turn lane for northbound traffic. But I wonder where the space for that will come from. Right now there are nice shoulders on both sides of Taft that greatly enhance the safety of bicyclists and pedestrians on Taft. Is the intention that the shoulders will be reduced or eliminated? If so, that feels very much like you are giving with one hand and taking with the other. You're mitigating the inconvenience of increased traffic by reducing our and our children's safety.

Michael Juniper
2268 Tarragon Ln

From: sandy knox
To: Development Review Comments; sanctuaryfieldnetwork@gmail.com
Subject: [EXTERNAL] Sanctuary on the Green project.
Date: Monday, May 2, 2022 1:34:58 PM

To whom it may concern: PLEASE, PLEASE, PLEASE stop this project!!!!!!!!!!!!!!! It totally does not fit in the Northwest Subarea. It has too many buildings in too small of a an area. We spent hours and hours working with city government personnel to create the guidelines for the Northwest subarea. This proposed project violates the Northwest subarea's vision and the desires of all the surrounding neighbors. This proposed project will destroy the peace and quiet of the northwest subarea with too many people and too much traffic. The zoning should be changed to UE which fits in the Northwest subarea. This proposed project belongs east by interstate 25 and not in our neighborhood!
Please stop this madness now and listen to what the surrounding neighbors are saying.

Thank you, Sandy Knox (2309 West Vine Drive)

From: Charles Kopp
To: Development Review Comments
Cc: sanctuaryfieldnetwork@gmail.com
Subject: [EXTERNAL] Sanctuary Field development proposal
Date: Sunday, May 1, 2022 1:32:18 PM

Dear City Planners:

I strongly urge you to reject the current proposals of the developer for the Sanctuary Field project in NW Fort Collins. I'm not going to reiterate much of what you've probably heard abundantly on how these proposals don't conform to the Northwest Subarea Plan, and that there are no good reasons for variances to be granted for this project. Rather, I'm going to ask whose side should you be on?---that of the neighborhood people who would be adversely s affected by the proposed project, and the larger community that would still be affected by downsides like increased traffic and pollution---or the interests of a developer who just wants to maximize their profits.

I live a good mile from the neighborhood that would be directly impacted by the project, but I walk in that area often enough and appreciate its piece of bucolic charm, and would hate to see it ruined by high-density and apparently non-compliant development. And even if I lived much further from it and never even saw it, I'd still be against this kind of development in the wrong places because there's just too much of it happening in what's been dubbed "Fort Construction." You must know that Fort Collins is currently the fourth largest city in Colorado, and although I think much of the growth has had very positive results, I think allowing a lot more will degrade the environment and our quality of life, which has started to happen already. Ideally, I'd like to see a moratorium on all new residential construction, except for truly affordable housing. And also a revised City Plan that doesn't allow for the growth of the population to reach about a quarter of a million people---approaching the big city category.

Back to the practicality of the local issue, it seems that the Sanctuary Fields Network has tried to be cooperative with the developer regarding the proposed project in their neighborhood. They just want it within the parameters of code compliance so it isn't environmentally and aesthetically disruptive. The developer, however, seems to be less cooperative, and I understand has even ignored recent requests to meet in person with network people. It seems they're counting on the City Planning Board to approve what they want, and I really hope the board will not cave in to any pressures.

One reason I moved to Fort Collins---to a small house that's an old build--- is because I thought it was an environmentally-conscious community. But it seems too many developers who aren't environmentally-friendy too often have their way here. Please, let's not become another growth-crazy NOCO community, but rather, set an example for the rest.

Sincerely,

Charles Kopp
Fort Collins

Sent from Mail for Windows

Hearing 5/2/22
Comments for Sanctuary on the Green Development Proposal on behalf of SFNN

My name is Laura Larson, I live at 320 N. Impala Drive and my property abuts the proposed development site. I am speaking on behalf of **Sanctuary Field Neighborhood Network** (SFNN) which represents over 200 neighbors who will be affected by this development. Our organization includes the majority of the resident population surrounding this site, encompassing the Green Acres, Bellwether Farms, Taft Hill, Sunset and LaPorte Avenue neighborhoods. The open fields, wetlands, historic farm site along Taft Hill, and the wildlife that inhabit this area define our neighborhood. They are a vital part of the character that the Northwest Subarea plan was designed to preserve.

In 2006, with large participation from our neighborhoods, the Northwest Subarea plan was created and both Larimer County and the City signed onto it as the governing plan for development in this area. Many of us bought our homes with the understanding that the City has to abide by this plan in considering new development, and that we would be protected from the high-density, 3-story row houses that dominate this project. Specifically, the "Vision" for the Northwest Subarea (p. 9) is described as follows:

"The Northwest Subarea should continue to be predominately a low density residential area at the edge of Fort Collins with stable neighborhoods. The area should also retain aspects of its semi-rural heritage including historic structures, small farms and irrigation ditches, natural areas, foothills vistas, and open fields. As new development or change occurs, it should occur slowly and be of **low intensity and fit in with the diversity and country feel of the area**. New development should **safeguard natural features and protect wildlife habitats**." In the Planning Framework (p. 15) it states: One of the primary objectives… is to ensure that future development is **compatible with the density, uses, and character of existing neighborhoods**." The Subarea plan specifically states that the City should **"protect stable neighborhoods from incompatible development"** (p. 9). That's why we're here this evening. We are asking you to protect our neighborhoods and the wildlife on this property from incompatible development.

Last June, the developer's attorneys asserted to the Planning and Zoning Commission that the NW Subarea plan does not matter, and it is only the Land Use Code (LUC) that determines what kind of development can be approved. But Commissioner Hogestad corrected them and described the subarea plan as "a key document." The Commissioners clarified that the City's subarea plans and the LUC were designed to be used in concert with one another, and citizen input into the subarea plans was a vital part of why they have to be honored in the context of the LUC. Section 1.2.2A of the LUC states that "the purpose of this Code is to improve and protect the public health, safety and welfare by: A) ensuring that all growth and development which occurs is consistent with this Code, City Plan and its adopted components, including, but not limited to, the Structure Plan, Principles and Policies and ***associated sub-area plans."***

The Land Use Code also states in Section 3.5.2 that compatible building massing is required.
This development proposal is not compatible with the existing neighborhoods in terms of building mass or height; it doesn't contribute to the "public good" as noted by the P & Z Commissioners in the last review, and it doesn't preserve the natural features of the area.

Let me tell you about our neighborhood and who we are. We are a multi-racial, low and moderate income neighborhood, with Irish Bilingual Elementary School at the center. Our homes are predominately single story, detached single family homes, and all of the properties that abut this parcel are single story homes. Some of our members have lived here for 45 years; others of us moved here more recently to raise families and run small businesses, because our neighborhoods are affordable. We have chickens, turkeys, goats and horses on our properties. We know our neighbors, we walk our dogs together and socialize regularly as a community, and with city-sponsored block parties. We are exactly the kind of "stable neighborhoods" the sub-area plan was designed to preserve. The fields on this parcel have served as a congregating and walking place for our neighbors and residents in the surrounding area for decades. These past two years especially, the natural spaces and wildlife have significantly contributed to our neighbors' mental health and physical well-being.

We all care about the wildlife that lives here. We see and hear them every day, they are a part of our lives. In the Winter, small herds of deer come through our yards on a daily basis, and shelter from storms in the willows under the large Maple and Cottonwood trees where the historic farmhouse stood. We have chorus frogs singing at night, bats that fly through the fields and in our backyards because this is a dark sky area -- there is no light pollution in the fields or in our neighborhoods as we don't have streetlights. The wetlands provide habitat for redwing blackbirds and dozens of migratory bird species; there are groups of ducks who nest along the ditch and swim with their babies along the channel in late May and June every year. All of these species will be negatively impacted and their habitat severely degraded by car headlights and other light and air pollution that this development will cause.

This project proposes to place two- and three-story row houses along the irrigation ditch and where the developer has denoted a "wildlife corridor" on his plan. These tall and wide structures are unlike anything we have in our neighborhoods in terms of mass and height, and will pose an impassible wall to ducks and other birds who reside in this area. Resident building and car lights will regularly shine into the wetlands on City property and into the confluence of County wetlands and irrigation ditch habitat. The noise and air pollution, combined with the hazard of 45-foot tall buildings proposed along the irrigation ditch will destroy this area as bird habitat. The NW subarea plan and the LUC require building mass to be compatible with the surrounding area. This project does not meet this requirement.

Over the past four years, our steering committee has met with City staff and the developer numerous times to discuss our concerns about the two- and three-story row houses that predominate in this plan. We have repeated our concerns that the location of these structures along Taft Hill will destroy long-established wildlife corridors and habitat for deer, foxes, and other animals. We have submitted in writing four separate letters over this time (the most recent has been submitted into the record this evening), requesting that the developer adhere to the NW Subarea plan and protect this habitat and our neighborhoods from incompatible development. We asked City staff to please work with the developer to **ensure compliance with the guidelines for our area**. While we know that City staff have made suggestions to the developer to address some of these issues, the changes we requested have not happened. The only "habitat" being preserved is located on storm water channels, in small, non-contiguous areas where the water table is high, or where they cannot engineer their way out of the floodplain.

The developer has asserted to you and in their marketing materials that this has been a "collaborative process" with neighbors. I want to assure you that it has been anything but collaborative.

Let's examine the "meetings with neighbors" they referenced. After the Planning & Zoning Commission hearing, where the Commissioners indicated that this proposal was not going to be approved due to its incompatibility with the existing neighborhood, David Pretzler emailed me the following on Friday afternoon, July 16th.

"Hello Laura,
Would you be available for a quick meeting with me and Stephanie at Ripley Design's offices this coming Tuesday? We would like to go over some ideas we have for our site that may address some of the neighbor concerns. We are flexible on the time that day to try to accommodate your schedule."

I happened to be camping with family that weekend so I didn't get his email until I returned on Monday. Over 3 days, he had sent me 3 emails and two voicemails, all implying we needed to meet with them urgently, and that they had new ideas to share that addressed our concerns. Our steering committee was excited that perhaps they were finally responding to our concerns, and subsequently set up a Zoom meeting with them for the following Thursday *(note that this meeting was recorded)*. To our dismay, when I asked David, Stephanie and their investor Karl what they were proposing, there was silence on the call. They had nothing to offer. We asked, "can we see a drawing of what you referenced in your email as a new idea? Lower density? Single family homes?" –They responded they didn't have a drawing. Instead, they asked me, "what is the one thing that we could change that would make you support this plan?" I reminded them that we have submitted 3 letters to them with detailed changes we would like to see, and that there is no "one thing." David then offered to modify the condo building planned behind my house to a 2-story row house, with fewer units, and wanted to know if that would be enough for me to support the plan. I assured him that it was not.

This is the kind of "collaborative" approach this developer has taken in their meetings with us. When we reminded them of what substantive change would look like, they protested that our requests would make this project unviable, because it has to be profitable. **Their profit is not our concern, and it should not be the City's either.**

Despite all the information we've submitted to the City – detailing both our concerns and potential solutions that could remedy them - the City staff has now forwarded to you a plan that has not made any of the substantive changes we have requested. This new plan does not include adjacent housing that is compatible with our neighborhoods, nor does it protect wildlife corridors, bird flight paths between wetlands and irrigation channels, or 100+ year old trees around the old farmhouse site. Instead, they have made only one notable modification to this iteration of the plan: they replaced the previous condo buildings with more 3-story row houses, in order to qualify for a Type 1 Hearing. This change allowed them to avoid going back to the Planning and Zoning Commission, where they knew their proposal would fail. This revision is what led to the reduction in overall units by 18%, it was not in response to neighborhood concerns. The height and mass of the row houses are no more compatible with our neighborhoods than the condo buildings, but the City doesn't consider row houses "multi-family" – even when they have 5 units planned in most of these buildings. This plan still violates both the intent and the substance of the Northwest Subarea Plan guidelines.

In accordance with the City's responsibility to "protect stable existing neighborhoods from incompatible development," we request that you reject the proposed plan and require the developer

to truly collaborate with neighbors to create a plan that incorporates lower density housing next to our properties and better preservation of wildlife habitat. We also would like to see the developer "step down" the buildings facing Taft Hill (something else the Subarea plan addresses directly), and move any three-story buildings to the interior of the development, not abutting our single-story homes. The developer **has single story and detached single family housing "products,"** but he has not placed these next to our neighborhoods as we have requested multiple times. The City should not be granting an exception to the requirement of 4 types of housing in a development of this size – we would like to see the developer be required to accommodate our request for single story, detached homes next to our neighborhoods.

Over the past 4 years, our steering committee has met with City Planners as well as the City's Floodplain staff, Stormwater staff, and two Ecologists. All three departments have consistently described this parcel as "very complex" because of all the water ways and wetlands, and because it's in the floodplain. In fact, the Floodplain department's staff told us last year that this is the "most complex parcel being considered for development in the entire City." So, while the developer may have met the technical requirements to engineer this housing development out of the floodplain, we are skeptical as to whether the plan will actually work.

We have yet to hear how this new plan will impact our Green Acres neighborhood, whose streets all drain into one culvert and intersect with the New Mercer ditch adjacent to this parcel. As you may be aware, our neighborhoods were severely impacted in the 1997 flood, and City staff have told us very clearly that the developer is not required to prevent that level of flooding from happening again. **This is of great concern to us**. We have not yet heard how this revised plan will ensure that our neighborhoods on County property are not negatively impacted by stormwater coming off this new development, especially with the elevated land required for houses built over the floodplain channels. After multiple requests for a neighborhood meeting to help us understand the new proposal, one was scheduled for last September. Because of COVID, the meeting was held via Zoom. We expected that there would be an opportunity for neighbors to voice their questions and hear the developer's responses, and accordingly, we submitted our questions in advance. Instead of an engaged meeting with neighbors, the developer's consultant controlled the agenda, avoided addressing any questions pertaining to the NW Subarea plan, and City staff allowed the developer to limit the transparency of the Chat function such that our key questions were not visible to participants, and went unanswered.

The developer's assertion to you that this has been a collaborative process **is false**. We are very concerned that this whole project will negatively impact our property values, threaten the safety of our homes, destroy wildlife habitat and degrade our quality of life. The issues we have raised for the past four years have still not been addressed in any substantive way by this developer.

Finally, I want to speak to the developer's plan to decimate the habitat along North Taft Hill, where he has designated the entrance to this development. In 2017, the City's Natural Resource Department tried to buy the historic farmhouse that occupied that area, including 3 barns, with 100-year old Silver Maple trees and mature cottonwoods around it, because they recognized the cultural and environmental value of its preservation. However, this developer out-bid the City and acquired the parcel along Taft Hill with the historic farmhouse and barns. In May of 2018, while the property was still under County jurisdiction and was not subject to historical review, the developer had the farmhouse burned to the ground and disassembled the historic barns. The owls and bats nesting in those buildings were displaced, and the historic trees were damaged by the fire, as nothing was done to protect them.

The large Cottonwood tree along the ditch next to the farmhouse site provides nesting habitat in its hollows for a host of birds, including Great Horned owls and other raptors. In the City's staff review documents, we learned that the developer intends to cut down this giant Cottonwood tree that's well over 10 feet in diameter and estimated to be 150 years old or more, dating back to the creation of the New Mercer ditch (based on historical documents). An arborist hired by the developer deemed the tree "unhealthy." As you can see from this picture, this tree is exceptionally well balanced, has very few dead branches, and is in full fertility mode, releasing its cotton to reproduce along waterways, as it was designed to do.

This tree has a natural hollow at the base – something that you commonly see in cottonwoods in the City's Natural Areas across Fort Collins – and is not an indicator of disease or poor health. We have in fact investigated that hollow from the ditch, and found by the growth pattern that it has merely adapted to accommodate high water flows that periodically erode the bank under part of its center, as it sits at the elbow of a 90 degree turn in the ditch, and has no doubt stabilized that bank for all of its life. However, the developer has portrayed it as a "hazard" to the planned houses nearby, and wants to cut it down, along with the Silver Maples. **We have a serious issue with this**. Had the Cottonwood tree been evaluated by the City for its value as bird habitat, in the context of a natural area to be preserved, we are certain that the verdict would have been the opposite. This tree, and all the Silver Maples on the property, are part of a historic site and are required to be preserved under the NorthWest Subarea plan guidelines. In fact, the Subarea plan has a picture of the former farmhouse and barns, given as an example of a historic site to be preserved. In addition to nesting habitat for owls and other raptors, the trees provide vital shelter for deer, foxes and other animals who live here. We ask that you please save this giant tree that is a heritage landmark for our Northwest Fort Collins area, and require it to be considered part of what the Subarea Plan identifies as "natural features" to be protected on the property.

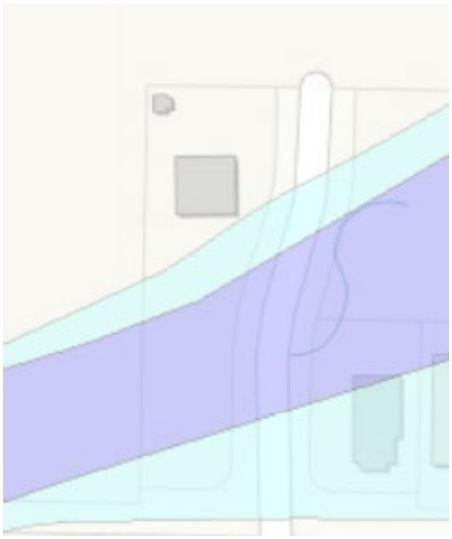
In closing, we ask that you hold this developer to the requirements of the NW Subarea Plan and reject this proposal as submitted. The predominate housing in this plan relies on 2- and 3-story row houses that are not compatible with existing neighborhoods in terms of building mass, height or density. The plan does not protect wildlife habitat and natural features of the property as required. As the former Chair of the Planning & Zoning Commission concluded, "This plan does not reflect the rural nature of the area."

Thank you for your time and consideration.

Respectfully submitted,

Laura M. Larson, SFNN Steering Committee
320 N. Impala Drive
Fort Collins, CO 80521

I wanted to highlight some of the concerns my wife and I have about the current development proposal. For reference, our home is located at 2216 Laporte Ave. We're very apprehensive about the decision to route south bound foot traffic exiting the development along the small dirt access road that currently and for the past 86 years has served as a driveway to gain access to the existing carport and planned future garage for our home. There are plans to put a footpath here as well as eventually extend briarwood road up into the proposed development which for multiple reasons we find to be totally unacceptable. The planned path and road appears to cut through a grove of trees (one being an 80+ year old cottonwood) that are crucial to preventing soil erosion surrounding the waterway running under the path. We have unfortunately had to have our sewer line replaced this year. By digging to the manhole, which sits on the side of the planned pathway, we encountered dangerously high groundwater which compromised the integrity of the new line and also the stability of the pathway (an issue we're still dealing with today). It was only after bringing several truckloads of gravel that the area was able to be stabilized enough to drive on in certain areas in order to access our home.



Our own experience on this land leads to many questions regarding the plans for this area. For one, we question who will be responsible for maintaining the pathway and proper water flow underneath it? Presently, this burden falls on the surrounding property owners- who every year attempt to clear the water way of debris and grass to prevent it from overflowing and flooding our properties. Despite these efforts, a mild-moderate rainfall will still regularly cause flooding in our front yard (see attached photo below). The overflowing water appears to come from a handful of areas- one being the metal tube underneath the access road and another being overflow from the wetlands directly to the west of our property and on the developers land. This is far from my field of expertise, but it appears to be an issue that will only worsen as the large field behind our house is developed and there is less ground surface area to absorb rainfall and natural overflow. Placement of a road to run through these wetlands would not only be difficult due to the groundwater but also dangerous to the surrounding homes from a flooding standpoint. It seems to us the developer, who either owns or has plans to develop land on three of the four sides surrounding our property, needs to bear the burden of ensuring development activities do not put current residents at higher risk by worsening flood conditions. To the best of our knowledge, there is no publicly available information detailing the developments current drainage plan- this greatly increases the anxiety of all homeowners who are downstream from this very out of place development. This concern is clearly shared by the developer (or land owner) as we were personally contacted by him two years ago mentioning the flood risk and the

need to accommodate for further high water mitigation surrounding our home for his planned land development.

Furthermore, would our access to our home and carport be compromised in any way by any future development of this access road? This to us, would be a massive blow to the value of our property as having no functional driveway would render our home much less desirable. Another major concern for us is privacy. In addition to diverting foot traffic directly alongside our home, there are currently three 3-story row home structures (39+ feet we believe?) that appear to all be visible from our bathroom window. These massive structures (based on the concepts in the most recent iteration of plans) would stand out against every home that the development proposal borders.

Regards,

Mr. & Mrs. Lasala
Property Owners of 2216 Laporte Ave.
(719) 351-4022



From: Kathleen Mineo
To: Jenny Axmacher; Development Review Comments
Subject: [EXTERNAL] Sanctuary on the Green
Date: Wednesday, April 20, 2022 3:02:28 PM

Here are my comments in advance of the May 2, 2022 Hearing regarding Sanctuary on the Green, PDP210018

I am not a "group think" person so I am not speaking for my neighbors in West Vine Bungalows however similar their opinions may be.

I want to make it clear I am not against development. Fact is, my father was a post WWII developer in Erie, Pennsylvania. It paid for my first car and my college education.

I believe the corner of Taft Hill and Laporte will be a prime neighborhood, perfect place for families; 3 schools within walking distance, 2 miles from Old Town and on a bus route. It is the perfect location for affordable housing.

I have read the Northwest Subarea plan and as much of the documents of the development proposals that I can understand. I see how the developer has "jumped through many hoops" regarding the LMN and flood plain.

I have two major concerns and one of them must be addressed by the city which is the traffic issue. As of the Fall of 2021 the traffic study had not been done while Martin Marietta runs trucks in warmer weather. I do not know if that traffic study has been redone to reflect the truck traffic but I think that it is imperative that it be done during those times.

The other concern is regarding the developer's use of the West Vine Bungalow neighborhood to justify compatibility to the 3-story buildings. I feel that is ethically wrong. I would invite you to drive through the neighborhood to understand it is 1 and 2 story homes with only 3.1 units per acre. Of our 44 homes 4 of the 2 story homes have walk out basements, they are not 3 stories.

All this being said, I really do not find the necessity nor the compatibility of the 3 story buildings and especially being in a flood plain with an additional 6 feet of ground added prior to construction.

Thank you for listening.
Kathleen Mineo
515 Coriander Lane
80521
--
Kathleen Mineo
In a world you can be anything,
BE KIND
307-421-2957
"What would John Lewis do?"

From: Jenna O
To: Jenny Axmacher
Subject: [EXTERNAL] Sanctuary on the Green
Date: Friday, December 10, 2021 11:32:28 AM

Hello Jenny,

I'm reaching out to you to express a concern about the Sanctuary on the Green development in northwest Fort Collins. I'm concerned that the development will be decided by one person, not a panel. An individual that lives in Denver and has no idea what Fort Collins is all about. Should one individual be able to decide the fate of our ever shrinking open fields in Fort Collins? The fields where deer feed and birds inhabit.

And I understand it will be developed but it should be decided by a panel of representatives from Fort Collins, that know and love the area. I think the last thing we want to see is Fort Collins turn into a baby Denver but it feels like we are going in that direction.

Please let me know if there is anything I can do to help give the field a fighting chance.

Thank you so much for all your hard work at keeping Fort Collins beautiful and natural.

Jenna Olcott RN
Olcojl15@gmail.com

From: Tiffany Peeken
To: Development Review Comments
Subject: [EXTERNAL] Comments on "Sanctuary on the Green"
Date: Monday, May 2, 2022 4:11:45 PM

To Whom it Concerns,

As currently proposed, the Sanctuary on the Green is hardly a sanctuary for anything except the developer's profits.

It is apparent from the developer's disregard for the historical use of the property, wildlife conservation and the neighbor's concerns, that this property is solely a money making machine-- not a thoughtful contribution to northwest Fort Collins.

I am not naive, obviously this large piece of property was likely to be developed. However, the mere fact that the Fort Collins Natural Areas department tried to buy this property speaks to its intrinsic value. This development does not protect the ecological landscape of this area, and should not be approved. I see deer, foxes, raccoons, nesting birds, and bats every single day, this wildlife corridor should be protected. Ultimately this property would have better served the community as a natural area rather than another overpriced, money-grabbing scheme of a development.

In a neighborhood that is almost exclusively single story, single-family homes, why there need to be 3 story row houses is baffling, and goes against the Northwest Subarea Plan. Secondly, it is not as if these row houses will be priced affordably to warrant their increased density. These row houses should not be approved. The development should align with the rest of the neighborhood visually and in density.

I live on N Hollywood St and a frequent topic of discussion with the Sunset Water District is the ability of our water pipes to withstand the increased road use as Fort Collins grows. With 1000 new residents suddenly driving the roads, cutting through Hollywood and Sunset street, I fear we will bear the premature financial burden of replacing our pipes. This high density development will have massive impacts on our local air quality, road conditions, traffic patterns and pedestrian/bike safety. There is no reason for this development to be so dense.

The current residents of this neighborhood are pleading with the city to protect what makes our neighborhood unique, and which the Northwest Subarea Plan aimed to protect when it was approved by the City and County. This development and the developer have done everything to avoid following what the Plan outlined and compromise with the current neighborhood's residents. The Plan was adopted for a reason, and I am livid that this developer thinks they are above it and are seemingly getting away with skirting its requirements.

Please do not approve "Sanctuary on the Green" and protect the rustic nature of the Northwest Subarea by forcing the developer to conform with the Northwest Subarea Plan and create a development that is compatible with the surrounding neighborhoods and natural areas.

Regards,
Tiffany Peeken
Resident on N Hollywood St.

719-233-1822

From: David Quigley
To: Jenny Axmacher; Development Review Comments
Subject: [EXTERNAL] Comments re: Sanctuary on the Green
Date: Wednesday, April 20, 2022 4:01:33 PM

Good Afternoon,
I am a FC resident and live directly north of proposed development and offer the following comments re: the development. Thank you in advance for taking the time to take them into consideration.

I both live in and support the concept of 'in fill' development so on those grounds alone it would be hypocritical of me to be opposed to the development. Plus because this parcel is within walking distance to 3 schools I believe it has great potential for residential development.

I believe that both sides of this discussion have ventured into spin and inaccuracies in their public statements. The anti development group continues to say "stop high density development". Based on the reading of the northwest sub-area development plans recommendation of 8 units/ acre the developer are already well below that, yet the proponents still characterize it as high density.

And on the developers side I believe it is inaccurate and a false narrative to say that they are justified in building 3 story buildings because they will face 2 story homes with walkout basements. I walk and bike the area bike path 5-7 days and week so am opposed to 3 story buildings becoming a permanent part of this area.
Granting them permission for 3 story buildings does not fit any of the single family residential areas that border this property on west and north sides, and will have a negative impact on the overall residential feel of the area.

As I said before, thank you for allowing for this community input.

Appreciatively,
--
David G. Quigley M.S.W. PHR BCC

From: Hania
To: Development Review Comments
Subject: [EXTERNAL] Sanctuary on the Green PDP210018
Date: Monday, April 25, 2022 3:31:51 PM

Hello Jenny/Yani,

I am writing to you regarding the proposed development title Sanctuary on the Green.

I own and live at 636 N Sunset St. I was greatly dismayed when I first learned of this proposed development last June (when I attended the zoom meeting.) I have purchased this home (that I intend to live on forever) in this part of town several years ago specifically because I wanted to live the rest of my life on a spacious lot away from town/subdivisions/traffic. Like many of my neighbors, I have chosen to live here because this part of town is rural, not crowded, and allows some breathing space from the continuous building and growth of Fort Collins, the pace of which is astonishing to me. I've lived in Fort Collins for 25 years and have gradually seen every single space developed and built on when I thought there was not possibly any more room to add more housing (to a town that cannot possibly sustain this level of rapid growth.)

I am utterly heartbroken that, for some reason that is still beyond my understanding, the city is considering granting a developer permission to build on 41.34 acres in a part of the county that is designated as Low Density Mixed Use. How 212 dwellings fit in with a low density zoning is beyond my comprehension. The possibility that around 1,000 more people will be potentially moving into my neighborhood is flabbergasting. I've been doing my best to follow this situation for several months now (it has not been easy to get regular updates, or updates of any kind) and I do not see how it is possible for this proposal to conform with the Northwest Subarea Plan. The fact that the developer is planning 3 story buildings in this area is so out of character with what this part of town comprises of, which is mostly single family homes. So many people have chosen to retire here and are so incredibly fortunate to live here. And now the city wants to grant yet another developer access to a huge amount of acres that will completely change the spirit and soul of this community?

I felt like my intelligence was being insulted when the developer claimed, at the zoom meeting, that he wanted to build middle class income housing because housing was so expensive in Fort Collins. Since when can middle class income earners afford the price that was suggested for the homes he was referring to? I find it despicable that the developer is using this excuse to justify defacing over 40 acres of historic resources and landscape with housing that would be completely ill-fitting in this part of town, blocking views of the foothills to current owners who moved here for that exact reason. This proposal does not confirm to the Land Use Code and I find it shameful that the city is bending over backwards to accommodate yet another developer who is trying to fill his pockets at the expense of homeowners who have worked for decades to be able to afford the mostly modest homes that are so characteristic of this part of town. I also feel that myself and my neighbors have not had the chance to be a part of this process in a clear and straightforward manner.

I urge you to pay attention to the fact that the developer is showing complete disregard to the concerns of all of the people who live in this part of town, and to the wildlife habitat. I find it shady that the developer burned a historic farmhouse to the ground to avoid the historic review that would have been required of him otherwise. How is this even permitted by the city?I don't see any effort to help preserve the sanctity of the existing trees and wildlife habitat. There's already more traffic in this area than can be managed, and I simply don't see how the massive amount of traffic that this proposed development would add could possibly be absorbed without greatly impacting the current traffic flow in this part of town.

Please remind me why I moved to Fort Collins, and then this part of town in the first place. What started out as one of the best places to live in the entire country is turning into a cash-making-machine for every developer that wants to come here and get rich at the expense of all the people who are trying to call this part of the country their home. I'm all for progress but this is literally turning into a tragedy and changing the spirit of why this town was built in the first place. Please do not invite subdivisions into my part of town despite the low density zoning that I moved here for. I have the right to live in a quiet corner of Fort Collins as I had intended when I decided to make this my home.

Respectfully,

Hania Sakkal

From: Zack Scott
To: Development Review Comments
Subject: [EXTERNAL] May 2nd Development Review Hearing - Sanctuary Field Development Proposal Comments
Date: Monday, April 25, 2022 8:40:38 AM

Good morning,

I am writing to you today as a concerned home owner near this proposed development. It has come to my attention that a developer wishes to develop 41 acres of open land in my neighborhood. I am opposed to this development for multiple reasons.

1. I have already written to the county commissioners about the amount of traffic on N. Taft Hill Rd., specifically heavy truck traffic. N. Taft Hill is a residential neighborhood and the amount of traffic is inappropriate for this type of housing density and neighborhood. A development of this magnitude would increase traffic by multiple times furthering an already out of hand problem. This area of town is compatible with big developments like the proposed. Though the zoning is LMN, it has come to my attention that several zoning variances are being granted to allow this sort of development. This in and of itself is a great reason why this development does not belong here. The City should not be bowing to a developer and allowing zoning variances to fit the developer's plans. Furthermore, this development goes against the Northwest Subarea Plan in almost every way. Why would the City spend their resources drafting a plan that it is willing to directly contradict?

2. This proposed development is located within a city flood plain. This in and of itself is reason enough to halt this development. This area has important riparian ecological elements that would be forever destroyed once developed. The City should be trying to protect areas such as this as it is an important wildlife corridor as well as an area that will flood with some level of regularity. The City has outlined regulations for developments in flood plains to protect the health and safety of citizens, minimize property damage when a flood occurs and ensure new development does not make flooding problems worse. Developing this area as proposed would most certainly contradict all 3 of these.

3. The quality of life of the existing residences would be severely diminished. With a development of this magnitude, wildlife habitat is lost, views are lost, open space is lost, traffic is increased, dust is increased, noise is increased, crime is increased and the conformity of the neighborhood is gone. The homes in this area are not large complexes, but small single family homes with relatively low roof lines. This goes against the character of the N. Taft Hill neighborhood as a whole.

Part of what makes Fort Collins a great place to live is the country feel of the NW part of town. This, too, is why the City and County outlined the NW Subarea Plan to begin with. To preserve this character. This development goes against that in every way. I implore the City to stop this development for all the reasons listed here. This is a gross misuse of this land and should not be allowed to proceed.

Thank you for considering my comments.

Zack Scott

From: Steve Serna
To: Development Review Comments
Cc: sanctuaryfieldnetwork@gmail.com
Subject: Sanctury Greens Development
Date: Monday, May 2, 2022 9:21:07 AM

Good morning,
I wanted to send a note to you regarding the development of the Sanctuary Field on North Taft Hill in hopes of preserving the neighborhood and surrounding areas.

My wife and I purchased our house in 1997 and have lived there ever since due to the neighbors and the rural setting of our neighborhoods. The people that have moved in did so for a reason – the homes and size of lots that are there. We feel like we are able to escape the overwhelming growth that has taken over this city to the point that I'm not even sure we are in Ft. Collins anymore. We can go for walks with our pets, or kids and not feel like we are going to get run over to the traffic I see in other developed neighborhoods. The existing plan to develop this area is totally out of character and will ruin what way of life we all enjoy on this side of town.

We all watched as the developer had the barn burned down for his gain and lack of concern for the area and the people that call the west Laporte area home. We are all very concerned about the amount of traffic this will bring to the roads and existing neighborhood roads.

I was born here in Ft. Collins and have lived here all my life and graduated from Poudre and remember the farm that was there on N. Taft Hill as my parents knew the owners at that time.

I hope you will consider the beautiful area, wildlife, and the neighborhoods that will be affected by this development and limit the amount of buildings that can be placed there, please.
Thank you,

Steve Serna
409 Irish Dr
sserna@fcgov.com

From: Todd Simmons
To: Development Review Comments
Cc: sanctuaryfieldnetwork@gmail.com
Subject: [EXTERNAL] Comments for Sanctuary Field Development
Date: Monday, May 2, 2022 4:55:49 PM

To whom it may concern:

My name is Todd Simmons and I live at 637 N. Taft Hill Road, just a few houses north of the proposed Sanctuary Field Development. I am submitting these comments for inclusion in the review process.

I find the proposed development lacking in about as many areas as possible. I do not think the development as proposed fits the character of the existing neighborhood, nor has the developer shown enough collaborative efforts with the neighborhood to convince me that they care at all about listening to the people who will be most impacted by this development. I do not think the development as proposed fits the Northwest Subarea Plan. I think the development should follow the guidance of that plan--otherwise, why have it in place at all?

I do not think the development should be allowed to proceed at all with the density it is trying to achieve. The area in question is surrounded by schools on at least three sides, and is busy every weekday morning and afternoon with children attempting to get to school by walking, biking, bussing, and automobiles. I think the development as proposed is a disaster-in-the-making as it will make the entire neighborhood unsafe and increasingly unlivable.

I believe the developer should be told to go back to the drawing board, and come up with a proposal that fits the character of the neighborhood, follows the guidance of the NW Subarea Plan, and doesn't put the lives of thousands of children in danger by trying to put profit above all other values.

Fort Collins is a wonderful place, but it won't be if developments like this continue to be approved.

Respectfully yours,
Todd Simmons

--
Todd Simmons
Director
Wolverine Farm Publishing
A 501(c)3 literary arts non-profit
970-227-9383

From: Virginia Slauson
To: Development Review Comments
Subject: [EXTERNAL] Re: Sanctuary Field development
Date: Thursday, April 28, 2022 1:32:48 PM

I believe that any developer asking for variances should provide some level of affordable or at least moderately priced housing.

Sent from my iPhone

> On Apr 28, 2022, at 11:47 AM, Development Review Comments <devreviewcomments@fcgov.com> wrote:
>
> Hi Ms. Slauson,
>
> The Sanctuary on the Green proposal does not include Affordable Housing. The applicant has not yet set a price point for the various proposed unit types because of the current market's volatility, so unfortunately, I don't have any specifics for pricing to share with you at this time.
>
> Please let me know if there is anything else I can help you with.
>
> Take care,
>
> Yani
>
> . . . . . .
> YANI JONES
> Pronouns: She/Her (What's this?)
> Program Coordinator
> City of Fort Collins Neighborhood Services
> (970) 658-0263
> FCGov.com/NeighborhoodServices
>
> -----Original Message-----
> From: Virginia Slauson <vslauson@gmail.com>
> Sent: Wednesday, April 27, 2022 7:24 PM
> To: Development Review Comments <devreviewcomments@fcgov.com>
> Cc: sanctuaryfieldnetwork@gmail.com
> Subject: [EXTERNAL] Sanctuary Field development
>
> Is any of this "affordable housing?" What are the anticipated sale prices of the various units?
>
> Virginia Slauson
> 144 South Hollywood St.
>

From: Snyder,Darrel
To: Development Review Comments
Cc: sanctuaryfieldnetwork@gmail.com
Subject: [EXTERNAL] PDP# 210018
Date: Friday, April 15, 2022 12:32:40 PM

Comment for Type 1 hearing for PDP# 210018, Sanctuary on the Green, scheduled Monday, May 2, 2022 at 5:30 pm.

As a long-time resident of the neighborhood, we will miss the open space of the Sanctuary Field, but understand that some housing development there appears to be inevitable. However, and although less than originally proposed, the current development plan for 216 housing units, mostly attached 3-story row houses, still seems ***far too dense and structurally inappropriate*** for our mostly single residence neighborhood.

Darrel E. Snyder
619 N. Sunset St.
Fort Collins, CO 80521
E-mail: Darrel.Snyder@ColoState.edu

From: Lorin Spangler
To: Development Review Comments
Subject: [EXTERNAL] Sanctuary on the Green
Date: Friday, April 29, 2022 9:40:56 AM

Dear members of the Board of the City of Ft. Collins Planning and Zoning,

My primary residence is adjacent to the proposed development site, and I am writing to request that you reject the development in its current state for Sanctuary on the Green. It is your charge to protect the integrity of neighborhoods from being bullied and bulldozed by private interests that prioritize profit over balanced and thoughtful growth of our city. Thus far, you have rejected prior iterations of this project, such as the one proposing a senior center, and I thank you for upholding the NW Subarea Plan.

Thoughtful and sustainable development and growth of our wonderful city needs your constant vigilance and oversight. Once again you have the authority to do the right thing by rejecting this current proposal because it does not yet meet the criteria that you have outlined.

The three points I want to focus on are density, building height and environmental impact, the criteria of which is clearly outlined in the NW Subarea Plan.

First, the land is zoned LMN. The current proposal is not using the *net* residential acreage, but rather the gross residential acreage to propose a number of dwelling units that is too high for this area. The net residential acrage should be used in this calculation, and I request that the city hold the developer to a number of dwellings that would in fact be Low density, as stated in the NW Subarea Plan and the zoning for this area.

Second, the building height of the dwellings is not known, and is likely to be higher because of the water table in this area. This is a flood zone! In the 1997, there was standing water in this entire area for weeks. Because of this, in order to build in the buildable areas, the other areas need to be higher. The actual heights will not be in alignment with the NW Subarea Plan, or consistent with the adjacent neighborhoods. Please hold the developer to building heights that will not block views of our Foothills for existing or new residents.

Lastly, the environmental impact of the displaced wildlife would be immense. I don't know how individuals on the board personally feel about this, but it is your duty to uphold the NW Subarea Plan, which prioritizes development on this side of town that can coexist with wildlife. The New Mercer ditch runs along the edge of this development, and it's where animals travel. Established cottonwood trees should not be removed from this land, and tallest buildings, if they have to happen, should be on Taft Hill Road, not adjacent to existing neighborhoods.

Please continue to advocate for the residents of Ft. Collins and please require additional amendments to this proposal.

Thank you for your time,

Lorin Spangler

316 N. Impala Drive

--
Lorin Spangler

From: M S
To: Development Review Comments
Cc: Sanctuary Neighbor
Subject: [EXTERNAL] PDP 210018 - Sanctuary on the Green Comment
Date: Sunday, April 24, 2022 8:12:32 PM

Miranda Spindel
330 N Taft Hill Road
Ft. Collins, CO 80521
April 24, 2022

To whom it concerns at devreviewcomments@fcgov.com,

I would like this written comment to be part of the record for the hearing on May 2, 2022 for PDP 210018 - The Sanctuary on the Green. I have been an active member of the neighborhood network that organized due to concerns with this proposal since 2018. My property borders much of the east side of the property to be developed. I would like it to be known that despite a development review process that claims to include the neighbors and residents, this proposal has been extremely difficult for neighbors to track, provide input on, and understand. The difficulty stems from both the city and the developer.

The City's development review website is extremely difficult to navigate even for those experienced with technology. (This has been acknowledged by city staff directly to our network). I have had to request submittal documents and staff comment letters by google drive for each round of submittals because the documents are not uploaded in a timely manner. While this has been helpful and appreciated for me individually, it does not fix the problem that the general public lacks access. Some files are so large they cannot be viewed online. Manipulating the public records page columns to be able to see the title of the document one wishes to view is far from intuitive. As of tonight, April 24, 2022, one week before the scheduled hearing for this project, there are no Round 3 documents posted on the city's development review website. There is no Staff Report either. The City of Fort Collins Land Use Code indicates that it is Step 5 out of 12 to issue a Staff Report and Step 6 out of 12 to notify of hearing. Notification for this hearing was mailed with a date of April 13, 2022. The Land Use Code section 2.2.5 states...*Within a reasonable time after determining that a development application is sufficient, the Director shall refer the development application to the appropriate review agencies, review the development application, and prepare a Staff Report. The Staff Report shall be made available for inspection and copying by the applicant and the public prior to the scheduled public hearing on the development application....*". It is unreasonable for a development of this size/impact not to have the staff report and documents for the hearing publically available when the hearing notice is mailed...let alone one week before the hearing.

The developer is claiming that this has been an extremely collaborative effort with neighbors, and that they have responded to neighbors' concerns. This is false. The developer has shown disregard for neighbors' concerns about this area since this project's inception when the historic barns and farmhouse were burned to the ground. The developer has yet to make any substantive plan changes in response to the neighborhood's concerns. The neighbor network has met numerous times with city staff from multiple departments in order to better understand the plan and areas where change could be made. There was only one neighborhood meeting held to discuss the current proposal via Zoom in September. That virtual meeting was facilitated in a way that enabled the developer to control the conversation and lacked

transparency. The Planning and Zoning Commissioners specifically advised the developer to negotiate with the neighbors to find a more compatible plan. It should be on record that the developer rejected our group's request to meet again in person before this hearing.

Thank you for considering these concerns about the process.

Sincerely,

Miranda Spindel

cc Sanctuary Field Neighborhood Network

From: Sanctuary Neighbor
To: Development Review Comments
Subject: [EXTERNAL] Comment for Sanctuary on the Green Hearing May 2, 2022
Date: Friday, April 29, 2022 11:57:48 AM

Miranda Spindel
330 N Taft Hill Road
Ft. Collins, CO 80521
April 24, 2022

To whom it concerns at devreviewcomments@fcgov.com,

I would like this written comment to be part of the record for the hearing on May 2, 2022 for PDP 210018 - The Sanctuary on the Green. This is my second comment regarding the difficulty we, as neighbors, have had with finding information about the development and upcoming hearing. I will keep it brief.

I am submitting this comment at 12pm on Friday, April 29. This is less than 48 business hours before the May 2, 2022 hearing.

I was told (in writing) by Alyssa Stephens, development review liaison, that the link to the zoom meeting for this hearing would be public at this time. I cannot find it - **or ANY information** - about this upcoming hearing on the website I was told to look on - fcgov.com/developmentreview/proposals.

The Staff Report is still not public.

Round 3 documents are now posted but they are not in any sort of order (ie Round 3, 2 and 1 are interspersed so it would be very easy to miss some).

How are neighbors supposed to actively participate in this hearing if the information about the meeting itself, let alone the supporting documentation, is not searchable online and in fact is not even posted.

Sincerely,

Miranda Spindel

From: M S
To: Development Review Comments
Cc: Sanctuary Neighbor; M S
Subject: [EXTERNAL] Comment for May 2, 2022 hearing - PDP 210018
Date: Sunday, May 1, 2022 8:02:30 PM

Hello, my name is Miranda Spindel and I live at 330 N Taft Hill Road. My 3 acre farm, which was registered in 2019 as the Von Long/Slagle house on the state's historic register, borders most of the east side of this proposed development. I am a property owner that will be significantly impacted by this development. Thanks for the opportunity to share a couple of my many concerns about this proposal.

First, despite a development review process that claims to include affected property owners and neighbors, this proposal has been extremely difficult for neighbors to track, provide input on, and understand. The difficulty stems from both the city and the developer.

The City's development review website is extremely difficult to navigate. Documents are not uploaded in a timely manner and some are so large they cannot be viewed online. The final round of documents, the staff report and information about this hearing were not publically available until late last week. I still cannot find some of the documents referenced as attachments in the staff report. How are neighbors supposed to actively participate in this hearing if this information is not available?

The developer is claiming that this has been an extremely collaborative effort with neighbors, and that they have responded to neighbors' concerns. This is false. The developer has shown utter disregard for neighbors' concerns about this area since this project's inception when the historic barns and farmhouse at 325 N Taft Hill were quietly donated to the fire department and burned to the ground in order to avoid historic review. While the type of housing units has been slightly changed from two family attached dwelling units to single family attached dwelling units, this change was in order for the proposal to meet the requirements for a Type 1 Hearing - not to meet neighbor concerns. It is clear to all that the Planning and Zoning Commission was poised to reject the proposal and this hearing is an attempt to bypass going back before the commission with a plan that has barely changed. I have attended every public meeting about this project and met numerous times with city staff from multiple departments in order to better understand the plan and areas where change could be made. The Planning and Zoning Commissioners specifically advised the developer to negotiate with the neighbors to find a more compatible plan. It should be on record that the developer has not done this and, in fact, rejected our group's request for another neighborhood meeting before this hearing.

Second, the proposal neither conforms to the Northwest Subarea Plan that the City and County jointly adopted for our area (2006) or to the City of Fort Collins Land Use Code and therefore should not be approved.

The subarea plan's vision speaks specifically to preserving historic structures, small farms, and open fields. The property to be developed is noted to be of potential historic significance on page 2 and 57 of the Northwest Subarea Plan. Unfortunately, prior to annexation, the developer quietly got rid of the barns that are depicted photographically in the plan itself and donated the original farmhouse to burn down in a training exercise rather than proceed through historic review. Many neighbors, myself included, were appalled by this. I hope you will consider the historic nature of both the actual site and my neighboring farm in regard to this

proposal.

Further, (pp 42) the subarea plan calls for new development to “fit the pattern and character of the area”and (pp 9) retain aspects of its semi-rural heritage including historic structures, small farms… foothills vistas, and open fields. As new development or change occurs, it should occur slowly and be of low intensity and fit in with the diversity and country feel of the area”. (pp 103) And goes on to say "multi-family or attached housing should be buffered from existing single family homes fronting Taft Hill”.

There is nothing comparable to the proposed 3-story houses in our neighborhoods, and these structures will block views of the foothills for everyone around. Not only are they three stories, but my understanding is there will be additional elevation of the ground due to significant flood concerns. The density and tall buildings certainly will not, as stated in the design proposal, “compliment the country feel and appearance as described in the Northwest Subarea Plan”. Nothing on the east border of the plan fits the character of my historic acreage or attempts to “step down” the visual impact. The current staff report is the first time my property has actually ever been referenced (!) and specifically states that "the building height and width of the proposed new construction does not meet the land use code 3.4.7 requirements".Three story buildings along Taft Hill are 100% incompatible with our neighborhood. Calling the architecture “farmhouse” is, quite frankly, insulting. Multiple suggestions by the city and by neighbors have been made for decreasing density and height and correcting disregard for the Northwest Subarea Plan – and they have been largely ignored submittal after submittal.

Compatible Massing is required by the Land Use Code (Section 3.5.2). Several sections of the Land Use Code make specific reference to developments being “in accordance with an adopted subarea plan" and "expected to meet the objectives of any applicable sub-area plan". (Section 1.3.4, 4.7, 4.8, 4.9) The Land Use Code additionally states that “the purpose of this Code is to improve and protect the public health, safety and welfare by: A) ensuring that all growth and development which occurs is consistent with this Code, City Plan and its adopted components, including, but not limited to, the Structure Plan, Principles and Policies and associated sub-area plans. (Section 1.2.2 A)

Commissioner Michele Haefele said in the prior hearing, "In the spirit of Community, some degree of true compatible spirit of Public Good has not been served." This remains true. Why is the city is not holding the developer to its own guidance?

Third, I am very concerned about traffic impacts from this proposed development.

This project currently calls for 212 units and 453 parking spaces (which seems very conservative to me) in anticipation of 1,000 new residents or more. If every unit has two cars, that’s ~400 resident cars. Of the 453 parking spaces, only 41 are on-street parking places, and only six spaces are dedicated to the "neighborhood center". Exactly where will guests park? The TIS estimated 1626 daily trip ends, 123 cars during morning peak hour, and 152 during afternoon peak. With ~400 resident cars in the development, this seems vastly underestimated. Traffic in this area is already a problem, especially with the new crosswalk for the Punta Verde open space and when school is in session. I sincerely hope that the reality of bringing 400 additional cars or more to this neighborhood will be carefully considered. Will less than fifty public parking spaces really accomodate 1000 people? The proposed turn lane entrance along N. Taft Hill Road where hundreds of cars will pass daily will be directly across from my

100+year old historic orchard. Wildlife currently travel back and forth across Taft in this area daily.The impact of headlights into this habitat and into our bedrooms will be life altering, let alone the noise and difficulty exiting our driveway (which already can take upward of 15 minutes during peak traffic times).

On a more personal note, I'd like to close by sharing my concerns about the impact this development will have on the neighborhood as a whole and my daily existence.

I cherish the rural and quiet nature of my neighborhood, the beautiful foothills views from my pasture, and the varied wildlife that frequent my property. The vision of the Northwest Subarea Plan is a large part of why I bought this property. This is why I am raising my daughter here. This is why I registered my home on the state register. I truly cannot envision the change that this development will bring and I respectfully ask you to reject the current proposal.

Thank you for hearing my concerns.

Sincerely,

Miranda Spindel
330 N Taft Hill Road
Ft. Collins, CO 80521

From: denise steffenhagen
To: Development Review Comments
Subject: [EXTERNAL] Sanctuary on the Green
Date: Saturday, April 30, 2022 7:17:24 AM

To Whom it May Concern;

The Sanctuary on the Green project with 2 and 3 story units is not compatible with the surrounding areas to the north, east, south and west. It will be directly surrounded by one story homes for the most part. It will be an "eye-sore" to anyone travelling on Taft or Laporte.
If that isn't enough, a beautiful natural area will be destroyed and many wildlife will be negatively affected.
I also worry about what will happen when there are storms and flooding. The developer has to bring in much fill for this low-lying area to build upon. Sanctuary on the Green will be so much higher than the surrounding areas that I fear worse flooding than previously in the surrounding areas.
Please do not approve this project. Thank you.
Peace,
Denise Steffenhagen

From: margot steffenhagen
To: Development Review Comments; Jenny Axmacher; sanctuaryfieldnetwork@gmail.com
Subject: [EXTERNAL] Fw: Sanctuary site plan update OPINION
Date: Sunday, May 1, 2022 9:23:50 AM

To Jenny and Yani and anyone else that has any input in the decision to deny this site plan,

I am Margot Steffenhagen. I have resided at 400 N Impala for 7 years. I have attended every meeting regarding Sanctuary on the Green development. I am not opposed to houses being built on this property, but I am opposed to every "plan" and revision of plans from the land owners because the buildings will NOT blend well with the existing landscape and does NOT follow the Northwest sub-area plan or the Land Use Code.

I do not give the developers credit for reducing their original plan from 371 units to 212 units because those plans didn't blend well with the existing home surroundings.

The Sanctuary site is a low-lying area and will require much fill to raise the site in order to comply with the developers plans for basements and 2-3 story units. This means it will likely be significantly taller than any surrounding homes or dwellings. This will not look good and does not follow the Northwest sub-area plan.

The 212 units proposed will require much water and electricity. We are in a drought and I don't think that we have the resources to support this amount of usage.

I do not give the developers credit for not building on areas where they are not allowed, like the drainage ditches and New Mercer canal which they call "green spaces". I do not think those "green spaces"/drainage ditches and the canal areas should be included when calculating density per acre - which they do include with their calculations to make it sound better with a false lower density.

Again, I am not opposed to development on this property, but I am opposed to every plan so far proposed with so much density.

Thank you for reading my opinion. See you at the meeting.
Margot Steffenhagen
400 N Impala Drive
Fort Collins,
CO 80521

From: denise steffenhagen
To: Development Review Comments
Subject: [EXTERNAL] Sanctuary on the Green
Date: Friday, April 29, 2022 12:35:53 PM

To Whom It May Concern:
This Sanctuary on the Green will be so out of place with 3 story buildings in an area that as mostly single story homes.
Fort Collins is growing too fast and the addition of these units will create more need for water and services at a time when taking care of existing utilities should be a priority.
Yours truly,
Bill Steffenhagen

Sent from Yahoo Mail on Android

From: Kevin Steinbock
To: Development Review Comments
Subject: [EXTERNAL] Preserve the sanctuary field
Date: Monday, May 2, 2022 4:34:55 PM

Hi my name is Kevin Steinbock, I have lived on Taft Hill Rd for 13 years. I am sending this in regards to the proposed housing at Sanctuary Field. I am against this. The size and types of housing do no fit this area. Most importantly the traffic on taft hill and vine is already overloaded with trucks from the plant. The pollution is terrible, including the noise pollution.I live at the roundabout and everyday traffic is backed up all the way past liberty to the north. We are here to take care of this planet and all the creatures that call this home. Please don't displace the birds, deer, rabbits, and the rest. Let's do the right thing for once.
Kevin Steinbock
Sent from my iPad

From: Mary Timby
To: Development Review Comments
Subject: [EXTERNAL] Comments on Sanctuary on the Green, PDP210018
Date: Monday, May 2, 2022 11:13:51 AM
Attachments: Outlook-jkbvl3e2.png

Hello,
My name is Mary Timby and I am a homeowner on Irish Drive, near Sanctuary Field. I would like to share my concerns about the development being proposed on this property.

First, a little bit about me. I have lived in Fort Collins for 24 years. I attended Rocky Mountain High School and then CSU for my undergraduate and graduate degrees and work in nearby Old Town at Bohemian Foundation. I host two international students, one from Brazil and one from Spain who attend nearby Poudre High School. I moved to this neighborhood as a renter seven years ago and purchased my home here a year ago. I was drawn to this area because of the diversity of people and the open space--which is why I am writing you today.

I know housing is a challenge in our community, and I look forward to welcoming new folks to the neighborhood. However, I am very concerned about two major aspects of this development plan. The first concern is the developer's complete disregard of the Northwest Subarea Plan, the second is the developer's lack of transparency and neighborhood engagement.

The developer continues to disregard the Northwest Subarea Plan. Below are some examples.

- The proposed development calls for numerous variances that violate the setback requirements for wildlife corridors and wetlands. These can be found on page 44 of the NW Subarea Plan.
- The proposal calls for 3-story buildings on the property which disrupt flight patterns for local birds and other wildlife and will lead to increased light pollution. These can be found on page 36 of the NW Subarea Plan.
- The 2 and 3-story row houses are incompatible with neighborhoods nearby. These can be found on page 9 and page 11 of the Framework Plan of NW Subarea Plan.
- The plan violates Goal C-1 of the Subarea Plan plan which requires the city to "protect and interpret the historic resources and landscapes of the area." Page 31 of the document specifically references N. Taft Hill in the section about existing Historic Resources.
- The location of the 2-3 story buildings will obstruct views of the foothills, which is in direct opposition to page 43 of the Guidelines for the Urban Edge of the NW Subarea Plan. The developer has ignored requests to reduce or relocate these high-density buildings.
- The proposal does not conform to section 1.2.2 A of the Land Use code which includes

associated sub-area plans.
- Compatible Massing is required by Section 3.5.2 of the Land Use Code.

Besides these obvious and continued plan violations, my second concern is the lack of transparency and neighborhood engagement by the developer. The process seems to be taking place behind closed doors and changes constantly. One meeting was held with the developer via Zoom in September. It was facilitated in such a way that the developer controlled the conversation and failed to address why the proposal did not meet the Northwest Subarea Plan. The developer has refused to meet with neighbors and the neighborhood steering committee and has shown disregard for neighborhood concerns.

I am not anti-development, I am pro-responsible development. I would like the City to hold the developer accountable to the Northwest Subabea plan and I would like to see more transparency and neighborhood engagement by the developer.

Thank you for your time and consideration.
Mary

Mary Timby, She/Her
Communications Program Manager
262 E. Mountain Ave. Fort Collins, CO 80524 USA
970.221.2636 Office || 970.472.7641 Direct || 970.692.3788 Mobile
bohemianfoundation.org



April 29, 2022

City of Fort Collins Planning and Zoning

I live on North Taft Hill Road (Larimer County, not City) and I am opposed to the Sanctuary Field Development as currently proposed. Like most of the neighbors, I would ideally like to see this area preserved as a City Open Space and regret that this was not able to be accomplished. At least the City should require the developer to be compliant with the NorthWest Sub Area Plan that City and County adopted.

15 of the 41 acres cannot be built upon due to stormwater channels and natural habitat buffer zones, so the density of the housing should be reconsidered in respect to buildable acres (25 net), as far as the Land Use Code. In addition to the density, the architecture and height of the proposed multiplex homes are not compatible with the surrounding neighborhood. The height of buildings proposed along Taft Hill Road and Soldiers' Creek Trail will be excessive, 45 feet above current grade. (Which may or may not include ground elevation depending on the soil).

Traffic will be increased considerably by the proposed 212 homes, which North Taft Hill, Laporte Ave, and Vine are not equipped to handle safely. With students from 3 schools in the neighborhood using the bike lanes/pedestrian crossings/streets, I am very concerned about the dangers of backed up traffic, speeding drivers, and excessive truck traffic causing negative outcomes. This is not acceptable risk.

Please recognize that this development, as proposed, is more appropriate for areas of Fort Collins that are set up for multiple lane arterial roads and located where Multiplex, multi-level attached homes are the norm.

Thank you,

Phil Vogeler

520 North Taft Hill Road

From: valerie vogeler
To: Development Review Comments
Cc: valerie vogeler
Subject: [EXTERNAL] Sanctuary Field Development
Date: Monday, May 2, 2022 4:37:52 PM

Additional comments from Valerie Vogeler after reading through City Staff Reports regarding Facts/Conclusions:page 33-34

The historic farm at 330 North Taft Hill Road "along the eastern edge of the development site" (pg.33) deserves to be an important consideration in determining "compatibility " of neighboring properties with the proposed Sanctuary Field development. The statement that "due to being located across an arterial street" (2 lane) from the development, the developer only has to comply with 2 (instead of 4) compatibility requirements simply does not make sense." Roof forms and window configurations' will be adequate for the staff to feel that the development complies with design compatibility under section 3.4.5???
Solitaire Homes used the comparison of Ramblewood Apartments and Bellweather Farms area (in the last hearing) to defend height of buildings and multiple dwellings as existing compatible examples of building styles in the area. In fact, this historic farm is probably the closest neighborhood home/structure to the massive 3 story, 4-5 attached family buildings that are on the plans for the development right along Taft Hill Road and Soldiers Field area. These inappropriate, massive structures will be the minimum distance from Taft Hill Rd (15 feet) as described in the Staff Report...and the historic farm is DIRECTLY across the street from where these excessive height and width buildings are being located. Including the major roadway in and out of the development, with 212 homes. Please move these massive building to the middle of the property or, preferably, eliminate them totally.
I asked that this be reconsidered and the historic farm be treated as it would anywhere else, when incompatible developments are asking for "modifications". Please take the time to drive by and stop for a moment to view this farm, the beautiful foothill views....and envision the future of this area if the development is allowed to be built as proposed.
Thank you
Valerie Vogeler

From: valerie vogeler
To: Development Review Comments
Subject: [EXTERNAL] Comments for SFNN Type 1 Hearing P and Z
Date: Wednesday, April 27, 2022 8:28:15 PM

April 27, 2022

Dear City of Fort Collins Planning and Zoning

I am writing this letter as a neighbor to the proposed Sanctuary Field Development, along North Taft Hill Road.

Being in this close proximity for multiple years now, I have first hand knowledge of

-the density of surrounding homes/farms,

-the typical older architecture of the one-story homes/roof lines,

-the wildlife that frequent our back yards, the Puente Verde open space, and Soldiers Creek Trail,

-the traffic flow along Taft Hill Road (already causing traffic backup during arrival and dismissal of the 3 schools in the neighborhood) and multiple trucks from the asphalt Plant,

-and the lovely dark sky (I know the city of FC is interested in minimizing night light as an environmental goal)

Although the developer claims that their newest proposal has been collaborative with the Neighbors and that they have accommodated our concerns, this is NOT true. The 2-3 story multiplexes (multiple sets of 4 attached homes) are planned to be prominent all across the **front** eastern property edge along Taft Hill Road and the **side** northern property edge along Soldiers Creek Trail. Its hard to imagine that the city would purchase and maintain these adjoining beautiful fields and trails, with peaceful foothill views… only to have them be degraded by over-powering , towering multiplexes that will block the picturesque scenery of this unique site. The North Taft Hill border will be the showcase of whats inside the property...and it won't be pretty **or** inviting as it is proposed. Please, NO 3 story multiplexes!

In order to preserve these views and "step back" from Taft Hill Road, the Neighbors have repeatedly asked for single family/detached homes on **all 4 borders**, and possible graduating up to a **few** 2-story homes in the **center** of the planned development. This request has consistently been ignored by the developer when we have asked to reduce or relocate these high density buildings to the interior of the development site. There has been no "give" on this aspect that is repeatedly voiced from the neighbors.

Additionally there seems to be a discrepancy in how building density is measured ("net" v.s. "gross" acres) . Of the 41.34 acres on the site, 24 acres are "un-buildable" due to detention area, flood channels, and ditch property. Which means the dwelling unit density should be based on "net" acreage of 17 acres when calculating the density of 212 homes. (12.47 homes per build-able acre?????)

Please take time to consider the incompatible "visual" and "density" aspects of this proposed development and tell Solitaire Homes that this prime NorthWest Subarea acreage has a distinct character that needs to be preserved on the edge of town. This is not Southeast Fort Collins, where multiplexes abound and roads are equipped to handle the increased traffic.

The Northwest Subarea Plan is very clear in its intent to preserve the special attributes of this section with its farms and single family dwellings. The NorthWest Subarea Plan was (and IS) a collaborative effort between City and County that was adopted to serve as a guideline to prevent future disregard of what makes this neighborhood a choice area for our families.

By allowing less than 100 homes (at the very most), and changing their "Modern Farmhouse Multiplex design" to 1-2 story, single family homes, with accommodations for senior residents... there might be a way to compromise with the neighborhood values. Decreasing the number of homes would likely cut down on traffic issues, water needs, impact to this fragile environment as far as flooding the neighboring properties, and protection to the wildlife.

Respectfully submitted,

Valerie Vogeler and Family

520 North Taft Hill Road

From: Walker,Lloyd
To: Development Review Comments
Subject: [EXTERNAL] Sanctuary water issues
Date: Monday, April 25, 2022 12:15:41 PM

Lloyd Walker Sent from my iPhone
970.218.4275
Lloyd.Walker@colostate.ed

I am an interested party to the development proposal known as “Sanctuary on the Green”. I am a retired faculty member of the CSU Department of Civil Engineering. A great deal of my career involved

addressing water and related environmental issues. I am a former member of the Fort Collins Planning and Zoning Board.

Sanctuary on the Green is a 41 acre site located near the corner of Taft Hill and LaPorte and contains stormwater conveyances in the West Vine Stormwater Management area. It also features wetlands and the New Mercer Irrigation canal. These water elements occupy 15 of the 41 acres, are unbuildable and managed in whole or part by City agencies.

The City has interests and authority over these water elements however neighbors do not see active engagement by the City in this development proposal. The neighbors feel there is an opportunity for the various City agencies to engage with the developer to improve these water elements for the benefit of the future residents of this development, the surrounding neighborhoods and city residents. Specifically it is suggested to create a collaboration between the City, the developer, and neighbors to address the following issues:

-Enhance the wetlands through appropriate plantings to improve wildlife habitat

-Create improved habitat and walking trails through the storm water conveyances

-Improve the environment of the New Mercer Canal

easement by (1) adapting the canal maintenance access road for pedestrian use, and (2) improve wildlife habitat through appropriate plantings

-Improve the pedestrian connection to the Punte Verde detention basin and wildlife habitat in the basin

A model for the above ideas is found in the Red Fox Meadows Stormwater Management Area. Incorporation of walking trails, wetland enhancements, recontouring the detention basin and adding cottonwood trunks felled by a tornado as wildlife cover and perches make this area an open space gem in the heart of the city enjoyed by surrounding neighborhoods, environmental classes from local schools and CSU, and city residents. In particular, the City negotiated an agreement with the New Mercer Canal company which allows legal access of the canal maintenance road as a hiking trail rather than the common but illegal use of such roads for walking. It formalized this trail arrangement as an element of the City Trail System. The New Mercer Canal flows through Sanctuary on the Green and a similar agreement is recommended to be implemented.

The neighborhood has documented the importance of the Sanctuary site as a wildlife corridor. They have enjoyed that attribute of the undeveloped site and desire any development on this site to maintain and enhance these wildlife attributes. The City has an opportunity to engage with the developer and the neighbors to create another gem in the city serving multiple uses.

Thank you for consideration of these ideas and I would be happy to discuss them with you or appropriate staff.

Regards,

Lloyd Walker

Sent from Mail for Windows

From: Amanda Warren
To: Development Review Comments
Subject: [EXTERNAL] Comments for May 2 Hearing - Sanctuary on the Green PDP 210018
Date: Wednesday, April 27, 2022 10:31:58 AM

April 27, 2022

Dear City of Fort Collins Planning and Zoning,

I am writing as a concerned citizen who will be affected by the development up for consideration near Taft Hill Road and LaPorte Avenue.

I give Solitaire Homes credit for their appropriate naming of this area – “Sanctuary on the Green”. It is indeed a sanctuary – quiet, peaceful and a much needed buffer zone to the ever-growing city that surrounds it. Selfishly, I would love for it to remain unchanged, but I understand that is unrealistic as Fort Collins continues to grow and evolve. However, I would respectfully ask that you consider the following before approving this plan:

1. The developer claimed that they reduced the density based on the feedback from neighbors. This is egregious to make this claim. They reduced the number of dwellings simply to meet the requirements for a Type 1 Hearing knowing it would likely fail if it was put before the P & Z Commissioners again.

2. In the first hearing, one of the Commissioners rightly stated that the architecture style and design were not given any kind of thoughtful consideration in honoring the adjacent neighborhoods. Their term “Modern Farmhouse” is so tone deaf to many neighbors who have actual working farms and homesteads that go back generations. Their designs show no respect to the surrounding area and are so generic they could literally copy and paste into any suburb in the U.S. with just a slight modification to the naming convention.

3. Finally, the traffic impact has been an afterthought in the entire process. Their traffic expert who presented at the first hearing gave very little information and pulled data from 2020 when the city was in COVID lock down and the surrounding schools were not in session. During arrival and dismissal at Poudre High School alone, the traffic can be seen backed up all the way to Vine Drive. There is a crosswalk signal sign installed for people to safely cross Taft Hill Road at the Puente Verde trail, but on many occasions cars either ignore or never even see it. With the addition of a minimum of 200-300 extra cars on that stretch Taft Hill Road, I worry endlessly for children crossing on their way to and from Irish Elementary, Lincoln Middle School and Poudre High School. Taft is already being pushed to its limit as a two lane road, the current infrastructure simply cannot handle this added burden.

Please reject this proposal or at the very least, request significant changes that don’t just pay lip service to neighbor’s valid concerns.

Thank you for your time and consideration in this important matter,

Amanda Warren
2320 Tarragon Lane
Fort Collins, CO 80521

From: Chris Weeks
To: Development Review Comments; sanctuaryfieldnetwork@gmail.com; Sarah Weeks; Chris Weeks
Subject: [EXTERNAL] Sanctuary Field - Emergency road into Impala
Date: Thursday, April 21, 2022 9:44:15 AM

Hello,

My name is Chris Weeks, and my wife Sarah and I own and live in the property at 317 N Impala Dr, Fort Collins, CO 80521. I'm opposed to having the "tie in" emergency road from the proposed sanctuary field housing complex into North Impala Drive. My fear is that this will become a thoroughfare and shortcut for everyone living in that new neighborhood. There's an elementary school in our neighborhood and it's already congested in the AM and PM pickup hours. Is there going to be a traffic study to determine if this is safe? Lastly, I chose the dead end of this street for its very low traffic, and the peace and quiet that this provides. This connector would blow that up, and there would be non-stop cars and trucks at all hours of the day and night. Thank you for your consideration.

Regards,
Chris Weeks

From: Naomi Win
To: Development Review Comments
Cc: sanctuaryfieldnetwork@gmail.com
Subject: [EXTERNAL] Preserve Sanctuary Field
Date: Sunday, May 1, 2022 10:52:23 AM

Good Morning,

I'm the owner of 233 N. Taft Hill Road, and since I will be engaged with my son's birthday tomorrow, I wanted to send an email regarding the Sanctuary hearing.

My predominant resistance to this development rests in the variances being considered regarding the height of buildings and the impact on what's already a flood zone.

In each iteration of the development plan, the developer has shown a lack of compliance with reduction of height or density of the buildings. This is a single-story single family home - to have 3-story buildings and development would be incompatible with ecological locale and land use.

This development isn't in keeping with Land Use Code, which was agreed upon to "improve and protect the public health, safety, and welfare", so I'm at a loss why this development is even being considered. I'm at a loss why the city is capitulating to a developer on land the city themselves tried to buy to preserve!

I'm concerned about changes to the flood plain, the ecological damage, the huge increase in traffic around an area in which so many teenagers walk and drive to school, increased pollution, violation of extant codes in place, and the complete disregard for maintaining the community. The interruption of the single-story tradition, by a developer who has consistently shown disregard for our community's requests for development plan chance, isn't acceptable.

I don't know what the city is trying to do here by courting this developer's disregard for laws in place for public benefit.

Best,
Naomi Win

ATTACHMENT 4

Appellant Presentation to Administrative Hearing Officer



Northwest Subarea Plan

Key Vision and Guidelines for Northwest Fort Collins

- *"The Northwest Subarea should continue to be predominately a low density residential area at the edge of Fort Collins with stable neighborhoods. The area should also retain aspects of its semi-rural heritage including historic structures, small farms and irrigation ditches, natural areas, foothills vistas, and open fields. As new development or change occurs, it should occur slowly and be of* **low intensity and fit in with the diversity and country feel of the area**. *New development should* **safeguard natural features and protect wildlife habitats**." (p. 9)

- "*One of the primary objectives… is to ensure that future development is* **compatible with the density, uses, and character of existing neighborhoods**." (p. 15)

- **"Protect stable neighborhoods from incompatible development"** (p. 9).



















Here is a list of individuals willing to donate their 3-minute speaking time to Laura Larson.

Paula	Harrison-Schmidt
Raygina	Kohlmeier
Phil	Vogeler
Nancy	Frederick
Lief	Youngs
MaryBeth	Fischer
Amanda	Warren Martin
Maria	Goransson
Margot	Steffenhagen

ATTACHMENT 5

Correspondence Provided to Administrative Hearing Officer

May 2, 2022

From: DONALD ROBINSON
To: Alyssa Stephens
Subject: [EXTERNAL] Sanctuary Development
Date: Saturday, December 18, 2021 9:46:52 AM

Alyssa- I received a neighborhood email about the proposed development on Taft Hill Road. My vote is to move forward with this development as long as the city deems it compatible with the surrounding neighborhoods. There is already a lot of traffic in this part of town and I don't expect the increase from this development to add to it significantly.

Thanks for your involvement in this and Merry Christmas.

D. Robinson
303.886.1777

From: Jenny Axmacher
To: Lisa Barnes
Cc: Development Review Comments
Subject: RE: [EXTERNAL] Sanctuary On The Green Support
Date: Monday, April 25, 2022 5:03:04 PM

Hi Lisa,

Thank you for sending this comment regarding the proposed Sanctuary on the Green development. I'll make sure your comment is added to the public record for the proposal for the decisionmaker's consideration. Please let me know if there is anything else I can help you with.

Sincerely,

Jenny Axmacher, AICP
Pronouns: she/her
Senior City Planner
City of Fort Collins

From: Lisa Barnes <lisabarneslcsw@gmail.com>
Sent: Monday, April 25, 2022 4:27 PM
To: Jenny Axmacher <jaxmacher@fcgov.com>
Subject: [EXTERNAL] Sanctuary On The Green Support

Dear Jenny,

During my previous years living in Fort Collins from 1981 - 2007, I attended several Fort Collins City Planning hearings. I heard my securely housed neighbors not wanting their foothills views shadowed, or more people traveling through the neighborhood. Solid development plans were shuttered due to not in my backyard beliefs. Now, moving back to Fort Collins, I am joining the many seeking housing in Fort Collins. I have been following Sanctuary On The Green proposal process including neighborhood opposition, plan alterations according to community input, and now this new Site Plan.

As a social worker, I think that mental and physical health is integrally dependent on housing and community. Diversity in communities occurs when housing options are varied. As an environmentalist following climate change impacts and needed adaptations, I believe that to survive and thrive we need to respond by building structures and communities in which flood mitigation is part of the plan, varied income housing is part of the plan, walking and biking trails are part of the plan, and open space within neighborhoods is part of the plan.

The Sanctuary On The Green Site Plan incorporates solid planning for housing options, access to bike trails and open space within the neighborhood and accessibility to schools, bus routes and trails for commuting and recreation. It is a neighborhood where I would like to live.

Thank you for receiving and considering community input about this proposal.

Sincerely,

Lisa Barnes
lisabarneslcsw@gmail.com

970-286-5814

--
Lisa Barnes
lisabarneslcsw@gmail.com
970-286-5814

From: Matthew Behunin
To: Development Review Comments
Subject: [EXTERNAL] Sanctuary on the Green Comments
Date: Monday, May 2, 2022 1:37:26 PM

Fort Collins Staff / Sanctuary on the Green Hearing Officer,

I love Fort Collins. I bike to work everyday and eat out at our amazing restaurants every weekend. My kids go to public schools here, but I'm worried that they will never be able to afford to live here when they grow up because of the opposition to new development that we are starting to see in our community. I am afraid that we might be losing Fort Collins to "Boulder Syndrome", where only the rich can afford to live.

Fort Collins is in a housing crisis. I recently had friends move out of state because the cost of rent was too much for them to bear. I don't want that to happen again, so I am trying to be more active in speaking **in favor** of new housing development. The affordability crisis is caused by a lack of housing supply--plain and simple. We cannot afford to continue delaying projects and requiring too much of property owners and homebuilders. (This specific property has had development proposals turned away or withdrawn at least four times since 2018.) A recent Larimer County housing study said that we are currently facing a shortage of approximately 10,000 units for low-to-middle income people in our area. I looked on Zillow today and there are currently only about 30 townhomes/condos available priced under $500,000 citywide. Our city population is approaching 200,000. This is not sustainable.

The "Sanctuary on the Green" project has nothing objectionable. I want to cover a few specific areas:

Density
The density of this project is quite low. There is nothing above two stories. There are no multi-family buildings above 2, no group homes, no commercial or industrial uses, no childcare centers that are part of this proposal, even though all of these uses would be allowed in the LMN zoning. It is lower density than the Ramblewood apartment complex across the street and includes 24 acres of open space. This property could easily support higher density as there is open space all around it. Grandview Cemetery, City Park, elementary school fields, high school fields, and bike trails are all within a stone's throw. I live in a low-density residential neighborhood next to a complex of condos and townhomes in a LMN zone and I barely notice any difference.

Environment
Some might be tempted to think that any development = destruction of the environment, but this is far from reality. The truth is that infill development and higher density construction is actually better for the environment than low density. It reduces sprawl. Less habitat is destroyed per-person, water use is lower per-person, the materials used for construction per-person is all lower. Opponents of this project may believe that only a few single-family homes or nothing at all should be built here, but I believe this is more of a desire to have as few neighbors as possible than a true concern for the environment (based on the "save the field" comments I have seen online). I am grateful for the weed mitigation, plantings, wetland restoration, pollinator gardens, and dense plantings that will be included in the project. These are significant environmental improvements to the status quo.

Traffic

As the staff report says, impacts on noise and traffic will be minimized with this development. I appreciate the focus on use of pedestrian and bicycle paths. The only possible complaint I might have is that there is too much parking required. We have a housing shortage in Fort Collins, not a parking space shortage. In future proposals, let's have some confidence in our excellent bike and transit system and not assume everyone will drive a car. If this proposal is rejected the people looking to live, work, and shop in Fort Collins will not disappear. They will drive in from Loveland, Wellington, Severance, etc., resulting in more traffic in the end. This property is well within biking distance of employment centers and would be an excellent place to bike to work from (speaking as someone who bikes to Old Town for work everyday).

Diversity/Equity/Inclusiveness

The new city plan says that "Fort Collins and local partners are committed to finding solutions and new ideas that promote housing options to meet the needs of all residents. Access to and options for housing that suits different income levels, abilities, ages,and backgrounds are critical elements of creating a community where residents feel welcome, safe and valued." The folks that are most impacted by a lack of housing supply tend to be racial minorities, and definitely those at the lowest income levels. Affordable/subsidized housing will never be able to meet this demand. We need more housing such as the "Sanctuary on the Green" proposal to rent, to own, and to create a diverse community. Please approve and expedite this project!

Matthew Behunin
Fort Collins Resident

From: Julie Brewen
To: Development Review Comments
Subject: [EXTERNAL] Public Comment - Sanctuary on the Green Support
Date: Monday, May 2, 2022 1:32:18 PM

Dear Ms. Axmaucher,

My name is Julie Brewen. I live at 538 N Hollywood Street which is in the notification area for this hearing. I fully support this development. It is properly zoned for the proposal presented and the developer has made changes to address neighborhood concerns. I fully support the modification requests, including three rather than four building types. I believe the request is appropriate for the development and the neighborhood.

In survey after survey, we Fort Collins residents say that housing is one of our top concerns. But at hearing after hearing, people show up in opposition of development saying "not here", it should be built somewhere else. The attitude is a pervasive NIMBY, "I got mine", close the door behind me attitude. This is private land and again properly zoned for this development. All development will help our supply, therefore helping the housing affordability crisis in our community.

I respectfully urge the administrative hearing officer to approve this development. Thank you.

Sincerely,
Julie J. Brewen
538 N Hollywood Street
Fort Collins, CO
970 218-1402

From: Kyran Cadmus
To: Development Review Comments
Subject: [EXTERNAL] 5.2.2022 P&Z Comments - PDP #210018 Sanctuary on the Green
Date: Monday, May 2, 2022 12:11:30 PM

To: Fort Collins planners associated with Sanctuary on the Green

From: Pete Cadmus PhD, Kyran Cadmus DVM, Darwin Cadmus 2nd grade Irish Student

Please confirm that this email was received.

Please yield my speaking time to Sanctuary Field Neighborhood Network as my wife had a medical procedure scheduled for late afternoon on the 2nd.

Re: 5.2.2022 P&Z Comments - PDP #210018 Sanctuary on the Green

Why is the city of Fort Collins still considering proposals from Solitaire Homes LLC in the Ball Family's farm lot at 325 N Taft Hill Rd? Most of my neighbors have stopped paying attention, all happy the development proposal was blocked several years ago. The tactic being used is to continually resubmit with minimal or trivial improvements in hopes that opposition will tire or stop paying attention. There is no way that "row houses" (multi-family attached) at three or two stories height are acceptable in the North West Fort Collins Subarea plan. Yet that is what is shown in the plans sent to neighbors by the developer in April 2022. I feel Larimer County let its constituents down by punting this property to the city before the public could be educated of the ramifications. I feel the City has repeatedly considered Solitaire Homes LLC's proposals in an effort to help future people migrating to Fort Collins rather than upholding the ideals of the 2006 Subarea Plan for the constituents that have lived here and built community for decades.

Our Family moved here for full time employment in the late 1990s. We rented numerous homes throughout Fort Collins including the West Vine – Irish School area before purchasing the home (in 2007). We were in our early 20s and we wanted to raise a family in a low density urban setting. Committed to our jobs we knew this was a permanent decision. We were assured by the 2006 Northwest Fort Collins Subarea Plan that the Irish School area would have the character and feel that my wife and I sought for a home and our future child/children. Even though we could have received more home for our buck on the east side of Fort Collins, we invested in the North West Fort Collins to LaPorte area because of the 2006 Northwest Fort Collins Subarea Plan. This plan should have been obvious to any developer wanting to purchase the Ball Family farm property. SURELY someone with the experience of this developer knew this. Yet when he faced opposition he screamed of property rights and brought political affiliation into the argument that he should be above the

goals and ideals outlined in the County and City plan for the area. We are disappointed by these many and redundant Sanctuary Field development proposals. They each would fit in the high density sprawl of north east and south east Fort Collins. Or the pop-up developments near Denver Airport. However, it is offensive to the NW Fort Collins Subarea Plan and offensive to those that invested in homes here.

After review of the new proposal by Solitaire Homes including the “Vol. 3 April 2022 Site plan” sent by the developer that claims only single family and duplex homes, yet the map shows otherwise, we:
Dr. Pete Cadmus PhD, MS, BS, BS, BS, Teaching License, EMT,

Dr. Kyran Cadmus DVM, MPH

Darwin Cadmus 2nd grader at Irish Elementary (who asked that we add his name)
Of

687 Irish Dr.
Are writing in opposition to this development. In short, the density is too high, the height of buildings is too high, the multifamily attached “row” homes are not in keeping with the rural ideals, externalities of light pollution, noise pollution, traffic, quality of life and property value have not been addressed. Additionally we would like to draw additional attention to the concerns of the Sanctuary Field Neighborhood Network group listed below.

Additional points and concerns with the Proposed Development

1) The proposal does not conform to the Northwest Subarea Plan that the City and County jointly adopted for our area (2006) and therefore should not be approved.
● This proposal calls for numerous variances that violate the setback requirements for wildlife corridors and wetlands. The City should not be granting these variances.

● The proposal calls for 3-story buildings throughout the North and East ends of the property. The height of these buildings (45 feet above current grade) endangers is not in keeping with the rural ideals of the NW regional plan. The high building elevation will also cause increased light pollution, and degrade the quality of life for nearby established community members. The City should not allow 3-story buildings in this area. (pp. 36 NW Subarea Plan)

● The 2- and 3-story row houses located in the northwest area of the property (and bordering the proposed stormwater channel), and along Taft Hill, are incompatible with the Green Acres, Taft Hill and Rostek Subdivision single-story, single family neighborhoods. (pp. 9, pp. 11 Framework Plan of NW Subarea Plan)

● This plan violates Goal C-1 of the Subarea plan which requires the City to “protect and interpret the historic resources and landscape of the area.” The Subarea document specifically references N. Taft Hill in the section about Existing Historic Resources. (pp. 31)

● The 2-3 story buildings will obstruct views of the foothills, which is in direct conflict with the NW Subarea plan guidelines. The developer has been asked numerous times in writing to reduce and/or relocate these high-density buildings to the interior of the development site but has consistently ignored our neighborhood’s request in every new iteration of the development proposal. We would like the City to require this change. (pp. 43, Guidelines for the Urban Edge, NW Subarea Plan)

2) The proposal does not conform to the City of Fort Collins Land Use Code.

● Section 1.2.2 A of the Land Use Code states that “the purpose of this Code is to improve and protect the public health, safety and welfare by: A) ensuring that all growth and development which occurs is consistent with this Code, City Plan and its adopted components, including, but not limited to, the Structure Plan, Principles and Policies and associated sub-area plans.

● Compatible Massing is required by the Land Use Code (Section 3.5.2).

3) Despite a development review process that claims to include the residents, this proposal has been extremely difficult for neighbors to track, provide input, and understand.

● The City’s development review website is extremely difficult to navigate even for those experienced with technology (as acknowledged by city staff). Documents are not uploaded in a timely manner and some are so large they cannot be viewed online.

● The developer is claiming that this has been an extremely collaborative effort with neighbors, and that they have responded to neighbors’ concerns. This is false. While the type of housing units has been slightly changed from condominiums to row-houses, resulting in fewer units, it was changed in order for the proposal to meet the requirements for a Type 1 Hearing. The current proposal has only minimally changed from the proposal reviewed by Ft. Collins Planning and Zoning (P&Z) last June. That proposal was withdrawn because Commissioners’ comments indicated it was likely to fail. The developer has yet to make any substantive changes in response to the neighborhood’s concerns.

● The Sanctuary Field Neighborhood Network has met numerous times with city staff from multiple departments in order to better understand the plan and areas where change could be made. There was only one neighborhood meeting held to discuss

the current proposal via Zoom in September. That virtual meeting was facilitated in a way that enabled the developer to control the conversation, did not address the Northwest Subarea plan's requirements, and lacked transparency. The developer rejected our request to meet again in person. The P&Z Commissioners specifically advised Developer to negotiate with the Neighbors to find a more compatible plan.

4) The developer has shown disregard for neighbors' concerns and the wildlife habitat of this area since this project's inception. Four years ago, the City's Natural Resources department tried to purchase the property on Taft Hill to preserve the historic farmhouse and three barns on it. The developer out-bid the City to acquire the parcel, then had the farmhouse burned to the ground, took down the barns, and displaced bats, owls and numerous birds nesting there (May 2018). The fire damaged the historic silver maple trees, as no regard was given to protecting the trees.

Subsequent to burning down the historic house, he requested and got approval for annexation into the City - neatly avoiding historic review that would have been required if the buildings were not destroyed. Three (out of 4) P&Z Commissioners commented that this should have been annexed at a lower zoning density to comply with the Subarea Plan. This suggests that the minimal LMN density should be respected. The City has so far done nothing to ensure that the original farmhouse site or the historic trees are preserved. The large trees and shrub habitat provide shelter for deer, foxes, birds and other animals, especially during the winter.

5) This project calls for 212 units and 453 parking spaces, in anticipation of 1,000 new residents or more. This high-density development will negatively impact air quality, dark sky goals of the area, quality of life as outlined in the NW Fort Collins Subarea plan and local traffic patterns. This is especially true near Poudre High School where pedestrian and car traffic is already challenging and the developer proposes to put an entrance to the development site. Additionally, there will be a new turn lane for the proposed entrance on Taft Hill, where up to 300 trucks pass through a day carrying gravel from the plant on North Taft. The pedestrian sidewalk on Taft Hill is already dangerous. This development will create additional air pollution, noise, and safety hazards for students and community members who walk along LaPorte and Taft.

6) According to the EPA, as of April 2022, the northern Front Range including Fort Collins has been reclassified from a "serious" to a "severe" violator of federal ozone standards. This is due to the combination of industrial and vehicle emissions, and agricultural sources from the eastern plains. Significantly increasing the number of cars in the area increases emissions. High density developments like this one - with large buildings, roadways, and parking lots – will generate heat. Coupled with the rising climate at our elevation, this heat can create thermal drafts that exacerbate air pollutants pooling in Fort Collins instead of blowing east and dissipating.

Maintaining natural space is an important mitigation tool for a rising climate. We will no longer have our “Night Sky” darkness - gone forever. Most of our neighbors do not even leave a porch light on at night. Minimizing night light is a City environmental goal.

7) The 15 acres of “Open Space” proposed is all land that cannot be built upon due to Stormwater channels and mandated “Natural Habitat Buffer Zones”. The entire property is located in the West Vine Drainage System for which the Master Plan is still in development and seeking community input. This property is in a Flood Zone, and though Staff have assured us it is a top priority to guarantee neighborhood flood impacts will not be a concern, we are not convinced. The area has already been victim to historic flooding in the past.

Longtime residents,

Dr. Pete Cadmus, Dr. Kyran Cadmus and Darwin Cadmus

687 Irish Dr. Ft. Collins CO 80521

970-420-8467 970-420-0087

(Please confirm that this was received)

Sadly we will not be able to attend the ZOOM call as we have a late afternoon conflicting medical procedure. Please yield our time to other speakers in Sanctuary Field Neighborhood Network.

From: Laurie Causer
To: Development Review Comments
Subject: [EXTERNAL] Sanctuary on the Green
Date: Tuesday, April 26, 2022 9:16:16 PM

Hi Alyssa,

Thanks for recording community comments about this development as we will not be able to attend the in person or zoom meeting.

Our main concern is that this development is required to conform to the Northwest Subarea Plan, is compatible with all surrounding neighborhoods and contributes to the public good. This requires single family, detached homes, no 3-story buildings, safe, connecting walking paths and a density of no more than 4 units/NET acre. Our hope is that the overall footprint and number of residential units proposed in this development can be reduced to no more than 100 total units. Our understanding is that three (out of 4) P&Z Commissioners commented that this should have been annexed at a lower zoning density to comply with the Subarea Plan. This suggests that the minimal LMN density should be respected.

Kind regards,

Laurie Causer

From: DONALD ROBINSON
To: Alyssa Stephens
Subject: [EXTERNAL] Sanctuary Development
Date: Saturday, December 18, 2021 9:46:52 AM

Alyssa- I received a neighborhood email about the proposed development on Taft Hill Road. My vote is to move forward with this development as long as the city deems it compatible with the surrounding neighborhoods. There is already a lot of traffic in this part of town and I don't expect the increase from this development to add to it significantly.

Thanks for your involvement in this and Merry Christmas.

D. Robinson
303.886.1777

From: Jenny Axmacher
To: Lisa Barnes
Cc: Development Review Comments
Subject: RE: [EXTERNAL] Sanctuary On The Green Support
Date: Monday, April 25, 2022 5:03:04 PM

Hi Lisa,

Thank you for sending this comment regarding the proposed Sanctuary on the Green development. I'll make sure your comment is added to the public record for the proposal for the decisionmaker's consideration. Please let me know if there is anything else I can help you with.

Sincerely,

Jenny Axmacher, AICP
Pronouns: she/her
Senior City Planner
City of Fort Collins

From: Lisa Barnes <lisabarneslcsw@gmail.com>
Sent: Monday, April 25, 2022 4:27 PM
To: Jenny Axmacher <jaxmacher@fcgov.com>
Subject: [EXTERNAL] Sanctuary On The Green Support

Dear Jenny,

During my previous years living in Fort Collins from 1981 - 2007, I attended several Fort Collins City Planning hearings. I heard my securely housed neighbors not wanting their foothills views shadowed, or more people traveling through the neighborhood. Solid development plans were shuttered due to not in my backyard beliefs. Now, moving back to Fort Collins, I am joining the many seeking housing in Fort Collins. I have been following Sanctuary On The Green proposal process including neighborhood opposition, plan alterations according to community input, and now this new Site Plan.

As a social worker, I think that mental and physical health is integrally dependent on housing and community. Diversity in communities occurs when housing options are varied. As an environmentalist following climate change impacts and needed adaptations, I believe that to survive and thrive we need to respond by building structures and communities in which flood mitigation is part of the plan, varied income housing is part of the plan, walking and biking trails are part of the plan, and open space within neighborhoods is part of the plan.

The Sanctuary On The Green Site Plan incorporates solid planning for housing options, access to bike trails and open space within the neighborhood and accessibility to schools, bus routes and trails for commuting and recreation. It is a neighborhood where I would like to live.

Thank you for receiving and considering community input about this proposal.

Sincerely,

Lisa Barnes
lisabarneslcsw@gmail.com

970-286-5814

--
Lisa Barnes
lisabarneslcsw@gmail.com
970-286-5814

From: Laurie Causer
To: Development Review Comments
Subject: [EXTERNAL] Sanctuary on the Green
Date: Tuesday, April 26, 2022 9:16:16 PM

Hi Alyssa,

Thanks for recording community comments about this development as we will not be able to attend the in person or zoom meeting.

Our main concern is that this development is required to conform to the Northwest Subarea Plan, is compatible with all surrounding neighborhoods and contributes to the public good. This requires single family, detached homes, no 3-story buildings, safe, connecting walking paths and a density of no more than 4 units/NET acre. Our hope is that the overall footprint and number of residential units proposed in this development can be reduced to no more than 100 total units. Our understanding is that three (out of 4) P&Z Commissioners commented that this should have been annexed at a lower zoning density to comply with the Subarea Plan. This suggests that the minimal LMN density should be respected.

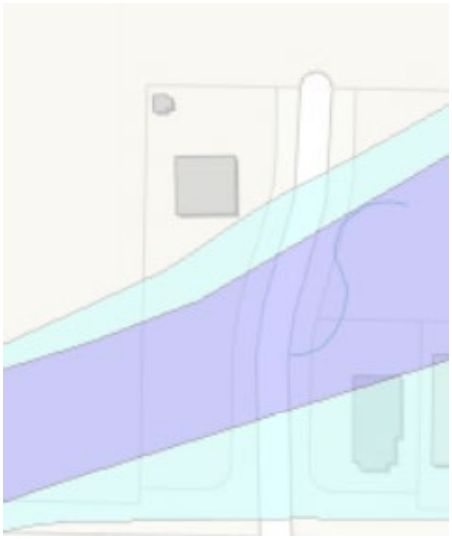
Kind regards,

Laurie Causer

From: nancy frederick
To: Development Review Comments
Subject: [EXTERNAL] Sanctuary on the Green, PDP190003
Date: Wednesday, April 27, 2022 11:56:20 AM

I live on Laporte Ave., very close to the new brewpub, Stodgy. The traffic volume & resulting noise on Laporte Ave. without the brewery was loud & constant.
The traffic & noise with the brewery has increased considerably. The addition of yet more traffic coming from the Sanctuary development will be untenable.
I can't imagine what it will be like with even more cars, bicycles, motorcycles, etc. resulting from this development will be.
I feel the residential units need to be reduced to no more than 100 total units. Also, isn't this development area in a flood zone? There has been flooding
there in the past. What kind of environmental impact will it take to mitigate this issue? Is The West Vine Drainage System still in development?
Thank you for your attention to this Email
Sincerely, Nancy Frederick
1801 Laporte Ave.
Ft. Collins, CO 80521

I wanted to highlight some of the concerns my wife and I have about the current development proposal. For reference, our home is located at 2216 Laporte Ave. We're very apprehensive about the decision to route south bound foot traffic exiting the development along the small dirt access road that currently and for the past 86 years has served as a driveway to gain access to the existing carport and planned future garage for our home. There are plans to put a footpath here as well as eventually extend briarwood road up into the proposed development which for multiple reasons we find to be totally unacceptable. The planned path and road appears to cut through a grove of trees (one being an 80+ year old cottonwood) that are crucial to preventing soil erosion surrounding the waterway running under the path. We have unfortunately had to have our sewer line replaced this year. By digging to the manhole, which sits on the side of the planned pathway, we encountered dangerously high groundwater which compromised the integrity of the new line and also the stability of the pathway (an issue we're still dealing with today). It was only after bringing several truckloads of gravel that the area was able to be stabilized enough to drive on in certain areas in order to access our home.



Our own experience on this land leads to many questions regarding the plans for this area. For one, we question who will be responsible for maintaining the pathway and proper water flow underneath it? Presently, this burden falls on the surrounding property owners- who every year attempt to clear the water way of debris and grass to prevent it from overflowing and flooding our properties. Despite these efforts, a mild-moderate rainfall will still regularly cause flooding in our front yard (see attached photo below). The overflowing water appears to come from a handful of areas- one being the metal tube underneath the access road and another being overflow from the wetlands directly to the west of our property and on the developers land. This is far from my field of expertise, but it appears to be an issue that will only worsen as the large field behind our house is developed and there is less ground surface area to absorb rainfall and natural overflow. Placement of a road to run through these wetlands would not only be difficult due to the groundwater but also dangerous to the surrounding homes from a flooding standpoint. It seems to us the developer, who either owns or has plans to develop land on three of the four sides surrounding our property, needs to bear the burden of ensuring development activities do not put current residents at higher risk by worsening flood conditions. To the best of our knowledge, there is no publicly available information detailing the developments current drainage plan- this greatly increases the anxiety of all homeowners who are downstream from this very out of place development. This concern is clearly shared by the developer (or land owner) as we were personally contacted by him two years ago mentioning the flood risk and the

need to accommodate for further high water mitigation surrounding our home for his planned land development.

Furthermore, would our access to our home and carport be compromised in any way by any future development of this access road? This to us, would be a massive blow to the value of our property as having no functional driveway would render our home much less desirable. Another major concern for us is privacy. In addition to diverting foot traffic directly alongside our home, there are currently three 3-story row home structures (39+ feet we believe?) that appear to all be visible from our bathroom window. These massive structures (based on the concepts in the most recent iteration of plans) would stand out against every home that the development proposal borders.

Regards,

Mr. & Mrs. Lasala
Property Owners of 2216 Laporte Ave.
(719) 351-4022



From: Kathleen Mineo
To: Jenny Axmacher; Development Review Comments
Subject: [EXTERNAL] Sanctuary on the Green
Date: Wednesday, April 20, 2022 3:02:28 PM

Here are my comments in advance of the May 2, 2022 Hearing regarding Sanctuary on the Green, PDP210018

I am not a "group think" person so I am not speaking for my neighbors in West Vine Bungalows however similar their opinions may be.

I want to make it clear I am not against development. Fact is, my father was a post WWII developer in Erie, Pennsylvania. It paid for my first car and my college education.

I believe the corner of Taft Hill and Laporte will be a prime neighborhood, perfect place for families; 3 schools within walking distance, 2 miles from Old Town and on a bus route. It is the perfect location for affordable housing.

I have read the Northwest Subarea plan and as much of the documents of the development proposals that I can understand. I see how the developer has "jumped through many hoops" regarding the LMN and flood plain.

I have two major concerns and one of them must be addressed by the city which is the traffic issue. As of the Fall of 2021 the traffic study had not been done while Martin Marietta runs trucks in warmer weather. I do not know if that traffic study has been redone to reflect the truck traffic but I think that it is imperative that it be done during those times.

The other concern is regarding the developer's use of the West Vine Bungalow neighborhood to justify compatibility to the 3-story buildings. I feel that is ethically wrong. I would invite you to drive through the neighborhood to understand it is 1 and 2 story homes with only 3.1 units per acre. Of our 44 homes 4 of the 2 story homes have walk out basements, they are not 3 stories.

All this being said, I really do not find the necessity nor the compatibility of the 3 story buildings and especially being in a flood plain with an additional 6 feet of ground added prior to construction.

Thank you for listening.
Kathleen Mineo
515 Coriander Lane
80521
--
Kathleen Mineo
In a world you can be anything,
BE KIND
307-421-2957
"What would John Lewis do?"

From: David Quigley
To: Jenny Axmacher; Development Review Comments
Subject: [EXTERNAL] Comments re: Sanctuary on the Green
Date: Wednesday, April 20, 2022 4:01:33 PM

Good Afternoon,
I am a FC resident and live directly north of proposed development and offer the following comments re: the development. Thank you in advance for taking the time to take them into consideration.

I both live in and support the concept of 'in fill' development so on those grounds alone it would be hypocritical of me to be opposed to the development. Plus because this parcel is within walking distance to 3 schools I believe it has great potential for residential development.

I believe that both sides of this discussion have ventured into spin and inaccuracies in their public statements. The anti development group continues to say "stop high density development". Based on the reading of the northwest sub-area development plans recommendation of 8 units/ acre the developer are already well below that, yet the proponents still characterize it as high density.

And on the developers side I believe it is inaccurate and a false narrative to say that they are justified in building 3 story buildings because they will face 2 story homes with walkout basements. I walk and bike the area bike path 5-7 days and week so am opposed to 3 story buildings becoming a permanent part of this area.
Granting them permission for 3 story buildings does not fit any of the single family residential areas that border this property on west and north sides, and will have a negative impact on the overall residential feel of the area.

As I said before, thank you for allowing for this community input.

Appreciatively,
--
David G. Quigley M.S.W. PHR BCC

From: Hania
To: Development Review Comments
Subject: [EXTERNAL] Sanctuary on the Green PDP210018
Date: Monday, April 25, 2022 3:31:51 PM

Hello Jenny/Yani,

I am writing to you regarding the proposed development title Sanctuary on the Green.

I own and live at 636 N Sunset St. I was greatly dismayed when I first learned of this proposed development last June (when I attended the zoom meeting.) I have purchased this home (that I intend to live on forever) in this part of town several years ago specifically because I wanted to live the rest of my life on a spacious lot away from town/subdivisions/traffic. Like many of my neighbors, I have chosen to live here because this part of town is rural, not crowded, and allows some breathing space from the continuous building and growth of Fort Collins, the pace of which is astonishing to me. I've lived in Fort Collins for 25 years and have gradually seen every single space developed and built on when I thought there was not possibly any more room to add more housing (to a town that cannot possibly sustain this level of rapid growth.)

I am utterly heartbroken that, for some reason that is still beyond my understanding, the city is considering granting a developer permission to build on 41.34 acres in a part of the county that is designated as Low Density Mixed Use. How 212 dwellings fit in with a low density zoning is beyond my comprehension. The possibility that around 1,000 more people will be potentially moving into my neighborhood is flabbergasting. I've been doing my best to follow this situation for several months now (it has not been easy to get regular updates, or updates of any kind) and I do not see how it is possible for this proposal to conform with the Northwest Subarea Plan. The fact that the developer is planning 3 story buildings in this area is so out of character with what this part of town comprises of, which is mostly single family homes. So many people have chosen to retire here and are so incredibly fortunate to live here. And now the city wants to grant yet another developer access to a huge amount of acres that will completely change the spirit and soul of this community?

I felt like my intelligence was being insulted when the developer claimed, at the zoom meeting, that he wanted to build middle class income housing because housing was so expensive in Fort Collins. Since when can middle class income earners afford the price that was suggested for the homes he was referring to? I find it despicable that the developer is using this excuse to justify defacing over 40 acres of historic resources and landscape with housing that would be completely ill-fitting in this part of town, blocking views of the foothills to current owners who moved here for that exact reason. This proposal does not confirm to the Land Use Code and I find it shameful that the city is bending over backwards to accommodate yet another developer who is trying to fill his pockets at the expense of homeowners who have worked for decades to be able to afford the mostly modest homes that are so characteristic of this part of town. I also feel that myself and my neighbors have not had the chance to be a part of this process in a clear and straightforward manner.

I urge you to pay attention to the fact that the developer is showing complete disregard to the concerns of all of the people who live in this part of town, and to the wildlife habitat. I find it shady that the developer burned a historic farmhouse to the ground to avoid the historic review that would have been required of him otherwise. How is this even permitted by the city?I don't see any effort to help preserve the sanctity of the existing trees and wildlife habitat. There's already more traffic in this area than can be managed, and I simply don't see how the massive amount of traffic that this proposed development would add could possibly be absorbed without greatly impacting the current traffic flow in this part of town.

Please remind me why I moved to Fort Collins, and then this part of town in the first place. What started out as one of the best places to live in the entire country is turning into a cash-making-machine for every developer that wants to come here and get rich at the expense of all the people who are trying to call this part of the country their home. I'm all for progress but this is literally turning into a tragedy and changing the spirit of why this town was built in the first place. Please do not invite subdivisions into my part of town despite the low density zoning that I moved here for. I have the right to live in a quiet corner of Fort Collins as I had intended when I decided to make this my home.

Respectfully,

Hania Sakkal

From: Zack Scott
To: Development Review Comments
Subject: [EXTERNAL] May 2nd Development Review Hearing - Sanctuary Field Development Proposal Comments
Date: Monday, April 25, 2022 8:40:38 AM

Good morning,

I am writing to you today as a concerned home owner near this proposed development. It has come to my attention that a developer wishes to develop 41 acres of open land in my neighborhood. I am opposed to this development for multiple reasons.

1. I have already written to the county commissioners about the amount of traffic on N. Taft Hill Rd., specifically heavy truck traffic. N. Taft Hill is a residential neighborhood and the amount of traffic is inappropriate for this type of housing density and neighborhood. A development of this magnitude would increase traffic by multiple times furthering an already out of hand problem. This area of town is compatible with big developments like the proposed. Though the zoning is LMN, it has come to my attention that several zoning variances are being granted to allow this sort of development. This in and of itself is a great reason why this development does not belong here. The City should not be bowing to a developer and allowing zoning variances to fit the developer's plans. Furthermore, this development goes against the Northwest Subarea Plan in almost every way. Why would the City spend their resources drafting a plan that it is willing to directly contradict?

2. This proposed development is located within a city flood plain. This in and of itself is reason enough to halt this development. This area has important riparian ecological elements that would be forever destroyed once developed. The City should be trying to protect areas such as this as it is an important wildlife corridor as well as an area that will flood with some level of regularity. The City has outlined regulations for developments in flood plains to protect the health and safety of citizens, minimize property damage when a flood occurs and ensure new development does not make flooding problems worse. Developing this area as proposed would most certainly contradict all 3 of these.

3. The quality of life of the existing residences would be severely diminished. With a development of this magnitude, wildlife habitat is lost, views are lost, open space is lost, traffic is increased, dust is increased, noise is increased, crime is increased and the conformity of the neighborhood is gone. The homes in this area are not large complexes, but small single family homes with relatively low roof lines. This goes against the character of the N. Taft Hill neighborhood as a whole.

Part of what makes Fort Collins a great place to live is the country feel of the NW part of town. This, too, is why the City and County outlined the NW Subarea Plan to begin with. To preserve this character. This development goes against that in every way. I implore the City to stop this development for all the reasons listed here. This is a gross misuse of this land and should not be allowed to proceed.

Thank you for considering my comments.

Zack Scott

From: Virginia Slauson
To: Development Review Comments
Subject: [EXTERNAL] Re: Sanctuary Field development
Date: Thursday, April 28, 2022 1:32:48 PM

I believe that any developer asking for variances should provide some level of affordable or at least moderately priced housing.

Sent from my iPhone

> On Apr 28, 2022, at 11:47 AM, Development Review Comments <devreviewcomments@fcgov.com> wrote:
>
> Hi Ms. Slauson,
>
> The Sanctuary on the Green proposal does not include Affordable Housing. The applicant has not yet set a price point for the various proposed unit types because of the current market's volatility, so unfortunately, I don't have any specifics for pricing to share with you at this time.
>
> Please let me know if there is anything else I can help you with.
>
> Take care,
>
> Yani
>
> . . . . . .
> YANI JONES
> Pronouns: She/Her (What's this?)
> Program Coordinator
> City of Fort Collins Neighborhood Services
> (970) 658-0263
> FCGov.com/NeighborhoodServices
>
> -----Original Message-----
> From: Virginia Slauson <vslauson@gmail.com>
> Sent: Wednesday, April 27, 2022 7:24 PM
> To: Development Review Comments <devreviewcomments@fcgov.com>
> Cc: sanctuaryfieldnetwork@gmail.com
> Subject: [EXTERNAL] Sanctuary Field development
>
> Is any of this "affordable housing?" What are the anticipated sale prices of the various units?
>
> Virginia Slauson
> 144 South Hollywood St.
>

From: Snyder,Darrel
To: Development Review Comments
Cc: sanctuaryfieldnetwork@gmail.com
Subject: [EXTERNAL] PDP# 210018
Date: Friday, April 15, 2022 12:32:40 PM

Comment for Type 1 hearing for PDP# 210018, Sanctuary on the Green, scheduled Monday, May 2, 2022 at 5:30 pm.

As a long-time resident of the neighborhood, we will miss the open space of the Sanctuary Field, but understand that some housing development there appears to be inevitable. However, and although less than originally proposed, the current development plan for 216 housing units, mostly attached 3-story row houses, still seems ***far too dense and structurally inappropriate*** for our mostly single residence neighborhood.

Darrel E. Snyder
619 N. Sunset St.
Fort Collins, CO 80521
E-mail: Darrel.Snyder@ColoState.edu

From: M S
To: Development Review Comments
Cc: Sanctuary Neighbor
Subject: [EXTERNAL] PDP 210018 - Sanctuary on the Green Comment
Date: Sunday, April 24, 2022 8:12:32 PM

Miranda Spindel
330 N Taft Hill Road
Ft. Collins, CO 80521
April 24, 2022

To whom it concerns at devreviewcomments@fcgov.com,

I would like this written comment to be part of the record for the hearing on May 2, 2022 for PDP 210018 - The Sanctuary on the Green. I have been an active member of the neighborhood network that organized due to concerns with this proposal since 2018. My property borders much of the east side of the property to be developed. I would like it to be known that despite a development review process that claims to include the neighbors and residents, this proposal has been extremely difficult for neighbors to track, provide input on, and understand. The difficulty stems from both the city and the developer.

The City's development review website is extremely difficult to navigate even for those experienced with technology. (This has been acknowledged by city staff directly to our network). I have had to request submittal documents and staff comment letters by google drive for each round of submittals because the documents are not uploaded in a timely manner. While this has been helpful and appreciated for me individually, it does not fix the problem that the general public lacks access. Some files are so large they cannot be viewed online. Manipulating the public records page columns to be able to see the title of the document one wishes to view is far from intuitive. As of tonight, April 24, 2022, one week before the scheduled hearing for this project, there are no Round 3 documents posted on the city's development review website. There is no Staff Report either. The City of Fort Collins Land Use Code indicates that it is Step 5 out of 12 to issue a Staff Report and Step 6 out of 12 to notify of hearing. Notification for this hearing was mailed with a date of April 13, 2022. The Land Use Code section 2.2.5 states...*Within a reasonable time after determining that a development application is sufficient, the Director shall refer the development application to the appropriate review agencies, review the development application, and prepare a Staff Report. The Staff Report shall be made available for inspection and copying by the applicant and the public prior to the scheduled public hearing on the development application....*". It is unreasonable for a development of this size/impact not to have the staff report and documents for the hearing publically available when the hearing notice is mailed...let alone one week before the hearing.

The developer is claiming that this has been an extremely collaborative effort with neighbors, and that they have responded to neighbors' concerns. This is false. The developer has shown disregard for neighbors' concerns about this area since this project's inception when the historic barns and farmhouse were burned to the ground. The developer has yet to make any substantive plan changes in response to the neighborhood's concerns. The neighbor network has met numerous times with city staff from multiple departments in order to better understand the plan and areas where change could be made. There was only one neighborhood meeting held to discuss the current proposal via Zoom in September. That virtual meeting was facilitated in a way that enabled the developer to control the conversation and lacked

transparency. The Planning and Zoning Commissioners specifically advised the developer to negotiate with the neighbors to find a more compatible plan. It should be on record that the developer rejected our group's request to meet again in person before this hearing.

Thank you for considering these concerns about the process.

Sincerely,

Miranda Spindel

cc Sanctuary Field Neighborhood Network

From: valerie vogeler
To: Development Review Comments
Subject: [EXTERNAL] Comments for SFNN Type 1 Hearing P and Z
Date: Wednesday, April 27, 2022 8:28:15 PM

April 27, 2022

Dear City of Fort Collins Planning and Zoning

I am writing this letter as a neighbor to the proposed Sanctuary Field Development, along North Taft Hill Road.

Being in this close proximity for multiple years now, I have first hand knowledge of

-the density of surrounding homes/farms,

-the typical older architecture of the one-story homes/roof lines,

-the wildlife that frequent our back yards, the Puente Verde open space, and Soldiers Creek Trail,

-the traffic flow along Taft Hill Road (already causing traffic backup during arrival and dismissal of the 3 schools in the neighborhood) and multiple trucks from the asphalt Plant,

-and the lovely dark sky (I know the city of FC is interested in minimizing night light as an environmental goal)

Although the developer claims that their newest proposal has been collaborative with the Neighbors and that they have accommodated our concerns, this is NOT true. The 2-3 story multiplexes (multiple sets of 4 attached homes) are planned to be prominent all across the **front** eastern property edge along Taft Hill Road and the **side** northern property edge along Soldiers Creek Trail. Its hard to imagine that the city would purchase and maintain these adjoining beautiful fields and trails, with peaceful foothill views… only to have them be degraded by over-powering , towering multiplexes that will block the picturesque scenery of this unique site. The North Taft Hill border will be the showcase of whats inside the property...and it won't be pretty **or** inviting as it is proposed. Please, NO 3 story multiplexes!

In order to preserve these views and "step back" from Taft Hill Road, the Neighbors have repeatedly asked for single family/detached homes on **all 4 borders**, and possible graduating up to a **few** 2-story homes in the **center** of the planned development. This request has consistently been ignored by the developer when we have asked to reduce or relocate these high density buildings to the interior of the development site. There has been no "give" on this aspect that is repeatedly voiced from the neighbors.

Additionally there seems to be a discrepancy in how building density is measured ("net" v.s. "gross" acres) . Of the 41.34 acres on the site, 24 acres are "un-buildable" due to detention area, flood channels, and ditch property. Which means the dwelling unit density should be based on "net" acreage of 17 acres when calculating the density of 212 homes. (12.47 homes per build-able acre?????)

Please take time to consider the incompatible "visual" and "density" aspects of this proposed development and tell Solitaire Homes that this prime NorthWest Subarea acreage has a distinct character that needs to be preserved on the edge of town. This is not Southeast Fort Collins, where multiplexes abound and roads are equipped to handle the increased traffic.

The Northwest Subarea Plan is very clear in its intent to preserve the special attributes of this section with its farms and single family dwellings. The NorthWest Subarea Plan was (and IS) a collaborative effort between City and County that was adopted to serve as a guideline to prevent future disregard of what makes this neighborhood a choice area for our families.

By allowing less than 100 homes (at the very most), and changing their "Modern Farmhouse Multiplex design" to 1-2 story, single family homes, with accommodations for senior residents... there might be a way to compromise with the neighborhood values. Decreasing the number of homes would likely cut down on traffic issues, water needs, impact to this fragile environment as far as flooding the neighboring properties, and protection to the wildlife.

Respectfully submitted,

Valerie Vogeler and Family

520 North Taft Hill Road

From: Walker,Lloyd
To: Development Review Comments
Subject: [EXTERNAL] Sanctuary water issues
Date: Monday, April 25, 2022 12:15:41 PM

Lloyd Walker Sent from my iPhone
970.218.4275
Lloyd.Walker@colostate.ed

I am an interested party to the development proposal known as “Sanctuary on the Green”. I am a retired faculty member of the CSU Department of Civil Engineering. A great deal of my career involved

addressing water and related environmental issues. I am a former member of the Fort Collins Planning and Zoning Board.

Sanctuary on the Green is a 41 acre site located near the corner of Taft Hill and LaPorte and contains stormwater conveyances in the West Vine Stormwater Management area. It also features wetlands and the New Mercer Irrigation canal. These water elements occupy 15 of the 41 acres, are unbuildable and managed in whole or part by City agencies.

The City has interests and authority over these water elements however neighbors do not see active engagement by the City in this development proposal. The neighbors feel there is an opportunity for the various City agencies to engage with the developer to improve these water elements for the benefit of the future residents of this development, the surrounding neighborhoods and city residents. Specifically it is suggested to create a collaboration between the City, the developer, and neighbors to address the following issues:

-Enhance the wetlands through appropriate plantings to improve wildlife habitat

-Create improved habitat and walking trails through the storm water conveyances

-Improve the environment of the New Mercer Canal

easement by (1) adapting the canal maintenance access road for pedestrian use, and (2) improve wildlife habitat through appropriate plantings

-Improve the pedestrian connection to the Punte Verde detention basin and wildlife habitat in the basin

A model for the above ideas is found in the Red Fox Meadows Stormwater Management Area. Incorporation of walking trails, wetland enhancements, recontouring the detention basin and adding cottonwood trunks felled by a tornado as wildlife cover and perches make this area an open space gem in the heart of the city enjoyed by surrounding neighborhoods, environmental classes from local schools and CSU, and city residents. In particular, the City negotiated an agreement with the New Mercer Canal company which allows legal access of the canal maintenance road as a hiking trail rather than the common but illegal use of such roads for walking. It formalized this trail arrangement as an element of the City Trail System. The New Mercer Canal flows through Sanctuary on the Green and a similar agreement is recommended to be implemented.

The neighborhood has documented the importance of the Sanctuary site as a wildlife corridor. They have enjoyed that attribute of the undeveloped site and desire any development on this site to maintain and enhance these wildlife attributes. The City has an opportunity to engage with the developer and the neighbors to create another gem in the city serving multiple uses.

Thank you for consideration of these ideas and I would be happy to discuss them with you or appropriate staff.

Regards,

Lloyd Walker

Sent from Mail for Windows

From: Amanda Warren
To: Development Review Comments
Subject: [EXTERNAL] Comments for May 2 Hearing - Sanctuary on the Green PDP 210018
Date: Wednesday, April 27, 2022 10:31:58 AM

April 27, 2022

Dear City of Fort Collins Planning and Zoning,

I am writing as a concerned citizen who will be affected by the development up for consideration near Taft Hill Road and LaPorte Avenue.

I give Solitaire Homes credit for their appropriate naming of this area – “Sanctuary on the Green”. It is indeed a sanctuary – quiet, peaceful and a much needed buffer zone to the ever-growing city that surrounds it. Selfishly, I would love for it to remain unchanged, but I understand that is unrealistic as Fort Collins continues to grow and evolve. However, I would respectfully ask that you consider the following before approving this plan:

1. The developer claimed that they reduced the density based on the feedback from neighbors. This is egregious to make this claim. They reduced the number of dwellings simply to meet the requirements for a Type 1 Hearing knowing it would likely fail if it was put before the P & Z Commissioners again.

2. In the first hearing, one of the Commissioners rightly stated that the architecture style and design were not given any kind of thoughtful consideration in honoring the adjacent neighborhoods. Their term “Modern Farmhouse” is so tone deaf to many neighbors who have actual working farms and homesteads that go back generations. Their designs show no respect to the surrounding area and are so generic they could literally copy and paste into any suburb in the U.S. with just a slight modification to the naming convention.

3. Finally, the traffic impact has been an afterthought in the entire process. Their traffic expert who presented at the first hearing gave very little information and pulled data from 2020 when the city was in COVID lock down and the surrounding schools were not in session. During arrival and dismissal at Poudre High School alone, the traffic can be seen backed up all the way to Vine Drive. There is a crosswalk signal sign installed for people to safely cross Taft Hill Road at the Puente Verde trail, but on many occasions cars either ignore or never even see it. With the addition of a minimum of 200-300 extra cars on that stretch Taft Hill Road, I worry endlessly for children crossing on their way to and from Irish Elementary, Lincoln Middle School and Poudre High School. Taft is already being pushed to its limit as a two lane road, the current infrastructure simply cannot handle this added burden.

Please reject this proposal or at the very least, request significant changes that don’t just pay lip service to neighbor’s valid concerns.

Thank you for your time and consideration in this important matter,

Amanda Warren
2320 Tarragon Lane
Fort Collins, CO 80521

From: Chris Weeks
To: Development Review Comments; sanctuaryfieldnetwork@gmail.com; Sarah Weeks; Chris Weeks
Subject: [EXTERNAL] Sanctuary Field - Emergency road into Impala
Date: Thursday, April 21, 2022 9:44:15 AM

Hello,

My name is Chris Weeks, and my wife Sarah and I own and live in the property at 317 N Impala Dr, Fort Collins, CO 80521. I'm opposed to having the "tie in" emergency road from the proposed sanctuary field housing complex into North Impala Drive. My fear is that this will become a thoroughfare and shortcut for everyone living in that new neighborhood. There's an elementary school in our neighborhood and it's already congested in the AM and PM pickup hours. Is there going to be a traffic study to determine if this is safe? Lastly, I chose the dead end of this street for its very low traffic, and the peace and quiet that this provides. This connector would blow that up, and there would be non-stop cars and trucks at all hours of the day and night. Thank you for your consideration.

Regards,
Chris Weeks

From: Barbara Denny
To: Development Review Comments
Cc: Sanctuary Neighbor
Subject: [EXTERNAL] Hearing for Sanctuary on the Green PDP#210018
Date: Sunday, May 1, 2022 4:24:16 PM

I write to you because I will be negatively affected by this Development, should it advance as currently proposed.

I live at 420 N. Sunset St., Fort Collins, CO 80521. I can see the property from my kitchen sink. My street is on the Western boundary. I bought my 0.99 Acre property in 2007 and I was guided, by the Northwest Subarea Plan, that any future development in my area would remain low density, and semi-rural.
My Neighborhood is not within City Limits, and the density of the Rostek Subdivision is 2 du/acre. There are mostly single story homes, none are 3 Story and none are "attached homes". The predominate "feel" is Rural, with many farm animals, including horses, sheep, goats, chickens, and ducks, even cows at times.

The proposal is for density of 5.13 du/gross acre, and that is much more dense than any surrounding Neighborhood. The Bellwether Farms neighborhood, on the Northside of the wetlands that border the property, are 3.1/gross acre, with 2 story detached single family homes. You will probably hear the Applicant describe some of the homes as 3 story, but they appear so, only from the rear, as only a handful, have "walkout" basements facing the wetlands. This is the most recently built (2007?) bordering neighborhood, all the others, are much older, one story, single family, detached.

This property is LMN, and the NW Subarea Plan (4.5-D.1a) states that residential developments "shall have an overall minimum average density of four (4) dwelling units per net acre of residential land….". Maximum can go much higher. In the previous submittal to the P&Z Commission, 3 out of 4 voting Commissioners stated that the LMN density assigned when property was annexed, was "probably too high, and should be revisited." That certainly suggests developing at the minimum density allowed. The proposal was pulled by the applicant when it was obvious it would not be passed. Commissioner comments included that the proposal was "not compatible", not "serving the public good", "just doesn't fit in", "separation mitigation is not enough", "surrounding property owners have rights as well as the owner", "Mass is out of compliance", "Architectural elevations, designs are not compatible". There is at least 15 acres, of the 41.34 acres, that is "unbuildable", and that increases the density on the remaining acreage.

The City Land Use Codes (LUC 1.3.4a) support the heightened scrutiny applied to proposals within a subarea plan. It cites that specific attention be paid to compatibility and impact mitigation. "For residential neighborhoods, land use flexibility shall be balanced with the existing residential character. Projects are expected to continue to meet the objectives of any applicable sub-area plan and the City Plan".

This is entirely within a Floodplain. There are numerous Stormwater channels, the Mercer Ditch, etc. I have heard for years the stories of the historic floods that have passed through here, and warned not to try and put in a basement, due to the high water table. The area is within the West Vine Stormwater Drainage System, currently in review, and not finalized. To me, that means a lot of unknowns, scientific data gathering, analysis, and educated guess work. Add to that what the Climate Future will bring. Our properties could very well suffer the impact of an error in judgement. The proposed infill will elevate the heights of the buildings to be incompatible with the surrounding neighborhoods, and obstruct views of the foothills.

There will be drastically increased Traffic, Light, and Air Pollution. The submitted Traffic study is woefully inadequate and does not accurately describe the impacts. The Ozone issues in our area are already "severe", per Federal Ozone Standards, and combined with the ongoing wildfire smoke impacts, we must mitigate air pollution, not add to it. Our cherished rural dark sky will be forever changed. Of course, there will be numerous wildlife disturbances. I cherish the numerous rural wildlife corridors sprinkled all through this area. It is a true enhancement here. Naturally, all these impacts will affect my property value.

The Neighborhood Center "Mixed-use building" is a minimum 3000 sq. ft., proposed to include a clubhouse and 2 commercial enterprises, with only 6 parking spaces. I do not see how the surrounding Neighborhoods will benefit

from that, or be able to utilize it.

It is apparent to me that the applicant is interested in making as much money as possible from his investment. Of course, that is naturally what a Developer tries to do. However, the surrounding Neighborhoods should not be suffering financial impacts from a Developer's mistakes in purchasing property that is not appropriate for the density needed to bring forth such profits. This property should be developed in such a way as to "fit in" with what already exists. This area is transitional to the foothills, it is not City proper. It is inappropriate to develop it as if it were in another area of the City.

I sincerely hope you will decide to deny this application.

Respectfully,

Barbara Denny
420 N. Sunset St.
Fort Collins, Co. 80521

Hi I'm Cathleen DeSantis and live on Pennsylvania Street.. I believe that the growth of the community is important and I think it's even more important to keep the character of the land in thought when it comes to new development and I feel this plan is not doing that. There are several points I could get into but I don't have enough speaking time for that. This developer's plan has disregarded many points of The NorthWest Subarea plan. While this is a new application and different from what was presented previously before the Planning and Zoning Commission on June 17, 2021, many of the comments from the community are similar or remain the same. Further the developer has disregarded many parts of the subarea plan as well as the communities concerns including adding more 3 story buildings instead of lowering it. The suubarea plan is meant to hold **COMMUNITY AND HISTORY and this developer did not consider when donating a potentially historic house to fire dept to be burned down. In fact in this plan under EXISTING HISTORIC RESOURCES of Subarea Plan 325 North Taft Hill Road — House/Barn was listed but had yet to be assessed. (eligibility not assessed) This plan states OPEN LANDS AND NATURAL AREAA however 28 3 story building will block open land and views. This proposal does not conform to the City of Fort Collins Land Use Codes Section 1.2.2 A ensuring that all growth and development which occurs is consistent with this Code, City Plan and its adopted components, <u>including</u>,... but not limited to, the Structure Plan, Principles and Policies and <u>associated sub-area plans</u>. 1,000 new residents is a lot of people and According to the EPA, as of April 2022, the northern Front Range including Fort Collins has been reclassified from a "serious" to a "severe" violator of federal ozone standards. This is due to the combination of industrial and vehicle emissions, and agricultural sources from the eastern plains. Significantly increasing the number of cars in the area increases emissions. High density developments like this one - with large buildings, roadways, and parking lots has and will continue to make this worse.**This developer's plan has disregarded many points of The NorthWest Subarea plan. Not only does this conflict with the low density and compatibility with existing neighborhoods, it disregards how the community lives, flooding, traffic, overall the health of the animals in this natural environment, and flow. The complexity of this plan is not worth it to this community in my eyes. This plan does not look like anything else we have in the area. You say they are similar enough to the surrounding areas such as Ramblewood apartments and bellwether farms. The only similarity is the definition of the structure itself. Ramblewood are apartments, these will have apartments. Bellwether farms has two story buildings, this will have two stories. But these buildings do not enhance the unique character of the land. I don't understand how these houses have a "country feel". To me they look like they should be in a more urban and developed part of Fort Collins like the south east area. The reason bellwether and ramblewood work in this area is because they are between open space and protected views. My house is a cute 1950s style house and many houses in the area have the farm house, craftsman, low profile style with more land around them then building which gives the country feel of the land. The developers plan doesn't have anything like this. These dwellings will block the hills from view. They will look so out of place especially with the 3 stories. The NW Subarea also says "density can be up to 8 units per acre may be appropriate in some locations, 12 if these are affordable housing, however smaller infill parcels may only be eligible for density up to 5 units per acre". Even though there are 41 acres, you are building on a little less than 30 acres which bring the dwellings per acre up to 8.51 which is above the NW Subarea plan. The

Sanctuary Field Neighborhood Network did a wildlife impact assessment which I think is vital to listen to considering this and future projects. Fort Collins has the highest population in northern CO and The rate of human population growth and residential development along the Colorado Front Range is increasing quickly. This is pushing wildlife that relies on the unique habitats situated along the foothills into smaller, dispersed habitat patches that remain. Because of this, habitat loss, habitat degradation, and habitat fragmentation is likely to happen. Developing Sanctuary on the Green is eliminating an area that may provide critical stopover habitat for migrating birds, removing a critical link in a potential movement corridor through the urban landscape effectively isolating big game populations east to west, contaminating wetland habitats, negatively impacting amphibians and bats, and eliminating an important food source for domestic and wild pollinator populations. It is clear from past meetings that this build is about money. Not the historic buildings that were burned to the ground, not the historic trees that will be ripped from their roots, not the deer, birds, and other woodland creatures.

The The Northwest Subarea Plan, initiated by the City of Fort Collins and Larimer County, represents a joint planning effort of the City and County involving residents, landowners, businesses in the area, and other interested parties to create a shared vision and plan for the future.The City and County have a history of joint subarealevel planning to achieve a finer level of detail in goals, policies, and land use planning for areas within the Growth Management Area (GMA) boundary. This boundary, established in 1980 through a formal agreement between the City and County, represents the planning area for the City. Each subarea-level plan is distinct and public-driven. I ask you the city of fort collins to listen to your community and reject this plan.
I did a simple google map distance measurement

The Previous comment:

I have always wanted to live here and I finally achieved my dream goal. I encourage the growth of fort collins. I really do. It is a college town for sure but growth is important for sustainability

However I feel this plan is doing the opposite. Yes technically it's growth but there have been multiple attempts to get this thing passed and it is clear from past meetings that this build is about money. Not the historic buildings that were burned to the ground, not the historic trees that will be ripped from their roots, not the deer, birds, and other woodland creatures.

This plan does not look like anything else we have in the area. You say they are similar enough to the surrounding areas such as Ramblewood apartments and bellwether farms. The only similarity is definition the structure itself. Ramblewood are apartments, these will have apartments. Bellwether farms has two story buildings, this is will have two stories.

This does not enhance the unique character of the land. This plan swallows it. There are three story buildings which is nothing like the surrounding area. Yes we have apartments and 2 story

houses but these are about a mile away from each other. You are putting 20 three story and 26 two story houses in an area between the two. This disrupts the flow of the land.

These new buildings are not a country feel like the The NW Subarea Plan has discussed. What really makes this area feel country is the openness of it all. If you look at a map its buildings, houses, then open fields, then more houses that are so old and farm house looking. This plan has houses that do not look like they are farm houses. This style of buildings feels like it should be in a newer part of fort collins like the east and south parts of fort collins. You are trying to put something brand new in an area that has been around for so much longer. My house is a cute 1950s style house.

I do like how the plan focuses on bicycle and pedestrian routes but with there only being two exits there are going to be more cars in the area that already has lots of bicycles and pedestrians in it. I am worried for the communities and possible future injuries and accidents because of the increased residency and population. There are at least 3 schools in the area and it gets so busy in the mornings and afternoons.

From: Kimberly DeSantis
To: Development Review Comments
Cc: sanctuaryfieldnetwork@gmail.com
Subject: [EXTERNAL] Comments for May 2nd Development Hearing
Date: Monday, May 2, 2022 4:37:57 PM

Hello,

I am writing to you to submit comments for the hearing being held tonight for the development proposal in the NW Subarea off Laporte Ave and Taft Hill.

I live at 230 Pennsylvania St which is right next to the marshland by the canal on the SE part of the land. This land has been sitting vacant for many, many years. We have issues of flooding, very poor drainage and a very high water table in which we mitigate for in our crawl space under the house as well as over 2 ft out from the foundation.

Adding more foundations with this development, concrete, asphalt etc will only make the drainage and run off worse. The city of Fort Collins can't even keep our street maintained for run off! Our driveway floods significantly and our neighbor gets water flowing towards his house from the street. Leaving this area open and natural offsets these risks and only fosters many species of birds and other wildlife like pollinators that are essential to the Rocky Mountain foothills ecosystem. Not to mention the proposed development area is a part of the historic Soldier's Creek and if it were to be restored fully, would contribute to the health and history of Fort Collins wildlife as well as residents.

I don't even want to get started on the traffic in this area, but I will.

When we bought our house in 2018, we knew the bus yard and the high school were going to create extra traffic, but since then Mulberry has been closed 3x for extended periods of time and a lot of traffic is being detoured to Laporte. I have seen so many accidents at the Taft and Laporte intersection or close by the past month of Mulberry being closed, glass everywhere, people constantly running red lights, school kids both on foot and on bike nearly being hit by cars. I grew up in big cities and have seen terrible terrible traffic, but the impatience of these drivers, the volume of drivers, and the amount of speeding for this small area is just downright dangerous. You don't need a controlled study to see it if you live here.

Trying to turn left to go east on Laporte from my street feels like I'm playing roulette. The amount of cars that appear to be accelerating at a normal rate in fact are pedal to the metal when they are coming across Taft heading west on Laporte, my close calls have been numerable and I feel it's only a matter of time before someone flooring it to the high school or towards Ramblewood is going to t-bone me.

I work as a medical professional for UCHealth and I go to work each morning and have to time it around the school traffic, because I've sat for over 15 minutes waiting in line with my neighbors just to get off the street.

I have called city traffic so many times because of how fast people drive on Laporte and all of these issues with school traffic. I walk my dog frequently and the volume of cars is quite unnerving especially without sidewalks (which traffic says they have a plan to install—4ywars going now). Lots of these vehicles turn into the Ramblewood apartment area.

I chose to live here, buy a home here in Northwest Fort Collins because it was farther away from the city center.

My main concern with this development is the significant increase in cars on top of everything else going on, and NO room to put sidewalks in or widen streets OR lower speed limits.

My other concern that ties into traffic and cars is our environment and the impacts additional people and vehicles place on OUR environment and immediate climate emergency. Emissions are at a terrible high and our skies are dirtier than ever. Delicate species such as the black footed ferret who once thrived here are now threatened and habitats are being destroyed (also thanks to the gravel pits in the area). I will happily pay more taxes if that limits the

amount of people moving into this area and protects habitat and ultimately our ecosystems and environment.

It would be a shame for the city of Fort Collins to allow this type of development to move forward for this NW Sub area Plan. It does not fit in at all and the sheer traffic volume (and unsafe drivers) the higher density development of Ramblewood just shows that this development won't work no matter how they package it.

I've known Fort Collins to be on the side of the environment, on the side of preservation, and on the side of creating & fostering safe and peaceful communities. There is no room for more residences here, at least not safely or with the urgency of climate change and our environment in mind.

Thank you.

-Kimberly
Sent from my iPhone

From: Cheryl Distaso
To: Development Review Comments
Subject: [EXTERNAL] Opposition to Sanctuary on the Green
Date: Sunday, May 1, 2022 10:57:14 PM

To the team at devreviewcomments@fcgov.com:

I would like this comment to be a part of the public record for the May 2, 2022 hearing for PDP 210018 .

My name is Cheryl Distaso. I've lived on Sunset Street since 1990.

I work with my neighbors on the Sanctuary Field Neighborhood Network steering committee. We remain opposed to the current iteration of Sanctuary on the Green for the following reasons:

1) The proposal does not conform to the Northwest Subarea Plan that the City and County jointly adopted for our area (2006) and therefore should not be approved.

- This proposal calls for numerous variances that violate the setback requirements for wildlife corridors and wetlands. The City should not be granting these variances. The developer proposes to cut down large cottonwood and other trees that provide critical habitat to owls, bats and other wildlife in order to maximize the number of houses he can build. Based on the Subarea Plan's guidelines, these should be treated as "natural resources" of the area and be required to be preserved. (pp. 44 NW Subarea Plan)

- The proposal calls for 3-story buildings throughout the North and East ends of the property. The height of these buildings (45 feet above current grade) endangers and disrupts flyways, feeding and nesting patterns of migratory birds and other wildlife who rely on these corridors. The high building elevation will also cause increased light pollution in the established wildlife corridors and in the wetlands adjacent to the property, degrading habitat for resident birds, chorus frogs and other animals. The City should not allow 3-story buildings in this area. (pp. 36 NW Subarea Plan)

- The 2- and 3-story row houses located in the northwest area of the property (and bordering the proposed stormwater channel), and along Taft Hill, are incompatible with the Green Acres, Taft Hill and Rostek Subdivision single-story, single family neighborhoods. (pp. 9, pp. 11 Framework Plan of NW Subarea Plan)

- This plan violates Goal C-1 of the Subarea plan which requires the City to "protect and interpret the historic resources and landscape of the area." The Subarea document specifically references N. Taft Hill in the section about Existing Historic Resources. (pp. 31)

- The 2-3 story buildings will obstruct views of the foothills, which is in direct conflict with the NW Subarea plan guidelines. The developer has been asked numerous times in writing to reduce and/or relocate these high-density buildings to the interior of the development site but has consistently ignored our neighborhood's request in every new iteration of the development proposal. We would like the City to require this change. (pp. 43, Guidelines for the Urban Edge, NW Subarea Plan)

2) The proposal does not conform to the City of Fort Collins Land Use Code.

- Section 1.2.2 A of the Land Use Code states that "the purpose of this Code is to improve and protect the public health, safety and welfare by: A) ensuring that all growth and development which occurs is consistent with this Code, City Plan and its adopted components, including, but not limited to, the Structure Plan, Principles and Policies and ***associated sub-area plans***.

- Compatible Massing is required by the Land Use Code (Section 3.5.2).

3) Despite a development review process that claims to include the residents, this proposal has been extremely difficult for neighbors to track, provide input, and understand.

- The City's development review website is extremely difficult to navigate even for those experienced with technology (as acknowledged by city staff). Documents are not uploaded in a timely manner and some are so large they cannot be viewed online.

- The developer is claiming that this has been an extremely collaborative effort with neighbors, and that they have responded to neighbors' concerns. This is false. While the type of housing units has been slightly changed from condominiums to row-houses, resulting in fewer units, it was changed in order for the proposal to meet the requirements for a Type 1 Hearing. The current proposal has only minimally changed from the proposal reviewed by P&Z last June. That proposal was withdrawn because Commissioners' comments indicated it was likely to fail. The developer has yet to make any substantive changes in response to the neighborhood's concerns.

- The Sanctuary Field Neighborhood Network has met numerous times with city staff from multiple departments in order to better understand the plan and areas where change could be made. There was only one neighborhood meeting held to discuss the current proposal via Zoom in September. That virtual meeting was facilitated in a way that enabled the developer to control the conversation, did not address the Northwest Subarea plan's requirements, and lacked transparency. The developer rejected our request to meet again in person. The P&Z Commissioners specifically advised Developer to negotiate with the Neighbors to find a more compatible plan.

4) The developer has shown disregard for neighbors' concerns and the wildlife habitat of this area since this project's inception. Four years ago, the City's Natural Resources department tried to purchase the property on Taft Hill to preserve the historic farmhouse and three barns on it. The developer out-bid the City to acquire the parcel, then had the farmhouse burned to the ground, took down the barns, and displaced bats, owls and numerous birds nesting there (May 2018). The fire damaged the historic silver maple trees, as no regard was given to protecting the trees. Subsequent to burning down the historic house, he requested and got approval for annexation into the City - neatly avoiding historic review that would have been required if the buildings were not destroyed. Three (out of 4) P&Z Commissioners commented that this should have been annexed at a lower zoning density to comply with the Subarea Plan. This suggests that the minimal LMN density should be respected. The City has so far done nothing to ensure that the original farmhouse site or the historic trees are preserved. The large trees and shrub habitat provide shelter for deer, foxes, birds and other animals, especially

during the winter.

5) This project calls for 212 units and 453 parking spaces, in anticipation of 1,000 new residents or more. This high-density development will negatively impact air quality and local traffic patterns. This is especially true near Poudre High School where pedestrian and car traffic is already challenging and the developer proposes to put an entrance to the development site. Additionally, there will be a new turn lane for the proposed entrance on Taft Hill, where up to 300 trucks pass through a day carrying gravel from the plant on North Taft. The pedestrian sidewalk on Taft Hill is already dangerous. This development will create additional air pollution, noise, and safety hazards for students and community members who walk along LaPorte and Taft.

6) According to the EPA, as of April 2022, the northern Front Range including Fort Collins has been reclassified from a “serious” to a “severe” violator of federal ozone standards. This is due to the combination of industrial and vehicle emissions, and agricultural sources from the eastern plains. Significantly increasing the number of cars in the area increases emissions. High density developments like this one - with large buildings, roadways, and parking lots – will generate heat. Coupled with the rising climate at our elevation, this heat can create thermal drafts that exacerbate air pollutants pooling in Fort Collins instead of blowing east and dissipating. Maintaining natural space is an important mitigation tool for a rising climate. We will no longer have our “Night Sky” darkness - gone forever. Most of our neighbors do not even leave a porch light on at night. Minimizing night light is a City environmental goal.

7) The 15 acres of “Open Space” proposed is all land that cannot be built upon due to Stormwater channels and mandated “Natural Habitat Buffer Zones”. The entire property is located in the West Vine Drainage System for which the Master Plan is still in development and seeking community input. This property is in a Flood Zone, and though Staff have assured us it is a top priority to guarantee neighborhood flood impacts will not be a concern, we are not convinced. The area has already been victim to historic flooding in the past

--
Cheryl Distaso
Pronouns: she/her/hers
(970)310.6563

From: Andrea
To: Development Review Comments; sanctuaryfieldnetwork@gmail.com
Subject: [EXTERNAL] Little farms and Animals
Date: Monday, May 2, 2022 12:19:04 PM

According to the map, the areas to the east and west of the proposed development are designated Rural Residential. And actually, the land just a few blocks to the north of the low density housing is also rural residential and farms. Many of the lots in these areas have a little land and some have chickens, horses, goats, pigs, sheep, mules....some have small farms, raising birds, plants, trees, marijuana; composting, even worm farming. One neighbor is a metal sculptor, another recycles machinery; there are yard collections of all sorts of things. And more. Living here is different than living in town. There is no home owners association that would handle this, which is why we love it here.

The Sanctuary Field grassland and wetlands are teeming with wildlife who use it for refuge as they pass through their wide territories. Some find their ways into our yards and are regulars in our lives. The character of these neighborhoods was acknowledged in the Northwest Subarea Plan, intended " to retain aspects of our semi-rural heritage, small farms, natural areas, foothill vistas, open fields..."

Building a housing development with many 2-3 story houses, in a flood zone, disturbing wetlands, interfering with wildlife habitats, adding traffic, air pollution, light pollution, is not compatible with the positive qualities of the existing neighborhood, a violation of the City Plan.

I would be happy to see the Sanctuary on the Green not happen at all. Allow the fields and wetlands to remain as they are.
If the development goes ahead, I wish that fewer buildings be built, more of them single level, and none of them 3 stories tall.
If it goes through, I dread the thought of several years of construction vehicles, noise, and mess, to say nothing of the disruption of the lives of our wildlife. I feel saddened by the prospect of losing this open space.

Your neighbor,
Andrea Faudel

From: nancy frederick
To: Development Review Comments
Subject: [EXTERNAL] Sanctuary on the Green, PDP190003
Date: Wednesday, April 27, 2022 11:56:20 AM

I live on Laporte Ave., very close to the new brewpub, Stodgy. The traffic volume & resulting noise on Laporte Ave. without the brewery was loud & constant.
The traffic & noise with the brewery has increased considerably. The addition of yet more traffic coming from the Sanctuary development will be untenable.
I can't imagine what it will be like with even more cars, bicycles, motorcycles, etc. resulting from this development will be.
I feel the residential units need to be reduced to no more than 100 total units. Also, isn't this development area in a flood zone? There has been flooding
there in the past. What kind of environmental impact will it take to mitigate this issue? Is The West Vine Drainage System still in development?
Thank you for your attention to this Email
Sincerely, Nancy Frederick
1801 Laporte Ave.
Ft. Collins, CO 80521

From: Hilary Freeman
To: Development Review Comments
Cc: sanctuaryfieldnetwork@gmail.com
Subject: [EXTERNAL] Comments for Sanctuary On the Green Hearing
Date: Monday, May 2, 2022 4:41:13 PM

Dear City Planning and Zoning,

I'm writing with some comments regarding the Sanctuary on the Green Hearing for 5/2/22.

Primarily I'm concerned by the number of variances and the disregard of policies seen in the requests and supporting documents.

Reading through the proposal documents and subsequent responses from the committee, I'm concerned that people involved with the proposal do not have any regard for the safety of the people who will be living in the new development. Specifically there were many corrections regarding access by fire trucks and other safety issues. I understand that there are many details that need to be addressed in a proposal of this size but I don't have any confidence that this developer is concerned with anything more than making their profit. The lack of willingness to meet with neighbors is another example of this. Also to me this seems like a disrespect of the committee's time and resources.

Personally, the part of the development that will impact me the most is the increased traffic along Taft Hill. I commute by bicycle in the mornings and I have to bike south from Vine on Taft, and then turn left on Laporte. If I hit that street at the busy time in the morning, it's pretty terrifying trying to get in the left turn lane, especially with student drivers going to Poudre High School. I'm anxious about dealing with the increased vehicular traffic and the increased exhaust fumes. Sometimes traffic is backed up quite a ways, so as a biker getting into the main flow of traffic to make sure I'm not blocked out of being able to turn left means I'm going to be stuck in traffic breathing exhaust for a much longer time. I'm worried about traffic leaving the new development noty seeing bikers especially during sunrise. I am not in favor of permanent barriers blocking off the bike lanes as it means that snow isn't plowed and then it melts creating a sheet of black ice in the bike lanes in the winter. I hope that the development will take the safety of bike commuters seriously.

I understand that Fort Collins desperately needs affordable housing and this means density, but I don't think this means ignoring the directives of the Northwest Sub-Area Plan.

I hope that the committee approving the plan has the bandwidth to make sure that all the requirements are satisfied and that developers don't chip away at the city resources with too many variance requests.

Sincerely,
Hilary Freeman
2208 Trevor St.
Fort Collins, CO 80521

From: Emma Goulart
To: Development Review Comments
Subject: [EXTERNAL] May 2 development review
Date: Monday, May 2, 2022 5:48:53 AM

Good evening,

I am writing to you today as a concerned home owner on north Taft hill rd. I work on Monday evenings and regret that I cannot be in attendance. I am aware that a developer wishes to develop 41 acres of open land in my neighborhood. I am opposed to this development for multiple reasons.

1. I have already written to the county commissioners about the amount of traffic on N. Taft Hill Rd., specifically heavy truck traffic. N. Taft Hill is a residential neighborhood and the amount of traffic is inappropriate for this type of housing density and neighborhood. A development of this magnitude would increase traffic by multiple times furthering an already out of hand problem. This area of town is compatible with big developments like the proposed. Though the zoning is LMN, it has come to my attention that several zoning variances are being granted to allow this sort of development. This in and of itself is a great reason why this development does not belong. Furthermore, this development goes against the Northwest Subarea Plan in almost every way. Why would the City spend their resources drafting a plan that it is willing to directly contradict?

2. This proposed development is located within a city flood plain. This in and of itself is reason enough to halt this development. This area has important riparian ecological elements that would be forever destroyed once developed. The City should be trying to protect areas such as this as it is an important wildlife corridor as well as an area that will flood with some level of regularity. The City has outlined regulations for developments in flood plains to protect the health and safety of citizens, minimize property damage when a flood occurs and ensure new development does not make flooding problems worse. Developing this area as proposed would most certainly contradict all 3 of these.

3. The quality of life of the existing residences would be severely diminished. With a development of this magnitude, wildlife habitat is lost, views are lost, open space is lost, traffic is increased, dust is increased, noise is increased and the conformity of the neighborhood is gone. The homes in this area are not large complexes, but small single family homes with relatively low roof lines. This goes against the character of the N. Taft Hill neighborhood as a whole.

Part of what makes Fort Collins a great place to live is the country feel of the NW part of town. This, too, is why the City and County outlined the NW Subarea Plan to begin with. To preserve this character. This development goes against that in every way. I implore the City to stop this development for all the reasons listed here. This is a gross misuse of this land and should not be allowed to proceed.

If development is eminent, it should be a dialogue and compromise with the local neighbors. For trust from our city authority as well as relationship with the neighbors themselves.

Thank you for considering my comments.

Emma Goulart
N Taft hill owner

From: Julie Griffin
To: Development Review Comments
Subject: [EXTERNAL] Preserve the Sanctuary Field Hearing comments
Date: Monday, May 2, 2022 10:03:38 AM

Hello,
Below are the following concerns I would like to hear being addressed at tonight's hearing:
1. Wildlife sustainability impact statement. What studies have been done to account for the number of various species living in and around this area and how they will be impacted? What is the watershed plan to prevent potential flooding of this area?
2. Pedestrian safety and traffic flow concerns: what is being done to address pedestrian safety in this area. There are no sidewalks so the roadway shoulder is heavily trafficked by bikes, runners, students, and walkers. Does widening this road area to accommodate a left turn lane, also include sidewalks?
3. Traffic congestion already exists along this roadway especially during high traffic times due to the school zone. Traffic is often backed up beyond the proposed entrance to this site, which then also impedes the pedestrian crosswalk. This pedestrian crosswalk and roadway shoulder area is frequently used by school aged children/teens. What safety measures will be in place to mitigate the close proximity of a pedestrian crossing area and a turn lane, especially during these high traffic times?
4. Should this proposed build site be approved, what measures will be taken to reduce the increased noise and light pollution? In order to help reduce noise and light pollution while providing sanctuary to wildlife, I would like to recommend a wooded landscape, including primarily coniferous trees, surrounding the build site. This will also improve the view. Rather than looking out onto a parking lot, one will see trees. If surrounding the entire build site with trees is too much, I would implore you to consider this plan along the NE section along the current walking path. This path is a place for many to get out and enjoy nature, particularly the birds/hawks in the area.

Thank you for your time and consideration,
Julie Griffin
2274 Tarragon Lane
970-988-5702

From: Mikole Liese
To: Development Review Comments
Subject: [EXTERNAL] Sanctuary on the Green Project
Date: Monday, May 2, 2022 3:01:02 PM

To whom it may concern:

I want to direct my comments on two issues.

First, it appears the development proposal is incompatible with numerous city ordinances and priorities including protections for the wildlife and wetlands in all areas of our city. I live and walk the bike path and fields weekly and believe that the natural habitat that the areas create cannot be minimized with disruption to the water, flight patterns (3 story buildings??) and wildlife corridor for the deer, coyote and foxes that I observe in the areas.

Secondly, I am deeply disturbed that there has been little to mention of affordable house in this project. While I believe lowering density is a key priority because of the above-mentioned concerns, the natural market means that lower density will create more expensive housing. I would like to see requirements for the developer to work with Habitat for Humanity, Neighbor to Neighbor or other housing advocates in the city to make sure a certain percentage of the housing units are affordable to lower income Coloradoans.

Thank you,
Mikole Grindel

From: Paula Harrison
To: Development Review Comments
Subject: [EXTERNAL] PDP210018, Sanctuary on the Green
Date: Monday, May 2, 2022 4:47:29 PM

Dear Ms Axmacher and Ms Jones,

I am concerned about this proposed development. As I read through the Land Use Code there seems to be obvious challenges to the existing design and composition of the proposed development.

The bold edit is mine and it clearly says that projects/developments should follow the sub-area plan. This article is cited in article 4, division 4.5, Part (C) Prohibited Uses. In part (2) (in my bold font) it states that prohibited uses are subject to Section 1.3.4 which, in turn, is subject to the "objectives of the Subarea plan".

Although, to me, this is convoluted/repetitive wording (Ex:"All uses that are not (2) determined to be permitted...shall be prohibited") It does seem to say that the use must align with Section 1.3.4.

There are many parts of the Subarea plan that are in conflict with the proposed development. Here are just a few:
1. The proposed development parcel is literally surrounded by land zoned RF, Residential Foothills with the exception of the access driveways to Vine and Laporte. See https://gisweb.fcgov.com/HTML5Viewer/Index.html?Viewer=FCMaps&layerTheme=Zoning%20Districts This means large lots, agriculture, foothills views, and low density. The proposed development is not in keeping with the surrounding rF neighborhood. It would obstruct views, include no agricultural uses, have a higher density (even though it conforms to LMN density zoning), and small lots for the single family homes.
2. ƒSubarea Plan (SAP), Chapter 4, Trails: *Local Neighborhood Connections: these smaller, more informal trails focus on providing local connections between residential neighborhoods and other destinations such as schools, parks, and Multi-Purpose Trails.* The proposed parcel is used heavily by neighbors for recreation. walking, and connecting to adjacent parts of the neighborhood.
3.SAP, Goal C-2 *Neighborhood-Driven Initiatives Local neighborhoods will be the catalyst for changes and improvements in the area.* The proposed development does not conform to this goal.
4. SAP, Goal C-1 Historic Past Retained The Northwest Subarea will retain aspects of its historic cultural past. This Plan aims to protect and interpret the historic resources and landscape of the area. Policy C-1.1 Protected Historic Resources Identify and protect historic resources with the participation of willing property owners or as part of development proposals.
The owner of this parcel made arrangements with local fire authorities to use the historic farmhouse and barn on this parcel as a training exercise and it was burned down. This shows ill intent, but the land that is still here is what remains of the farm. The existing land has historic value in that it stands as a testament to the rural character and the agricultural roots of this section of Fort Collins.

There are also conflicts with wildlife corridors, air quality, and more. I urge you to review these sections of the Land Use Code and the Subarea Plan so that the decisions made regarding the proposed development conform to the existing rules, regulations, goals, and visions of the city and its residents.

Sincerely,

Paula Harrison
N. Hollywood St, Fort Collins

1.3.4 - Addition of Permitted Uses

SHARE PRINTED SECTION DOWNLOAD OF SECTIONS

(A)***Purpose Statement.*** The purpose of the Addition of Permitted Use process is to allow for the approval of a particular land use to be located on a specific parcel within a zone district that otherwise would not permit such a use. Under this process, an applicant may submit a plan that does not conform to the zoning, with the understanding that such plan will be subject to a heightened level of review, with close attention being paid to compatibility and impact mitigation. This process is intended to allow for consideration of unforeseen uses and unique circumstances on specific parcels with evaluation based on the context of the surrounding area. The process allows for consideration of emerging issues, site attributes or changed conditions within the neighborhood surrounding and including the subject property. For residential neighborhoods, land use flexibility shall be balanced with the existing residential character. **Projects are expected to continue to meet the objectives of any applicable sub-area plan and City Plan.** The process encourages dialogue and collaboration among applicants, affected property owners, neighbors and City Staff.

Division 4.5 - Low Density Mixed-Use Neighborhood District (L-M-N)

(C)***Prohibited Uses.*** All uses that are not (1) expressly allowed as permitted uses in this Section or **(2) determined to be permitted by the Director or the Planning and Zoning Board pursuant to Section 1.3.4 of this Code shall be prohibited.**

From: Lucy H
To: Development Review Comments
Cc: sanctuaryfieldnetwork@gmail.com
Subject: [EXTERNAL] Sanctuary Field Comments
Date: Monday, May 2, 2022 11:43:22 AM

Dear Alyssa,

My family and I live at 709 N Taft Hill Road, so we would be greatly affected by proposed development to Sanctuary Field. Some of our major concerns are listed below.

1. Developing the area will have a significant and terrible effect on wildlife, especially the herd of deer that have lived here for many years. One of the best parts of living in this part of town is watching them moving around the neighborhood. A development of this size will certainly displace them and anything else living in the area-- plus pollution of ground water, soil. and air--as well as simply destroying habitat.
2. Traffic already backs up at the Taft-Vine roundabout, including many trucks coming south. Adding 500+ cars to this will bring congestion, as well as tearing up Taft Hill much faster. If no light will be located at the exit onto Taft Hill, people turning in and out will be causing more wrecks than usual.
3. More vehicles mean more emissions and even dirtier air. The developer isn't going to require every resident to own a hybrid.
4. One thing that has struck us is that none of the people apparently involved in pushing for this development are local. None of them will be negatively affected like we will. They won't be sitting in traffic or looking at a parade of dead wildlife along the road.

I feel very strongly that the "absentee landlord" situation is happening here. It will be very easy for investors to buy these monstrosities, then rent them to more people with no ties to the area.

Nobody likes to talk about this, but more people mean more crime. We already need to lock everything up 24/7, and that situation is not going to improve when more developments are open.

5. At one time, the developer mentioned that structures would be similar to those in the Belweather/Tarragon Street neighborhood (I think its name is "West Vine"),but in no way are the 3 story condos like those bungalow types.

We have lived in a town that put development over good sense, watching every scrap of green being covered with concrete and housing that was not needed.

My family and I are requesting that the zoning commission do the brave thing--the right thing---by denying this huge development. It is more suited to the southeast part of Fort Collins, where people expect to see this kind of cookie cutter building.

While you still have time to save the character of this area, please do the right thing and stand up to the money and political pressure of developers.

Thank you.
Sincerely,
Lucy and Danny Head
709 N Taft Hill Rd
Fort Collins 80521

From: Cristyn Hypnar
To: Development Review Comments
Subject: [EXTERNAL] Sanctuary on the Green Development Review
Date: Monday, May 2, 2022 2:14:23 PM

Hello,

I am writing in advance of tonight's hearing in support of the Sanctuary Field Neighborhood Network. I urge you to preserve the Sanctuary Field as an open space and to oppose the development of that land, especially as the current development proposal stands.

I used to live very close to Sanctuary Field, and would walk there frequently, finding solace in the natural area, especially among the large cottonwood and apple trees near the creek. As I understand it, the development proposal for this parcel of land includes destroying this specific and historic part of the ecosystem, which is very upsetting to me. I also understand that the development proposal requests numerous variances from requirements that were set by the City and County to preserve wildlife corridors and wetlands habitat. These regulations were set for a reason, and I do not believe that variances should be granted for the housing development.

I know that affordable housing in Fort Collins is a huge issue. And, I don't believe that developing the Sanctuary Field into 212 units is a sustainable solution to this problem. In addition to my strong desire to preserve the entire 41 acres of natural area (as opposed to just the 15 acres allocated in the development proposal), I can also say firsthand that adding a potential 453 vehicles to traffic on this side of town would cause huge problems. I used to live at the intersection of Laporte Ave. and Taft Hill and was often frustrated by the length of time it took me to get out of my own driveway—sometimes 5-10 minutes. It also felt dangerous at times to cross Taft Hill to continue walking west on Laporte towards the field. There is no sidewalk, and Laporte is quite a busy street. I cannot imagine the congestion that would be introduced to this intersection with the proposed housing development.

In addition to the traffic issues that the housing development would cause, we have to think about the air quality of Fort Collins, which as I'm sure you know is already classified as a "severe violator" of federal ozone standards. The foothills experience unique air quality challenges as industrial, vehicle, and agricultural emissions are pushed westward from the eastern plains. The ecosystems of the foothills need open spaces to help mitigate rising temperatures caused by this air pollution. We should not be exacerbating the issue by increasing the amount of traffic this close to the foothills.

I hope that you are able to see past the short term (and admittedly urgent) need for affordable housing in Fort Collins, and are able to think about the long term importance of preserving Sanctuary Field as an open space.

Thank you for your time.
Sincerely,

Cristyn Hypnar

(she/her/hers)
Resident of District 1

From: Megan Johnson
To: Development Review Comments
Subject: [EXTERNAL] May 2nd hearing for Sanctuary on the Green
Date: Sunday, May 1, 2022 4:11:13 PM

My name is Megan Johnson and I reside with my husband at 25 S Taft Hill Rd. I am unable to attend the hearing on May 2nd regarding the Sanctuary on the Green and would like to provide comments in advance. I am in agreement with the Northwest Subarea Plan for this area of our neighborhood, and am concerned about aspects of the developer's proposal that do not align with this plan (namely three story buildings, increased density, and the impact this would have on wildlife in the area). The trees in the area should be preserved as natural resources in the area. Any approved development proposal should limited increasing light pollution and any disruption of wildlife corridors and flyways for birds. Living on Taft Hill, we are also concerned about increased foot and vehicle traffic. This part of town already does not have adequate sidewalks and bike lanes in the area, so an increase in pedestrians and vehicles would be a challenge. Until there is adequate infrastructure for vehicles, bicycles and pedestrians, it does not make sense to consider adding 1,000 new residents to this area. There is already substantial air and noise pollution from traffic on Taft Hill, so we have concern about increasing traffic due to approval of the current proposal. Traffic patterns are increasingly challenging during the 8-9:30 am time during the school year, when people are heading to work and dropping off kids at school. The cars last week around this time were backed up on N Taft Hill nearly a half mile towards Vine, which would only increase with an addition of residences and entryways in the this area.

Thanks for your considersation of our neighborhood's opinions, as we love this area and the wildlife and habitat we have here. I ask that you decline Solitaire Homes, LLC's most recent proposal for Sanctuary on the Green and require full compliance with the Northwest Subarea Plan.

Sincerely,
Megan Johnson

From: Mike Juniper
To: Development Review Comments
Cc: sanctuaryfieldnetwork@gmail.com
Subject: [EXTERNAL] Sanctuary on the Green
Date: Friday, April 29, 2022 5:06:20 PM

Hello,

I have a number of concerns regarding the Sanctuary on the Green development project. But one I have not heard anyone else voice is this: I believe the plan involves mitigating expected increased traffic on Taft by installing a left turn lane for northbound traffic. But I wonder where the space for that will come from. Right now there are nice shoulders on both sides of Taft that greatly enhance the safety of bicyclists and pedestrians on Taft. Is the intention that the shoulders will be reduced or eliminated? If so, that feels very much like you are giving with one hand and taking with the other. You're mitigating the inconvenience of increased traffic by reducing our and our children's safety.

Michael Juniper
2268 Tarragon Ln

From: sandy knox
To: Development Review Comments; sanctuaryfieldnetwork@gmail.com
Subject: [EXTERNAL] Sanctuary on the Green project.
Date: Monday, May 2, 2022 1:34:58 PM

To whom it may concern: PLEASE, PLEASE, PLEASE stop this project!!!!!!!!!!!!!!! It totally does not fit in the Northwest Subarea. It has too many buildings in too small of a an area. We spent hours and hours working with city government personnel to create the guidelines for the Northwest subarea. This proposed project violates the Northwest subarea's vision and the desires of all the surrounding neighbors. This proposed project will destroy the peace and quiet of the northwest subarea with too many people and too much traffic. The zoning should be changed to UE which fits in the Northwest subarea. This proposed project belongs east by interstate 25 and not in our neighborhood!
Please stop this madness now and listen to what the surrounding neighbors are saying.

Thank you, Sandy Knox (2309 West Vine Drive)

From: Charles Kopp
To: Development Review Comments
Cc: sanctuaryfieldnetwork@gmail.com
Subject: [EXTERNAL] Sanctuary Field development proposal
Date: Sunday, May 1, 2022 1:32:18 PM

Dear City Planners:

I strongly urge you to reject the current proposals of the developer for the Sanctuary Field project in NW Fort Collins. I'm not going to reiterate much of what you've probably heard abundantly on how these proposals don't conform to the Northwest Subarea Plan, and that there are no good reasons for variances to be granted for this project. Rather, I'm going to ask whose side should you be on?---that of the neighborhood people who would be adversely s affected by the proposed project, and the larger community that would still be affected by downsides like increased traffic and pollution---or the interests of a developer who just wants to maximize their profits.

I live a good mile from the neighborhood that would be directly impacted by the project, but I walk in that area often enough and appreciate its piece of bucolic charm, and would hate to see it ruined by high-density and apparently non-compliant development. And even if I lived much further from it and never even saw it, I'd still be against this kind of development in the wrong places because there's just too much of it happening in what's been dubbed "Fort Construction." You must know that Fort Collins is currently the fourth largest city in Colorado, and although I think much of the growth has had very positive results, I think allowing a lot more will degrade the environment and our quality of life, which has started to happen already. Ideally, I'd like to see a moratorium on all new residential construction, except for truly affordable housing. And also a revised City Plan that doesn't allow for the growth of the population to reach about a quarter of a million people---approaching the big city category.

Back to the practicality of the local issue, it seems that the Sanctuary Fields Network has tried to be cooperative with the developer regarding the proposed project in their neighborhood. They just want it within the parameters of code compliance so it isn't environmentally and aesthetically disruptive. The developer, however, seems to be less cooperative, and I understand has even ignored recent requests to meet in person with network people. It seems they're counting on the City Planning Board to approve what they want, and I really hope the board will not cave in to any pressures.

One reason I moved to Fort Collins---to a small house that's an old build--- is because I thought it was an environmentally-conscious community. But it seems too many developers who aren't environmentally-friendy too often have their way here. Please, let's not become another growth-crazy NOCO community, but rather, set an example for the rest.

Sincerely,

Charles Kopp
Fort Collins

Hearing 5/2/22
Comments for Sanctuary on the Green Development Proposal on behalf of SFNN

My name is Laura Larson, I live at 320 N. Impala Drive and my property abuts the proposed development site. I am speaking on behalf of **Sanctuary Field Neighborhood Network** (SFNN) which represents over 200 neighbors who will be affected by this development. Our organization includes the majority of the resident population surrounding this site, encompassing the Green Acres, Bellwether Farms, Taft Hill, Sunset and LaPorte Avenue neighborhoods. The open fields, wetlands, historic farm site along Taft Hill, and the wildlife that inhabit this area define our neighborhood. They are a vital part of the character that the Northwest Subarea plan was designed to preserve.

In 2006, with large participation from our neighborhoods, the Northwest Subarea plan was created and both Larimer County and the City signed onto it as the governing plan for development in this area. Many of us bought our homes with the understanding that the City has to abide by this plan in considering new development, and that we would be protected from the high-density, 3-story row houses that dominate this project. Specifically, the "Vision" for the Northwest Subarea (p. 9) is described as follows:

"The Northwest Subarea should continue to be predominately a low density residential area at the edge of Fort Collins with stable neighborhoods. The area should also retain aspects of its semi-rural heritage including historic structures, small farms and irrigation ditches, natural areas, foothills vistas, and open fields. As new development or change occurs, it should occur slowly and be of **low intensity and fit in with the diversity and country feel of the area**. New development should **safeguard natural features and protect wildlife habitats**." In the Planning Framework (p. 15) it states: One of the primary objectives… is to ensure that future development is **compatible with the density, uses, and character of existing neighborhoods**." The Subarea plan specifically states that the City should **"protect stable neighborhoods from incompatible development"** (p. 9). That's why we're here this evening. We are asking you to protect our neighborhoods and the wildlife on this property from incompatible development.

Last June, the developer's attorneys asserted to the Planning and Zoning Commission that the NW Subarea plan does not matter, and it is only the Land Use Code (LUC) that determines what kind of development can be approved. But Commissioner Hogestad corrected them and described the subarea plan as "a key document." The Commissioners clarified that the City's subarea plans and the LUC were designed to be used in concert with one another, and citizen input into the subarea plans was a vital part of why they have to be honored in the context of the LUC. Section 1.2.2A of the LUC states that "the purpose of this Code is to improve and protect the public health, safety and welfare by: A) ensuring that all growth and development which occurs is consistent with this Code, City Plan and its adopted components, including, but not limited to, the Structure Plan, Principles and Policies and ***associated sub-area plans."***

The Land Use Code also states in Section 3.5.2 that compatible building massing is required.
This development proposal is not compatible with the existing neighborhoods in terms of building mass or height; it doesn't contribute to the "public good" as noted by the P & Z Commissioners in the last review, and it doesn't preserve the natural features of the area.

Let me tell you about our neighborhood and who we are. We are a multi-racial, low and moderate income neighborhood, with Irish Bilingual Elementary School at the center. Our homes are predominately single story, detached single family homes, and all of the properties that abut this parcel are single story homes. Some of our members have lived here for 45 years; others of us moved here more recently to raise families and run small businesses, because our neighborhoods are affordable. We have chickens, turkeys, goats and horses on our properties. We know our neighbors, we walk our dogs together and socialize regularly as a community, and with city-sponsored block parties. We are exactly the kind of "stable neighborhoods" the sub-area plan was designed to preserve. The fields on this parcel have served as a congregating and walking place for our neighbors and residents in the surrounding area for decades. These past two years especially, the natural spaces and wildlife have significantly contributed to our neighbors' mental health and physical well-being.

We all care about the wildlife that lives here. We see and hear them every day, they are a part of our lives. In the Winter, small herds of deer come through our yards on a daily basis, and shelter from storms in the willows under the large Maple and Cottonwood trees where the historic farmhouse stood. We have chorus frogs singing at night, bats that fly through the fields and in our backyards because this is a dark sky area -- there is no light pollution in the fields or in our neighborhoods as we don't have streetlights. The wetlands provide habitat for redwing blackbirds and dozens of migratory bird species; there are groups of ducks who nest along the ditch and swim with their babies along the channel in late May and June every year. All of these species will be negatively impacted and their habitat severely degraded by car headlights and other light and air pollution that this development will cause.

This project proposes to place two- and three-story row houses along the irrigation ditch and where the developer has denoted a "wildlife corridor" on his plan. These tall and wide structures are unlike anything we have in our neighborhoods in terms of mass and height, and will pose an impassible wall to ducks and other birds who reside in this area. Resident building and car lights will regularly shine into the wetlands on City property and into the confluence of County wetlands and irrigation ditch habitat. The noise and air pollution, combined with the hazard of 45-foot tall buildings proposed along the irrigation ditch will destroy this area as bird habitat. The NW subarea plan and the LUC require building mass to be compatible with the surrounding area. This project does not meet this requirement.

Over the past four years, our steering committee has met with City staff and the developer numerous times to discuss our concerns about the two- and three-story row houses that predominate in this plan. We have repeated our concerns that the location of these structures along Taft Hill will destroy long-established wildlife corridors and habitat for deer, foxes, and other animals. We have submitted in writing four separate letters over this time (the most recent has been submitted into the record this evening), requesting that the developer adhere to the NW Subarea plan and protect this habitat and our neighborhoods from incompatible development. We asked City staff to please work with the developer to **ensure compliance with the guidelines for our area**. While we know that City staff have made suggestions to the developer to address some of these issues, the changes we requested have not happened. The only "habitat" being preserved is located on storm water channels, in small, non-contiguous areas where the water table is high, or where they cannot engineer their way out of the floodplain.

The developer has asserted to you and in their marketing materials that this has been a "collaborative process" with neighbors. I want to assure you that it has been anything but collaborative.

Let's examine the "meetings with neighbors" they referenced. After the Planning & Zoning Commission hearing, where the Commissioners indicated that this proposal was not going to be approved due to its incompatibility with the existing neighborhood, David Pretzler emailed me the following on Friday afternoon, July 16th.

"Hello Laura,
Would you be available for a quick meeting with me and Stephanie at Ripley Design's offices this coming Tuesday? We would like to go over some ideas we have for our site that may address some of the neighbor concerns. We are flexible on the time that day to try to accommodate your schedule."

I happened to be camping with family that weekend so I didn't get his email until I returned on Monday. Over 3 days, he had sent me 3 emails and two voicemails, all implying we needed to meet with them urgently, and that they had new ideas to share that addressed our concerns. Our steering committee was excited that perhaps they were finally responding to our concerns, and subsequently set up a Zoom meeting with them for the following Thursday *(note that this meeting was recorded)*. To our dismay, when I asked David, Stephanie and their investor Karl what they were proposing, there was silence on the call. They had nothing to offer. We asked, "can we see a drawing of what you referenced in your email as a new idea? Lower density? Single family homes?" –They responded they didn't have a drawing. Instead, they asked me, "what is the one thing that we could change that would make you support this plan?" I reminded them that we have submitted 3 letters to them with detailed changes we would like to see, and that there is no "one thing." David then offered to modify the condo building planned behind my house to a 2-story row house, with fewer units, and wanted to know if that would be enough for me to support the plan. I assured him that it was not.

This is the kind of "collaborative" approach this developer has taken in their meetings with us. When we reminded them of what substantive change would look like, they protested that our requests would make this project unviable, because it has to be profitable. **Their profit is not our concern, and it should not be the City's either.**

Despite all the information we've submitted to the City – detailing both our concerns and potential solutions that could remedy them - the City staff has now forwarded to you a plan that has not made any of the substantive changes we have requested. This new plan does not include adjacent housing that is compatible with our neighborhoods, nor does it protect wildlife corridors, bird flight paths between wetlands and irrigation channels, or 100+ year old trees around the old farmhouse site. Instead, they have made only one notable modification to this iteration of the plan: they replaced the previous condo buildings with more 3-story row houses, in order to qualify for a Type 1 Hearing. This change allowed them to avoid going back to the Planning and Zoning Commission, where they knew their proposal would fail. This revision is what led to the reduction in overall units by 18%, it was not in response to neighborhood concerns. The height and mass of the row houses are no more compatible with our neighborhoods than the condo buildings, but the City doesn't consider row houses "multi-family" – even when they have 5 units planned in most of these buildings. This plan still violates both the intent and the substance of the Northwest Subarea Plan guidelines.

In accordance with the City's responsibility to "protect stable existing neighborhoods from incompatible development," we request that you reject the proposed plan and require the developer

to truly collaborate with neighbors to create a plan that incorporates lower density housing next to our properties and better preservation of wildlife habitat. We also would like to see the developer "step down" the buildings facing Taft Hill (something else the Subarea plan addresses directly), and move any three-story buildings to the interior of the development, not abutting our single-story homes. The developer **has single story and detached single family housing "products,"** but he has not placed these next to our neighborhoods as we have requested multiple times. The City should not be granting an exception to the requirement of 4 types of housing in a development of this size – we would like to see the developer be required to accommodate our request for single story, detached homes next to our neighborhoods.

Over the past 4 years, our steering committee has met with City Planners as well as the City's Floodplain staff, Stormwater staff, and two Ecologists. All three departments have consistently described this parcel as "very complex" because of all the water ways and wetlands, and because it's in the floodplain. In fact, the Floodplain department's staff told us last year that this is the "most complex parcel being considered for development in the entire City." So, while the developer may have met the technical requirements to engineer this housing development out of the floodplain, we are skeptical as to whether the plan will actually work.

We have yet to hear how this new plan will impact our Green Acres neighborhood, whose streets all drain into one culvert and intersect with the New Mercer ditch adjacent to this parcel. As you may be aware, our neighborhoods were severely impacted in the 1997 flood, and City staff have told us very clearly that the developer is not required to prevent that level of flooding from happening again. **This is of great concern to us**. We have not yet heard how this revised plan will ensure that our neighborhoods on County property are not negatively impacted by stormwater coming off this new development, especially with the elevated land required for houses built over the floodplain channels. After multiple requests for a neighborhood meeting to help us understand the new proposal, one was scheduled for last September. Because of COVID, the meeting was held via Zoom. We expected that there would be an opportunity for neighbors to voice their questions and hear the developer's responses, and accordingly, we submitted our questions in advance. Instead of an engaged meeting with neighbors, the developer's consultant controlled the agenda, avoided addressing any questions pertaining to the NW Subarea plan, and City staff allowed the developer to limit the transparency of the Chat function such that our key questions were not visible to participants, and went unanswered.

The developer's assertion to you that this has been a collaborative process **is false**. We are very concerned that this whole project will negatively impact our property values, threaten the safety of our homes, destroy wildlife habitat and degrade our quality of life. The issues we have raised for the past four years have still not been addressed in any substantive way by this developer.

Finally, I want to speak to the developer's plan to decimate the habitat along North Taft Hill, where he has designated the entrance to this development. In 2017, the City's Natural Resource Department tried to buy the historic farmhouse that occupied that area, including 3 barns, with 100-year old Silver Maple trees and mature cottonwoods around it, because they recognized the cultural and environmental value of its preservation. However, this developer out-bid the City and acquired the parcel along Taft Hill with the historic farmhouse and barns. In May of 2018, while the property was still under County jurisdiction and was not subject to historical review, the developer had the farmhouse burned to the ground and disassembled the historic barns. The owls and bats nesting in those buildings were displaced, and the historic trees were damaged by the fire, as nothing was done to protect them.

The large Cottonwood tree along the ditch next to the farmhouse site provides nesting habitat in its hollows for a host of birds, including Great Horned owls and other raptors. In the City's staff review documents, we learned that the developer intends to cut down this giant Cottonwood tree that's well over 10 feet in diameter and estimated to be 150 years old or more, dating back to the creation of the New Mercer ditch (based on historical documents). An arborist hired by the developer deemed the tree "unhealthy." As you can see from this picture, this tree is exceptionally well balanced, has very few dead branches, and is in full fertility mode, releasing its cotton to reproduce along waterways, as it was designed to do.

This tree has a natural hollow at the base – something that you commonly see in cottonwoods in the City's Natural Areas across Fort Collins – and is not an indicator of disease or poor health. We have in fact investigated that hollow from the ditch, and found by the growth pattern that it has merely adapted to accommodate high water flows that periodically erode the bank under part of its center, as it sits at the elbow of a 90 degree turn in the ditch, and has no doubt stabilized that bank for all of its life. However, the developer has portrayed it as a "hazard" to the planned houses nearby, and wants to cut it down, along with the Silver Maples. **We have a serious issue with this**. Had the Cottonwood tree been evaluated by the City for its value as bird habitat, in the context of a natural area to be preserved, we are certain that the verdict would have been the opposite. This tree, and all the Silver Maples on the property, are part of a historic site and are required to be preserved under the NorthWest Subarea plan guidelines. In fact, the Subarea plan has a picture of the former farmhouse and barns, given as an example of a historic site to be preserved. In addition to nesting habitat for owls and other raptors, the trees provide vital shelter for deer, foxes and other animals who live here. We ask that you please save this giant tree that is a heritage landmark for our Northwest Fort Collins area, and require it to be considered part of what the Subarea Plan identifies as "natural features" to be protected on the property.

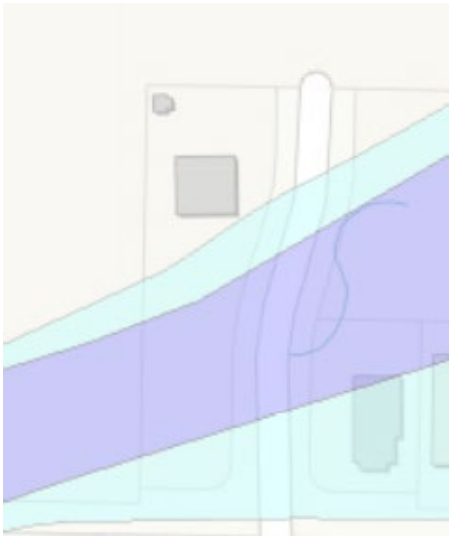
In closing, we ask that you hold this developer to the requirements of the NW Subarea Plan and reject this proposal as submitted. The predominate housing in this plan relies on 2- and 3-story row houses that are not compatible with existing neighborhoods in terms of building mass, height or density. The plan does not protect wildlife habitat and natural features of the property as required. As the former Chair of the Planning & Zoning Commission concluded, "This plan does not reflect the rural nature of the area."

Thank you for your time and consideration.

Respectfully submitted,

Laura M. Larson, SFNN Steering Committee
320 N. Impala Drive
Fort Collins, CO 80521

I wanted to highlight some of the concerns my wife and I have about the current development proposal. For reference, our home is located at 2216 Laporte Ave. We're very apprehensive about the decision to route south bound foot traffic exiting the development along the small dirt access road that currently and for the past 86 years has served as a driveway to gain access to the existing carport and planned future garage for our home. There are plans to put a footpath here as well as eventually extend briarwood road up into the proposed development which for multiple reasons we find to be totally unacceptable. The planned path and road appears to cut through a grove of trees (one being an 80+ year old cottonwood) that are crucial to preventing soil erosion surrounding the waterway running under the path. We have unfortunately had to have our sewer line replaced this year. By digging to the manhole, which sits on the side of the planned pathway, we encountered dangerously high groundwater which compromised the integrity of the new line and also the stability of the pathway (an issue we're still dealing with today). It was only after bringing several truckloads of gravel that the area was able to be stabilized enough to drive on in certain areas in order to access our home.



Our own experience on this land leads to many questions regarding the plans for this area. For one, we question who will be responsible for maintaining the pathway and proper water flow underneath it? Presently, this burden falls on the surrounding property owners- who every year attempt to clear the water way of debris and grass to prevent it from overflowing and flooding our properties. Despite these efforts, a mild-moderate rainfall will still regularly cause flooding in our front yard (see attached photo below). The overflowing water appears to come from a handful of areas- one being the metal tube underneath the access road and another being overflow from the wetlands directly to the west of our property and on the developers land. This is far from my field of expertise, but it appears to be an issue that will only worsen as the large field behind our house is developed and there is less ground surface area to absorb rainfall and natural overflow. Placement of a road to run through these wetlands would not only be difficult due to the groundwater but also dangerous to the surrounding homes from a flooding standpoint. It seems to us the developer, who either owns or has plans to develop land on three of the four sides surrounding our property, needs to bear the burden of ensuring development activities do not put current residents at higher risk by worsening flood conditions. To the best of our knowledge, there is no publicly available information detailing the developments current drainage plan- this greatly increases the anxiety of all homeowners who are downstream from this very out of place development. This concern is clearly shared by the developer (or land owner) as we were personally contacted by him two years ago mentioning the flood risk and the

need to accommodate for further high water mitigation surrounding our home for his planned land development.

Furthermore, would our access to our home and carport be compromised in any way by any future development of this access road? This to us, would be a massive blow to the value of our property as having no functional driveway would render our home much less desirable. Another major concern for us is privacy. In addition to diverting foot traffic directly alongside our home, there are currently three 3-story row home structures (39+ feet we believe?) that appear to all be visible from our bathroom window. These massive structures (based on the concepts in the most recent iteration of plans) would stand out against every home that the development proposal borders.

Regards,

Mr. & Mrs. Lasala
Property Owners of 2216 Laporte Ave.
(719) 351-4022



From: Kathleen Mineo
To: Jenny Axmacher; Development Review Comments
Subject: [EXTERNAL] Sanctuary on the Green
Date: Wednesday, April 20, 2022 3:02:28 PM

Here are my comments in advance of the May 2, 2022 Hearing regarding Sanctuary on the Green, PDP210018

I am not a "group think" person so I am not speaking for my neighbors in West Vine Bungalows however similar their opinions may be.

I want to make it clear I am not against development. Fact is, my father was a post WWII developer in Erie, Pennsylvania. It paid for my first car and my college education.

I believe the corner of Taft Hill and Laporte will be a prime neighborhood, perfect place for families; 3 schools within walking distance, 2 miles from Old Town and on a bus route. It is the perfect location for affordable housing.

I have read the Northwest Subarea plan and as much of the documents of the development proposals that I can understand. I see how the developer has "jumped through many hoops" regarding the LMN and flood plain.

I have two major concerns and one of them must be addressed by the city which is the traffic issue. As of the Fall of 2021 the traffic study had not been done while Martin Marietta runs trucks in warmer weather. I do not know if that traffic study has been redone to reflect the truck traffic but I think that it is imperative that it be done during those times.

The other concern is regarding the developer's use of the West Vine Bungalow neighborhood to justify compatibility to the 3-story buildings. I feel that is ethically wrong. I would invite you to drive through the neighborhood to understand it is 1 and 2 story homes with only 3.1 units per acre. Of our 44 homes 4 of the 2 story homes have walk out basements, they are not 3 stories.

All this being said, I really do not find the necessity nor the compatibility of the 3 story buildings and especially being in a flood plain with an additional 6 feet of ground added prior to construction.

Thank you for listening.
Kathleen Mineo
515 Coriander Lane
80521
--
Kathleen Mineo
In a world you can be anything,
BE KIND
307-421-2957
"What would John Lewis do?"

From: Jenna O
To: Jenny Axmacher
Subject: [EXTERNAL] Sanctuary on the Green
Date: Friday, December 10, 2021 11:32:28 AM

Hello Jenny,

I'm reaching out to you to express a concern about the Sanctuary on the Green development in northwest Fort Collins. I'm concerned that the development will be decided by one person, not a panel. An individual that lives in Denver and has no idea what Fort Collins is all about. Should one individual be able to decide the fate of our ever shrinking open fields in Fort Collins? The fields where deer feed and birds inhabit.

And I understand it will be developed but it should be decided by a panel of representatives from Fort Collins, that know and love the area. I think the last thing we want to see is Fort Collins turn into a baby Denver but it feels like we are going in that direction.

Please let me know if there is anything I can do to help give the field a fighting chance.

Thank you so much for all your hard work at keeping Fort Collins beautiful and natural.

Jenna Olcott RN
Olcojl15@gmail.com

From: Tiffany Peeken
To: Development Review Comments
Subject: [EXTERNAL] Comments on "Sanctuary on the Green"
Date: Monday, May 2, 2022 4:11:45 PM

To Whom it Concerns,

As currently proposed, the Sanctuary on the Green is hardly a sanctuary for anything except the developer's profits.

It is apparent from the developer's disregard for the historical use of the property, wildlife conservation and the neighbor's concerns, that this property is solely a money making machine-- not a thoughtful contribution to northwest Fort Collins.

I am not naive, obviously this large piece of property was likely to be developed. However, the mere fact that the Fort Collins Natural Areas department tried to buy this property speaks to its intrinsic value. This development does not protect the ecological landscape of this area, and should not be approved. I see deer, foxes, raccoons, nesting birds, and bats every single day, this wildlife corridor should be protected. Ultimately this property would have better served the community as a natural area rather than another overpriced, money-grabbing scheme of a development.

In a neighborhood that is almost exclusively single story, single-family homes, why there need to be 3 story row houses is baffling, and goes against the Northwest Subarea Plan. Secondly, it is not as if these row houses will be priced affordably to warrant their increased density. These row houses should not be approved. The development should align with the rest of the neighborhood visually and in density.

I live on N Hollywood St and a frequent topic of discussion with the Sunset Water District is the ability of our water pipes to withstand the increased road use as Fort Collins grows. With 1000 new residents suddenly driving the roads, cutting through Hollywood and Sunset street, I fear we will bear the premature financial burden of replacing our pipes. This high density development will have massive impacts on our local air quality, road conditions, traffic patterns and pedestrian/bike safety. There is no reason for this development to be so dense.

The current residents of this neighborhood are pleading with the city to protect what makes our neighborhood unique, and which the Northwest Subarea Plan aimed to protect when it was approved by the City and County. This development and the developer have done everything to avoid following what the Plan outlined and compromise with the current neighborhood's residents. The Plan was adopted for a reason, and I am livid that this developer thinks they are above it and are seemingly getting away with skirting its requirements.

Please do not approve "Sanctuary on the Green" and protect the rustic nature of the Northwest Subarea by forcing the developer to conform with the Northwest Subarea Plan and create a development that is compatible with the surrounding neighborhoods and natural areas.

Regards,
Tiffany Peeken
Resident on N Hollywood St.

From: David Quigley
To: Jenny Axmacher; Development Review Comments
Subject: [EXTERNAL] Comments re: Sanctuary on the Green
Date: Wednesday, April 20, 2022 4:01:33 PM

Good Afternoon,
I am a FC resident and live directly north of proposed development and offer the following comments re: the development. Thank you in advance for taking the time to take them into consideration.

I both live in and support the concept of 'in fill' development so on those grounds alone it would be hypocritical of me to be opposed to the development. Plus because this parcel is within walking distance to 3 schools I believe it has great potential for residential development.

I believe that both sides of this discussion have ventured into spin and inaccuracies in their public statements. The anti development group continues to say "stop high density development". Based on the reading of the northwest sub-area development plans recommendation of 8 units/ acre the developer are already well below that, yet the proponents still characterize it as high density.

And on the developers side I believe it is inaccurate and a false narrative to say that they are justified in building 3 story buildings because they will face 2 story homes with walkout basements. I walk and bike the area bike path 5-7 days and week so am opposed to 3 story buildings becoming a permanent part of this area.
Granting them permission for 3 story buildings does not fit any of the single family residential areas that border this property on west and north sides, and will have a negative impact on the overall residential feel of the area.

As I said before, thank you for allowing for this community input.

Appreciatively,
--
David G. Quigley M.S.W. PHR BCC

From: Hania
To: Development Review Comments
Subject: [EXTERNAL] Sanctuary on the Green PDP210018
Date: Monday, April 25, 2022 3:31:51 PM

Hello Jenny/Yani,

I am writing to you regarding the proposed development title Sanctuary on the Green.

I own and live at 636 N Sunset St. I was greatly dismayed when I first learned of this proposed development last June (when I attended the zoom meeting.) I have purchased this home (that I intend to live on forever) in this part of town several years ago specifically because I wanted to live the rest of my life on a spacious lot away from town/subdivisions/traffic. Like many of my neighbors, I have chosen to live here because this part of town is rural, not crowded, and allows some breathing space from the continuous building and growth of Fort Collins, the pace of which is astonishing to me. I've lived in Fort Collins for 25 years and have gradually seen every single space developed and built on when I thought there was not possibly any more room to add more housing (to a town that cannot possibly sustain this level of rapid growth.)

I am utterly heartbroken that, for some reason that is still beyond my understanding, the city is considering granting a developer permission to build on 41.34 acres in a part of the county that is designated as Low Density Mixed Use. How 212 dwellings fit in with a low density zoning is beyond my comprehension. The possibility that around 1,000 more people will be potentially moving into my neighborhood is flabbergasting. I've been doing my best to follow this situation for several months now (it has not been easy to get regular updates, or updates of any kind) and I do not see how it is possible for this proposal to conform with the Northwest Subarea Plan. The fact that the developer is planning 3 story buildings in this area is so out of character with what this part of town comprises of, which is mostly single family homes. So many people have chosen to retire here and are so incredibly fortunate to live here. And now the city wants to grant yet another developer access to a huge amount of acres that will completely change the spirit and soul of this community?

I felt like my intelligence was being insulted when the developer claimed, at the zoom meeting, that he wanted to build middle class income housing because housing was so expensive in Fort Collins. Since when can middle class income earners afford the price that was suggested for the homes he was referring to? I find it despicable that the developer is using this excuse to justify defacing over 40 acres of historic resources and landscape with housing that would be completely ill-fitting in this part of town, blocking views of the foothills to current owners who moved here for that exact reason. This proposal does not confirm to the Land Use Code and I find it shameful that the city is bending over backwards to accommodate yet another developer who is trying to fill his pockets at the expense of homeowners who have worked for decades to be able to afford the mostly modest homes that are so characteristic of this part of town. I also feel that myself and my neighbors have not had the chance to be a part of this process in a clear and straightforward manner.

I urge you to pay attention to the fact that the developer is showing complete disregard to the concerns of all of the people who live in this part of town, and to the wildlife habitat. I find it shady that the developer burned a historic farmhouse to the ground to avoid the historic review that would have been required of him otherwise. How is this even permitted by the city?I don't see any effort to help preserve the sanctity of the existing trees and wildlife habitat. There's already more traffic in this area than can be managed, and I simply don't see how the massive amount of traffic that this proposed development would add could possibly be absorbed without greatly impacting the current traffic flow in this part of town.

Please remind me why I moved to Fort Collins, and then this part of town in the first place. What started out as one of the best places to live in the entire country is turning into a cash-making-machine for every developer that wants to come here and get rich at the expense of all the people who are trying to call this part of the country their home. I'm all for progress but this is literally turning into a tragedy and changing the spirit of why this town was built in the first place. Please do not invite subdivisions into my part of town despite the low density zoning that I moved here for. I have the right to live in a quiet corner of Fort Collins as I had intended when I decided to make this my home.

Respectfully,

Hania Sakkal

From: Zack Scott
To: Development Review Comments
Subject: [EXTERNAL] May 2nd Development Review Hearing - Sanctuary Field Development Proposal Comments
Date: Monday, April 25, 2022 8:40:38 AM

Good morning,

I am writing to you today as a concerned home owner near this proposed development. It has come to my attention that a developer wishes to develop 41 acres of open land in my neighborhood. I am opposed to this development for multiple reasons.

1. I have already written to the county commissioners about the amount of traffic on N. Taft Hill Rd., specifically heavy truck traffic. N. Taft Hill is a residential neighborhood and the amount of traffic is inappropriate for this type of housing density and neighborhood. A development of this magnitude would increase traffic by multiple times furthering an already out of hand problem. This area of town is compatible with big developments like the proposed. Though the zoning is LMN, it has come to my attention that several zoning variances are being granted to allow this sort of development. This in and of itself is a great reason why this development does not belong here. The City should not be bowing to a developer and allowing zoning variances to fit the developer's plans. Furthermore, this development goes against the Northwest Subarea Plan in almost every way. Why would the City spend their resources drafting a plan that it is willing to directly contradict?

2. This proposed development is located within a city flood plain. This in and of itself is reason enough to halt this development. This area has important riparian ecological elements that would be forever destroyed once developed. The City should be trying to protect areas such as this as it is an important wildlife corridor as well as an area that will flood with some level of regularity. The City has outlined regulations for developments in flood plains to protect the health and safety of citizens, minimize property damage when a flood occurs and ensure new development does not make flooding problems worse. Developing this area as proposed would most certainly contradict all 3 of these.

3. The quality of life of the existing residences would be severely diminished. With a development of this magnitude, wildlife habitat is lost, views are lost, open space is lost, traffic is increased, dust is increased, noise is increased, crime is increased and the conformity of the neighborhood is gone. The homes in this area are not large complexes, but small single family homes with relatively low roof lines. This goes against the character of the N. Taft Hill neighborhood as a whole.

Part of what makes Fort Collins a great place to live is the country feel of the NW part of town. This, too, is why the City and County outlined the NW Subarea Plan to begin with. To preserve this character. This development goes against that in every way. I implore the City to stop this development for all the reasons listed here. This is a gross misuse of this land and should not be allowed to proceed.

Thank you for considering my comments.

Zack Scott

From: Steve Serna
To: Development Review Comments
Cc: sanctuaryfieldnetwork@gmail.com
Subject: Sanctury Greens Development
Date: Monday, May 2, 2022 9:21:07 AM

Good morning,
I wanted to send a note to you regarding the development of the Sanctuary Field on North Taft Hill in hopes of preserving the neighborhood and surrounding areas.

My wife and I purchased our house in 1997 and have lived there ever since due to the neighbors and the rural setting of our neighborhoods. The people that have moved in did so for a reason – the homes and size of lots that are there. We feel like we are able to escape the overwhelming growth that has taken over this city to the point that I'm not even sure we are in Ft. Collins anymore. We can go for walks with our pets, or kids and not feel like we are going to get run over to the traffic I see in other developed neighborhoods. The existing plan to develop this area is totally out of character and will ruin what way of life we all enjoy on this side of town.

We all watched as the developer had the barn burned down for his gain and lack of concern for the area and the people that call the west Laporte area home. We are all very concerned about the amount of traffic this will bring to the roads and existing neighborhood roads.

I was born here in Ft. Collins and have lived here all my life and graduated from Poudre and remember the farm that was there on N. Taft Hill as my parents knew the owners at that time.

I hope you will consider the beautiful area, wildlife, and the neighborhoods that will be affected by this development and limit the amount of buildings that can be placed there, please.
Thank you,

Steve Serna
409 Irish Dr
sserna@fcgov.com

From: Todd Simmons
To: Development Review Comments
Cc: sanctuaryfieldnetwork@gmail.com
Subject: [EXTERNAL] Comments for Sanctuary Field Development
Date: Monday, May 2, 2022 4:55:49 PM

To whom it may concern:

My name is Todd Simmons and I live at 637 N. Taft Hill Road, just a few houses north of the proposed Sanctuary Field Development. I am submitting these comments for inclusion in the review process.

I find the proposed development lacking in about as many areas as possible. I do not think the development as proposed fits the character of the existing neighborhood, nor has the developer shown enough collaborative efforts with the neighborhood to convince me that they care at all about listening to the people who will be most impacted by this development. I do not think the development as proposed fits the Northwest Subarea Plan. I think the development should follow the guidance of that plan--otherwise, why have it in place at all?

I do not think the development should be allowed to proceed at all with the density it is trying to achieve. The area in question is surrounded by schools on at least three sides, and is busy every weekday morning and afternoon with children attempting to get to school by walking, biking, bussing, and automobiles. I think the development as proposed is a disaster-in-the-making as it will make the entire neighborhood unsafe and increasingly unlivable.

I believe the developer should be told to go back to the drawing board, and come up with a proposal that fits the character of the neighborhood, follows the guidance of the NW Subarea Plan, and doesn't put the lives of thousands of children in danger by trying to put profit above all other values.

Fort Collins is a wonderful place, but it won't be if developments like this continue to be approved.

Respectfully yours,
Todd Simmons

--
Todd Simmons
Director
Wolverine Farm Publishing
A 501(c)3 literary arts non-profit
970-227-9383

From: Virginia Slauson
To: Development Review Comments
Subject: [EXTERNAL] Re: Sanctuary Field development
Date: Thursday, April 28, 2022 1:32:48 PM

I believe that any developer asking for variances should provide some level of affordable or at least moderately priced housing.

Sent from my iPhone

> On Apr 28, 2022, at 11:47 AM, Development Review Comments <devreviewcomments@fcgov.com> wrote:
>
> Hi Ms. Slauson,
>
> The Sanctuary on the Green proposal does not include Affordable Housing. The applicant has not yet set a price point for the various proposed unit types because of the current market's volatility, so unfortunately, I don't have any specifics for pricing to share with you at this time.
>
> Please let me know if there is anything else I can help you with.
>
> Take care,
>
> Yani
>
> . . . . . .
> YANI JONES
> Pronouns: She/Her (What's this?)
> Program Coordinator
> City of Fort Collins Neighborhood Services
> (970) 658-0263
> FCGov.com/NeighborhoodServices
>
> -----Original Message-----
> From: Virginia Slauson <vslauson@gmail.com>
> Sent: Wednesday, April 27, 2022 7:24 PM
> To: Development Review Comments <devreviewcomments@fcgov.com>
> Cc: sanctuaryfieldnetwork@gmail.com
> Subject: [EXTERNAL] Sanctuary Field development
>
> Is any of this "affordable housing?" What are the anticipated sale prices of the various units?
>
> Virginia Slauson
> 144 South Hollywood St.
>

From: Snyder,Darrel
To: Development Review Comments
Cc: sanctuaryfieldnetwork@gmail.com
Subject: [EXTERNAL] PDP# 210018
Date: Friday, April 15, 2022 12:32:40 PM

Comment for Type 1 hearing for PDP# 210018, Sanctuary on the Green, scheduled Monday, May 2, 2022 at 5:30 pm.

As a long-time resident of the neighborhood, we will miss the open space of the Sanctuary Field, but understand that some housing development there appears to be inevitable. However, and although less than originally proposed, the current development plan for 216 housing units, mostly attached 3-story row houses, still seems ***far too dense and structurally inappropriate*** for our mostly single residence neighborhood.

Darrel E. Snyder
619 N. Sunset St.
Fort Collins, CO 80521
E-mail: Darrel.Snyder@ColoState.edu

From: Lorin Spangler
To: Development Review Comments
Subject: [EXTERNAL] Sanctuary on the Green
Date: Friday, April 29, 2022 9:40:56 AM

Dear members of the Board of the City of Ft. Collins Planning and Zoning,

My primary residence is adjacent to the proposed development site, and I am writing to request that you reject the development in its current state for Sanctuary on the Green. It is your charge to protect the integrity of neighborhoods from being bullied and bulldozed by private interests that prioritize profit over balanced and thoughtful growth of our city. Thus far, you have rejected prior iterations of this project, such as the one proposing a senior center, and I thank you for upholding the NW Subarea Plan.

Thoughtful and sustainable development and growth of our wonderful city needs your constant vigilance and oversight. Once again you have the authority to do the right thing by rejecting this current proposal because it does not yet meet the criteria that you have outlined.

The three points I want to focus on are density, building height and environmental impact, the criteria of which is clearly outlined in the NW Subarea Plan.

First, the land is zoned LMN. The current proposal is not using the *net* residential acreage, but rather the gross residential acreage to propose a number of dwelling units that is too high for this area. The net residential acrage should be used in this calculation, and I request that the city hold the developer to a number of dwellings that would in fact be Low density, as stated in the NW Subarea Plan and the zoning for this area.

Second, the building height of the dwellings is not known, and is likely to be higher because of the water table in this area. This is a flood zone! In the 1997, there was standing water in this entire area for weeks. Because of this, in order to build in the buildable areas, the other areas need to be higher. The actual heights will not be in alignment with the NW Subarea Plan, or consistent with the adjacent neighborhoods. Please hold the developer to building heights that will not block views of our Foothills for existing or new residents.

Lastly, the environmental impact of the displaced wildlife would be immense. I don't know how individuals on the board personally feel about this, but it is your duty to uphold the NW Subarea Plan, which prioritizes development on this side of town that can coexist with wildlife. The New Mercer ditch runs along the edge of this development, and it's where animals travel. Established cottonwood trees should not be removed from this land, and tallest buildings, if they have to happen, should be on Taft Hill Road, not adjacent to existing neighborhoods.

Please continue to advocate for the residents of Ft. Collins and please require additional amendments to this proposal.

Thank you for your time,

Lorin Spangler

316 N. Impala Drive

--
Lorin Spangler

From: M S
To: Development Review Comments
Cc: Sanctuary Neighbor
Subject: [EXTERNAL] PDP 210018 - Sanctuary on the Green Comment
Date: Sunday, April 24, 2022 8:12:32 PM

Miranda Spindel
330 N Taft Hill Road
Ft. Collins, CO 80521
April 24, 2022

To whom it concerns at devreviewcomments@fcgov.com,

I would like this written comment to be part of the record for the hearing on May 2, 2022 for PDP 210018 - The Sanctuary on the Green. I have been an active member of the neighborhood network that organized due to concerns with this proposal since 2018. My property borders much of the east side of the property to be developed. I would like it to be known that despite a development review process that claims to include the neighbors and residents, this proposal has been extremely difficult for neighbors to track, provide input on, and understand. The difficulty stems from both the city and the developer.

The City's development review website is extremely difficult to navigate even for those experienced with technology. (This has been acknowledged by city staff directly to our network). I have had to request submittal documents and staff comment letters by google drive for each round of submittals because the documents are not uploaded in a timely manner. While this has been helpful and appreciated for me individually, it does not fix the problem that the general public lacks access. Some files are so large they cannot be viewed online. Manipulating the public records page columns to be able to see the title of the document one wishes to view is far from intuitive. As of tonight, April 24, 2022, one week before the scheduled hearing for this project, there are no Round 3 documents posted on the city's development review website. There is no Staff Report either. The City of Fort Collins Land Use Code indicates that it is Step 5 out of 12 to issue a Staff Report and Step 6 out of 12 to notify of hearing. Notification for this hearing was mailed with a date of April 13, 2022. The Land Use Code section 2.2.5 states...*Within a reasonable time after determining that a development application is sufficient, the Director shall refer the development application to the appropriate review agencies, review the development application, and prepare a Staff Report. The Staff Report shall be made available for inspection and copying by the applicant and the public prior to the scheduled public hearing on the development application....*". It is unreasonable for a development of this size/impact not to have the staff report and documents for the hearing publically available when the hearing notice is mailed...let alone one week before the hearing.

The developer is claiming that this has been an extremely collaborative effort with neighbors, and that they have responded to neighbors' concerns. This is false. The developer has shown disregard for neighbors' concerns about this area since this project's inception when the historic barns and farmhouse were burned to the ground. The developer has yet to make any substantive plan changes in response to the neighborhood's concerns. The neighbor network has met numerous times with city staff from multiple departments in order to better understand the plan and areas where change could be made. There was only one neighborhood meeting held to discuss the current proposal via Zoom in September. That virtual meeting was facilitated in a way that enabled the developer to control the conversation and lacked

transparency. The Planning and Zoning Commissioners specifically advised the developer to negotiate with the neighbors to find a more compatible plan. It should be on record that the developer rejected our group's request to meet again in person before this hearing.

Thank you for considering these concerns about the process.

Sincerely,

Miranda Spindel

cc Sanctuary Field Neighborhood Network

From: Sanctuary Neighbor
To: Development Review Comments
Subject: [EXTERNAL] Comment for Sanctuary on the Green Hearing May 2, 2022
Date: Friday, April 29, 2022 11:57:48 AM

Miranda Spindel
330 N Taft Hill Road
Ft. Collins, CO 80521
April 24, 2022

To whom it concerns at devreviewcomments@fcgov.com,

I would like this written comment to be part of the record for the hearing on May 2, 2022 for PDP 210018 - The Sanctuary on the Green. This is my second comment regarding the difficulty we, as neighbors, have had with finding information about the development and upcoming hearing. I will keep it brief.

I am submitting this comment at 12pm on Friday, April 29. This is less than 48 business hours before the May 2, 2022 hearing.

I was told (in writing) by Alyssa Stephens, development review liaison, that the link to the zoom meeting for this hearing would be public at this time. I cannot find it - **or ANY information** - about this upcoming hearing on the website I was told to look on - fcgov.com/developmentreview/proposals.

The Staff Report is still not public.

Round 3 documents are now posted but they are not in any sort of order (ie Round 3, 2 and 1 are interspersed so it would be very easy to miss some).

How are neighbors supposed to actively participate in this hearing if the information about the meeting itself, let alone the supporting documentation, is not searchable online and in fact is not even posted.

Sincerely,

Miranda Spindel

From: M S
To: Development Review Comments
Cc: Sanctuary Neighbor; M S
Subject: [EXTERNAL] Comment for May 2, 2022 hearing - PDP 210018
Date: Sunday, May 1, 2022 8:02:30 PM

Hello, my name is Miranda Spindel and I live at 330 N Taft Hill Road. My 3 acre farm, which was registered in 2019 as the Von Long/Slagle house on the state's historic register, borders most of the east side of this proposed development. I am a property owner that will be significantly impacted by this development. Thanks for the opportunity to share a couple of my many concerns about this proposal.

First, despite a development review process that claims to include affected property owners and neighbors, this proposal has been extremely difficult for neighbors to track, provide input on, and understand. The difficulty stems from both the city and the developer.

The City's development review website is extremely difficult to navigate. Documents are not uploaded in a timely manner and some are so large they cannot be viewed online. The final round of documents, the staff report and information about this hearing were not publically available until late last week. I still cannot find some of the documents referenced as attachments in the staff report. How are neighbors supposed to actively participate in this hearing if this information is not available?

The developer is claiming that this has been an extremely collaborative effort with neighbors, and that they have responded to neighbors' concerns. This is false. The developer has shown utter disregard for neighbors' concerns about this area since this project's inception when the historic barns and farmhouse at 325 N Taft Hill were quietly donated to the fire department and burned to the ground in order to avoid historic review. While the type of housing units has been slightly changed from two family attached dwelling units to single family attached dwelling units, this change was in order for the proposal to meet the requirements for a Type 1 Hearing - not to meet neighbor concerns. It is clear to all that the Planning and Zoning Commission was poised to reject the proposal and this hearing is an attempt to bypass going back before the commission with a plan that has barely changed. I have attended every public meeting about this project and met numerous times with city staff from multiple departments in order to better understand the plan and areas where change could be made. The Planning and Zoning Commissioners specifically advised the developer to negotiate with the neighbors to find a more compatible plan. It should be on record that the developer has not done this and, in fact, rejected our group's request for another neighborhood meeting before this hearing.

Second, the proposal neither conforms to the Northwest Subarea Plan that the City and County jointly adopted for our area (2006) or to the City of Fort Collins Land Use Code and therefore should not be approved.

The subarea plan's vision speaks specifically to preserving historic structures, small farms, and open fields. The property to be developed is noted to be of potential historic significance on page 2 and 57 of the Northwest Subarea Plan. Unfortunately, prior to annexation, the developer quietly got rid of the barns that are depicted photographically in the plan itself and donated the original farmhouse to burn down in a training exercise rather than proceed through historic review. Many neighbors, myself included, were appalled by this. I hope you will consider the historic nature of both the actual site and my neighboring farm in regard to this

proposal.

Further, (pp 42) the subarea plan calls for new development to “fit the pattern and character of the area”and (pp 9) retain aspects of its semi-rural heritage including historic structures, small farms… foothills vistas, and open fields. As new development or change occurs, it should occur slowly and be of low intensity and fit in with the diversity and country feel of the area”. (pp 103) And goes on to say "multi-family or attached housing should be buffered from existing single family homes fronting Taft Hill”.

There is nothing comparable to the proposed 3-story houses in our neighborhoods, and these structures will block views of the foothills for everyone around. Not only are they three stories, but my understanding is there will be additional elevation of the ground due to significant flood concerns. The density and tall buildings certainly will not, as stated in the design proposal, “compliment the country feel and appearance as described in the Northwest Subarea Plan”. Nothing on the east border of the plan fits the character of my historic acreage or attempts to “step down” the visual impact. The current staff report is the first time my property has actually ever been referenced (!) and specifically states that "the building height and width of the proposed new construction does not meet the land use code 3.4.7 requirements".Three story buildings along Taft Hill are 100% incompatible with our neighborhood. Calling the architecture “farmhouse” is, quite frankly, insulting. Multiple suggestions by the city and by neighbors have been made for decreasing density and height and correcting disregard for the Northwest Subarea Plan – and they have been largely ignored submittal after submittal.

Compatible Massing is required by the Land Use Code (Section 3.5.2). Several sections of the Land Use Code make specific reference to developments being “in accordance with an adopted subarea plan" and "expected to meet the objectives of any applicable sub-area plan". (Section 1.3.4, 4.7, 4.8, 4.9) The Land Use Code additionally states that “the purpose of this Code is to improve and protect the public health, safety and welfare by: A) ensuring that all growth and development which occurs is consistent with this Code, City Plan and its adopted components, including, but not limited to, the Structure Plan, Principles and Policies and associated sub-area plans. (Section 1.2.2 A)

Commissioner Michele Haefele said in the prior hearing, "In the spirit of Community, some degree of true compatible spirit of Public Good has not been served." This remains true. Why is the city is not holding the developer to its own guidance?

Third, I am very concerned about traffic impacts from this proposed development.

This project currently calls for 212 units and 453 parking spaces (which seems very conservative to me) in anticipation of 1,000 new residents or more. If every unit has two cars, that’s ~400 resident cars. Of the 453 parking spaces, only 41 are on-street parking places, and only six spaces are dedicated to the "neighborhood center". Exactly where will guests park? The TIS estimated 1626 daily trip ends, 123 cars during morning peak hour, and 152 during afternoon peak. With ~400 resident cars in the development, this seems vastly underestimated. Traffic in this area is already a problem, especially with the new crosswalk for the Punta Verde open space and when school is in session. I sincerely hope that the reality of bringing 400 additional cars or more to this neighborhood will be carefully considered. Will less than fifty public parking spaces really accomodate 1000 people? The proposed turn lane entrance along N. Taft Hill Road where hundreds of cars will pass daily will be directly across from my

100+year old historic orchard. Wildlife currently travel back and forth across Taft in this area daily.The impact of headlights into this habitat and into our bedrooms will be life altering, let alone the noise and difficulty exiting our driveway (which already can take upward of 15 minutes during peak traffic times).

On a more personal note, I'd like to close by sharing my concerns about the impact this development will have on the neighborhood as a whole and my daily existence.

I cherish the rural and quiet nature of my neighborhood, the beautiful foothills views from my pasture, and the varied wildlife that frequent my property. The vision of the Northwest Subarea Plan is a large part of why I bought this property. This is why I am raising my daughter here. This is why I registered my home on the state register. I truly cannot envision the change that this development will bring and I respectfully ask you to reject the current proposal.

Thank you for hearing my concerns.

Sincerely,

Miranda Spindel
330 N Taft Hill Road
Ft. Collins, CO 80521

From: denise steffenhagen
To: Development Review Comments
Subject: [EXTERNAL] Sanctuary on the Green
Date: Saturday, April 30, 2022 7:17:24 AM

To Whom it May Concern;

The Sanctuary on the Green project with 2 and 3 story units is not compatible with the surrounding areas to the north, east, south and west. It will be directly surrounded by one story homes for the most part. It will be an "eye-sore" to anyone travelling on Taft or Laporte.
If that isn't enough, a beautiful natural area will be destroyed and many wildlife will be negatively affected.
I also worry about what will happen when there are storms and flooding. The developer has to bring in much fill for this low-lying area to build upon. Sanctuary on the Green will be so much higher than the surrounding areas that I fear worse flooding than previously in the surrounding areas.
Please do not approve this project. Thank you.
Peace,
Denise Steffenhagen

From: margot steffenhagen
To: Development Review Comments; Jenny Axmacher; sanctuaryfieldnetwork@gmail.com
Subject: [EXTERNAL] Fw: Sanctuary site plan update OPINION
Date: Sunday, May 1, 2022 9:23:50 AM

To Jenny and Yani and anyone else that has any input in the decision to deny this site plan,

I am Margot Steffenhagen. I have resided at 400 N Impala for 7 years. I have attended every meeting regarding Sanctuary on the Green development. I am not opposed to houses being built on this property, but I am opposed to every "plan" and revision of plans from the land owners because the buildings will NOT blend well with the existing landscape and does NOT follow the Northwest sub-area plan or the Land Use Code.

I do not give the developers credit for reducing their original plan from 371 units to 212 units because those plans didn't blend well with the existing home surroundings.

The Sanctuary site is a low-lying area and will require much fill to raise the site in order to comply with the developers plans for basements and 2-3 story units. This means it will likely be significantly taller than any surrounding homes or dwellings. This will not look good and does not follow the Northwest sub-area plan.

The 212 units proposed will require much water and electricity. We are in a drought and I don't think that we have the resources to support this amount of usage.

I do not give the developers credit for not building on areas where they are not allowed, like the drainage ditches and New Mercer canal which they call "green spaces". I do not think those "green spaces"/drainage ditches and the canal areas should be included when calculating density per acre - which they do include with their calculations to make it sound better with a false lower density.

Again, I am not opposed to development on this property, but I am opposed to every plan so far proposed with so much density.

Thank you for reading my opinion. See you at the meeting.
Margot Steffenhagen
400 N Impala Drive
Fort Collins,
CO 80521

From: denise steffenhagen
To: Development Review Comments
Subject: [EXTERNAL] Sanctuary on the Green
Date: Friday, April 29, 2022 12:35:53 PM

To Whom It May Concern:
This Sanctuary on the Green will be so out of place with 3 story buildings in an area that as mostly single story homes.
Fort Collins is growing too fast and the addition of these units will create more need for water and services at a time when taking care of existing utilities should be a priority.
Yours truly,
Bill Steffenhagen

Sent from Yahoo Mail on Android

From: Kevin Steinbock
To: Development Review Comments
Subject: [EXTERNAL] Preserve the sanctuary field
Date: Monday, May 2, 2022 4:34:55 PM

Hi my name is Kevin Steinbock, I have lived on Taft Hill Rd for 13 years. I am sending this in regards to the proposed housing at Sanctuary Field. I am against this. The size and types of housing do no fit this area. Most importantly the traffic on taft hill and vine is already overloaded with trucks from the plant. The pollution is terrible, including the noise pollution.I live at the roundabout and everyday traffic is backed up all the way past liberty to the north. We are here to take care of this planet and all the creatures that call this home. Please don't displace the birds, deer, rabbits, and the rest. Let's do the right thing for once.
Kevin Steinbock
Sent from my iPad

From: Mary Timby
To: Development Review Comments
Subject: [EXTERNAL] Comments on Sanctuary on the Green, PDP210018
Date: Monday, May 2, 2022 11:13:51 AM
Attachments: Outlook-jkbvl3e2.png

Hello,
My name is Mary Timby and I am a homeowner on Irish Drive, near Sanctuary Field. I would like to share my concerns about the development being proposed on this property.

First, a little bit about me. I have lived in Fort Collins for 24 years. I attended Rocky Mountain High School and then CSU for my undergraduate and graduate degrees and work in nearby Old Town at Bohemian Foundation. I host two international students, one from Brazil and one from Spain who attend nearby Poudre High School. I moved to this neighborhood as a renter seven years ago and purchased my home here a year ago. I was drawn to this area because of the diversity of people and the open space--which is why I am writing you today.

I know housing is a challenge in our community, and I look forward to welcoming new folks to the neighborhood. However, I am very concerned about two major aspects of this development plan. The first concern is the developer's complete disregard of the Northwest Subarea Plan, the second is the developer's lack of transparency and neighborhood engagement.

The developer continues to disregard the Northwest Subarea Plan. Below are some examples.

- The proposed development calls for numerous variances that violate the setback requirements for wildlife corridors and wetlands. These can be found on page 44 of the NW Subarea Plan.
- The proposal calls for 3-story buildings on the property which disrupt flight patterns for local birds and other wildlife and will lead to increased light pollution. These can be found on page 36 of the NW Subarea Plan.
- The 2 and 3-story row houses are incompatible with neighborhoods nearby. These can be found on page 9 and page 11 of the Framework Plan of NW Subarea Plan.
- The plan violates Goal C-1 of the Subarea Plan plan which requires the city to "protect and interpret the historic resources and landscapes of the area." Page 31 of the document specifically references N. Taft Hill in the section about existing Historic Resources.
- The location of the 2-3 story buildings will obstruct views of the foothills, which is in direct opposition to page 43 of the Guidelines for the Urban Edge of the NW Subarea Plan. The developer has ignored requests to reduce or relocate these high-density buildings.
- The proposal does not conform to section 1.2.2 A of the Land Use code which includes

associated sub-area plans.
- Compatible Massing is required by Section 3.5.2 of the Land Use Code.

Besides these obvious and continued plan violations, my second concern is the lack of transparency and neighborhood engagement by the developer. The process seems to be taking place behind closed doors and changes constantly. One meeting was held with the developer via Zoom in September. It was facilitated in such a way that the developer controlled the conversation and failed to address why the proposal did not meet the Northwest Subarea Plan. The developer has refused to meet with neighbors and the neighborhood steering committee and has shown disregard for neighborhood concerns.

I am not anti-development, I am pro-responsible development. I would like the City to hold the developer accountable to the Northwest Subabea plan and I would like to see more transparency and neighborhood engagement by the developer.

Thank you for your time and consideration.
Mary

Mary Timby, She/Her
Communications Program Manager
262 E. Mountain Ave. Fort Collins, CO 80524 USA
970.221.2636 Office || 970.472.7641 Direct || 970.692.3788 Mobile
bohemianfoundation.org



April 29, 2022

City of Fort Collins Planning and Zoning

I live on North Taft Hill Road (Larimer County, not City) and I am opposed to the Sanctuary Field Development as currently proposed. Like most of the neighbors, I would ideally like to see this area preserved as a City Open Space and regret that this was not able to be accomplished. At least the City should require the developer to be compliant with the NorthWest Sub Area Plan that City and County adopted.

15 of the 41 acres cannot be built upon due to stormwater channels and natural habitat buffer zones, so the density of the housing should be reconsidered in respect to buildable acres (25 net), as far as the Land Use Code. In addition to the density, the architecture and height of the proposed multiplex homes are not compatible with the surrounding neighborhood. The height of buildings proposed along Taft Hill Road and Soldiers' Creek Trail will be excessive, 45 feet above current grade. (Which may or may not include ground elevation depending on the soil).

Traffic will be increased considerably by the proposed 212 homes, which North Taft Hill, Laporte Ave, and Vine are not equipped to handle safely. With students from 3 schools in the neighborhood using the bike lanes/pedestrian crossings/streets, I am very concerned about the dangers of backed up traffic, speeding drivers, and excessive truck traffic causing negative outcomes. This is not acceptable risk.

Please recognize that this development, as proposed, is more appropriate for areas of Fort Collins that are set up for multiple lane arterial roads and located where Multiplex, multi-level attached homes are the norm.

Thank you,

Phil Vogeler

520 North Taft Hill Road

From: valerie vogeler
To: Development Review Comments
Cc: valerie vogeler
Subject: [EXTERNAL] Sanctuary Field Development
Date: Monday, May 2, 2022 4:37:52 PM

Additional comments from Valerie Vogeler after reading through City Staff Reports regarding Facts/Conclusions:page 33-34

The historic farm at 330 North Taft Hill Road "along the eastern edge of the development site" (pg.33) deserves to be an important consideration in determining "compatibility " of neighboring properties with the proposed Sanctuary Field development. The statement that "due to being located across an arterial street" (2 lane) from the development, the developer only has to comply with 2 (instead of 4) compatibility requirements simply does not make sense." Roof forms and window configurations' will be adequate for the staff to feel that the development complies with design compatibility under section 3.4.5???
Solitaire Homes used the comparison of Ramblewood Apartments and Bellweather Farms area (in the last hearing) to defend height of buildings and multiple dwellings as existing compatible examples of building styles in the area. In fact, this historic farm is probably the closest neighborhood home/structure to the massive 3 story, 4-5 attached family buildings that are on the plans for the development right along Taft Hill Road and Soldiers Field area. These inappropriate, massive structures will be the minimum distance from Taft Hill Rd (15 feet) as described in the Staff Report...and the historic farm is DIRECTLY across the street from where these excessive height and width buildings are being located. Including the major roadway in and out of the development, with 212 homes. Please move these massive building to the middle of the property or, preferably, eliminate them totally.
I asked that this be reconsidered and the historic farm be treated as it would anywhere else, when incompatible developments are asking for "modifications". Please take the time to drive by and stop for a moment to view this farm, the beautiful foothill views....and envision the future of this area if the development is allowed to be built as proposed.
Thank you
Valerie Vogeler

From: valerie vogeler
To: Development Review Comments
Subject: [EXTERNAL] Comments for SFNN Type 1 Hearing P and Z
Date: Wednesday, April 27, 2022 8:28:15 PM

April 27, 2022

Dear City of Fort Collins Planning and Zoning

I am writing this letter as a neighbor to the proposed Sanctuary Field Development, along North Taft Hill Road.

Being in this close proximity for multiple years now, I have first hand knowledge of

-the density of surrounding homes/farms,

-the typical older architecture of the one-story homes/roof lines,

-the wildlife that frequent our back yards, the Puente Verde open space, and Soldiers Creek Trail,

-the traffic flow along Taft Hill Road (already causing traffic backup during arrival and dismissal of the 3 schools in the neighborhood) and multiple trucks from the asphalt Plant,

-and the lovely dark sky (I know the city of FC is interested in minimizing night light as an environmental goal)

Although the developer claims that their newest proposal has been collaborative with the Neighbors and that they have accommodated our concerns, this is NOT true. The 2-3 story multiplexes (multiple sets of 4 attached homes) are planned to be prominent all across the **front** eastern property edge along Taft Hill Road and the **side** northern property edge along Soldiers Creek Trail. Its hard to imagine that the city would purchase and maintain these adjoining beautiful fields and trails, with peaceful foothill views… only to have them be degraded by over-powering , towering multiplexes that will block the picturesque scenery of this unique site. The North Taft Hill border will be the showcase of whats inside the property...and it won't be pretty **or** inviting as it is proposed. Please, NO 3 story multiplexes!

In order to preserve these views and "step back" from Taft Hill Road, the Neighbors have repeatedly asked for single family/detached homes on **all 4 borders**, and possible graduating up to a **few** 2-story homes in the **center** of the planned development. This request has consistently been ignored by the developer when we have asked to reduce or relocate these high density buildings to the interior of the development site. There has been no "give" on this aspect that is repeatedly voiced from the neighbors.

Additionally there seems to be a discrepancy in how building density is measured ("net" v.s. "gross" acres) . Of the 41.34 acres on the site, 24 acres are "un-buildable" due to detention area, flood channels, and ditch property. Which means the dwelling unit density should be based on "net" acreage of 17 acres when calculating the density of 212 homes. (12.47 homes per build-able acre?????)

Please take time to consider the incompatible "visual" and "density" aspects of this proposed development and tell Solitaire Homes that this prime NorthWest Subarea acreage has a distinct character that needs to be preserved on the edge of town. This is not Southeast Fort Collins, where multiplexes abound and roads are equipped to handle the increased traffic.

The Northwest Subarea Plan is very clear in its intent to preserve the special attributes of this section with its farms and single family dwellings. The NorthWest Subarea Plan was (and IS) a collaborative effort between City and County that was adopted to serve as a guideline to prevent future disregard of what makes this neighborhood a choice area for our families.

By allowing less than 100 homes (at the very most), and changing their "Modern Farmhouse Multiplex design" to 1-2 story, single family homes, with accommodations for senior residents... there might be a way to compromise with the neighborhood values. Decreasing the number of homes would likely cut down on traffic issues, water needs, impact to this fragile environment as far as flooding the neighboring properties, and protection to the wildlife.

Respectfully submitted,

Valerie Vogeler and Family

520 North Taft Hill Road

From: Walker,Lloyd
To: Development Review Comments
Subject: [EXTERNAL] Sanctuary water issues
Date: Monday, April 25, 2022 12:15:41 PM

Lloyd Walker Sent from my iPhone
970.218.4275
Lloyd.Walker@colostate.ed

I am an interested party to the development proposal known as “Sanctuary on the Green”. I am a retired faculty member of the CSU Department of Civil Engineering. A great deal of my career involved

addressing water and related environmental issues. I am a former member of the Fort Collins Planning and Zoning Board.

Sanctuary on the Green is a 41 acre site located near the corner of Taft Hill and LaPorte and contains stormwater conveyances in the West Vine Stormwater Management area. It also features wetlands and the New Mercer Irrigation canal. These water elements occupy 15 of the 41 acres, are unbuildable and managed in whole or part by City agencies.

The City has interests and authority over these water elements however neighbors do not see active engagement by the City in this development proposal. The neighbors feel there is an opportunity for the various City agencies to engage with the developer to improve these water elements for the benefit of the future residents of this development, the surrounding neighborhoods and city residents. Specifically it is suggested to create a collaboration between the City, the developer, and neighbors to address the following issues:

-Enhance the wetlands through appropriate plantings to improve wildlife habitat

-Create improved habitat and walking trails through the storm water conveyances

-Improve the environment of the New Mercer Canal

easement by (1) adapting the canal maintenance access road for pedestrian use, and (2) improve wildlife habitat through appropriate plantings

-Improve the pedestrian connection to the Punte Verde detention basin and wildlife habitat in the basin

A model for the above ideas is found in the Red Fox Meadows Stormwater Management Area. Incorporation of walking trails, wetland enhancements, recontouring the detention basin and adding cottonwood trunks felled by a tornado as wildlife cover and perches make this area an open space gem in the heart of the city enjoyed by surrounding neighborhoods, environmental classes from local schools and CSU, and city residents. In particular, the City negotiated an agreement with the New Mercer Canal company which allows legal access of the canal maintenance road as a hiking trail rather than the common but illegal use of such roads for walking. It formalized this trail arrangement as an element of the City Trail System. The New Mercer Canal flows through Sanctuary on the Green and a similar agreement is recommended to be implemented.

The neighborhood has documented the importance of the Sanctuary site as a wildlife corridor. They have enjoyed that attribute of the undeveloped site and desire any development on this site to maintain and enhance these wildlife attributes. The City has an opportunity to engage with the developer and the neighbors to create another gem in the city serving multiple uses.

Thank you for consideration of these ideas and I would be happy to discuss them with you or appropriate staff.

Regards,

Lloyd Walker

Sent from Mail for Windows

From: Amanda Warren
To: Development Review Comments
Subject: [EXTERNAL] Comments for May 2 Hearing - Sanctuary on the Green PDP 210018
Date: Wednesday, April 27, 2022 10:31:58 AM

April 27, 2022

Dear City of Fort Collins Planning and Zoning,

I am writing as a concerned citizen who will be affected by the development up for consideration near Taft Hill Road and LaPorte Avenue.

I give Solitaire Homes credit for their appropriate naming of this area – “Sanctuary on the Green”. It is indeed a sanctuary – quiet, peaceful and a much needed buffer zone to the ever-growing city that surrounds it. Selfishly, I would love for it to remain unchanged, but I understand that is unrealistic as Fort Collins continues to grow and evolve. However, I would respectfully ask that you consider the following before approving this plan:

1. The developer claimed that they reduced the density based on the feedback from neighbors. This is egregious to make this claim. They reduced the number of dwellings simply to meet the requirements for a Type 1 Hearing knowing it would likely fail if it was put before the P & Z Commissioners again.

2. In the first hearing, one of the Commissioners rightly stated that the architecture style and design were not given any kind of thoughtful consideration in honoring the adjacent neighborhoods. Their term “Modern Farmhouse” is so tone deaf to many neighbors who have actual working farms and homesteads that go back generations. Their designs show no respect to the surrounding area and are so generic they could literally copy and paste into any suburb in the U.S. with just a slight modification to the naming convention.

3. Finally, the traffic impact has been an afterthought in the entire process. Their traffic expert who presented at the first hearing gave very little information and pulled data from 2020 when the city was in COVID lock down and the surrounding schools were not in session. During arrival and dismissal at Poudre High School alone, the traffic can be seen backed up all the way to Vine Drive. There is a crosswalk signal sign installed for people to safely cross Taft Hill Road at the Puente Verde trail, but on many occasions cars either ignore or never even see it. With the addition of a minimum of 200-300 extra cars on that stretch Taft Hill Road, I worry endlessly for children crossing on their way to and from Irish Elementary, Lincoln Middle School and Poudre High School. Taft is already being pushed to its limit as a two lane road, the current infrastructure simply cannot handle this added burden.

Please reject this proposal or at the very least, request significant changes that don’t just pay lip service to neighbor’s valid concerns.

Thank you for your time and consideration in this important matter,

Amanda Warren
2320 Tarragon Lane
Fort Collins, CO 80521

From: Chris Weeks
To: Development Review Comments; sanctuaryfieldnetwork@gmail.com; Sarah Weeks; Chris Weeks
Subject: [EXTERNAL] Sanctuary Field - Emergency road into Impala
Date: Thursday, April 21, 2022 9:44:15 AM

Hello,

My name is Chris Weeks, and my wife Sarah and I own and live in the property at 317 N Impala Dr, Fort Collins, CO 80521. I'm opposed to having the "tie in" emergency road from the proposed sanctuary field housing complex into North Impala Drive. My fear is that this will become a thoroughfare and shortcut for everyone living in that new neighborhood. There's an elementary school in our neighborhood and it's already congested in the AM and PM pickup hours. Is there going to be a traffic study to determine if this is safe? Lastly, I chose the dead end of this street for its very low traffic, and the peace and quiet that this provides. This connector would blow that up, and there would be non-stop cars and trucks at all hours of the day and night. Thank you for your consideration.

Regards,
Chris Weeks

From: Naomi Win
To: Development Review Comments
Cc: sanctuaryfieldnetwork@gmail.com
Subject: [EXTERNAL] Preserve Sanctuary Field
Date: Sunday, May 1, 2022 10:52:23 AM

Good Morning,

I'm the owner of 233 N. Taft Hill Road, and since I will be engaged with my son's birthday tomorrow, I wanted to send an email regarding the Sanctuary hearing.

My predominant resistance to this development rests in the variances being considered regarding the height of buildings and the impact on what's already a flood zone.

In each iteration of the development plan, the developer has shown a lack of compliance with reduction of height or density of the buildings. This is a single-story single family home - to have 3-story buildings and development would be incompatible with ecological locale and land use.

This development isn't in keeping with Land Use Code, which was agreed upon to "improve and protect the public health, safety, and welfare", so I'm at a loss why this development is even being considered. I'm at a loss why the city is capitulating to a developer on land the city themselves tried to buy to preserve!

I'm concerned about changes to the flood plain, the ecological damage, the huge increase in traffic around an area in which so many teenagers walk and drive to school, increased pollution, violation of extant codes in place, and the complete disregard for maintaining the community. The interruption of the single-story tradition, by a developer who has consistently shown disregard for our community's requests for development plan chance, isn't acceptable.

I don't know what the city is trying to do here by courting this developer's disregard for laws in place for public benefit.

Best,
Naomi Win

ATTACHMENT 6

Link to Video Administrative Hearing May 2, 2022

https://www.youtube.com/watch?v=u9ZftGoys_w

ATTACHMENT 7

Verbatim Transcript Administrative Hearing May 2, 2022

ADMINISTRATIVE HEARING

CITY OF FORT COLLINS

Held May 2, 2022

Council Chambers, City Hall, 300 Laporte Avenue/Remote

In the Matter of:

Sanctuary on the Green #PDP210018

Meeting Time: 5:30 PM, May 2, 2022

Hearing Officer:

Marcus A. McAskin

Staff Members Participating:

Jenny Axmacher, Senior City Planner

Wes LaMarque, City Stormwater Engineer

Spencer Smith, City Traffic Engineer

Dave Betley, Manager, Civil Engineering

Katie Claypool, Community Development

MR. MARCUS MCASKIN: My name is Marcus McAskin; I am a land use and municipal attorney, and I have been delegated authority to conduct tonight's hearing. I'll go ahead and open the public hearing on this project tonight. We're here to talk about Sanctuary on the Green. This is Project Development Plan number 210018, or PDP. What you'll notice up on the screen right now is some contact information for a couple of key folks with City staff. Jenny Axmacher, and I hope I said that right, Jenny, so she's the Senior City Planner who will be presenting on this project later tonight. We also have Katie Claypool who's not present in Council Chambers tonight, but she's in the next room. She's going to be helping make sure that everybody that's participating via Zoom or calling in has a chance to participate in this hearing as well.

So, this is being conducted as a…what the City refers to as a hybrid meeting, meaning that all of you folks that are here tonight will have a chance to participate in the public hearing, as will the folks that are calling in or participating via Zoom. This is the first meeting that I've attended actually in person up here in a couple of years due to the pandemic, so it's nice not only to be back up in Fort Collins, but it's nice to see a big turnout, which means that it's an important project for the community.

So, a couple of other real quick preliminary matters. City staff has provided me with a copy of the notice of the hybrid public meeting that was mailed to a one-thousand-foot notification boundary. It's my understanding that there were 418 letters sent, and Jenny, I hope I got that number correct. Is that right? Okay. And that notice was sent out on April 13th. I have also been provided with a copy of the notice of public hearing that was published in the Coloradoan on April 14th. So, with that, I will note for the record that I do have jurisdiction to conduct tonight's hearing.

And, great…so, Jenny I was going to ask you to make sure that you advance the slide. So let me go through a couple of just basic…one slide on basic information here on how to Zoom. I'm sure a lot of you over the past couple of years have figured this out, but for those of you that are participating remotely, please do sign in with your first name and last name or last initial, and once we've gotten through the public comment portion of the hearing for the folks that are present here in Council Chambers, we're going to open it up and allow everybody that's Zooming into tonight's meeting to participate or ask questions of the applicant or staff. You'll note that, use the raise hand button at the bottom of your screen to let City staff know you would like to speak. Or, if you are listening to the meeting through a telephone, please dial star nine on your phone to raise your hand. And again, City staff will be calling on the folks that are signed in in order to let you know that it's your turn to speak and you will then be able to unmute yourself. And we do ask that you state your name and address when it is your turn to speak. The reason that we ask for that information is, under the City's Land Use Code, I am required to issue a written decision in this matter within ten days, and if you are here to participate, City staff will make sure that you get a copy of that written decision. That's why we ask for that information. So, next slide please.

Okay, let me…here I'm going to review the order of proceedings at tonight's hearing. So, we're going to start with…when I'm done rambling on, we're going to start with a project introduction by Jenny, who's the Senior City Planner on this, for a brief project overview. We will then turn it over to the applicant for a presentation. Jenny will then have an opportunity to give a more robust staff presentation regarding the proposal before us this evening. There will also be an opportunity during that presentation for staff to address questions that may come up during the applicant's presentation. At that point, we move into the public testimony portion of the hearing, or what I like to refer to as the public comment portion of the hearing. When I get through this slide, I'm going to cover a little bit of information regarding some rules of conduct for public comment, as well as time limits, that will be imposed for those

of you that will be providing public comment tonight. After the public comment portion of the hearing has closed, there will be an opportunity for both the applicant and City staff to answer any…to the best of their ability…address any issues or answer questions that have arisen during the public comment portion of the hearing. At that point, after we've heard from the applicant and staff again, as I noted earlier, I will not be making a decision tonight. I have a lot of information to get through. I have about 38 documents as part of the record of this proceeding, as well as, Jenny, I think we've received I want to say 30 or 40 written comments from other neighbors that may not have been able to make it to tonight's hearing. Is that about right?

MS. JENNY AXMACHER: We had 35 at noon today and have received probably half a dozen more.

MR. MCASKIN: That's what I figured. So, I have those to get through as well. Again, as I mentioned, if you are here tonight and you're providing testimony, you will receive a copy of the written decision. And then here's some information on the appeal process. If there is an appeal, it has to be filed with the City Clerk's Office. Written appeal must be received within 14 calendar days of the decision. There's a filing fee, and the City Clerk will schedule the appeal for City Council. Next slide please.

And Jenny, let me…there was a slide on hearing authority. Did that already…okay, so let me cover that briefly. The City Council, at the beginning of the pandemic, did adopt City Ordinance 079, series 2020, and in accordance with the requirements of that ordinance, I have made, in consultation with City staff, a determination that it is desirable to conduct a remote hearing to provide reasonably available participation by parties-in-interest and the public because meeting in person would not be prudent. Obviously, a lot of you are here tonight, and I'm glad you are. Like I said, it's nice to actually be back in front of people for a hearing and not doing everything remotely; however, there is language in that ordinance that says that, you know, that finding can be made for some or all persons, right. And we obviously have members of our community that may be seniors or other folks that fall into an at-risk population, and for that matter, we have decided to conduct the hearing, like I mentioned earlier, in a hybrid format, meaning we're conducting it in person and via Zoom.

So, with that, I think that concludes…well, like I said, let me quickly go through the rules of conduct. I think all of you may have noticed the boards that are out front when you walked in, but this is a legal hearing, and I will, to the extent necessary, moderate for civility and fairness to ensure that everybody that is here tonight has an equal opportunity to speak and be heard. So, here are some general guidelines and rules for tonight's hearing. Members of the audience must be recognized by me as the Hearing Officer before they can speak, public comment is limited to the public testimony portion of the hearing, speakers must confine their remarks to the merits of the proposal under consideration, speakers must address comments to me, as the Hearing Officer, and maintain a courteous tone and avoid injecting personal tone or comments into the debate, personal attacks on another speaker will not be tolerated, nor questioning the motives of another speaker, speakers shall not engage in expressions of support or opposition such as clapping, whistling, cheering, booing, speaking out, yelling, or other acts that disturb or impede the comments of any recognized speaker. And then, with respect to the time limits that I mentioned earlier, this is something that I typically do any time we're expecting a larger turnout for a hearing, and that's to be fair to everybody, including all of you that have made this as part of your Monday night plan…it's just to make sure we're being fair to everybody in terms of time. So, I will give everybody that's here tonight that wishes to provide comments three minutes to address me during the public comment portion of the hearing. As authorized by the Land Use Code, I will reserve the right to exclude testimony or evidence that is irrelevant, immaterial, or unduly repetitious. I will also allow

attendees to cede or pool their three minutes with another individual as long as those ceding or requesting to pool their time with another speaker are present, either virtually or in person, and City staff will be definitely assisting me with that as necessary. I have been informed that there are nine individuals that have ceded their time to Laura, and Laura, I know you're in the front row there, and I'm sorry I don't have your last name here in front of me, but…okay, thank you very much. So, what I'll probably do, is just out of…Laura, I'll probably, when we get to that portion of the hearing, I'll probably ask that you go first given that we have a list of folks that have ceded or pooled their time to you. And, no speaker during the public comment portion of the hearing will be given more than three minutes, and that's in line with a similar rule that's followed by the Planning and Zoning Board [*sic*]. So, for example, if there's somebody that would like to speak on behalf of four other individuals, those four individuals would have three minutes plus the speaker's time, so that would be a total of 15 minutes. If there's 20 people that are here that would like to designate their time to one speaker, that's great and fine, but again, that individual will be limited to 30 minutes. So, with that, again, thank you for letting me drone on. I just like to kind of set the ground rules before we get going on this hearing. And, with that, Jenny, I'm going to turn it over to you for a brief overview of the PDP that's before us tonight.

MS. AXMACHER: Thank you; good evening everyone. My name is Jenny, and I'm a Senior City Planner. The case before us tonight is PDP210018, a project development plan for Sanctuary on the Green located near the northwest corner of North Taft Hill Road and Laporte Avenue. The property location is bounded in black on the map with North Taft Hill to the east, Laporte to the south, and then we have Vine Drive further north. The subject property is 41 and a little over a third acres and zoned LMN, low-density, mixed-use neighborhood district. Adjacent properties are also zoned LMN or unincorporated within the county. This property was annexed in two parts; the first annexation occurred in 1982 and included the land west of the New Mercer Ditch. The area east of the New Mercer Ditch was annexed and zoned LMN in November of 2018. And this site is part of the Northwest Subarea Plan. As you can see on the arial, you have the New Mercer Ditch that runs through the middle of the property, you have the Soldier Creek Trail and Bellwether Open Space to the north, and this whole property is included within the West Vine drainage basin.

So, here's a brief introduction of the project. The applicant is proposing 212 dwelling units through three different housing types. The overall density is proposed to be 5.13 dwelling units per gross acre. And there was a prior PDP submittal on this site. So, this prior PDP, it's 190003. It was withdrawn from the Planning and Zoning Commission during a meeting last year. It included 87 multi-family dwelling units which are not included in the current PDP submittal, and the red highlighted areas on the plan show areas that changed from the old PDP to the current PDP. So, the new submittal was determined to be a new application and included substantial changes which included removing those multi-family units. The remaining housing types proposed fall under the Type I review, which is why we are here tonight.

As I mentioned earlier, this project is part of the Northwest Subarea Plan, so before we hear from the applicant about their proposal, I wanted to mention a few key high-level concepts from the Plan. The Plan was a joint effort between the City and Larimer County. The purpose was to establish a focused roadmap to form the area's future. An overall theme was to retain and enhance the area's existing character, and when staff reviewed the project for compliance with this Plan, there were two fundamental components noted: one, following what's allowed with the zoning's density provides predictability, and two, addressing compatibility with existing neighborhoods through design. The framework plan within the Northwest Subarea Plan and the LMN zoning designation establish the type and intensity for

development within this area. In order to comply with the Subarea Plan, the development needs to meet the LMN zoning requirements and City standards.

Lastly, I'd like to point out that two modifications and an alternative compliance item were requested as part of this PDP. The modification for 3.5.2(D)(1), connecting walkways, and 4.5(D)(2)(a)(3), housing types. And just a note, a prior version of the staff report also mistakenly referenced a modification to 4.5(E)(4)(c), which is building variation, but that modification is not requested nor required. The applicant is requesting alternative compliance to 3.6.3, street pattern and connectivity standards for public street connections to adjacent developments. And with that, I'll conclude my introduction.

MR. MCASKIN: Thank you, Jenny. Maybe just a couple of very kind of preliminary questions. You noted that the property was annexed in two parts, it sounds like the…it was the area lying to the west of the ditch that was annexed first, and then the area to the east was annexed more recently?

MS. AXMACHER: Yes, sir.

MR. MCASKIN: I didn't notice…in reviewing the staff report, I didn't notice any mention whatsoever of any type of annexation or annexation and development agreement that may contain terms or conditions that would bear in any way on this proposal. Is it fair to say that there were either no annexation agreement, or no annexation agreement that established any sort of vesting for any types of land uses associated with the proposal?

MS. AXMACHER: Yes, sir, that's correct. There's no annexation agreement.

MR. MCASKIN: Okay, alright, great, thank you. And then also, just again, the…in reviewing some of the comments on the Northwest Subarea Plan, is it…that Plan was adopted in 2006, correct?

MS. AXMACHER: I believe it's 2006; there's a chance it's 2008.

MR. MCASKIN: Okay, 2006 or 8, but there haven't been any modifications or amendments to that Plan, right? The Plan that's in place was the Plan that was adopted in 2006 or 8?

MS. AXMACHER: 2006, and yes, sir, that's correct.

MR. MCASKIN: Alright, thank you. Great, so with that, I will turn it over to the applicant for a presentation. And I'm sure there's one kind of designated representative for the applicant team, so please do come up and introduce yourself and we can get going on the applicant presentation.

MR. DAVID PRETZLER: Good evening, my name is David Pretzler, and I'm the president of the developer, C&A Companies, Inc., or as referred to throughout this presentation, C&A. C&A has been developing communities throughout Colorado since 1993 with a focus on green and sustainable building, and providing housing at attainable price points for a variety of demographic profiles. In Fort Collins, we developed and built the Saddle Ridge community, consisting of almost 200 condominium and duplex units, and we did so in collaboration with Bill Veio, who is C&A's partner in the Sanctuary on the Green project. Thank you for the opportunity to present our application to you this evening.

First, I'd like to introduce the team. The members of the applicant team are listed on this slide. While not all of these members will be speaking as part of our presentation tonight, they will be available for comments and questions. Next slide.

This timeline, which is very hard to read, shows the culmination of 15 years of ongoing planning and open dialogue with the neighboring communities. Beginning with Bill Veio's proposed development on the west side of the property in 2006, through the annexation of the east side of the property in late 2018, and culminating in the plan you will reviewing tonight. Our project development plan has been carefully designed to integrate and address community feedback as much as feasibly possible. We feel that the application before you today best accomplishes our goal of providing a residential development with a sense of independent living and a diverse mix of product types, price points, and that also retains a country feel through the use of connected trail systems, open space, and wildlife habitat preservation, thereby also meeting the goals of the neighboring community and meeting the various requirements of the Land Use Code. I will now turn it over to Sam Coutts of Ripley Design, the land planner and landscape architect for this project, who will summarize and provide an overview of how the site is designed for this project.

MR. SAM COUTTS: Good evening; my name is Sam Coutts, I'm a landscape architect with Ripley Design, and I'm pleased to present our application to you this evening. C&A is proposing development of Sanctuary on the Green, a residential community on 41.34 acres of vacant land located on the northwest corner of Laporte Avenue and North Taft Hill Road. On February 13th, 2019, the applicant submitted an initial application for the Sanctuary on the Green which was subject to the hearing before the Planning and Zoning Commission on June 17th, 2021. Although the initial application met all of the criteria for approval, the applicant voluntarily withdrew the application before a decision had been made in order to revise its application to further incorporate feedback from the neighborhood and Planning and Zoning Commission. Since its inception, the application has undergone numerous revisions and the applicant has held three neighborhood meetings, provided three informational newsletters, and held two small group meetings with interested stakeholders. In order to facilitate the proposed development, we are requesting approval of our project development plan including one alternative compliance plan and two modifications of standards.

Here you can see what the site looks like today. Currently, the site is vacant land. The City of Fort Collins Natural Areas Department owns the land to the north of the property, and unincorporated Larimer County neighborhoods are located to the west. Detached single-family homes are located to the south along Laporte Avenue, and the New Mercer Ditch runs north to south bisecting the site, which you can see in the middle of this slide. In 2018, the design started with 371 dwelling units between two-family, single-family, attached, multi-family, and assisted living uses. At this time, a portion of the property was proposed to be rezoned to medium-density, mixed-use. In response to concerns about density from the neighbors, C&A withdrew the rezoning request to remain in the LMN district. In turn, numerous changes were made to the application to address further neighborhood concern. The PDP submitted in 2019 included 251 dwelling units split between single-family detached, two-family, single-family attached, and multi-family uses. This application…this PDP application was brought forward to the Planning and Zoning Commission and voluntary withdrawn before a decision was made.

Once again, in response to concerns about density from the neighbors, C&A removed the multi-family dwellings. The removal of the multi-family dwelling changed the approval process; the application now requires approval by a Type I hearing this evening. The application before you today reflects our solutions to the neighborhood concerns. Some of these solutions include the removal of the

multi-family, which is the most dense housing type previously proposed, the orientation of buildings to increase the natural habitat buffer zone and minimize or eliminate pinch points there within, decreased the amount of three-story units along the perimeter in order to address concerns about height in proximity to existing structures, added open space by eliminating buildings and reorienting others, and a decrease in overall density.

C&A intends to develop the property as a residential community with a neighborhood center and large open spaces. As the plan runs from west to east, the community features single-family detached dwellings, two-family dwellings, and single-family attached dwellings, both in row home and townhome form, for a total of 212 dwellings and an overall density of 5.13 dwelling units per acre. The neighborhood center is located on the southeast corner of the site and will be a mixed-use building that faces the public right-of-way and directly opens onto pedestrian and bike access. It will include both clubhouse to serve the neighborhood residents and separate leasable spaces for commercial tenants. C&A aims to design and build a neighborhood center that will best serve the residents and the neighboring community.

Public street connections are made to Taft Hill Road on the east and Laporte Avenue to the southwest. Private alleys serve the homes throughout the development. An emergency access only access…provided to the middle of the site to Impala Drive. As a requirement of an arterial road, the applicant provides that the center turn lane will be constructed on Taft Hill Road at the expense of C&A in order to mitigate any impacts added by the additional cars with the proposed development. The site is designed to accommodate all of its own parking needs through the use of attached garages. Additional on-street parking is provided for guests, and no parking is expected to occur in or around the surrounding neighbors.

The site plan represents a hierarchy of different pedestrian and bike connections throughout the site. An eight-foot wide trail, available for public use, winds through the development and connects to the existing Soldier Creek Trail to the north. It continues south and eventually makes a connection to Laporte Avenue. This trail also connects to the east to Taft Hill Road via a pedestrian-friendly bridge that crosses the New Mercer Ditch. Public sidewalks are provided within the rights-of-way, a series of major walkway spines provide access to dwellings located further than 200 feet from a street. A modification request is included with this application for three major walkway spines which extend past the allowed 350 feet. Connecting walks are also provided for dwellings less than 200 feet from a street. Finally, there are numerous additional walks and paths that bolster internal connectivity throughout the site.

The traffic study submitted with the application found that all turning movements in intersections comply with the national standards and Fort Collins operation criteria and will continue to do so with the addition of this development. The short-range and long-range total peak hour traffic continues to operate acceptably and does not cause any movements to fail to meet the Fort Collins operational criteria. Little to no traffic impact is expected upon the surrounding neighborhoods; however, the surrounding communities will still enjoy access to the site by multiple modes of transportation including bike and pedestrian access.

The project development plan provides nearly 24.83 acres of open space. The open space consists of public parks, enhanced natural habitat buffer zones, greenbelts, courtyards, private front yards, detention facilities, and native common open space. The application provides for 694 new deciduous and coniferous trees, and C&A also proposes mulched beds with ornamental grasses, perennials, and coniferous and deciduous shrubs. Due to the agricultural history of the site, which is no longer being

used, non-native and invasive species have taken over the landscape on the site. Many trees on site are considered invasive or nuisance tree species, such as Russian Olives and Siberian Elms. The application includes a landscape plan with rain gardens, pollinator gardens, and native restoration. This restored ecosystem provides more biodiversity and a better habitat compared to existing conditions. As I mentioned, the application includes 694 proposed trees which are comprised of 55 different species. The application also provides for the protection of wildlife and natural habitats such as wetlands in the New Mercer Ditch with the use of buffer zones. Here you can see the native landscape restoration and buffering surrounding the New Mercer Ditch and how it compares to the existing landscape around the ditch today.

Here you can see the landscape buffer provided along the northwestern edge of the property as it compares to what the Code allows. The Code allows for a three-story multi-family building to be just 25 feet away from the neighboring single-family home. The application proposes one- and two-story homes ranging from 120 to 220 feet away from that property line. Then you have the addition of the mature landscaping in the rear lots of the existing homes to the west.

I will now address how the more technical components of the project meet each of the criteria listed in chapters three and four. As mentioned, we are requesting the approval of the project development plan and the next part of our presentation outlines how the project meets the criteria approval for that PDP. The Fort Collins Land Use Code, which I'll refer to as the Code throughout the presentation, requires that the application comply with all applicable general development standards set forth in article three of the Code and all district standards set forth in article four of the Code. The application accommodates the movement of vehicles, bicycles, pedestrians, and transit throughout the development, and to and from surrounding areas safely and conveniently by providing on-site walkways, curb cuts, sidewalk ramps, emergency access, and sufficient parking, which all comply with the Code's setback requirements. This PDP also includes an extension of the Soldier Creek Trail, an important goal of the City Plan and the Northwest Subarea Plan.

The application complies with the landscaping and tree protection standards by providing street trees at adequate spacing, size diversity, and species, mulch planting beds with ornamental grasses, shrubs, and perennials. All existing trees on property were identified and the tree mitigation plan included with the application demonstrates which trees are to be removed and how many are to be mitigated. The application also provides for enhanced habitat pockets with shrub and tree plantings. In total, 89 mitigation trees are provided, along with 421 mitigation shrubs.

The application provides that 72% of the lots less than 15,000 square feet in single- and two-family residential developments comply with the definition of a solar-oriented lot. Also, the physical elements of the application are located and designed to comply with the Code's shading requirements; therefore, the application complies with all applicable site design and planning standards as required by section three of the Code. As required by the Code, the application will dedicate on-site and off-site easements that are needed to serve the area being developed prior to the approval of the final development plan. As shown on the PDP, C&A is also constructing public rights-of-way at its sole expense.

The application includes a drainage report which notes that the property is not within a FEMA flood zone, but portions of the property are located within the City-designated West Vine Basin flood zones and the West Vine Master Drainage Basin. The drainage report also notes that there are no major drainageways within the property. As further detailed in the cover letter accompanied by our application, the PDP complies with the West Vine Basin Master Plan. C&A has also worked with the City Utilities

Stormwater Department for more than a year to ensure the application is in compliance with the revised City floodplain map. Accordingly, the PDP complies with all applicable engineering standards.

The application is designed and arranged to be compatible with and to protect natural habitat and its features, including plants and animals that inhabit it. The exhibit on the left shows the amount of natural habitat buffer zone required, totaling 6.91 acres. The exhibit on the right shows the extent of the provided amount of natural habitat buffer zone, totaling over 10.36 acres, which represents a 50% increase over the Code requirements. Overall, no modifications or variances are requested as related to the natural habitat buffer zone, and more than 58% of the site is dedicated to some type of open space, be it natural habitat, parks, or other programmed or unprogrammed open space. There are two small wetlands on the north side of the site shown here. The larger of the two is located off-site, the other is partially on-site. The north wetland requires a 100-foot buffer, to which the application provides a buffer ranging from 157 to 218 feet wide. The Cherry Street wetland, which is partially on-site, requires a 50-foot buffer, to which the application provides a 162-foot buffer. As you can see here, there's almost a 300-foot buffer between the existing homes of Bellwether Farm and the proposed single-family attached.

The drainage report included with the application describes in detail how the application is designed so the precipitation runoff from the site is treated in accordance with the criteria set forth in the Stormwater Criteria Manual. The Parks and Recreation Master Plan and Policy Plan do not propose a park on the property or identify a property as a potential park. Nonetheless, the application does propose a park on the east side of the property to further enhance the community's access to open spaces. The application proposes to construct a trail that will meander through the property and connect to the existing Soldier Creek Trail. Therefore, the application complies with all use, development, and design standards set forth in the Code.

As demonstrated by the architectural plans included with the application, the proposed development is compatible in architectural character to the adjacent neighborhoods and employs complementary design strategies. The application proposes buildings that are compatible in terms of size and height, building materials, and colors. The building design variety summary included in the application demonstrates that the application meets the requirements for variety, specifically eleven different building designs for the single-family attached buildings, ten different designs for the single-family detached, and six different building designs for the two-family, for a total of 27 different building designs.

The application provides for a neighborhood center with significant architectural interest and attractive street fronts and walkways at a pedestrian scale. The 3,000 square foot neighborhood center matches the scale of the residential buildings and is only one and a half stories in height. The neighborhood center utilizes materials and forms that can be found throughout the existing and neighboring areas. Pedestrian and bike access to the neighborhood center is provided by a network of walkways connecting Taft Hill Road and a public trail system. Vehicular access is provided by the local residential road network that connects Taft Hill Road to the east and Laporte Avenue to the west. The application therefore complies with the applicable building standards.

The application sets forth plans to improve connectivity for vehicles, bicycles, and pedestrians through a number of proposed roads and trails. A local street will bridge over the New Mercer Ditch and connect Laporte Avenue to Taft Hill Road. The new street will feature an oversized right-of-way to allow space for parking on both sides of the street adjacent to single-family attached dwellings. The application also provides for land dedication for the improvements required to improve Taft Hill Road to a two-lane

arterial. As for the detail in the application, the PDP proposes the following improvements: an eight-foot wide trail that will connect Soldier Creek Trail from Cherry Street to Laporte Avenue, three new bicycle and pedestrian connections to Laporte Avenue where none currently exist, detached sidewalks along Laporte Avenue and Taft Hill Road, two pedestrian bridges that will cross New Mercer Ditch, and the network of major walkway spines that lead to the front doors of dwellings that face open space.

The project has been reviewed by Poudre Fire Authority and meets all of their needs and requirements. Each district which is located in the property has commented on the property…on the project and has found that the existing infrastructure can serve the proposed project. The property lies within the LMN zone district and the application's proposed uses are permitted in that district. The proposed buildings are also compliant with the maximum height requirements. As previously mentioned, the application proposes a density of 5.13 dwelling units per gross acre which is well within the nine dwelling units per gross acre maximum the LMN district and the eight dwelling per gross acre maximum set within the Northwest Subarea Plan. It should be noted that in light of the fact that more than 70,000 new residents are expected to locate in Fort Collins in the next 18 years, the City has been reexamining its land use regulations to ensure that the framework is in place to accommodate this growth. Among other things, the City has twice modified the maximum density of this LMN zoning and is presently discussing another increase as part of the overall Code audit presented to Council in January 2022. For our purposes, however, the total density of 5.13 D.U. per gross acre is well within the limit of the LMN zoning and the eight D.U. per acre envisioned in the Northwest Subarea Plan.

The proposed neighborhood center is integrated into the surrounding residential area and is within the 3,375-foot travel requirement for a resident to access the on-site neighborhood center. The neighborhood center also meets the requirements of two uses and an outdoor space by providing a community facility, two commercial uses, and a playground. The community facility portion of the neighborhood center for the residents will include a fitness room, kitchen and gathering space, and C&A envisions that the leasable commercial spaces will include the uses shown on this slide which compliment the residential uses surrounding. The neighborhood center will also feature a large outdoor gathering space consisting of a plaza with a fireplace, a playground, and a public park that connects to the trail network that winds through the development. Two separate entrances to the neighborhood center will face the public right-of-way and connect to the public trail. Accordingly, the application complies with the standards for the LMN zone district. I will now turn it over to Carolynne White, C&A's land use counsel, who will address how the proposed alternative compliance and two modifications of standards meet the Code's legal criteria for approval and compliance with the plan documents.

MR. MCASKIN: Great, thank you. And, Mr. Coutts, maybe I can ask, before you turn it over to Carolynne, maybe just a couple of quick questions. I'm sorry, I can't remember if it was you or if it was Mr. Pretzler, you noted there had been three neighborhood meetings I think throughout the process that got you here tonight, as well as some follow-up newsletters or mailings. What…just for my benefit, I mean if you had to summarize, you know the major issues that have been identified at those neighborhood meetings, what would they be and how do you feel like they've been addressed?

MR. COUTTS: Sure, so major issues we've heard are related to density, building height, and traffic impacts. Natural habitat, wildlife, probably the fourth in that group. Density, I think we've shown through that first half of the presentation how the density has been decreased through the years with each iterative plan. A lot of that had to do with the removal of the multi-family units. Building height…we have designed the buildings through each process, each PDP round of review, to start reducing the building mass through different architectural techniques, with different materials and scales, as well as

stepping down the end units of several buildings, which, we do have a graphic later on we can show showing where those changes occurred to building heights.

MR. MCASKIN: And the building height in the LMN zone district, per the Code, nothing can exceed 40 feet, is that correct?

MR. COUTTS: Three stories.

MR. MCASKIN: Okay, so it's not a height cap, it's a story…

MR. COUTTS: It is a story, yes. The open space and habitat preservation comments we've heard…that's been addressed by increasing that…there's a 50% increase in the habitat buffer zone over Code requirement, and staying well beyond the required buffers for those features.

MR. MCASKIN: Okay, great. And, in the…I note that in the staff report, there's a discussion of the Northwest Subarea Plan that talks about large properties that are zoned LMN should achieve compatibility with existing neighborhoods through site-specific and contextual design. And there's also some language that talks about protecting stable neighborhoods from incompatible development. As part of the planning process, how have you analyzed, you know, incompatible versus contextual design, and how do you think this project satisfies the requirement that…or at least satisfies I think the vision that may be incorporated within this Subarea Plan in terms of being contextually appropriate.

MR. COUTTS: Sure…so I think the important thing to think about with compatibility is that compatibility does not mean the same as. Compatibility is having two different things live harmoniously together. And we really focused on how do we take a large development like this and fit all of these different product types to be compatible. There are one-story bungalow homes to the west of us, existing, and so we have pushed our single-family detached product as far west in the development plan, which are the smaller footprints, the one- to two-story product, so that they are more adjacent to the existing bungalow style homes. We have located the lower height limits of the townhomes, the one- to two-story single-family attached product, also…when they are next to the single-family detached existing, we have large buffers, well over 100 feet, well into the 200 foot range, from those homes. And then as far as the three-story row home type, single-family attached, we've really focused on placing those internally to the site and providing a lot of variation in those building designs. Architecturally, each one of those , the detached, the two-family, eleven different single-family attached products, speak a design language that is compatible with those…the craftsman, mid-century modern bungalow design aesthetic that you see through the Northwest Subarea Plan. You'll see that in different roof pitches, materials, the agrarian kind of theme throughout those.

MR. MCASKIN: Great, appreciate that additional input. And, with that, I think you were going to turn it over to Carolynne White?

MR. COUTTS: Sure.

MR. MCASKIN: Okay, thank you, I appreciate that.

MS. CAROLYNNE WHITE: Good evening. As Sam mentioned, my name is Carolynne White, I am land use counsel for the applicant. And my role here this evening is to describe the alternative compliance and the two modification of standards, as well as the compatibility with all of the applicable

plan documents, which is one of the criteria for PDP approval. I want to start by briefly referencing a document that you have in your packet, which is a letter that was delivered to the City as part of the file last week, which summarizes in writing most of what we're going to be saying tonight so that you and all of the public have it in written form. So, in some cases I won't be reiterating everything we put in that 30-page letter, I'll just be referring to it and summarizing briefly and we can go into more detail as needed.

MR. MCASKIN: And, Carolynne, just for my benefit, on the staff report, there are 36 attachments that are noted, so would that be the applicant's cover letter, number 33, or…?

MS. WHITE: Yes, yes, it's number 33.

MR. MCASKIN: Number 33?

MS. WHITE: Yes. And there were two attachments to the cover letter, but those attachments are duplicated elsewhere in the attachments to the staff report…there are copies of newsletters.

MR. MCASKIN: Okay, thank you.

MS. WHITE: So the first thing I'm going to talk about tonight is the alternative compliance that's incorporated into this PDP. And the standard against which we are requesting alternative compliance is section 3.6.3(D), which generally speaks to connectivity for vehicles, pedestrians, and bicycles to the neighborhood around you as well as internally to the site. And as you can see on the graphic that's on the screen right here, on the north boundary of the property to the west side, there are three places where existing neighborhood streets touch the property boundary along the north side there. And you may also note that what you see there is not a connecting roadway that goes through the development, but rather green space and a yellow arrow. Based in part on feedback that was received during the various iterations of this project and all of the neighborhood meetings, it became clear that the most desirable outcome for neighbors living in that neighborhood was not to have a connection directly through into their neighborhood. However, it also it true that a fire access or emergency access is required. So, what you see along that northern boundary there where that yellow arrow is along Impala Street, is the emergency access that is provided for that purpose, and it is only accessible for that purpose. It is not a through street for vehicles. Similarly, there's a similar connectivity issue to the south where you might connect with Laporte basically south of where the Soldier Creek Trail connection runs through this property, and that too does not go all the way through to Laporte, in part in response to feedback received throughout the process. However, what was provided instead here, is a very extensively interconnected network of trails for bicycles and pedestrians as well as vehicles interior to the site, and the key connections, one on the east side of the property to Taft, and one on the south side of the property to Laporte, providing, according to staff, an opportunity to provide the maximum connectivity while still meeting those objectives. I said according to staff, but that quote is ours. Staff analyzed it in the staff report and also concluded that this alternative compliance does adequately meet the goal of providing connectivity pursuant to 3.6.3. On the next slide, I have a couple of bullets that are summarizing the analysis there, and I won't go through them all in too much detail, other than to note that these are all the ways in which connectivity is provided by the alternative compliance plan, and that the alternative design does minimize impacts on natural areas, it fosters non-vehicular access, and it also does not exceed the level of service standards. One other thing I'll mention that we did summarize in our alternative compliance request, and that is addressed in the staff report, is the fact that this is also driven in part by some of the existing site

constraints such as the New Mercer Ditch which is existing, the wetlands to the north, and some of the other constraints which also limit where those connections can be made.

MR. MCASKIN: Ms. White, if I could go back real quick, just a quick question on the fire access that's proposed on Impala…I'm assuming that that is…is that the location that was identified by…is it the City or Poudre Fire Authority has as the preferred location for fire access, or the emergency access?

MS. WHITE: Can you give me a minute to check with the team on that one? I'm not sure.

MR. MCASKIN: Of course. And then, just a follow-up question was…when I've seen these types of emergency access before, they're typically gated and then PFA would have a code or a key. Is that what's proposed here?

MS. WHITE: I see a lot of head nods on the team, but Sam knows the most about it. Shall I ask him to step to the podium and answer the question?

MR. MCASKIN: Thank you.

MR. COUTTS: Yes, to address your first question, that is the one that was most preferred by PFA as it provides the most direct access. As for access limiting, there are a handful of different methods that PFA will use. We'll identify in the final plan which one we'll use, but common are knock-down bollards, or the chain, or you could use the Knox Box key, which you were referring to.

MR. MCASKIN: Okay, but that's something that hasn't been identified yet, that's something that you'd be working with PFA on at FDP process?

MR. COUTTS: Correct. One of those three.

MR. MCASKIN: Yep, thank you.

MS. WHITE: If there's no other questions on the alternative compliance, I'll move on to the first modification of standards. Alright, so the first modification of standards relates to section 3.5.2(D), and this is the so-called major walkway spine standard, which you may recognize because you've probably seen it before, and I certainly have stood at this podium and spoken to the Planning and Zoning Commission about it several times before. This standard really works best when you have a very, sort of, old school, suburban type neighborhood, and in this development, what you may be seeing is that we're really promoting a more New Urbanist design with a lot of alley-loaded product, where the pedestrians and the front doors have direct access right onto green space and trails instead of stepping out onto either an alley or a street. And as a result of that, in combination with all of the various site constraints, it makes it very difficult to meet that 350-foot maximum length standard for the connection to a major walkway spine. So, as a result, there are 22 individual units within the 212 units total that will have a connection to a major walkway spine that is longer than 350 feet. In, sort of…to more than make up for that, this development also proposes that there are a variety of alternative connections for those same homes. In other words, walking out the front door, there's more than one route you could choose to access the network. And also, there are several sidewalks which are wider than the minimum required. The required is five feet, we have four and a half feet in some areas but we have six fee and up to eight feet in some areas. And so, as a result of all of this, we argued in our application for the modification of standards that it, among other things, is driven in part by site constraints which are outside of the

applicants' own design. It is also something which meets the intent of the standard equally well or better than actual compliance with the standard itself would be. And that is also one that staff supported, among some of the others, indicating that this proposed design provides a very high degree of interconnectivity, and in light of the exceptional constraints, it provides a sufficient amount of interconnectivity within the site. It's also not detrimental to the public good, and I also mentioned promotes the standard equally well or better. The standard…the purpose of the standard is variety, visual interest, and pedestrian oriented streets, all of which are present throughout this development. Do you want to ask about that one before I go on to the next one? Okay.

Alright, and then the last modification, the second modification, has to do with housing types, and this is standard 4.5(D)(2)(a)(3). This is a standard that requires for developments of 30 acres or more, that you have at least four different housing types. The standard itself is not speaking necessarily about architecture, it's talking about a type of housing. This application provides three types of housing based on the definitions contained in the Fort Collins Code. However, one of those housing types actually, by sort of industry standards and industry analysis, actually contains two subtypes, if you will, so that we have single-family detached, we have two-family, and we have the single-family attached, which includes both row homes and townhomes, which are different according to the industry. So, by that analysis, we actually do have four housing types. But, the main justification for the modification of standards really rests on the wide variety of different architectural styles and materials that are provided. As was mentioned by Sam earlier, we have ten different architectural styles for the single-family attached, there are eleven different architectural styles for the single-family detached, and six different architectural styles for the two-family attached, or…yeah, two-family attached. All of this, according to the staff's analysis, results in a varied and unique streetscape without repetition, which is fundamentally the purpose of this standard of having multiple housing types. In addition, from our perspective, another justification for this modification is that it allows us to provide a wider deviation of price points and product types in the way that the market views them, not necessarily the way that the Code defines them. And by that, I'm referring to the difference between the townhomes and the row homes in particular. Also, when the original…in the 2018 application, there was, as was mentioned, a multi-family housing product in there. Clearly, we would have had four at that point; the multi-family was removed in response to concerns about density because that was obviously the most dense of the housing types that was then provided, and that of course resulted in the three housing types remaining, so, greater variation was provided in the architectural features. I am not the most knowledgeable person to speak in detail about those architectural features, but we do have our architecture team present virtually and if you want to ask some more questions specific to the architecture, we're happy to do that. I also have just a couple examples up here to show what some of them look like, and I'll run through those here in a second. Next slide.

Alright, next I would just like to talk about compliance with the applicable City plan documents. And I want to start by just referencing a little bit the relationship between the planning documents to the Code. And I'm mentioning this in part because of the extensive conversations that have been held over the last several years, in particular about the Northwest Subarea Plan and how that should be interpreted in light of the applicable Code regulations. And so, as I know you're aware, the purpose of the City plan documents is to express policy and to express a vision. And when I say City plan documents, I mean City Plan, Structure Plan, the Northwest Subarea Plan, and the Housing Strategic Plan, and any and all of the other strategy and policy documents that the City has adopted which may be applicable in one way or another to this property. But, ultimately, the regulation, the Land Use Code, expresses the intent of the vision set forth in those documents. And the ultimate regulatory analysis is of the regulation in the Code itself. As noted in the staff report, when dealing with some of those issues of interpretation and analysis,

ultimately the Code takes precedence. And I mention this in particular because one of the areas that has been the subject of the most discussion is obviously the question of density. And, so, it's important to note that the way that the analysis runs is that the Northwest Subarea Plan does set forth a vision about what different levels of density might be appropriate within different quadrants of the Northwest Subarea Plan, and it also says that certain areas should be zoned LMN. This property is within one of those areas, it was zoned LMN, it is zoned LMN, and LMN in the Code sets forth the allowed amount of density within this area. Next slide.

So, starting by talking just a little bit about City Plan. There are actually numerous policies and goals set forth in the City Plan that this application is in furtherance of. Many of those were highlighted in the staff report, many of them were highlighted in our letter, I'm not going to go through all of them right now, but I wanted to highlight just a couple, because this is a particularly timely subject in the city of Fort Collins, which is the increasing demand for housing, and the decreasing supply of housing to meet that demand, particularly across different product types and price points. And, as you are probably aware, and I know staff is, the City has recently undertaken an audit of its Land Use Code in order to analyze all the ways in which there may be a mismatch between the Code and its desired goals and policies set forth not only in all the plan documents, but also in the Housing Strategic Plan. And a report on that audit was delivered to City Council in January, and there are a variety of things included in there, but overall, I interpret that report as saying the Code doesn't allow the amount of density we need in order to accommodate the future growth of the city, and there are several places where that might need to be changed. We're not suggesting that the density ought to be changed in this location, this fits clearly within the LMN zoning, but to require even less density than the minimum density that's required in the LMN zoning would be contrary to all of those goals and the current trend of Fort Collins' own self-analysis of its Code and its plan documents.

Just a couple other key Code policies I'm going to just hit quickly: access to outdoor spaces, encouraging active living, unified and interconnected framework of streets, sidewalks and walkway spines, encourages a variety of housing types, encourages development that reduces impacts on natural ecosystems, remember that double the size buffer area, well-balanced system of parks, trails, natural areas, and recreational facilities, and an attractive and safe environment for pedestrians, bicyclists, and drivers. Next slide please.

Just to talk a little bit about the Structure Plan, also part of City Plan. This plan proposes land uses for areas that may develop in the future to help establish predictability for the property and for neighboring areas, it helps guide the City and the County as to whether future proposed developments are appropriate. However, the Structure Plan is not regulatory and is only used for guidance. Next slide.

Now let's zoom in on the Northwest Subarea Plan, which is the most specific of all the applicable plan documents. And shown on the screen here is the area covered by the Northwest Subarea Plan in purple, our site is shown in yellow, and a couple of key, sort of representative quotes are summarized on the side of the slide there. I won't read it out loud to you, but the framework plan within the Northwest Subarea Plan identifies this area as suitable for low-density, mixed-use neighborhood development, which is defined as a transition between Old Town neighborhoods and lower density subdivisions to the west. As the staff notes in the staff report, this also is not regulatory; however, the Northwest Subarea Plan does set forth some recommended densities for areas which are designated as low-density, mixed-use, up to eight dwelling units per acre. And that excerpt from the Plan is shown here on this slide. The Plan also talks about the desirability for low-intensity residential development, open lands and conserved resources, restoration of Soldier Creek, a balance of the rights of property owners with the community's desire for

conservation, access to neighborhood parks and recreation facilities, a connected system of trails, reduced flood risk, and a unique image and identity, all of which can be said to be fulfilled by this proposal.

According to staff's analysis and our own analysis of the relationship between LMN zoning and the Northwest Subarea Plan, the Northwest Subarea Plan doesn't provide specific design guidelines for areas which are designated for low-density, mixed-use. Rather, you turn to the LMN zoning in the Code to determine the applicable design guidelines and density for LMN designated areas within the Northwest Subarea Plan. Therefore, if it meets the LMN zoning requirements, it meets the Northwest Subarea Plan. And I know that you just asked Sam this question a moment ago, but this is the part in the presentation when we were planning to sort of summarize and reiterate the areas in which the plan, proposal, the PDP, has been further modified to try to address concerns, even though the original plan as proposed, met all of the criteria for the Northwest Subarea Plan, and the LMN zoning, and was well within the allowed density. So, at the risk of being too duplicative, I'll just quickly say, overall reduced density, increased open space and buffering, removal of certain buildings, relocation and reorientation of other buildings, and perhaps most notably, significantly increasing the buffers between the new development and the existing development, and changing those buildings that are closest to existing development in order to reduce their height in some areas to step them back and to further screen and buffer them, and that really goes to your question earlier about compatibility. And, because it comes up all the time, I need to say it one more time, compatibility does not mean the same as, three stories can be compatible next door to two stories. It especially can, as recognized elsewhere in the Code, when you have additional mitigation measures such as increased buffering, landscaping, changes in massing, changes in architecture, all of which are things that have been incorporated here to a very significant degree in order to address those concerns.

Oh, we skipped over the Housing Strategic Plan. Purpose of the Housing Strategic Plan is to overcome the gap between affordable housing and the ability of citizens to afford housing by bridging the gap between incomes and housing prices. There are a variety of goals set forth in the Housing Strategic Plan, among them including providing a greater variety of price points and product types available on the marketplace, which is exactly what this does, providing stable and affordable housing options for those in the area median income. So I just wanted to mention this because it's particularly on target for the issues that we're discussing today. Okay, now on to the summary slide. There we go.

So we have two summaries, one in table format, one in bullet format. This one in table format attempts to summarize some of the most important areas in which the application exceeds the Code requirement. So, we've noted a couple on there: the number of neighborhood meetings, the number of bike parking spaces, the amount of open space and so on. Perhaps most notable at the very bottom is density and dwelling units, both of which are 43% less that what is allowed within this zoning and planning area. Next slide please.

And then in bullet format, another way to look at it is that there are 21 specific changes that have been made to the plan since the last iteration in order to address feedback that has been received from the community, and that includes a variety of, you know, smaller things like moving the entry north on Taft Hill and you know, deleted some of the uses that were deemed to be too dense or not well-received, and then of course the significant amount of landscaping trees and shrubs that are going to be planted here which is well above the Code requirement. Speaking of exceeding the Code requirement, we have 58% open space, we have 150% of the required natural habitat buffer zone, and as was mentioned, we have significantly less density than the maximum amount that is allowed. So, with that, I'll conclude this presentation. I'll ask for your approval of the PDP for Sanctuary on the Green, including alternative

compliance and two modifications of standards. We have all of our team here to answer your questions as the evening progresses. We look forward to responding to the neighborhood comments at the conclusion of the public comment, and thank you for the opportunity to present this project to you this evening.

MR. MCASKIN: Thank you Ms. White, appreciate it and I do appreciate that the full team is here to the extent that there are some questions that come up during the public comment portion of the hearing. so, with that, let's go ahead and move into the staff presentation. Jenny, I know you have a pretty thorough report that you'd like to get through as well before we get to the public comment portion of the hearing, so take it away.

MS. AXMACHER: Yes, sir. Okay. So, coming back to my presentation. First, I'd like to start by acknowledging the public outreach that was conducted for this case, as well as the public comment that was received. The applicant completed a voluntary neighborhood meeting on September 13th, 2021, and a number of concerns were voiced. A high-level overview of these concerns are listed here, including traffic, neighborhood compatibility, environmental resources and flooding, and as mentioned earlier, as of noon today, we've received approximately 35 written comments on this case, a majority of which express concerns with and opposition to the proposed project. Many of these comments reference compliance with the Northwest Subarea Plan.

So, let's talk about the Northwest Subarea Plan. On this slide, I've highlighted some of the sections of the Plan that deal with appearance and design. A key concept is to allow predominantly low-density housing consistent with the land use framework plan and to protect stable neighborhoods from incompatible development. The framework plan also strives to create some level of predictability in what type and intensity of development can be expected for one's own property as well as neighboring properties. It is important to note that the framework plan provides guidance to land uses, activities, and density levels, but is not regulatory. The framework plan would have been taken into consideration when the property was zoned LMN back in 2018. For this specific site, the framework plan identifies LMN zoning, and that future development density may be up to eight units per acre, or up to twelve units for affordable housing. And just to note, affordable housing, per the City definition, is not being proposed for this site. The plan also referenced areas designated as LMN as serving to protect existing family neighborhoods by ensuring that infill development on parcels to be annexed is appropriate in density and design, which goes back to the consideration of the zoning designation at the time of annexation. Overall, staff finds that the PDP meets the objectives outlined in the Subarea Plan based on the proposed density, the open space and landscape provided, the transition in housing types from west to east, the proposed pedestrian connections, and the alternative compliance request to not connect Webb, Irish, and Impala Streets for vehicular traffic.

Moving on from the Subarea Plan, the project is proposing to make changes to the grading on the site. A City floodplain map adoption process is underway to remap portions of the project currently shown in the City floodway and floodway fringe. Fill with the proposed project will move and revise flood boundaries via a conditional letter of map review and a letter of map review which will comply with the City requirements, known as a CLOMR and a LOMR. As a function of this process, the development must show no adverse impacts with respect to base flood elevations to any surrounding properties or private property. The development cannot move forward for final approval of plans until these items are completed, which is acknowledged by the applicant in note 21 on the overall site plan page. The plan currently proposes five detention areas to be constructed as part of the project. Those detention areas are being created as an interim solution while a regional improvement project is constructed by the City,

known as the Forney Regional Detention Pond, and its located east of Taft Hill Road. Once these improvements are in place, the five detention areas will act as on-site channels to this regional detention system, they will not free up land for future development.

Moving on to access, circulation and parking. The project proposes an extensive internal circulation network of sidewalks, including connections to Laporte to the south and Soldier Creek Trail to the north. There are two proposed pedestrian bridges over the canal and two pedestrian bike only connections to Green Acres, and one additional bike, ped, and emergency only access connection as well. A center turn lane is proposed on South Taft Hill and a westbound turn lane is proposed on Laporte. City managed projects will complete additional improvements in the area along Laporte. The applicant is proposing 453 off-street parking spaces, all of the housing types proposed will provide garages, and there are six parking spaces included within the neighborhood center.

As for natural habitat buffering, the project is providing 10.36 acres of habitat buffering and an additional 13.72 acres of landscaping and open space for a total of 24 acres. Restoration work includes weed mitigation, wetland restoration, and enhancement plantings including the use of berming and dense plantings near more developed areas.

Now let's talk about historical resources. The farmhouse that was previously located on the east portion of the property was burned down in conjunction with a fire training exercise prior to the property being annexed into the city. The pre-submittal survey requirements for the site were completed with a prior PDP, PDP190003. The historic survey results are considered valid for five years, so an updated survey was not required as part of this current application. The prior survey noted two properties that were potentially eligible for local landmark designation. 330 North Taft Hill was listed on the State Register during the same timeframe as the prior case, and the historic influence area was considered for compatibility with this property. Because the state designated property is across an arterial road, Taft Hill, the applicant has to comply with a minimum of two of the design compatibility requirements in table one of section 3.4.7(E), and the proposed buildings along Taft Hill are found to meet at least two of these requirements. It was determined that the building height and width portions of 3.4.7 are not applicable because other design connections are being made and the project is across an arterial and not directly abutting the historical property.

Now an overview of the architecture proposed. There are 75 residential buildings being proposed in a mix of single-family detached, two-family, and single-family attached housing types between two and three stories in building height. There are 36 single-family buildings proposed…attached buildings that are proposed where eight are two-story and the remainder are three-story. So on this slide, I'm showing the three-story building elevations. And then on this slide, we're showing three of the two-story single-family attached building elevations. Elevations were submitted for the single-family detached homes and the two-family homes, though they are not required for review as part of the PDP plan set. The single-family attached elevations achieve architectural compatibility by utilizing masonry on the ground level to define the base of the buildings, including ground level entrances with a shed or hip roof component, providing secondary massing elements, and including large windows to further break down the scale of these buildings. The colors and materials vary and do not deviate from what would normally be found in a residential development. The buildings are under 40 feet tall and the land use transitions with a landscape buffer and fencing on the west side of the project are proposed. The project complies with buffer yard standards in 4.5(E)(4)(b) and staff assessed the setback compliance on the three-story townhome buildings. The setbacks are met through perimeter open space, roadway widths, landscape improvements, and building setbacks.

This project is requesting an alternative compliance to 3.6.3, which requires future public street connections to adjacent developable parcels unless rendered infeasible due to unusual topographic features, existing development, or a natural area or natural feature. Webb, Irish, and Impala are not proposed to be provided as public street connections and will be limited to bike/ped connections or emergency access in the case of Impala. So, here where the street connections are being made, the project is proposing a street connecting into Laporte at Barton Drive, street B connecting into South Taft Hill Road, and then there's a future roadway connection also being proposed to Laporte in the south. The decision maker has the authority to approve a development plan that substitutes meeting the standards of 3.6.3. In this case, the alternative compliance is based on the topography, existing development, natural areas, and other constraints. The PDP provides connections where possible and supports bike and pedestrian connections as well as connections to the Soldier Creek Trail. Staff finds the criteria for alternate compliance are met and the PDP accomplishes the purpose of 3.6.3 equally well or better based on the proposed local street intersections and the bicycle and pedestrian connections.

Now let's look at the LMN zone district standards. The project meets the minimum and maximum density requirements for the zone district as well as the Subarea Plan. It is requesting a modification for housing types as two-family, single-family attached, and single-family detached with rear loaded garages are the types being proposed. The plan proposes a neighborhood park meeting the one-acre requirement, and the proposed buildings meet the zone district heights.

The project proposes a neighborhood center which must comply with criteria related to access, location, land use, design, and outdoor spaces. The proposed center is on the eastern edge of the project and is shown to be a 3,000 square foot mixed-use building with six parking spaces. There are separate leasable areas for two commercial tenants; it also serves as a clubhouse. It is located next to the park and the adjacent open space and plaza can function as a flex space for farmer's markets. The proposed building is compatible with the nearby residential buildings and is located within ¾ of a mile of 90% of the dwellings without crossing an arterial roadway. Based on this description, the neighborhood center complies with the required standards.

As mentioned, the project is requesting two modifications. The project is requesting a modification for the length of walkways that the buildings highlighted in yellow on this plan set, and along with the modification of walkway width provided for the furthest west yellow buildings. Another modification is requested for housing types to provide three housing types instead of the four required. 3.5.2(D)(1) requires all buildings to connect to public sidewalks and allows for three different ways to achieve that connection which are listed here. The modification is requested because some of the proposed connections are longer than 350 feet, and in once instance the walkway is narrower than 35 feet. Staff finds that the criteria 2.8.2(H)(1) and (H)(4) are met, that the plan will promote the general purpose of the standard equally well or better and will not diverge from the standards of the Code except in a nominal and inconsequential way based on the reasons listed here. Staff further finds that exceptional conditions unique to this site are also present that result in a hardship and that that hardship is not caused by the act or omission of the applicant.

The second modification requested is for the number of housing types provided. 4.5(D)(2)(a)(3) requires four housing types for projects greater than 30 acres, and the applicant is only proposing three. Staff finds that this plan meets the standard equally well or better due to the variety and architectural elevations submitted and the curved layouts of the streets which help promote visual variety along the streets. The proposal will also continue to advance the purposes of the Land Use Code and is nominal and inconsequential when considered from the perspective of the entire development plan.

Overall, staff finds the PDP complies with the applicable sections of the Code with two modifications, alternative compliance for section 3.6.3, and recommends two conditions of approval. The conditions, which are listed here, will make sure that minor issues are address during final plan review. And with that, staff concludes their presentation.

MR. MCASKIN: Thank you Jenny, I appreciate that. Just a quick question on the alternative compliance that's proposed for 3.6.3, the street pattern connectivity standards. In your report, you seem to…staff seems to conclude that the alternative compliance plan would satisfy the…I guess the purposes of that section equally well or better. And I do note that staff does seem to have taken into account whether the alternative design minimizes the impact on the ditch and some of the other natural features on the subject property. Can you go into just a little bit more detail on that for me?

MS. AXMACHER: Actually, I might see if staff from our engineering division or traffic division can provide a little bit of additional insight on that. They should be available online.

MR. MCASKIN: Okay, thank you. I think we can hear you.

MR. DAVE BETLEY: Hi, this is Dave Betley from Engineering. I just wanted to get clarification on the question again?

MR. MCASKIN: Yeah, Dave, no problem. I was asking for just some clarification on the proposed alternative compliance plan for section 3.6.3. I noted in the staff report that there's some discussion that the alternative plan, as submitted, will minimize the impact on some of the natural features on the site, including the ditch, and I was wondering if you could just provide a little bit of additional background on that for me.

MR. BETLEY: I would have to do some research on that. I think it's probably involved with some of the stormwater stuff, so I'd have to take a look at that real quick. Can I get back to you in just a few minutes?

MR. MCASKIN: Sure, and also, it seems like the alternative plan…and Jenny, maybe this is a question for you…it seems like the alternative plan, as submitted, is really focused on increasing the efficiency and convenience for pedestrian and bike travel and kind of prioritizing that over automobile travel, which seems to probably satisfy, you know, the purpose of 3.6.3 as set forth in subsection A. A follow-up question to that is, in subsection B, the general standard for that section, there's some language that says that local streets must provide for both intra- and inter-neighborhood connections to knit developments together rather than forming barriers between them. Does staff feel that the alternative plan, as submitted, satisfies the general standards that's articulated in sub B?

MS. AXMACHER: Staff does, and I think I can add that part of the reason that some of those roadway connections were not made was due to feedback from the surrounding neighborhoods that did not want through connections made into their properties. And it also has to do with the existing storm channel, which is a factor in crossing that.

MR. MCASKIN: Okay, thank you. Well, we have a lot of folks that are here that are waiting to provide comment on the project. So, Dave, take your time on finding a response and we can maybe have you address that question at the end of the public comment portion of the hearing. and before we jump into that, let me again, for those of you that may have come in late, or are online or attending via Zoom or

telephone, we are going to adhere to a three minute per speaker rule, although there are some folks that have elected to give their time to another speaker, and in that case, we will let that individual have more than three minutes, up to a maximum of 30 minutes. And as I mentioned earlier, we do have Laura Larson who's present tonight, and I have a list here of nine folks that have ceded their time to Ms. Larson, and that's Paula Harrison-Schmidt, Raygina Kohlmeier, Phil Vogeler, Nancy Frederick, Lief Youngs, MaryBeth Fischer, Amanda Warren-Martin, Maria Gorannson, and Margot Steffenhagen, and I apologize if I got any of those wrong, but I did my best. So, Laura, do you want to…if you maybe want to come up to the podium and introduce yourself. And, because these folks have ceded time to you, you will have a maximum of 30 minutes to address me and, as I mentioned earlier, we will have a rebuttal opportunity for both the applicant and staff to hopefully help address questions or comments that you have on the project.

MS. LAURA LARSON: Thank you very much, appreciate the opportunity to speak with you this evening. My name is Laura Larson; I live at 320 North Impala Drive and my property abuts the proposed development site. I'm speaking on behalf of Sanctuary Field Neighborhood Network which represents over 200 neighbors who will be affected by this development. Our organization includes the majority of the resident population surrounding this site, encompassing the Green Acres, Bellwether Farms, Taft Hill, Sunset, and Laporte Avenue neighborhoods. The open fields, wetlands, historic farm site along Taft Hill, and the wildlife that inhabit this area define our neighborhoods; they're a vital part of the character that the Northwest Subarea Plan was designed to preserve.

In 2006, with large participation from our neighborhoods, the Northwest Subarea Plan was created, and both Larimer County and the City signed onto it as the governing plan for development in this area. Many of us bought our homes with the understanding that the City has to abide by this plan in considering new development, and that we would be protected from the high-density, three-story row houses that dominate this project. Specifically, the vision for the Northwest Subarea Plan is described as follows…and can you shift the slide for us please? The Northwest Subarea should continue to be predominantly a low-density residential area at the edge of Fort Collins with stable neighborhoods. The area should also retain aspects of its semi-rural heritage, including historic structures, small farms and irrigation ditches, natural areas, foothills vistas, and open fields. As new development or change occurs, it should occur slowly and be of low intensity and fit in with the diversity and country feel of the area. New development should safeguard natural features and protect wildlife habitats. In the planning framework on page 15, one of the primary objectives listed is to ensure that future development is compatible with the density, uses, and character of existing neighborhoods. The Subarea Plan specifically states that the City should protect stable neighborhoods from incompatible development, and that's the reason why we're here this evening. We're asking you to protect our neighborhoods and the wildlife on this property from incompatible development. Next slide please.

Last June, before the Planning and Zoning Commission, the developers' attorneys asserted that the Northwest Subarea Plan does not matter and it's only the Land Use Code…we heard something similar this evening…that determines what kind of development can be approved. But, Commissioner Hogestad corrected this interpretation and described the Subarea Plan as a key document. The Commissioners clarified that the City's Subarea Plans and the LUC were designed to be used in concert with one another and that citizen input into the Subarea Plans was a vital part of why they have to be honored in the context of the LUC. Section 1.2.2(A) of the Land Use Code states that the purpose of this Code is to improve and protect the public health, safety, and welfare by A, ensuring that all growth and development which occurs is consistent with this Code, City Plan, the Structure Plan, principles and policies, and associated Subarea Plans. It is written in the Land Use Code that this is part of what needs

to be considered in all development. The Land Use Code also states, in section 3.5.2, that compatible building massing is required. This development proposal is not compatible with the existing neighborhoods in terms of building mass or height. It doesn't contribute to the public good as noted as a required feature and pointed out by the Planning and Zoning Commissioners in the last review, and it does not adequately preserve the natural features of this area. Next slide please.

Let me tell you about our neighborhood and who we are. We are a multi-racial low- and moderate-income neighborhood with Irish Bilingual Elementary School at the center. Our homes are predominantly single-story detached single-family homes and all the properties that abut this parcel are single-story homes. I want to really emphasize that point, because they were talking about buffers between three- and two-story buildings; there are no two-story buildings abutting this property. I want to be really clear about that, and the misrepresentation of the properties along Sunset…those are all single-story, one home per acre properties, and I believe it's rural estate designation, not urban estate, so that was misrepresented. We have chickens, turkeys, goats, and horses on our properties, some of which are ten acres in size. We know our neighbors, we walk our dogs together and socialize regularly as a community and with City-sponsored block parties. We're exactly the kind of stable neighborhoods the Subarea Plan was designed to preserve. The fields on this parcel have served as a congregating and walking place for our neighbors and residents in the surrounding area for decades, because they have not been inhabited by people. These past two years especially, the natural spaces and wildlife have significantly contributed to our neighbors' mental health and physical well-being. Next slide.

We all care about the wildlife that lives here. We see and hear them every day. They are a part of our lives. In the winter, small herds of deer come through our yards on a daily basis and shelter from storms in the willows and under the large maple and cottonwood trees where the historic farmhouse stood. We have chorus frogs singing at night, bats that fly through the fields and in our backyards because this is a dark sky area. There is no light pollution in the fields or in our neighborhoods as we don't have streetlights. The wetlands provide habitat for red-winged blackbirds and dozens of migratory bird species that have been documented by the Audubon Society and the bird conservation…we have members in our neighborhoods. The wetlands provide…oh, I'm sorry. We have large groups of ducks that come through who nest along the ditch and swim with their babies along the channel in late May and June every year. All of these species are going to be negatively impacted and their habitat severely degraded by car headlights and other light and air pollution that this development will cause. Next slide.

This project proposes to place two- and three-story row houses along the irrigation ditch and where the developer had determined a wildlife corridor on his plan. These tall and wide structures are unlike anything we have in our neighborhoods in terms of mass and height and will pose an impassible wall to ducks and other birds who reside in this area. Resident building and car lights will regularly shine into the wetlands on City property and into the confluence of County wetlands and the irrigation ditch habitat. The noise and air pollution combined with the hazard of 45-foot tall buildings proposed along the ditch will destroy this area's bird habitat. I want to just clarify the 45 feet. This came from the developer when we asked them, how are they going to engineer their way out of the floodplain on this property, because a large chunk of this property is in the floodplain, and they told us there would be an average of a five-foot elevation increase across the property. So for us, for existing properties looking at the existing grade, there is going to now be a 45-foot tall building next to our properties.

The Northwest Subarea Plan and the Land Use Code require building mass to be compatible with the surrounding area. This project does not meet this requirement. Over the past four years, our steering committee has met with City staff and the developer numerous times to discuss our concerns, specifically

about the two-and three-story row houses that predominate in this plan. We've repeated our concerns that the location of these structures along Taft Hill will destroy long-established wildlife corridors and habitat for deer, foxes, and other animals. We have submitted in writing four separate letters over this time requesting that the developer adhere to the Northwest Subarea Plan, protect this habitat and our neighborhoods from incompatible development. We've asked City staff to please work with the developer to ensure compliance with the guidelines for our area. While we know that City staff have made suggestions to the developer to address some of these issues, the changes we've requested have not happened. And I want to clarify here, the habitat that they're describing as being protected, they plan to actually destroy. So, this is not preserving habitat, this is changing out what is there for a manicured landscape. So, the habitat being preserved is located on stormwater channels in small, non-contiguous areas where the water table is high or where they could not engineer their way out of the floodplain. Those are the areas denoted on this site map. If you look at an overlay of the floodplain and the stormwater channels that already exist there, those are the spaces that they're calling open space, and they were not determined out of benevolence, they were determined out of non-buildable sites. This was established from the beginning of this project.

Once wildlife corridors and hunting grounds for raptors and other animals are destroyed, there's no replacing them with manicured landscaping that will take many years to be established. Even by Ripley Design standards, the trees that they are planning to plant alongside the neighborhoods as supposed buffer to the two- and three-story buildings will take ten to twelve years before they have any kind of height that would make any kind of a buffer exist for us. For the animals that depend on this area for food and shelter and safe passage to the foothills, this development will mean displacement and total destruction of their habitat. Next slide.

The developer has asserted to you in their marketing materials and in other documents that this has been a collaborative process with neighbors. They cited tonight how many meetings they have had with us. I want to assure you that has been anything but collaborative. Let's examine the meetings with neighbors they referenced. After the Planning and Zoning Commission hearing where the Commissioners indicated that this proposal was not going to be approved due to its incompatibility with the existing neighborhood, the developer withdrew their plan, as they have stated earlier. David Pretzler who spoke with you earlier emailed me the following…on a Friday afternoon, on July 16th…hello Laura, would you be available for a quick meeting with me and Stephanie at Ripley Design offices this coming Tuesday? We would like to go over some ideas we have for our site that may address some of the neighbors' concerns. I happened to be camping with my family that weekend so I didn't get his email until I returned on Monday. Over the three days from that Friday to Monday, he had sent me three emails and two voicemails on my cell phone…which I didn't give to him by the way, and neither did the City…all implying that we needed to meet with them urgently and that they had new ideas to share that addressed our concerns. Our steering committee was excited that perhaps they were finally responding to us and subsequently set up a Zoom meeting with them for the following Thursday, which we recorded and so did they, so this is on record. To our dismay, in that meeting, when I asked David, Stephanie, and their investor who was also present, what they were proposing, there was silence. They had nothing to offer. We asked, can we see a drawing of what you referenced in your emails as a new idea? Is it lower density, single-family homes? They responded they didn't have a drawing, instead they asked me, what is the one thing that we could change that would make you support this plan? I remined them that we had submitted three detailed letters to them with changes we would like to see and that there is no one thing. David then offered to modify the condo building planned behind my house to a two-story row house with fewer units and wanted to know if that would be enough for me to support the plan. I assured him that it

was not. This is the kind of collaborative approach this developer has taken in their meetings with us and that they have misrepresented to you this evening. When we reminded them of what substantive change would look like, they protested that our requests would make this project unviable because it has to be profitable. Their profit is not our concern, and it should not be the City's either. Despite all the information we've submitted to the City detailing our concerns and potential solutions that could remedy them, City staff has now forwarded to you a plan that has not made any of the substantive changes we requested. It does not include adjacent housing that's compatible with our neighborhoods, nor does it protect wildlife corridors, bird flight paths between wetlands and irrigations channels, or 100-year-old trees around the old farmhouse site. Instead, they have made only one notable modification to this iteration of the plan: they replaced the previous condo buildings with more three-story row houses in order to qualify for a type I hearing. This change allowed them to avoid going back to the Planning and Zoning Commission where they knew their proposal would fail. This revision is what led to the reduction in overall units by 18%, but it was not in response to neighborhood concerns. The height and mass of the row houses are no more compatible with our neighborhoods than the condo buildings. But, the City doesn't consider row houses multi-family even when they have five units planned in most of these buildings, the plan still violates both the intent and the substance of the Northwest Subarea Plan.

In accordance with the City's responsibility to protect stable existing neighborhoods from incompatible development, we request that you reject the proposed plan and require the developer to truly collaborate with neighbors to create a plan that incorporates lower-density housing next to our properties and better preservation of current wildlife habitat – current wildlife habitat. We would also like to see the developer step down the buildings facing Taft Hill to single-story, something else the Subarea Plan addresses directly, and move any two-story buildings to the interior of the development not abutting single-story homes. The developer has single-story and detached single-family housing products, but he has not placed these next to our neighborhoods as we have requested multiple times. The City should not be granting an exception to the requirement of four types of housing in a development of this size. We would like to see the developer be required to accommodate our request for single-story detached homes next to our neighborhoods. We would also like to see the majority of the development be one- and two-story detached homes, no three-story attached row houses. Next slide.

Over the past four years, our steering committee has met with City planners…we're on number three now…we met with Jenny very recently, had her out to the site and appreciate the City being willing to come and do that site visit with us. We've met with the floodplain staff, stormwater staff, and two ecologists. All three departments have told…have described this parcel as very complex because of all the waterways and wetlands and because it's in the floodplain. In fact, the floodplain department's staff told us that this is the most complex parcel being considered for development in the entire city. So, while the developer may have met the technical requirements to engineer this housing development out of the floodplain, we are skeptical as to whether the plan will actually work. We have yet to hear how this new plan will impact our Green Acres neighborhood with streets all drain into one culvert and intersect with the New Mercer Ditch adjacent to this parcel. As you may be aware, our neighborhoods were severely impacted in the 1997 flood and City staff have told us very clearly that the developer is not required to prevent that level of flooding from happening again. This is of great concern to us. We have not yet heard how this revised plan will ensure that our neighborhoods on County property are not negatively impacted by stormwater coming off the new development, especially with the elevated land required for houses built over the floodplain channels. After multiple requests for a neighborhood meeting to help us understand the new proposal, one was finally scheduled for last September. Because of Covid, the meeting was held via Zoom. This was brought up by the City that this neighborhood meeting happened

as well. We expect that there would be an opportunity fore neighbors to voice their questions and hear the developers' responses to them, and accordingly, we submitted our questions in advance. However, instead of an engaged meeting, the developers' consultant controlled the agenda, avoided addressing any questions pertaining to the Northwest Subarea Plan, and City staff allowed the developer to limit the transparency of the chat function such that questions…our questions were not visible to participants and key questions went unanswered. They ended the meeting without answering our core questions. The developers' assertion to you that this has been a collaborative process from its inception is false. We are very concerned that this whole project will negatively impact our property values, threaten the safety of our homes, destroy wildlife habitat, and degrade our quality of life. The issues we have raised for the past four years have still not been addressed in any substantive way by this developer. Next slide please.

Finally, I want to speak to the developers' plan to decimate the habitat along North Taft Hill where he has designated the entrance to this development. In 2017, the City's Natural Resources Department tried to buy the historic farmhouse that occupied that area, including three barns, with hundred-year-old silver maple trees and mature cottonwoods around it because they recognized the cultural and environmental value of its preservation. However, this developer outbid the City and acquired the parcel along Taft Hill with the historic farmhouse and barns. In May of 2018 when the property was still under County jurisdiction and not subject to historical review that the City would have required as soon as it was annexed, the developer had the farmhouse burned to the ground. I want to be clear, the developer chose that, the developer chose to give it as a training exercise to have it burned to the ground. We were as neighbors given very, very little notice on this…I think it was three days that we got the notice in the mail. The historic barns were disassembled, the owls and bats nesting in those buildings were displaced and the historic trees were damaged by the fire, as nothing was done to protect them. Next slide please.

The large cottonwood tree along the ditch next to the farmhouse site provides nesting habitat in its hollows for a host of birds, including great horned owls and other raptors. In the City staff review documents, we learned that the developer intends to cut down this giant cottonwood tree that's well over ten feet in diameter and estimated to be 150 years old or more, dating back to the creation of the New Mercer Ditch based on historical documents. An arborist hired by the developer deemed the tree unhealthy. As you can see from this picture, the tree is exceptionally well-balanced, has very few dead branches, and is in full fertility mode…this is from last June…releasing its cotton to reproduce along the waterways as it was designed to do. This tree has a natural hollow at the base, something that you commonly see in cottonwoods in the natural areas across Fort Collins, and is not an indicator of disease or poor health as noted by horticulturalists in our neighborhood. We have in fact investigated that hollow from the ditch and found by the growth pattern that it's merely adapted to accommodate high water flows that periodically erode the bank under part of its center as it sits at the elbow of a 90-degree turn in the ditch and has no doubt stabilized that bank for all of its life. However, the developer has portrayed this tree as a hazard to planned houses nearby and wants to cut it down along with all the silver maples that surround the former farmhouse. We have a serious issue with this. Had the cottonwood tree been evaluated by the City for its value as bird habitat in the context of a natural area to be preserved, we are certain that the verdict would have been the opposite. This tree and all the silver maples on the property are part of an historic site and are required to be preserved under the Northwest Subarea Plan guidelines. The irony here is that the Subarea Plan itself has a picture of the former farmhouse and barns given as an example of an historic site on North Taft to be preserved…the site that was burned down by this developer. In addition to nesting habitat for owls and other raptors, the trees in this area provide vital shelter for deer, foxes, and other animals who live here. We ask that you please save this giant tree that is

a heritage landmark for our northwest Fort Collins area and require it to be considered part of what the Subarea Plan identifies as natural features to be protected on the property. Next slide.

In closing, we ask that you hold the developer to the requirements of the Northwest Subarea Plan and reject this proposal as submitted. The predominant housing in this plan relies on two- and three-story row houses that are not compatible with existing neighborhoods in terms of building mass, height, or density. The plan does not protect wildlife habitat and natural features on the property as required. As the former chair of the Planning and Zoning Commission concluded last June, this plan does not reflect the natural area…the rural nature of this area. Thank you for your time and consideration.

MR. MCASKIN: Thank you Ms. Larson. Appreciate your comments, and I will note that you were under your 30 minutes of time allotted. So, with that, I don't know if City staff has a sign up sheet for folks that are here…I see Jenny saying…

MS. AXMACHER: Yes, I believe Alissa or Katie can help us with that.

MR. MCASKIN: Okay, great, so like I mentioned before, I'd like to definitely have folks that are here that have taken time to be here tonight in person have the opportunity to address this proposed plan first, so if there are folks…and Alissa, do you want to call folks out in order that they signed up, or…do you want me just to invite folks to come up to the podium? I'm seeing a nodding head. Okay, great. So, if you are here to provide comments on the plan, like I mentioned earlier, please do provide your name and address, and the reason we ask for that is that the City's Land Use Code does require that if you're here to provide comment that we do end up getting you a copy of the decision that's ultimately issued. So, I'll just open it up for anybody else that's in attendance that would like to provide comment or ask specific questions directed to the applicant or staff.

MS. DENISE STEFFENHAGEN: Good evening; my name is Denise Steffenhagen. I live at 4021 Brackadale Place, 80524. I don't live in the area, but I do walk the fields with my daughter when I visit her. It's a beautiful place and it's a natural place that should be preserved in my regard. Wildlife needs to be protected these days, and the environment. Having more than 1,000 people in that new area is going to increase the traffic, the ozone, the water usage…which, we're in a drought right now. There's just all kinds of reasons for not allowing the development on this property. Also flooding is a major concern. In the area where I live, there's a FEMA floodplain. I'm trying to put trees there and I have to go through all kinds of paperwork and decision making. Here, to build houses and concrete, it's going to definitely impact the flooding. So, I just ask you to not allow this development to go on. Thank you.

MR. MCASKIN: Thank you. I appreciate the input. Is there anybody else tonight? Yep.

MS. BARBARA DENNY: Hello, my name is Barbara Denny, I live at 420 North Sunset Street; it's on the west side of the development, Sunset is. I bought my home in 2007 and the Subarea Plan was written in 2006. So much of this is viewpoint and interpretation of what guidelines and codes mean. There are minimums and maximums, and a lot of cherry picking going on. Anyway, we got the staff analysis less than a week ago, so there hasn't been a lot of time to be able to dig into that, but one thing I noticed was that, because so much of this land is unbuildable, it comes down to a net density of 7.13 dwelling units per buildable acre, I guess that's the net. Anyway, that means there's around 24 acres that are not buildable. When you take away, do the math on that, that means, you know, it's close to 20 acres that are buildable, and the LMN says that the minimum density should be three dwelling units per acre. The Subarea Plan also mentions a minimum of four dwelling units per net acre. Anyway, a lot of those

minimums aren't mentioned in these presentations, but the Commissioners verbalized in the Zoning…I mean the P and Z meeting, that the zoning for this property was probably too high based on the surrounding areas around it. It's rural residential zoning, much of it, all around the property. The only one that isn't is the Bellwether density, Bellwether properties, and those…density is 3.1. So you can see that when you look at a 7.13 per buildable acre, how out of whack it is with the whole area. When I bought my property, I though for sure the Subarea Plan was going to guide development so that it would remain semi-rural where I live. There is a reason behind the only 20 acres, approximately…I don't know why it's cutting out so much…there is a reason behind why only 20 acres are buildable, and that's because of all the stormwater issues. It seems like the plan is bending over backwards to try and make this fit into those 20 acres, and that intensifies the density on what they can build. There were five major floods in the '90's. It's the most complicated property in the city to be developed because of this. The concerns remain despite improvements that the City and County have done, but the plans are not fully adopted and there are risks to the developer's plans, which he's made aware of. Anyway, sorry, I guess that's it. Thanks.

MR. MCASKIN: Thank you very much. And, it sounds like City staff is keeping a timer on the three minutes, so I appreciate that, I was not. And again, please, name and address for the record. Thank you.

MS. MARY TIMBY: Good evening; my name is Mary Timby and I'm a homeowner on Irish Drive, 627 Irish Drive, near Sanctuary Field. This is my first time ever speaking up at a meeting, and the fact that I'm overcoming my extreme fear of public speaking to show up tonight is a testament to how passionate I feel about the issues with this development. I've lived in Fort Collins for 24 years. I moved to this neighborhood as a renter and purchased my home because I loved it. I host two international students, one from Brazil and one from Spain, who attend nearby Poudre High School. I was drawn to this area because of the Northwest Subarea Plan, because of the diversity of the neighborhood, and the open space, and that's why I'm speaking up today. I know housing is challenge in our community, and I look forward to welcoming new folks to the neighborhood; however, I'm very concerned about two major aspects of this development plan. My first concern is the developers' complete disregard of the Northwest Subarea Plan, the second is the developers' lack of transparency and neighborhood engagement. The developer continues to disregard and violate the Northwest Subarea Plan. I have some examples that I emailed, most of them from the Northwest Subarea Plan. My second concern is the lack of transparency and neighborhood engagement by the developer. The process seems to be taking place behind closed doors and changes constantly. One meeting was held with the developer via Zoom in September. It is facilitated in such a way that the developer controlled the conversation and failed to address why the proposal did not meet the Northwest Subarea Plan. The developer has refused to meet with neighbors and the neighborhood steering committee has shown disregard for neighborhood concerns. Tonight I've heard a lot of 'in response to neighborhood concerns' and, in my experience…or from my viewpoint as a new homeowner to the area, but after renting for seven years, is that none of these changes we heard here tonight are in response to neighborhood concerns, they're in response to a lack of compliance. I'm not anti-development, I am pro-responsible development, and I would like the City to hold the developer accountable to the Northwest Subarea Plan and see more transparency in the process. Thanks.

MR. MCASKIN: Thank you.

MR. JOE MCHUGH: Good evening; my name is Joe McHugh, I've lived on Irish Drive for 32 years. I'm a retired art teacher in Poudre School District after serving the community for 30 years. I want

to point out something that hasn't been mentioned, which is aesthetics are subjective. And so when we hear from the developers that this is an aesthetically unimpactful development, I take issue with that as an artist and art teacher and a resident of this community…actually 37 years, counting time on Hollywood Street. So, aesthetics are subjective, and I don't know how anybody with any sense of visual sense could look at the proposal and find that that's compatible with our neighborhood. Our neighborhood is a rural neighborhood, it's one-story houses, lots of large yards, big trees, and the development looks like something that was dropped in from…excuse me for saying this, but from the south side of Fort Collins. I did teach at Lincoln Junior High School for 17 years, Wellington Junior High School for four, taught kids that went to Poudre IB, and then was voluntarily transferred to the south side of town for the last eight years of my career. Driving across town after teaching on the south side of town felt like coming back to a sanctuary, pardon the pun…actually it's a little bit strange to use that word. So, I just feel like, from an aesthetic standpoint, these row houses look exactly like the ones that have been built across from where the stadium used to be by the drive-through [*sic*] movie theater, and I can't imagine those buildings being plopped in the field that's basically a block away from my house, where I walk my dog almost every single day and see the ducks, the wildlife, the hawks, and these animals, the deer through there at night. So, aesthetics are subjective, but I think that after 37 years on the northwest side of Fort Collins and being an art teacher serving this community, that my sense of aesthetics for this community is a lot more valuable than a developer who is from out of town or may not know our neighborhood at all. Thank you.

MR. MCASKIN: Thank you. And it was Mr. McHugh, correct? Okay, great. Anybody else to comment? For those of you on the telephone, there's a fight about who's going to speak next, but I think it just got sorted out. Okay, go ahead.

MS. CATHLEEN DESANTIS: Hi, I'm Cathleen. I live on 230 Pennsylvania Street, which is right up against the field. I had a huge thing written down, but listening to everything, what everybody has been saying, I'm just kind of going to go off of what I've written. I feel like there has been a lot of misrepresentation and lack of transparency throughout this whole entire process, especially, you know, considering the barn and the house that could have been historic. In the Northwest Subarea Plan, it was actually listed as a potential historic resource, and they just had not assessed it yet, and it's unfortunate that they did burn it down, even though it was for a good purpose. I also want to say that, you know, this plan isn't just a vision.

You know, the City of Fort Collins Land Use Code section 1.2.2(A) says…it ensures that all growth, development is consistent with this Code, City Plan, and its adopted components, including associated subarea plans. So, I think that's really important to note. The Northwest Subarea Plan represents a joint planning effect of the City and County involving residents, landowners, businesses in the area and other interested parties, to create a shared vision and plan for the future. The City and County have a history of joint subarea-level planning to achieve a finer level of detail and goals, policies, and land use planning for areas within the growth management area. Each subarea level plan is distinct and is public-driven, so I think that's why it's really important to listen to the community. Throughout this whole process, we have been saying that three-story buildings are just not consistent or compatible with everything else around it, and yet they have consistently kept the three-story buildings. You know, it's great that they lowered the units; however, they increased the three-story buildings, so I wanted to note that. And you know, three-story buildings are going to be blocking the open land and views.

I also want to state that, as of April 2020, the northern Front Range, including Fort Collins, has been reclassified from a serious to a severe violator of federal ozone standards. This is due to a

combination of industrial and vehicle emissions. So, considering, you know, like 1,000 more residents coming in is going to increase that and, you know, affect the ozone more. I'm also concerned about the flooding. Water does go from my house to the field, and that bike path is right up against my house, and with such an open field, I don't understand why they can't, you know, back up the path even more and allow the water to flow into that, you know, basin that they have. You know, five feet at least change in height is a lot, so I ask you to reject this plan. Thanks.

MR. CHRIS SAWYER: How's it going? My name is Chris Sawyer, and I'm at 216 Pennsylvania Street, and I just want to oppose the plan. A hundred years from now, none of us will be here, but the wildlife will be, and it's just going to become more complicated for them as Fort Collins grows, there will be people here, it will be expensive to live here, more so than it is now. And living right there on the street and having a Master's in natural resource management, those wildlife corridors that were shown on the map, you know, what are they going to look like in a hundred years? It seems like it's not going to be good enough, so thanks so much. 216 Pennsylvania.

MR. MCASKIN: Thank you Mr. Sawyer.

MR. LLOYD WALKER: My name is Lloyd Walker, I'm a retired civil engineer from CSU and a lot of my career was devoted to water and associated environmental issues. A lot of my concerns are the complexity of the water flows across this site, which has been well-documented, or expressed, I'd say, so I'm not going to go into that. But, I have a particular point that is missing, and that is the elephant in the room in this project is the New Mercer canal, and it's just being ignored, or saying, well, it's just something we have to cope with. In fact, it is a tremendous resource that's not being developed in terms of the fact that there's a ditch access through there which people use informally and illegally, because they're trespassing according to current rules, as a walkway, and nothing is being done about that. Now, I would cite an example of how this could be done in the Red Fox Meadows project. New Mercer canal goes through there, the ditch access road is considered a part of the City of Fort Collins trail system, and so there's no question about, you know, trespassing. It's documented that the City made an arrangement with the New Mercer canal people, which by the way, probably the City is largest water shareholder in the New Mercer canal. So, I don't see why not…whatever happens here, that the New Mercer canal is considered an attribute and something that could enhance the natural feature of this area by providing a walking trail along a waterway that has a lot of wildlife amenities and habitats. And so I would suggest that whatever happens on this site, there ought to be consideration for how the New Mercer canal and its associated access road can be considered part of this project site to enhance the enjoyment of the neighborhood, the residents, and the city. And I would again suggest that if anybody wants to know how this could work, go look at the Red Fox Meadows site. It's a gem in the middle of the city, it's a grand, larger, regional water plan as this will be with the West Vine project, and it could be something that is an enhancement rather than just something we have to work around as a problematic feature. So, let's…whatever happens, let's take into account how we can more creatively use the New Mercer waterway as has been done in Red Fox Meadows. Thank you.

MR. MCASKIN: Thank you, Mr. Walker. Appreciate those comments. I see somebody in the back that is coming up.

MS. KIRI SAFTLER: Hi, I'm Kiri Saftler. You guys have seen me all the years that you've been trying to develop this property. I have lived on my property at 230 North Sunset for 45 years, which is just to the west. I am in the County, this property is now City property. I am guessing, Marcus, that you have not been on this property, and we have quite a neighborhood that we want to preserve. I'm sure

you've heard all of this. One of the things that I like to bring to these meetings is the future generations. What happens beyond what's happening right now? And there are two things that I bring up at almost every meeting. One is that I, in 1970 something, built a root cellar, dug a root cellar, which became a swimming pool instantly. So every time I have met with the developers, I've said, so, are you building root cellars…or I mean basements for all these people, and are you providing sump pumps, and are we going to address the damage that might happen to those homeowners' new homes because of a high water table. And we do know that somebody on the very east side just dug a well, and it was only eight feet deep, and ours was about eight feet, and I'm on the west side. So, we do know that there's a high water table on that property.

And also speaking about our future generations, I have asked all the years for the City…this is a City thing…about consciousness around solar, and you say that you have solar design; however, solar orientation is different. And, if you're not orienting a house, you're not using its natural resource, you're using, maybe the roof will work so I can put a solar panel on it and pay more money, but we're not doing solar gain. And this is something that I have talked about all the years and felt really impassioned about for the future generations; it's an important thing.

We've talked about air pollution and light pollution, which I feel really strongly about. I live in a very dark neighborhood and love that, that I can go out and see the stars. That will change drastically. And, of course, all this stormwater and floodplain…we were told by a City employee, which I'm glad my brain doesn't work to remember who the person was…that this is the most complicated property to be developed, and it should not be being developed in an LMN fashion, and that it was probably even zoned incorrectly. These were by two different City employees who told us those in all of our meetings that we've had.

I am hoping that we are agreeing to the fence that we have talked about once before along anybody who wants it, and I hope you deny this plan. Thank you.

MR. MCASKIN: I'm sorry, was it Ms. Saftler? Okay, thank you.

MR. JOEY LASALA: Hi, my name is Joey Lasala; my wife and I live on 2216 Laporte Ave on the very east side of the…or I guess south side of the development there. Our property is bordered on three directions by either a planned future access road…or access walkway for pedestrians, and many of the development proposals still say future access road which I have particular concern with as it cuts through a very dense wetland that runs in front of my property on the very south side. Along this area is, again, very high water table, which we noted needing to dig and redo our sewer line this year, which I could only imagine is not going to be made any better with continued development in the surrounding area. We actually have been personally contacted by the developer about the ditch running in front of our property in that it is, well, just quite simply put, not quite deep enough or wide enough to accommodate the water that happens there sometimes, and frequent flooding happens as is.

Other concerns, kind of, for us specifically…part of the walkway that is going to be cutting towards the south side of the property is going to run along what is currently the access driveway to my property, and it has been for the past 82 years. The maintenance of the ditch surrounding this is something that has de facto fallen onto myself and the surrounding neighbors to keep it clear of debris and sediment. This is having to be done every single year. It's not anything that I think the developer has mentioned or has any sort of maintenance plan for. Thank you very much; those are my primary concerns.

MR. MCASKIN: Thank you Mr. Lasala.

MS. MARY BECK: Hi, I'm Mary Beck; I live at 503 North Hollywood Street, and we own a property there for the last 40 years…more than 40 years. We…I'm concerned about the traffic and the safety to the students at Poudre High School. My own two sons went through all that system, and the traffic build up…adding more residents to that area can endanger our young people. I know already that there's been multiple accidents on either Taft Hill or Laporte Avenue. I know a young man who was crippled by a negligent driver on Laporte Avenue. The kids walk up and down that street three or four abreast, and it is a dangerous situation already. Adding a sidewalk should be mandatory, and by the City as well…not only from Taft Hill all the way through Sunset, because there is a second high school at the alternative high school location. But, between the traffic, parents dropping off their kids in the morning, and me having to negotiate through that traffic every morning to get to work…before I retired…and the kids walking back and forth like at lunchtime and breaks, I have a serious concern about the safety of our teenage kids in Fort Collins. And no one's addressed that yet, and I think it's really, really important. Thank you.

MR. MCASKIN: Thank you, Ms. Beck. At this point, before we continue with public comment, it is about 7:52 PM. Let's take about a five-minute break, and we'll resume just before 8:00. Okay, thank you.

(**Secretary's Note: There was a brief recess at this point in the meeting.)

MR. MCASKIN: Okay, the time is 8:00. For the record, this is Marcus McAskin, the Hearing Officer. We took a short five or seven minute break. We are currently in the public testimony, or public comment portion of tonight's hearing. The last member of the public to provide comment was Mary Beck who had some comments on pedestrian or student safety. And with that, I'm going to open up the microphone again to folks that would like to provide comment. Thank you.

MS. VAL VOGELER: Hi, my name is Val Vogeler and my husband and I live at a home at 520 North Taft Hill Road, so it's on the east side of Taft Hill just north of the property that's proposed to be developed. And so, being in this proximity, close proximity, to this area for years now, I have firsthand knowledge of the current housing density and the architecture of the surrounding community, the wildlife that's in all of our yards, and also the traffic flow along Taft Hill Road, which already is causing traffic back-ups during the arrival and dismissal of the three schools in the neighborhood, and a big increase in truck traffic. And although the developer claims that the newest proposal has been collaborative with the neighbors and they've accommodated our concerns, it really is not true. The three-story multi-plexes are planned to be prominent all across the front eastern property edge of North Taft Hill Road, and the side northern property along Soldier's Creek. And it seems to me, it's hard to believe that the City would allow these beautiful fields and trails with peaceful foothill views to allow them to be degraded by towering multi-plexes that block the scenery of this very unique site, along with the wildlife corridor and the wetlands. In order to preserve these views and to step back from Taft Hill Road, the neighbors have repeatedly asked for single-family, single-story homes, detached homes, on all four borders of the property, possibly graduating up to a few two-story homes in the center of the planned development. This request has been consistently ignored when we've asked for reduction or relocation of these high-density homes to the center of the planned development. There's been no give on this aspect repeatedly voiced by the neighbors. So, all four borders. Take time to consider the incompatible visual and density aspects, and please tell Solitaire Homes that this prime northwest subarea acreage has a distinct character that

needs to be preserved on the edge of town. It is not southeast Fort Collins where roads are equipped to handle the increased traffic and the multi-plexes do abound.

I also was asked to mention that the area on Laporte where the buses exit the bus depot there onto Laporte, is also where…and I guess an access road is possibly planned…so that's going to certainly be a problem with the buses coming out. The Northwest Subarea Plan is very clear in its intent to preserve the special attributes of this section with single-family dwellings and farms. And the Northwest Subarea Plan was, and is, a collaborative effort between the City and County. Thank you.

MR. MCASKIN: Thank you.

MR. NOAH MUNSON: Hi, my name is Noah Munson. I'm at 1500 Castlerock Drive, and I grew up in an actual rural community on a corn farm. And I, just for the record, I want to say that this is not a high-density area, and that anybody who thinks that just doesn't actually understand the effect of urban sprawl towards farmers and towards, like, rural communities. So, this is unfortunately something I can't get behind, but also I heard a lot of talk about how this is a mixed, sort of community, of different socio-economic groups, but also I hear things of people referring to row homes and multi-purpose housing as southern, or the south side of Fort Collins, which in my opinion, is very elitist. So, coming from the son of a farmer, just, I don't know…this is kind of why I approve and want this to be developed, so…

MS. CHERYL DISTASO: Good evening; my name is Cheryl Distaso, I live on 135 South Sunset Street, and I've been there since 1990, so I'm a relative newcomer to the neighborhood. I want to talk a bit about traffic. By the City's own admission, the Laporte Avenue corridor between Fishback and Sunset is dangerous for pedestrians and cyclists, and it needs to be addressed. This has been documented in the Laporte plan, but the funding or timeline has note been secured except for the bridges. The Laporte/Taft Hill intersection is narrow and not safe at many times of day, particularly around the Poudre High School bell times. It's not unusual for cars on Taft Hill to back up north to West Vine Drive. It only stands to reason that 500 plus more cars will negatively impact an already problematic traffic flow in and around our neighborhood. The applicant has claimed that there is no negative impact to traffic, and this simply cannot be the case.

And then as far as compatibility, I just want to say that this project is not compatible in mass, or density, or design with our neighborhood, regardless of what the applicant might call agrarian-themed two-story row houses. Massing and compatibility is addressed in the Land Use Code, 3.5, as well as the Subarea Plan. We've heard from the developer that three-story row houses need to dominate the project in order to make this development profitable on this complicated property. This property is not appropriate for this development. I'm opposed to this plan. Thank you.

MR. BILL CONNELLY: Hello, my name is Bill Connelly. I've lived on Sunset Street for 40 plus years. I have two acres, irrigation rights, and moved there because of the way it was, and hope to remain. I'm against the plan happening there. It's going to destroy everything about that area. I was a homebuilder…I'm retired now…for 50 years, and just detested that type of concept of what they want to build in this area. It's nothing like what is there, and doesn't belong there. It belongs in new land, corn fields out east, down south, other places. This land just incredible.

That's why all my neighbors…I'm also going to speak for Sunset Water District. It's Sunset, Hollywood, Laporte, and Vine. We have 178 homes. They are all on…most of them on acres, or two

acres, and some maybe a half-acre that got broken down over the years. But, anyway, we have our own water, we own our water, we keep the rates low, we control the irrigation that comes down…well, not Sunset, but our North Lateral Ditch Company of Pleasant Valley and Lake Canal, and we…that does not fit here. It just does not. When I was building, I designed homes and built homes that blended with the environment that…and these do not blend with the environment at all. They're just like something that fell out of the sky; they're horrible. So, anyway, that's my opinion on this.

I am worried about the extra traffic. We've had issues with Sunset Water District with all the increased traffic on Sunset Street. They keep widening the roads, the City or County, when they update it every few years, because the send all the buses from Poudre and Irish down the street and we get leaks in the water system. Our water system of Sunset Water District was created in 1947 when that was a dirt road going through there, and it was a rural area with all the houses…my home, original part of my home was built in 1919, and my neighbor's was built when we got back…well, it was built before he got back from World War II, in 1945, and he had two acres. A lot of people had acreages, or they had big gardens and animals. We have mountain lions going through our property, you know, hawks, eagles, great horned owls, and, you know, all sorts of animals going through our property. We have big trees everywhere. We just kept it as natural as we could possibly do, and that's it.

MR. MCASKIN: Yep, thank you, Bill. And, City staff will help me with the spelling of everybody's name, but last name was…? Thank you, appreciate it.

MS. CATHY ROBERTS: Hi, my name is Cathy Roberts, I live at 113 North Sunset and I am on the south side of Laporte Street. During one of the first public hearings, a question was presented concerning the traffic study reporting no impact. At that time, another study was determined to be performed to address the before and after school flow of traffic. My first question is that, was that second study performed, when was it performed and where, and then my next question was, were the Covid restrictions requiring the high school students to go virtual factored in, which would of course decrease the number of the flow. So, thank you, and I'd appreciate clarification, and based on the reality of what I experience with the traffic, I oppose this plan. Thank you.

MR. MCASKIN: Thank you.

MS. CHERYL LYNN: My name is Cheryl Lynn, I live at 413 Webb; I've lived there for 17 years. I have a sump pump in my home, which kind of gives you an idea of what the water level is at times. I don't understand how this project, this development, has gotten this far, because in no way is the architecture compatible with what is existing in the area. Homes built on fill dirt, even one-story homes, are not going to blend in. And so, I'm concerned about also how many people, how many campers, how many trucks, how many cars, so you have more air pollution. There's…nobody has addressed the night sky, the fact that there is going to be…it's going to look like…I don't know, an all-night circus at that area, because you have…if it goes through…three-story homes built on fill dirt that have no regulations as far as the night light goes. And, also there's a movement now, the right to nature movement, which is supporting the personhood for ecosystems, meaning people are organizing to give personhood to ecosystems so they can be represented in courts. And there have already been cases brought for lakes, and rivers, and acres of land. And I think that the feeling toward nature is changing, and so it is not going to continue to be as exploited and abused as it is in a development like this. Thank you.

MR. MCASKIN: Thank you Ms. Lynn for your comments. Do we have…yep, we do have a couple more folks, great. And again, for those of you that are on Zoom or on the telephone, we are trying

to get through everybody here in Council Chambers before we switch over to the electronic comments. Thank you. Go ahead sir.

MR. STUART SOLBERG: Hi, I'm Stuart Solberg, 525 Sunrise Lane, that's just west of the grade school. Been there since the '70's. I hear a lot of concerns about the animals and the wildlife, and they are absolutely a primo thing about the neighborhood, and so I'm totally on…in sync with that. Even go…I don't know…could it be made an open space? I have to agree with Lloyd, Red Fox Meadows has something beautiful. If I made the rule, this is too many people. I would say a horse per house, you know. So, that's not, you know, somebody is looking for a profit margin here, that's understood. So I just want to bring the question of human flourishing to this. If we're going to bring these large numbers of people in, you know, they're going to end up under an HOA or something, that's nothing like the surrounding neighborhood. The neighborhood is…I would call it historic by eclecticism. The way I draw the neighborhood box is maybe Overland to Taft, Vine to Laporte, maybe it should be Vine to Mulberry. But, you know, we've got single-lane roads all around that and so we want to introduce the new people…undesirable. And, again, the neighborhood is historic in terms of eclecticism. It wasn't managed to be…there's not anything past, you know, the Sunset/Vine area…there's no two lots the same size there. It's utterly different than…we're trying to bring this very homogenous thing in, and we're going to bring those people in, and…I want to meet my neighbors kind of one at a time, but we're going to bring them in and control them. You know, heaven forbid somebody's a working stiff in this new neighborhood and he has to bring home the shop truck at night. Are they going to let him do that? If it was going to be that, it's much better for it to be not some kind of imploding floodplain than for us to bring humans in and they can't flourish. So, and I would talk at length about, you know, what…if it's got to be people, I want human flourishing, which is what I see in the very eclectic neighborhood that I grew up in. I miss…we had pea fowl, we had shaggy Scottish cows, they're gone now from that…when they had to dig out for the flood, the Scottish cows lasted a few more years, but now that's gone. People keep the goats and the horses. Sometimes there's incidents with the…even the irrigation, because there's various ditches there coming in off of Vine. As long as it doesn't displace someone from their house, that's more charm to me, but that's not compatible with this homogenous, you know, we're going to get all these people to come in and hook them up to the internet and they'll just hide in their homes at night. Well, it's vastly different than what's going on now.

MR. MCASKIN: Thank you Mr. Solberg, and we have…go ahead, ma'am, thank you.

MS. SUSAN DESANTIS: Hi, my name is Susan Desantis, and I own the house on 230 Pennsylvania Street, which is the southeast area of the field. Our house backs right up to the field on the side there and there's a little catch basin located there. There's also power lines that run across the top, so naturally the builder cannot build anything right there. And I have an issue with the number of houses that they're declaring per acre. They're taking the total acreage and dividing up the houses, when clearly more than half of the acreage is not going to be developed, so there's going to be more houses per acre than what they are suggesting, the 5.13, or…I don't know the exact number…but it's much higher than that when you take out the non-usable land space. The other issue that I have is just with that whole area being a flood area with the catch basins, and the canal, and all the wildlife in there. With the floods and everything, you're going to put a bunch of concrete and, you know, the streets and asphalt in there, and then when it rains and floods, you know, where is the water going to go? Is it going to go into the surrounding neighborhoods instead of into the ditches and everything that it was designed for? And I haven't heard much about the way the developer wants to increase the level to bring in fill dirt and build it up another five feet. With the water table being at eight feet, it just seems like it's kind of going to be a

swamp if they try and build on it, and I haven't heard a lot of that being discussed. It is a rural area. The homes there are all single-story, that's what attracted me to the area when I was looking to buy four years ago. I love how everything is…they're smaller homes and bigger land, and to put in that number of houses is really incompatible with the area. If you walk that area and if you know that area, you can clearly see that by putting in the three-story row homes, and even the two-story ones, that it's really going to stick out. Fort Collins should try to preserve its land in the northern area of Fort Collins. There's plenty of open land in the south and east of Fort Collins that's being developed, and they're using every square foot of land that they can to build houses on, and it's just increasing the population and the traffic. It's going to increase the traffic in that area on Laporte and Taft. The high school is there with all the kids going on the street, and the traffic with people going to and from school in the mornings and in the afternoons. It's…and then plus the lighting that was brought up. The street lights that will probably go in, the dark area at night is going to be diminished, the pollution is going to increase, and it's not a good fit for that area. Thank you.

MR. MCASKIN: Thank you Ms. Desantis. Do we have any other folks that are in attendance tonight in Council Chambers that would like to provide comments or ask questions at this time? Okay, so seeing nobody walking up toward the podium, Katie, I know you're in the back room managing the folks that are signed up via Zoom or on the telephone, and so, again, I believe that you have those members of the public that are signed up in order to provide public comment, so we'll go ahead and start that portion of the public comment portion of the hearing at this time. And, so Katie, let me turn it over to you at this point.

MS. KATIE CLAYPOOL: Sure. And, again, if folks need to make a public comment online, you can use the raise hand feature in Zoom, or you can hit star nine if you're calling in on a telephone. The first person that we have up is Joe Rowan, so I'm going to allow you to talk Joe, and you should be able to unmute yourself.

MR. JOE ROWAN: Good evening, thank you. My name is Joe Rowan and I have owned or rented property in this area since I first moved to Fort Collins in 1987, so in effect, I've been living on somebody else's open space for the last 35 years. And I think you've not heard from all the neighbors, you've only heard from those that wish to appropriate somebody else's property for their own private use, their own private enjoyment. And, truly, this property does lie within the city, it has vested rights, and I think the developer, if they are to be criticized in any way, it would be that they're not developing this property at a high enough density to really utilize the full use of that property. I don't think we can preserve yesterday, nor should we attempt to defend the exclusionary policies that are being proposed by my neighbors. You know, much as been said to suggest that this is a diverse and inclusive neighborhood, but you know, that really is an illusion because you're only hearing from current property owners. And I will speak on behalf of those who don't have a vested financial interest. This development proposal is not dense enough. The 2019 app was a great plan, and I would encourage the applicant to move closer in that direction, because if we're to at all function going forward, we really do need to adhere to our development plan that says that, if you're living within the city, we need higher density, we need greater heights, so three stories is probably not even sufficient for this area. And I think that we do need to increase the amount of density that is allowed not only in this proposal, but within the LMN zoning district, because we certainly cannot afford to preserve yesterday and still function as a society going forward. So, thank you very much, and I look forward to your decision.

MR. MCASKIN: Great, Joe, thank you for that. Katie, let's take the next individual that signed up via Zoom.

MS. CLAYPOOL: Our next person is Hilary Freeman.

MS. HILARY FREEMAN: Hello, my name is Hilary Freeman. I live at 2208 Trevor Street; it's kind of on the other side of Vine, but when I got my dog about five or six years ago, I started walking more in the southerly regions. I'm very conflicted with the understanding that Fort Collins is pricing a lot of the local residents out of the area, and the solution to that is more housing. But, that's also hard for me having grown up on a farm in western Colorado, so I like to see the open space. To try to be very relevant here though, personally, I try to commute via bike as much as possible to do my part to minimize air pollution. I bike south on Taft Hill, and if I don't time it right, it's a little terrifying to bike down Taft Hill and then get into the left-hand turn lane on Laporte. So, I am anxious about how the traffic is going to impact my bike commute, so I would just like to say that I'm concerned about the traffic.

I'm also concerned about the air pollution. And somebody else made a comment about designing homes to take advantage of solar gain, and things like that would be great to see because we could reduce the energy consumption; that would help with air pollution as well. So, those are some of my big concerns.

One thing that I haven't heard addressed, and I don't know how exactly relevant it is, but since I started walking my dog, I walked down Impala Road, Street, several times, and that road is in pretty terrible shape due to a ton of potholes, and I've seen people will occasionally over the years dump a load of gravel, but the thought of a fire truck in an emergency trying to take that road seems odd to me. So, I just would hope that the people who are in charge of the decision for the emergency access are taking that into account and not expecting someone else to pick up the tab on fixing that street or, you know, if it's an emergency access route, it seems that access should be expedient and fast and not hindered by a gigantic pothole, so that is something that I haven't heard addressed and wanted to bring to the table. Just, again, echoing the comments on traffic, pollution, wildlife, but I do understand that needs to be balanced with human habitation and growth. So, hopefully things can be balanced in a safe and hopefully somewhat environmentally responsible manner. Thank you for your time.

MR. MCASKIN: Thank you for your comments. Katie, who do we have next?

MS. CLAYPOOL: Next up is Julie Stephens. Julie, you should be able to unmute yourself now. Go ahead and speak when you're ready, Julie. I am not hearing her on the line. I'm going to go ahead and remove your permission to talk and then re-allow it here Julie, just a minute. Go ahead and try again Julie.

MR. MCASKIN: Katie, maybe we can take the next person in line and circle back in a few minutes and check in with Julie.

MS. CLAYPOOL: Absolutely. So, next up would be Nicole Swan. Nicole, you're ready to unmute.

MS. NICOLE SWAN: Hello, good evening. As she said, my name is Nicole Swan. My address is 311 Willow Street, apartment 213, 80524. I'm here tonight because it's important to me that Fort Collins is a livable, affordable, and accessible city. And as such, I want to register my support of the Sanctuary on the Green development proposal. In Fort Collins, we need housing, and importantly we need development like this that provides multiple types of housing, thereby providing housing at different price points to serve the different demographics of our city's citizenry. In my review of the proposal, City

Planning and the developer have done their due diligence. The proposal meets all requirements for land use, bicycle and pedestrian connectivity, open and green space, and zoning, and I believe it should be approved. Thank you.

MR. MCASKIN: Thank you. So, Katie, let's maybe take the next one…we'll give Julie a few more minutes, but let's take number five.

MS. CLAYPOOL: Sure, so, next is Miranda Spindel. And Miranda, you should be able to unmute yourself now.

MS. MIRANDA SPINDEL: Hi, my name is Miranda Spindel and I live at 330 North Taft Hill. My three-acre farm is on the state's historic register and borders most of the east side of this proposed development. Thanks for listening; I have quite a few concerns. First, this proposal has been extremely difficult for neighbors to track, provide input on, and understand. The difficulty stems from both the City and the developer. The City's development review website is extremely difficult to navigate, documents are not uploaded in a timely manner, and some are so large that they can't be viewed online. The final round of documents, staff report, and information about this hearing were not publicly available until late last week. How are neighbors supposed to actively participate in the hearing if this information is not available?

The developer is claiming that this has been an extremely collaborative and responsive effort with neighbors. This is false. The developer has shown utter disregard for this area since the project's inception when the historic buildings were burned to the ground. It should be clear to all that the Planning and Zoning Commission was poised to reject the proposal and this hearing is an attempt to bypass going back before the Commission with a plan that has barely changed. The Commissioners specifically advised the developer to negotiate with the neighbors to find a more compatible plan. It should be on record that the developer has not done this, and in fact, rejected our group's request for another neighborhood meeting before this hearing.

Second, the proposal neither conforms to the Northwest Subarea Plan or the Land Use Code, and therefore it should not be approved. The Subarea Plan's vision speaks specifically to preserving historic structures, small farms, and open fields. Three-story buildings are one hundred percent incompatible with our neighborhood. Nothing on the east border of this plan fits the character of my historic acreage or attempts to, quote, step down the visual impact. The current staff report is the first time my property has actually ever been referenced and specifically states that the building height and width of the proposed new construction does not meet the Land Use Code 3.4.7 requirements. Several sections of the Land Use Code do make specific reference to developments being in accordance with an adopted subarea plan. The City and neighbors have made multiple suggestions to correct disregard for the Plan, and they've largely been ignored submittal after submittal. Why is the City not holding the developer to its own guidance?

Third, I'm quite concerned about traffic impacts. Only 41 parking spaces are on-street, and only six spaces are dedicated to the neighborhood center. Will that really accommodate? The proposed turn lane entrance across North Taft Hill is going to directly impact me with noise, wildlife impact, headlight glare, and difficulty getting out of my own driveway will be life-altering.

Finally, I would just like to close by sharing that I cherish the rural and quiet nature of my neighborhood, the beautiful foothills views, and the varied wildlife that frequent my property. The vision in the Northwest Subarea Plan is a large part of why I bought this property 15 years ago. This is why I

registered my home on the state register, and I truly can't envision the change that this development will bring. I respectfully ask you to reject the current proposal. Thank you.

MR. MCASKIN: Thank you Miranda. So, Kate, let's maybe go back real quick and check in with Julie Stephens to see if she's available.

MS. CLAYPOOL: Julie, you should be able to unmute yourself now.

MS. JULIE STEPHENS: Can you hear me now? Hello.

MR. MCASKIN: Yes, we can hear you.

MS. STEPHENS: Oh good, I'm so glad I tried another way. My name is Julie Stephens and I live at 339 North Overland. We've lived here for over 40 years, as many people have, and you'll notice many people don't move because we love it here so much. However, no one has mentioned that there was a time when the City wanted to turn Overland Trail into a four-lane highway, and there was a study done regarding the impact of the pollution and how it would affect the foothills in particular. And, at that time, the plan was scrapped and that was part of the reason why, was because of how all of the pollution tends to hover in the foothills, in our backyard basically. So, to bring more traffic even closer to the foothills would greatly increase what's already been determined to be a hazard. So, that's what I wanted to say, and say that I do hope you reject the current plan as it is. Thank you.

MR. MCASKIN: Thank you Ms. Stephens. Katie, who do we have next?

MS. CLAYPOOL: We just had four additional hands raised, so next up is going to be Matthew. You should be able to unmute yourself now.

MR. MATTHEW BEHUNIN: My name is Matthew Behunin; I live at 1613 Waterford Lane here in Fort Collins. I want to talk about four areas on this project. So, Fort Collins is in a housing crisis. We recently had some friends move out of state because the cost of rent was too much for them to bear. My five-year-old's friend, Conrad, they had to move, they couldn't afford rent here. So, I'm speaking in favor of this development.

Density…so, the four areas I want to address: density, environment, traffic, and then diversity. So, density is actually pretty low, it's…this zoning is low, mixed-use development, but there's no commercial, there's no industrial uses, no group homes, no multi-family buildings above two, which are very common. I live in a low-density residential neighborhood next to a complex of condos and townhomes and low, mixed-use zones kind of sandwiched in between two of those zonings. I don't…I go on walks every day with my dog, I don't hardly notice a difference between the two.

Environment…so, some might be tempted to think that any development equals destruction of the environment, but this is actually far from the truth. The truth is that infill development and higher density construction is actually better for the environment. It reduces sprawl, less habitat is destroyed per person, water use is lower per person, materials used for construction per person is all lower with higher density. The environmental improvements, weed mitigation, plantings, wetland restoration, pollinator gardens, dense plantings, those are all appreciated to be improved in this project. They are significant environmental improvements to the status quo.

Traffic…higher density is actually better for traffic. If we're not going to build here, we're going to build in Loveland, Wellington, Severance, et cetera, resulting in more commuting traffic in the end. This property is well within biking distance of employment centers, would be an excellent place to bike to work from, speaking as someone who bikes to work every day.

And then finally, diversity. The new City Plan says that Fort Collins and local partners are committed to finding solutions and new ideas that promote housing options that meet the needs of all residents. The folks that are most impacted by this project are not here at the meeting. They tend to be racial minorities, those in the lowest income. There was a housing study done by Larimer County said that we are 10,000 units short for low- to middle-income people in our region. If we're not going to be Boulder, then we need to approve and expedite projects like these. Thank you.

MR. MCASKIN: Thank you Matthew. Katie, who do we have…you said we have about three hands that are raised right now.

MS. CLAYPOOL: That is correct. Next up is Andrea Cooperstein. You should be able to unmute yourself now Andrea. I believe the button is in the bottom left-hand corner of your screen. Okay, we can come back to Andrea. Let's go ahead and move on to Vida.

MS. VIDA HOLLANDER: Hello, can you hear me?

MS. CLAYPOOL: Yes.

MS. HOLLANDER: Thank you. Thank you for listening to all of this. I have a couple concerns. I'm at 2212 Laporte Avenue, and we're on the south side of the proposed development. The first thing is I'm concerned about the privacy around the pathway that's proposed to go between our property line and our neighbor's driveway. Currently that space is just as wide as a car can drive through for their driveway, and I'm just curious about, are the planning on putting a fence up between…on either side of that pathway? And what space they're actually proposing to use up for that pathway. I'm also concerned about flood mitigation in the wetland area to the west of our property and our neighbor's property. We have a stream that runs through our property and drains into the New Mercer Ditch. It routinely floods as it is, even when we do maintain and clear the stream bed. And my question is, what happens if this development causes flooding in our houses? And I also just wanted to really thank everybody from the surrounding neighborhoods for all of their work in preparing for tonight's meeting. And thank you for hearing us.

MR. MCASKIN: Thank you Vida. And, Katie, I don't know if you want to try Andrea again or go on to the next individual?

MS. CLAYPOOL: Yes, Andrea should have the ability to unmute and speak when they're ready. I'll give you a few more seconds to try that again. Again, I think it's the bottom left-hand corner of your screen. There should be a microphone with a line through it that you should be able to click on to unmute. Okay, I'll go ahead and allow the next person to talk. They are Rorey King. Rorey, you should be able to unmute and speak when you are ready.

MS. ROREY KING: Great, thanks, can you hear me?

MS. CLAYPOOL: Yes.

MS. KING: My name is Rorey King and I live on 510 Hannah Street and formerly at 1948 Laporte, which is how I became involved with this effort. I'm in opposition to this development. I've been in Fort Collins for ten years, mostly on the north side of town, and when I moved to 1948 Laporte last year, the Sanctuary field quickly became one of my favorite places in town, and one that I would visit at least once a day, sometimes twice with my dog, Carl. This is partially because of the limited pedestrian walkways and heavy traffic along Laporte and Taft intersection, already noted by someone else, and partially because its just lovely. I go to this place now to greet and appreciate the sun, the wind, the grasses, the mountains, and one of my very favorites, the old cottonwood tree on the creek, which has been a site of my writing, art making, and apple eating…there's an apple tree nearby. And sometimes…and for sharing with my favorite people. It's a space I share with walkers, Poudre High School students enjoying lunch breaks and free periods, deer, birds, fox, mice, and many others. As it stands, this development does not support the public good or protect public health, safety, or welfare required in the City of Fort Collins Land Use Code, which requires alignment with any subarea plans. Environmental health and public health are interdependent. This development which calls for several variances that violate setback requirements for wildlife corridors and wetlands would disrupt the habitat, nesting grounds, and movement corridors for dozens of species of plants and animals. Maintaining the green space is also vital to mitigating the rising climate and air quality issues on the front range which have been flagged by the EPA earlier this year as being some of the worst in the nation with regards to ozone. This development may increase biodiversity, the literal number of species that vary, via intentional planting efforts; however, the development itself, both in its phases of construction and completion, will have a far greater negative impact on existing species and climate by interrupting feeding, nesting, movement, and migration patterns through the environmental shocks of construction, the increased light and traffic in the area, and covering the majority of the 41.5 acres with concrete. I'm interested in efforts to revitalize native plant species and intentionally increasing biodiversity in this space within the context of the project that does not also nullify any positive possible environmental impacts of doing so.

I'm also speaking as someone who is not against development, and believe that housing is a human right. I'm committed to people, particularly those who are most vulnerable having access to fair and affordable housing. I have a vested interest as a renter, and as somebody who is living on a service industry salary, that this area not be further gentrified. While the developer has stated the units are at attainable price points for a variety of different demographics, there is no assurance or accountability here that units will actually be affordable, particularly for residents with middle or low incomes, which is the majority of the existing neighborhood. This does not ensure that this development would be meeting the stated demand in Fort Collins for more available housing at a variety of different price points, and I'm concerned that this development would cater only to managerial and owning class residents from in town or moving into town on the front range that would push rental and property values up.

MR. MCASKIN: Thank you Rorey for that. So, Katie…Katie, it looks like maybe we have Andrea?

MS. CLAYPOOL: Yes, we do. I'll go ahead and try to unmute that other account again. I don't know if they're in the same room as a computer or something which might be causing that feedback issue. So, just as a heads up, try not to sit next to a computer if you're calling in on another line. You should be able to unmute yourself now Andrea.

MS. ANDREA COOPERSTEIN: Great, thank you very much. I'm so sorry for my technological inabilities here. I am a resident at 505 North Taft Hill Road, and I've also been a realtor in town here

since 2004. A lot of the way that the developers have come upon some of this…and I, unfortunately, can recognize both sides. The developers want to purchase a property and have an investment and make an income. However, what they have selected as open space to make a subdivision, is really not, not adequate. I think what they're trying to do is squeeze a size nine foot into a size seven and a half shoe. The exits onto Laporte and Taft Hill are not adequate to sustain all of the homes and cars that would be coming in and out of there. And, as Miranda said earlier, the one exit is going to be pointed directly at her living room, and its going to be just catastrophic for her. The arterial roads are already at max overload with everything coming from County Road 19, 257, and the gravel roads…or the gravel pits. The emerging [*sic*] exit that they have on Impala is not well-maintained and Impala exits onto Vine Drive, which is also over-utilized.

Now, the multiple types of housing that they are suggesting for this subdivision is great, but it's not good for this size of a development, and it's not congruent with the Northwest area idea. The vision of the Northwest Area Plan was not to become an urban subdivision. The demand for more housing should focus on going east, not soaking up every inch of open space that we have available and then trying to cram it in, and ultimately, as a realtor as I ask, and I specialize in farm and ranch, is, where is the water coming from? Where is the infrastructure going to come from to support this? Now, just because LMN allows a number of units does not mean it should be applied to this particular area. I think that's something that the neighbors have tried to emphasize with the developer, but the developer refuses to meet with the people who live here, and he's not really working from the idealistic idea of what this neighborhood should be. He's from Denver, so…and that's certainly not a problem…develop as you would in Denver down in Denver.

The…somebody else earlier had made a mention regarding affordable housing and how we should consider this. Now, I don't know if everyone is aware, but the way the market is going and with 20% appreciation, a three-bedroom, two-bath house in Fort Collins is now anywhere between $575 and $625,000. So, if people think that this developer is coming in to provide affordable housing, I think you might need medication. The three-story buildings are not something that fits the area, and it blocks the views, and is not contiguous with the existing areas. And I believe that this developer, if he really wanted to recap his investment…farmettes that would sell for anywhere from $2 million down. Thank you very much for your time.

MR. MCASKIN: Thank you. Katie, do we have one individual with their hand up…or what does our current count look like?

MS. CLAYPOOL: Yes, we have one additional hand…two additional hands raised. The first one is Andy Nelson.

MR. MCASKIN: Great, thank you.

MR. ANDY NELSON: Hi, my name is Andy Nelson and I live at 501 Sunrise Lane, we're over to the north of the property. I just want to first say, yeah, it's been great to eat apples and walk my dog in the field, I really do enjoy it. And I guess I just appreciate not being hassled, since it is, you know, somebody's property. Thanks for not hassling me and letting me do that. Thanks to the neighbors with the appeal network, and just to everybody speaking tonight, because in today's busy life, it's hard to stay connected with this, and I just appreciate everybody's input. All the neighbors, everybody who's put their input in here has been very…just appreciate that so much because it just really highlights so many crossroads between environmental and human things that are just real and next to me.

I just want to see more transparency in the process. I want to see more community support. I want to make this a thing that we can look back on here in 50 to 100 years and whatever happens, we can say we did the right thing that was visionary that met a lot of things, and that was good for the people that are living in Fort Collins after us, and the wildlife and the environment. Yeah, I just want to go from neighbor input, you know, to neighbor supported with this project, and just urge the developers and everybody to continue to do that. And thanks for the time.

MR. MCASKIN: Thank you, Mr. Nelson. So, Katie, who else do we have signed up right now?

MS. CLAYPOOL: It looks like we have Leif Youngs and a Damien Archambault. So, I'll go ahead and unmute Leif first. Whenever you are ready.

MR. LEIF YOUNGS: I gave my time over to the first speaker.

MR. MCASKIN: That is correct; we thank you for noting that for the record. I do see that you had ceded your time to Laura Larson.

MS. CLAYPOOL: I'll go ahead then and promote Damien. Whenever you're ready.

MR. DAMIEN ARCHAMBAULT: Hi, Damien Archambault, 2314 Laporte Avenue. Yeah, I'm currently in opposition of the project. I think, you know, once we commit to it and it goes through, what's done is done. I guess the question is…I kind of want to echo the…you know, when we talk about affordable housing, you know, how affordable is it? What real impact would it actually have? And it begs the question of, what is the pricing? The other would be, how is it going to impact property taxes, utilities, water usage? Those are all things that are valid arguments that we really haven't dialed into. And the last thing I'd like to bring up is, have there been alternate ideas as far as augmenting the property to make it more of a park type area? For example, the lower…where the leg goes out to the west, you know, there's seven units that are looking to be built right there. I always thought that…you know, there's different ideas, you know, that could be like a concert area, more of a recreational area. And that would be ways that the area could be preserved and still developed to provide revenue down the road. And that's all I have. Thank you.

MR. MCASKIN: Thank you Damien. Katie, do we have anybody else that's signed up at this point?

MS. CLAYPOOL: At this time, there are no additional hands raised online.

MR. MCASKIN: Okay. For those of you that are participating online or via telephone, let's give you just a couple of seconds to…if you change your mind. We had a couple of folks here that said that they had overcome their fear of public speaking in Council Chambers tonight, and I have to tell you it's probably easier to do it virtually than it is in person. But, if there's…Katie, do we have anybody else at this point? With their hand raised?

MS. CLAYPOOL: Yes, that was the magic cue right there. So, now, Zoe Dunn is able to speak. Whenever you're ready Zoe.

MR. BRANDON DUNN: Hi, I'm not actually Zoe, I'm her fiancé, Brandon. She's sitting right next to me. One of the concerns I do have for the developer regarding adding in more native species and

increasing biodiversity, is, will that property have a committee or company in charge of maintaining the property when it comes to mowing the lawn, cutting the trees, taking care of bushes, or will that, in some ways, fall into disrepair as it is in an LMN district near the rural county and could be overlooked as something that is an additional cost to homeowners and developers, and then would greatly affect neighbors from an eyesore perspective and a potential weed and other invasive species issue related to the neighbors. We live at 510 North Taft, and that's all from me.

MR. MCASKIN: Okay, thank you. I believe you said Brandon and not Zoe, so thank you for that. And Katie, do we have anybody else signed up?

MS. CLAYPOOL: I am not seeing any hands raised.

MR. MCASKIN: Okay, so as I get ready to close the public testimony, or the public comment portion of the hearing, as I mentioned before, the next phase of the hearing tonight will be to go into the applicant response and staff response. That's the portion of the hearing where the applicant team and staff can help answer any specific questions that may have been raised, or provide some input on some of the issues that have been raised by various members of the public that participated in the comment.

I'm not going to go…and before we get into that section, or that portion of the hearing, I'm just going to highlight a couple of issues, or questions, that I heard. These are in no particular order, other than probably the order that they were raised by members of the public that spoke tonight, both here in Council Chambers, and with us via Zoom or on the phone. And these do not have to be addressed in any specific order by the applicant or staff. But, a lot of folks seem to be concerned with flooding and the water table, so I think some comments from the applicant team and staff on how that has been reviewed and addressed would be helpful. I think we've had a lot of questions on density, and I think that the staff report does a good job of highlighting what the minimum required density is in the LMN zone district, as well as the maximum density, but some clarification on density would be helpful. Again, drainage, I think I'd put in the same category as flooding, but that would be helpful if that's addressed. There is a…I believe it was Mr. Walker that raised an issue with the New Mercer Ditch or canal, and whether there have been any engagement by the City or the applicant to try to preserve some pedestrian path or walking trail along the canal. Solar orientation was raised as an issue…how these units are being…to the extent that…I know the Land Use Code has specific sections that require solar orientation, but a reminder on whether those are triggered by this project, and how those are being satisfied, if applicable, would be helpful. Pedestrian student safety was raised as an issue, as was the transportation network generally, the regional transportation network and whether there are any off-site improvements that have been recommended by the traffic engineering division for this project. Again, a lot of these…a lot of comments focused on traffic, density, I think we have some comments focused on air quality. There was one specific comment on a privacy concern with a pathway toward the south side of the development and whether there would be a fence put up on either side of the pathway. There was a general question about where's the infrastructure coming from for the…you know, the water and sewer, who's serving the project. And I think, to the extent that the applicants' team or staff can address that, that might be helpful for those that are still here tonight or are participating virtually. And, in terms of affordability, I think Jenny, you had said earlier that this project is not proposing any affordable units, which would, under the Land Use Code, allow for a slightly higher density in the LMN zoning district, but maybe hearing from the applicants' team about whether, you know, including affordable units was considered, and if so, if the units are not included, why that was rejected. And then I think the final question that was raised by Brandon, or maybe I'll just call him the fiancé…his question was focused on, in terms of the…some of these landscaping improvements and the buffer yard and the natural habitat that would be ultimately

installed as part of this development, who is going to take care of it? I mean, is there a…I'm assuming there's not a metropolitan district or a title 32 financing district that's being proposed with this development, so is it an HOA, you know, what entity is going to be formed to take care of these improvements long-term if this plan ultimately moves forward? And I think that's my list. You guys probably have some others that I may have missed. But, with that, why don't we take another about a five minute break just so that I can allow Jenny, both staff and the applicant, a little bit of time to get organized in terms of continuing on with the applicant response and staff response. So, I have the time at about nine PM. Let's go ahead and try to reconvene at about 9:10 PM. Thank you.

(**Secretary's Note: There was a brief recess at this point in the meeting.)

MR. MCASKIN: Okay, so the time is now 9:10 PM. For the record, this is Marcus McAskin, the Hearing Officer. We will go ahead and restart the hearing on the Sanctuary on the Green project, this is PDP210018. We concluded the public comment portion of the hearing, or public testimony, at approximately 8:56 PM this evening, and we are moving on to the applicant response and staff response portion of the hearing. So, I'll give the applicant team just a minute to get back into Council Chambers, but Jenny, maybe this is an opportunity if there are any questions or issues that came up that staff would like the opportunity to provide any additional input on, or clarifications, that would be great. So, I'll turn the microphone over to you at this point.

MS. AXMACHER: Thank you, sir. So, I can talk about density here for a minute. And then, we do have a whole team ready to answer questions on traffic, natural habitats, flooding, drainage, and all that good stuff, but I want to give the applicant a chance to answer that first. As far as air quality goes, we really don't have anything that's a specific regulation within the Code; however, it is a priority of City Council, so it's more of a macro-scale issue, and air quality impacts aren't quantified at the level of an individual development. So, answer that.

MR. MCASKIN: Great, and so you were going to talk a little bit about density, correct?

MS. AXMACHER: Yes, sorry, my packet pages were upside down. So, the section of the Code that applies is the LMN zone district standards. The minimum density…so this section requires a minimum of four dwelling units per net acre of residential land. The net acreage for the PDP is 29.73 acres, and they have 212 dwellings that are proposed, resulting in a net density of 7.13 dwellings per net acre, meeting the minimum density requirement. There's also that maximum density requirement. So, in LMN, the project's maximum residential density be not more than nine dwelling units per gross acre of residential land. So, the minimum calculation is on net, the maximum is on gross, and the gross acreage for the PDP is that 41.34 acres. And again, 212 dwelling units are proposed resulting in the maximum density of 5.13 dwellings per gross acre, which is within that requirement. I believe the maximum density requirement within the Northwest Subarea Plan is eight dwelling units per acre, so it's one lower, but the plan still complies. So, that's my density clarification.

MR. MCASKIN: Okay. And I know that the City's Land Use Code, in section 4.5, where it's speaking about density and it's setting the minimum and maximum, the minimum density uses a net…a net acreage calculation, correct? And the maximum uses a gross…

MS. AXMACHER: Correct.

MR. MCASKIN: …acreage calculation. Does the Subarea Plan talk about net or gross?

MS. AXMACHER: I believe it is gross, but let me take a look and confirm it. I'm still not seeing it called out, so let me…why don't you come back, and I will have an answer after the applicant speaks.

MR. MCASKIN: Great, so I'll turn it back over to the applicant team, and I'm sure you're probably taking notes with all the folks that provided public comment on the questions and issues, and I, again, I don't have any specific order that I'd like these addressed in, but I'll turn it back over to the applicant at this point.

MS. WHITE: Thank you very much. Once again for the record, Carolynne White, land use counsel for the applicant. And thank you for the opportunity to provide some responses and clarification of some of the issues that have been raised during the course of this hearing. We have generally grouped all of the comments that were made and questions that you asked at the conclusion into four broad categories: flooding and drainage, compatibility and architecture, wildlife, and traffic and pedestrian safety. So we'll try to sort of generally address them in that framework in that sequence, and I think there might be one or two random questions that don't clearly fall into any of those categories, and we'll certainly make sure we address those at the end, or the beginning, because one of them I want to address right now, which is the last one you asked, and I think was one of the later questions asked, and that was the question of, who would maintain the new biodiverse landscape plan that's being proposed? The answer is a homeowner's association. And, you're right, there's no metro district being proposed here, rather it's a homeowner's association that will have that ongoing responsibility. And, although I know there were also some other comments from folks who were opposed to having a homeowner's association here, that is one of the most reliable methods to ensure that those common open spaces are taken care of into the future.

Okay, so before I go into the four groupings, flooding and drainage and so on, I have just a couple preliminary comments, and then I'll have a couple concluding comments at the end, and we will ask each of our respective experts to come up and provide further explanation on each of these four topics. As a preliminary matter, I want to be really clear about one thing for the record. This is private property; it is not public open space, there are no public trails, there are no easements, it's not a park, it's not a designated nature preserve, it's not any of those things. It's a former agricultural site that is in private ownership that is slated for development to the LMN zoning. And, I think there may have been some folks who have been a little confused about that, but there are not any public trails located on this property today, right now, and to my knowledge, the property owner has not granted any users or the public any easements or other rights or permission to use this property as it appears to have been used in recent years.

Alright, let's move on to the four categories. So, let's start first with flooding and drainage. And there were a couple different questions asked about this, and in a moment, I'll turn it over to the folks who really know the technical answers to them, but I want to mention a couple things about the process, and that is that…there was one comment made that, well, even though it might meet all of the technical criteria in analyzing floodplains and analyzing drainage and so on, I'm still not sure it's really going to work, I'm skeptical. Two comments about that, one, we don't really have another way to measure and analyze that issue other than ensuring that it meets the technical criteria and designing it to meet the technical criteria, and the way that that process works is, the applicant designs it, the City reviews the designs, makes comments, sends them back, that goes on until they finally approve the designs. And in this case, where flooding is concerned, the City uses a process similar to FEMA, and that involves, as was mentioned earlier, the CLOMR and the LOMR, meaning that, after it is designed and the design is approved, it's then constructed, and then there is a period and a process whereby the City determines

whether it has been constructed as designed before the final letter of map revision, the LOMR, is issued. So, that's sort of the process answer to that question. But, in terms of the actual flooding and drainage issues, I'd like to first turn to our online expert, Craig…can our folks just unmute at will, or do they need to be individually promoted?

MR. MCASKIN: I'm assuming it's the latter, so I'm going to ask Katie to maybe jump in and see if…Katie, can you assist with having one of the applicant team be able to provide comments via Zoom?

MS. CLAYPOOL: Yes, I just unmuted a couple of different folks, Alex and Craig…you should be promoted to panelist.

MR. CRAIG JACOBSON: Hi, I think I'm a panelist. Can everybody hear me okay?

MS. CLAYPOOL: Yes.

MR. MCASKIN: Yes.

MR. JACOBSON: Carolynne, would you like to repeat where you'd like me to start with the answer…or start with the question as well and I can do my best to help explain?

MS. WHITE: Sure, we're…the main thing I think to address is some concerns that, given that there are existing flooding issues in certain areas in the vicinity of the property, given that there's a complex situation as it relates to drainage on this property, how are we going to ensure that development of this property doesn't increase the risk of flooding?

MR. JACOBSON: That sounds good. So, I think you did a pretty good job of introducing this. I also think the staff comments at the beginning did a good job as well. So, my name is Craig Jacobson; I'm with ICON Engineering, we are a stormwater engineering company that has been brought on board to work with this team to evaluate the West Vine floodplains. We also work with the City of Fort Collins as well in the West Vine Basin area, so we do have a lot of strong familiarity with what is going on.

Our role, I think, with this team, is a little bit twofold. It's number one, to circumvent the floodplain development permit process which is where Carolynne is indicating on this project. So, as it was explained, there are two different types of floodplains within the city of Fort Collins, you have a City-regulated floodplain as well as FEMA-regulated floodplains. This is a City-regulated floodplain, but the City regulates the floodplains consistently with how, say FEMA, would regulate floodplains as well, and that's through a floodplain development review process. And, in the City's case, it involves what they call and CLOMR and a LOMR process, CLOMR being a conditional letter of map revision, LOMR being a letter of map revision. The CLOMR comes before the project, the LORM comes after the project. The CLOMR gives the opportunity for the City to review the technical data for completeness and technical soundness in order to be compliant with the floodplain development regulation. For this particular site, we were able to get in and review the floodplain information as proposed by the site plan. We have been working with the City of Fort Collins to complete an independent review of our work in order to review the engineering soundness behind that with the goals being that the floodplain engineering studies, which is done through technical modeling, demonstrates that there will not be any offsite impacts from any of the changes within the floodplain conditions. From there, I mean we could get into all sorts of the technical nuances with how the stormwater interacts in this basin between the different flow paths

in the canal systems and Taft Hill Road, and how that…how those are key contributories to the floodplain in this area and the challenges.

But, the other aspect to this, too, is the compliance with past and ongoing City master plan efforts that relates to the establishment of drainageways in this area as well. So, the drainageways that are proposed by the development are a key aspect of flood mitigation. Sanctuary, in its own right, cannot really complete all the flood mitigation by its own, because this is all part of master planning processes that go both upstream and downstream. I think this was mentioned in the staff comments initially as well about the needs for connections into other regional systems to really establish a new drainageway for Soldier Creek, but it goes all the way to the Poudre River. That ultimately aids in ultimate flood mitigation in this. But, our other role in this project is to help ensure that the drainageways are being completed in a manner that is consistent with ongoing flood mitigation efforts by the City of Fort Collins as well. That will ultimately lead to flood reduction within the West Vine Basin as a whole.

MS. WHITE: Thank you, Craig. Please stay around in case there are follow-up questions. Yes?

MR. MCASKIN: Well, I think that it was…in the staff report, it seemed clear that engineering staff had reviewed the, you know, the drainage plan, for the PDP, as was satisfied that the technical criteria were satisfied. Jenny, is that a fair characterization of the summary that is set forth in the staff report?

MS. AXMACHER: I believe it is, but we do have Wes LaMarqe available who is the reviewer for the drainage and can speak to it specifically if you would like.

MR. MCASKIN: Yeah, that would be great. Why don't we see if we can get him?

MR. WES LAMARQUE: Yeah, thanks, I'm here. Yeah, I'm Wes LaMarque, I'm a stormwater development review engineer with the City of Fort Collins. Yeah, if you could just repeat that question one more time…I missed part of it.

MR. MCASKIN: Wes, the question is…is City Engineering staff satisfied that all of the applicable technical criteria with respect to this development…proposed development…from a drainage plans perspective have been satisfied? And I can't seem to…when I reviewed the staff report, there was a discussion about ICON relying on…well, they were designing for an interim condition and then ultimately designing drainage that would comply with master plan improvements that are not yet complete. So, maybe just walking me through that process and then providing me a conclusion as to whether or not this proposed development satisfies the applicable Land Use Code requirements.

MR. LAMARQUE: Sure, yeah, so right now at this stage in the development review process, this project has given City staff a high enough level of confidence that the project will meet all stormwater and floodplain requirements at the time of approvals, which will be…or which includes, final plan review, which is when some of the technical and more detailed review happens. But, we have enough high-level confidence right now that we felt comfortable they could go to a public hearing, that approvals will happen once…the review takes place. So, right now, we can't say that all City requirements have been met; they're in the process of being met. Like I said, we have a high level of confidence that they will be met. So, you know, there's still more review and more design to take place, and that happens at final plan review, which is the next stage in the development review process.

MR. MCASKIN: Okay, thank you for that. So, Carolynne, go ahead. Do we have other comments at this point on the flooding and drainage?

MS. WHITE: I do, I do. We have one other expert in this area with us, that's Danny Weber with Northern Engineering. He's going to speak a little bit to the overall subject of flooding and drainage, and also the question that emerged about the New Mercer Ditch trail and why we didn't turn that into a public trail

MR. MCASKIN: Okay, perfect. Thank you.

MR. DANNY WEBER: Yeah, my name is Danny Weber, I'm a project manager for Northern Engineering. We're a civil engineer. And I can speak to the onsite drainage…we hired…the applicant had hired ICON for floodplain specific, that's just a specialized industry, but for the onsite drainage, we're required to detain the stormwater runoff and release at a two-year historic rate, that's a requirement of the West Vine Basin. So, in laymen's terms, its essentially, we have to release at a rate that's equivalent or less than a two-year storm event. So, in terms of what's happening downstream, those detention facilities will knock down the peak flow so that downstream is not impacted any worse than it was prior to the development.

Specific to the New Mercer Ditch and the trail along the ditch, we met with the ditch company several times, talked to them specifically about the trail, the idea of the trail. And this particular ditch has only access along one side, and they don't have a large easement. It's sort of a tight access for them, and so they were very concerned with having a trail along the ditch. In fact, it was so much that they just said, flat out, that we can't do that. It's a liability for us…if there's any sort of emergency where they have to access the ditch and there's pedestrians on the trail, that could be…that could just be a liability for them so they have said that that is not an option.

MR. MCASKIN: Is that a recorded easement that the ditch company has, or is that just a…kind of a historic, you know, use right that they have for their ditch rider to get…

MR. WEBER: I don't know off hand, but they've claimed I think, 25 feet from the top of ditch, as I recall.

MR. MCASKIN: Okay, and in terms of…I mean, if that easement doesn't exist, I mean, as the property owner, you could theoretically designate a walking trail along the ditch…is that something that was looked at from the applicant team when you were designing kind of an overall parks and trail…or recreation amenity plan?

MS. WHITE: I can tell you that there was a time when it was investigated, and there was some indication that it might be a possibility, but we have since received confirmation otherwise as was just provided by Danny.

MR. MCASKIN: Okay…from the ditch company?

MS. WHITE: Indeed. They certainly did investigate it and it was part of early discussions. And here to provide more color on that is the principal representative, David Pretzler.

MR. MCASKIN: Okay, thank you.

MR. PRETZLER: So, one of the things that we're trying to do in the natural habitat buffer zone is to enhance the biodiversity and enhance the environment for the wildlife. And if we had a trail where, you know, where people are using that for biking and hiking, and that sort of thing, through that area, the thought was, too, that that might not be conducive to wildlife enjoying using the area as well. And the gentleman who spoke about the idea of the trail, I kind of wanted to point out that there's other things that we are doing within the natural habitat buffer zone to enhance the wildlife experience. We are putting in appropriate plantings, adding to the biodiversity. We have…we do have walking trails along the stormwater conveyance, not down in it, but we have them along those corridors where people can hike and walk. But again, even those corridors are expected to be where the wildlife will want to go through the site. So, we don't want to promote too much of that.

The other thing we've done is, we're laying down some of the trees that we're cutting to create habitat for the wildlife in the natural habitat buffer zone. And, as has been stated before, we're providing 50% more habitat buffer zone than is required by Code. Thank you.

MS. WHITE: Any questions on that one?

MR. MCASKIN: Not at this time.

MS. WHITE: Okay, then I'll move on to compatibility. You guys are kind of sneaking into wildlife, which is item number three, but…let's go back to compatibility, which is our item number two. And, could I get slide 71 up there, Lindsay?

There are a couple things about compatibility in the Code. In section 3.5.1, for example, we're talking about things like size and massing and similar proportions. We're also talking about architecture. There was also a lot of dialogue about compatibility as it relates to density. So, I'm going to talk about density just for a moment, even though I know that staff already clarified it quite a bit, and a little bit about that size and massing, and show a couple slides along those lines, and then I'd like to ask the architects to talk about all the ways in which this architecture, that was in fact custom designed for this property in order to be compatible with the adjacent architectural styles, does so.

So, just briefly, as we said before in our main presentation, compatibility doesn't mean the same as. It doesn't have to be exactly the same as what's across the property line for it to be compatible, and the Code expressly recognizes this. The Code talks about buildings shall either be similar in size and height, or if larger, be articulated and subdivided into massing that is proportional to the mass and scale of the other structures, if any. Now, here's…we're talking about on the same block face abutting or adjacent to the subject property, opposing block face, or catty-corner block face at the nearest intersection. We are talking about comparing compatibility with two properties that are adjacent at the property line, particularly along the north and west, but we're also talking about comparing those in a situation where, as was mentioned, we have provided extensive buffering and extensive landscaping to separate the two things, as well as the architectural diversity that's being proposed exactly as envisioned in 3.5.1(C), articulated and subdivided. So, we'll talk more about that in just a moment. I'd like to go to…can we go to the next couple slides, one at a time.

So, if I may, in each of these slides, what we're doing is showing what is existing in the neighborhood, and what we are proposing across the property line, across the…in this case, you know, wetlands and a buffer and a trail, from the property. So, in this case, you've got…could you go back one? There we go. We've got the two-story homes with walk-out basements, so depending on your

perspective, where you happen to be standing and the grade, those might read as three-story homes, at least they do to me, in Bellwether Farms to the north. And then, this is…on the bottom of this slide, you see some examples of the property's…of the development of the buildings that would be to the south of them, at the closest distance, 335 feet, and many of the distances are significantly farther than that. I'll leave the discussion of these buildings' architectural features to the architects, other than to mention that they are stepped down on the end, so they're not all the same mass, meaning they don't all have the same height. It's not a big square block. That's exactly what this articulation and subdivision it talking about, as well as accomplishing that in a different way through architectural features. Can I have the next one Lindsay?

There we go. Here's another example of what reads to me as a three-story home; it's two-story with a walk-out basement on the north side, and with some of the examples of the buildings that will be adjacent to it on the proposed PDP. Next slide.

MR. MCASKIN: Was that last slide, was that also Bellweather?

MS. WHITE: I believe so, yeah? Right? Yeah.

MR. MCASKIN: And that's to the…?

MS. WHITE: North.

MR. MCASKIN: To the north, okay,

MS. WHITE: Towards the eastern side of the…eastern boundary of the property. We can get another graphic up there to show exactly where this is if you want.

MR. MCASKIN: Okay, and then on the other sides…I suppose on the east, west, and south…and I think a lot of the…it sounded like a lot of the public comment was focused on the fact that the existing architecture of those other perimeter…of the subject property…predominantly single-story, like a ranch?

MS. WHITE: I've got some slides showing that coming up.

MR. MCASKIN: Okay, perfect.

MS. WHITE: Let's see…are we in the staff presentation or ours? We're still in ours, okay. Yeah…there we go. Let's just go ahead and go through these and then we could go back to that one. So, this is…this is actually comparing the neighborhood center with the church to the south, just as an example, although I didn't hear a lot of comment about this particular building being incompatible. Next one?

These are some examples of the single-family homes in comparison to the existing single-family homes, so the hotographs on the top are existing single-family homes. These are to the west, right? Directly to the west, and then on the bottom you see what is proposed, although, as was also mentioned by staff, the single-family home architecture is not actually part of the PDP administrative hearing review. I think we have one or two more on this. Can we go one more? Yeah, there we go.

And so this existing project is located…I need the aerial map to be able to point it out, but maybe we want to go back to the aerial map so you can see the places where all those pictures we just showed you are from. Do you want to do that?

MR. MCASKIN: Yeah, I think…that would be helpful.

MS. WHITE: So, I think that would be…well, maybe just nine, which is just eh current site plan. Yeah, so the single-family ones are on the western portion of the property, so the western-most portion of the property, if you will, and then the Bellwether are on the northernmost there, and as you can see along the northern boundary, there's four buildings on our proposed PDP that are, sort of, square on to the northern property line, and then it curves away toward the south, further increasing the distance between the existing and proposed. Do you have that one that shows all the ones that were stepped down? Could we have that one? That one that's being shown right now for the wetland buffer is actually the picture that we just looked at, Bellwether to the north there and the proposed development to the south, and with the dimensions, and that's where the 335 comes from. Yes, that one.

So, on this slide, what we are showing is the orange, or the yellow, is one-story. The kind of salmon-pink color is two-stories, and the blue is three-story. So, starting at the northeast corner of the property, the top right most corner, you can see most of those buildings have been modified to reduce the two end units from three stories to two stories. This was, contrary to some of the testimony, done directly in response to feedback that was heard about the proximity of three stories to existing neighborhoods. That is the reason, and that's what was done here. And I learned recently that the only reason there's one in the middle there that doesn't have that, is because you can't have two in a row that are the same.

Then, progressing around the curve there, along that northern property line, you see two buildings where that change has not been made; that's because they are much further away and protected by much more buffer and open space than the ones that are directly up by the property line, although we are still talking, as I said, 335 feet, for the closest one, which would be that one that's catty-corner at the property line. And then progressing due east of there, you see there's a building that has two end units that are one-story and two center units that are that salmon color that are two-story. That's where we're first adjacent to the western property line, and that's another example where it was reduced down to one-story on either end in order to provide that additional variation in massing and that additional compatibility with the adjacent homes immediately to the west. I won't go through each and every one of them, but those are the primary ones. On the bottom far left, you don't see any colors in because those are the single-family homes, and some will be one-story, some will be two-stories, the exact location of each has not yet been determined, so we'd be guessing if we told you which ones are going to be where. Okay, so with that, if I may, I'd like to ask the architects to speak a little bit about the architectural styles, since there were some comments about that and since that is one of the criteria.

MR. MCASKIN: That would be appropriate if the architects are here.

MS. WHITE: We have one online and one in person. We'll ask the in-person one to go first if that's okay?

MR. MCASKIN: Yeah, that's fine. Thank you.

MR. SETH HART: My name is Seth Hart, I'm a partner with DTJ Design out of Boulder, and I am representing the three-story townhomes; we did the design for those. I think…keep going to the taller

ones please. I think what's really interesting is, as we look through the architecture throughout this set, and we even just, you know, saw those compared to some of the homes that are adjacent to the north and western borders, and even looking at the detached, single-family two-story homes as compared to these larger, three-story townhomes, or row homes, you see a lot of compatibility within the context of the site. And I think that's actually really great because there are two different architecture firms representing the product here, and so there's already, you know, something that was brought up earlier is this idea of this being this eclectic neighborhood, and I think that, you know, the applicant has done a really good job of bringing multiple design firms in here to provide that different, kind of layer, of eclectic design.

And really, as part of our tool kit of being able to design toward this compatibility, is really representative of how we stylize these buildings, how we create our exterior elevations. And really, what we were going for here is this context of this traditional form, traditional styling, in this agrarian kind of modern farmhouse style, as well as the craftsman that's very indicative of the community and the region. And then, having a couple variations, some plays on that, where we take it a little bit more modern, especially with the townhome aesthetic lending itself to that naturally. And so, we have these two variations of this farmhouse, one being slightly more modern, and then we have two variations of the craftsman, one leaning toward that more mid-century modern. But, as you can see, the roof forms are very, very familiar, very traditional in form, very compatible with the rest of the community so it doesn't feel like it stands out and has this real different embodiment of mass and form, and then utilizing lots of glazing to kind of break that up, as well as, even with our traditional forms, going with traditional building materials, like brick, siding, you know, board and bat siding, and then with some of our, a little bit more modern-leaning ones, pushing the colors a little bit more unique, getting some more cut stone. But, really paying attention to the materiality and trying to let that compliment the design styles.

And then, as well, as we look at these…you know, utilizing the two stories at the ends of these…I think it's 22 out of 26 of the townhomes have the two story at least on one end, if not bookended, so it really breaks down the mass. We're utilizing side entries on this, so we're actually really creating four-sided architecture within these townhomes. You know, trying to pay attention to every angle of this building, activating sides which can often be kind of an afterthought. And then as you look at these, we're providing, just similar to one of the images we showed earlier with the walk-out side of the home on the northern side, they have porches that stick off with covered balconies on that second-story level that break down that three-story mass, which is something that we're really utilizing with these to break down the mass, by tacking on these porch elements that provide really high-quality outdoor living, break up the scale of the building, create an attractive appeal. And then also utilizing upper space on the third floor for roof decks, so once again, really brining a high-quality of life to these as well, knowing that, you know, these denser type products don't often lend themselves to that same quality of living as a single-family home, but it's something that we're really focusing on with these, to bring that single-family lifestyle to this higher-density product.

And then, one other kind of fun part about these is, especially with townhomes with the scale being a little bit higher, and a little bit different than a traditional single-family home, we like to really try to find continuity throughout these, so you can see we have a wood accent material that is actually applied to each of the different elevation styles, so as you go down the street, they have a unique feel and look to each of them, there is still some continuity of different materiality and some color palette choices that tie it all together and really make it feel like a community versus just, you know, one unique building after another. And that's…I think pretty well represents the three-story architecture and how our goal of compatibility throughout both the surrounding context as well as the rest of the community.

MR. MCASKIN: I appreciate that, and in reviewing, I think, 3.5.1 of the Code that has the general standard that deals with project compatibility, I believe the language says that, you know, a new development, you know, has to be compatible with the established architectural character of the neighborhood. So, in approaching a neighborhood that I think we heard a couple people say that it's eclectic because it's developed over…you know, you might have some stuff that was developed in the '60's, and some in the '70's and '80's, you know, how do you deal with that…what's your approach on the front end to a project like that? Because the Code language goes on to say that, if you don't have a consistency in the architectural fabric of the surrounding community, then you have to set an enhanced standard, right? Or you have to come in and establish something that is going to be a higher bar, that hopefully would help drive future redevelopment of areas. I mean, so how do you approach that, number one, and number two, do you think you've met that standard in the Code?

MR. HART: Yeah, I mean, as I kind of said earlier…in a couple ways. I think it's diversity of product type, we get a real interesting diversity of that portfolio from single-family to one- and two-story towns, to two- and three-story, to full three-story, as well as the multiple different architectural styles and character that go within that. When you look at the…you know, I was not responsible, so I don't want to speak too much to the single-family and the two-story towns, but it's still very unique and different from what the part that we've designed in the three-stories. And so, you inherently get that little bit of, you know, just eclecticism and unique design that plays off of one another. And then, as we get into the three-story towns or rows, as they've been called, you know, providing those four different elevation styles provides a lot of variety. And then, when you talk about built over the years, that's where that traditional and a little bit more modern-leaning starts to come into play, because really the mid-century modern is a play on a traditional craftsman from the '20's, and how you strip out the details and change how, you know, really just the details, materiality, the color, can go a long way to take that from something very traditional to something really modern. And so that's what we tried to do is pay attention to the same kind of kit of parts, utilizing different column details, different, as I mentioned, you know, going from a traditional brick to more of a cut stone, but also letting those be in the same color family so it doesn't feel so disjointed, but you know, more homogenous still. But, it'll definitely give it that more, kind of built over time, not this cookie cutter production neighborhood that everyone wants to, kind of, stay away from.

MR. MCASKIN: Right, was there any…was there any part of the design process…I mean, I know you said you were brought in to kind of help with the design of the three-story units. Was there ever a point in this project where the development team said, you know, given the context of this property, let's try to focus on…even up along that northern portion of the property…and I do realize that there's a curvilinear treatment, right, as you move from the east to the west there, but was there ever any…was the design team ever like, you know, given the context here, let's limit it to two-story? Or was three-story always in the mix? Or was there…I guess I'm asking, was there ever a time when you said, you know, maybe two-story fits better?

MR. HART: You know, I think from my standpoint, I wasn't really as involved with the site planning, so as far as building locations, I can't speak to that. But, I think that it's very much the intent on how we attack the three-story design to have the bookending two-story units so that it does feel like it's still of this more suburban context. And then the layering of details and how we could treat the exterior of all of those so that…ideally, it doesn't feel out of context no matter where it is on the site.

MR. MCASKIN: Okay, thank you. I appreciate you being here tonight and providing comment. Was there another architect that wanted…okay, online, that wanted to provide some comments? So, Katie, is that something you can help with? To maybe…

MS. CLAYPOOL: I'm sorry, can you repeat the question?

MR. MCASKIN: Oh, I believe there's another member of the architect team that wanted to provide some comments related to this topic of project compatibility.

MS. CLAYPOOL: Am I looking for Don?

MR. MCASKIN: …Anna, I think you're looking for an Anna.

MS. CLAYPOOL: I'm not seeing an Anna listed in the attendees. I'm not sure if they're listed under a different name, or a nickname maybe, but I do not see an Anna listed.

MS. WHITE: I'll tell you what, since the major focus has not been on the buildings that were designed by Anna's firm, if I may, let's move on and we'll come back to her if we need to, if we have time.

MR. MCASKIN: So, what are we moving on to now?

MS. WHITE: Wildlife.

MR. MCASKIN: Wildlife, okay.

MS. WHITE: So there were a number of comments about wildlife, and protection of wildlife, and protection of habitat, and migration corridors, and flyways, and a variety of different aspects and components of that. And, just like with the other things that we talked about, like the floodplain and compatibility of structures, Fort Collins Code has a process for how to address wildlife buffers and habitat buffers and corridors, and that involves, among other things, starting off with an ecological characterization study, which was performed and is in the packet, and that was performed by Cedar Creek Associates. And we do have Jesse from Cedar Creek Associates who is going to speak to that in just a moment, but one overall comment I'd like to make about that is that, there were a few folks who suggested that the wildlife corridors we proposed as part of this site plan were sort of random, or not enough, or, you know, didn't meet the Code, or insufficient. And I want to say, as an overall statement, that the places where they were located on this plan were designed in response to the results of that ecological characterization study, which identified the places with the best opportunity for habitat preservation and wildlife. And so, Jesse can speak obviously much more knowledgably to that, but they were not random, and they weren't just where it happened to be convenient or where there were floodplain issues, they were designed to actually maximize the opportunity to protect wildlife habitat. And again, to be crystal clear for the record, there are no variances requested. The wildlife buffer, the natural habitat buffer zone that is proposed here, is significantly larger, I think it's 50% larger, than what is required under the Code, and no exceptions, variances, or deviations, or modifications are being requested. So, with that, let me ask Jesse to elaborate just a little bit on the wildlife situation.

MR. JESSE DILLON: Hello, I'm Jesse Dillon; I'm an ecologist and principal with Cedar Creek Associates, based here in Fort Collins. As I'm reiterating pretty much what everybody has said, in

accordance with Land Use Code 3.4, I implemented an ecological characterization study, my firm did, and that identified several important wildlife habitats on the property, including New Mercer Ditch and several wetlands scattered throughout the property to the north and along Cherry Street, and as well along Laporte. Those are all habitats that got buffers, in accordance with 3.4, and those buffers are adhered to on the map. And so, since we've done the initial ecological characterization study, we've also been providing supplemental ecological support to staff, as they've requested information about whether or not these wildlife features meet the definition of concentration areas, which they do not. They don't have the characteristics of concentration areas. And I've also provided other studies, like a winter raptor nesting study…you look for raptor nests in the wintertime when the trees don't have leaves on them, and other wildlife and vegetation studies.

Finally, I've also provided ecological consulting for the enhancement of these natural habitat buffer zones. The guidelines for these natural habitat buffer zones call for either preservation or enhancement, and you know, the features themselves, particularly the wetland on the north of the property in Bellwether open space area, we're going to preserve the wetland, but that buffer that kind of extends on to and along the ditches, where we can, looking at enhancing the habitat as others have talked about with biodiversity, native species, structural diversity where wildlife habitat gets a little bit more plant and structural diversity…so, that's kind of been the summary of my work on the project.

MR. MCASKIN: Okay, thank you Jesse for that. And, I guess just a quick question again for City staff…it seemed like all of the staff findings in the report, when it came to the ecological characterization study that was provided, was that it is complying…staff's conclusion was that those applicable Code criteria are being met. I don't know if you want to provide any additional background on that, or if you have anybody from City staff that would like to elaborate, Jenny, but, I guess that's a question.

MS. AXMACHER: Yes, staff did find that the ecological study is in compliance and we do have staff available…Kelly Smith can speak to any specific questions about that process. Do you want me to pull her up now, or would you…looks like, here she is.

MR. MCASKIN: No, I'd like to get through a couple of the other major items first and then see if we have some questions. So, good to know that she's available.

MS. WHITE: We're almost finished. The last big topic is traffic.

MR. MCASKIN: Okay.

MS. WHITE: And, unfortunately our traffic engineer was not able to stay on the line for the duration and he has departed, so I'm going to play a traffic engineer on TV here and try to answer some of the questions as best I can based on the traffic study itself and the information that he did provide to us before he had to depart.

So, I think overall concern about traffic generally was just that it would exceed the capacity of the existing roadways, and of course that was one of the main points that we made at the very beginning of our presentation. And just to reiterate, like with all these other things, there is a process in the Fort Collins Land Use Code that requires that an applicant conduct a traffic impact study, a TIS, to analyze the traffic that would be generated, not only by the project itself, but also in the context of projected background traffic. And in scoping that study in deciding what intersections to study and when to do the

traffic counts and all that, they consult with staff and get the scope approved before they conduct the traffic study. So, I'll defer to staff on their comments about the traffic study, but it's my understanding that it has been accepted by staff and the overall conclusion of that traffic study is that, following this development's construction, all of the intersections that were studied will continue to operate within acceptable levels according to the Fort Collins standards. So, that's sort of overall blanket question.

There was also questions specifically what improvements were recommended be constructed, and we did mention that in the presentation, but very briefly, and that is, along Taft Hill Road, there is a recommendation for additional turn lanes to be constructed, center turn lanes, and the applicant will be constructing those and the applicant will also be paying for those. So, that's the only improvement that I am aware of that is recommended…oh, and then, well, this relates actually to one of your other questions which had to do with the pedestrian safety. And so, maybe, can I get that…do we have a slide of that graphic? Probably not.

So, on the southern most border of the property, and there's a gap between the property and Laporte. Remember the location where we talked about…remember the public who asked whether or not that existing right-of-way that is between two properties that connects the property to Laporte was going to be widened and fenced…that access on the southern part of the property…and he's pointing to it right now. Can you see on the screen?

MR. MCASKIN: I can.

MS. WHITE: So, I'll answer that question and then I'll talk about the asphalt trail. So, the answer to that question is it will not be widened. There is sufficient existing right-of-way, and the trail will be constructed within that existing right-of-way. There is no plan to put a fence, however, but it's not going to be widened. And that also relates to the question about pedestrian safety. The applicant will be constructing the asphalt trail along those pink dotted lines, and then also you can see running east-west along the northern side of Laporte there where her cursor is moving right now, that will also be an additional continuation of that trail, and that will connect to a crosswalk that crosses north-south across Laporte to the south. And that is going to be the designated sort of area for pedestrians to connect along to the south, and it is anticipated that many of the students will use that crosswalk area. And also, it should be noted that this development is also consulting with and coordinating with and part of the Safe Routes to School program, and that's in part how that route was derived. So, I think that answers two of those questions about the trail and its widening, and also the pedestrian safety.

And then the last traffic-specific question I have on my list was about when the traffic counts were conducted. And that relates both to school being in session and also Covid. And I have here the response of our traffic engineer who was online when that comment was made, and if it's alright I'll just go ahead and read it so that I don't accidentally misstate anything.

MR. MCASKIN: That would be fine, thank you.

MS. WHITE: The counts were obtained in 10 of 2019 at the Taft Hill/Laporte intersection (most recent City count) and in 10/21 at all other locations. City staff accepted these count times. In the vicinity of schools, it is customary to obtain data when school is in session; those times reflect the highest traffic on the streets and intersections. In October, the construction industry is generally in full operation due to the mild weather conditions in northern Colorado, and therefore these counts also include maximum traffic from that standpoint. The City count data, 10/2019, is pre-Covid. The other

intersection data, in 10/21, is post-Covid when traffic conditions on the area streets were returning to normal. In addition to this, the traffic counts are increased due to expected traffic growth in the TIS, meaning that future anticipated increases were already incorporated and factored in prior to reaching the conclusion that the intersections would continue to operate at acceptable levels.

MR. MCASKIN: Okay, and, Jenny, question on traffic…or for the City's traffic engineer if he or she is available. I mean, I did note that information in the staff report, that the intersections will continue to meet a certain level of service, and I don't know if that's a C or a D, or maybe there's a better grade, on what that existing level of service is for those intersections. I don't have that information here in front of me. But in terms of the only off-site traffic improvements that are being required of this specific project would be the turn lanes that are being mentioned on Taft Hill Road, there's no other off-site improvements that are being required, is that correct?

MS. AXMACHER: I believe that's correct, but we do have Spencer Smith from Traffic who is available to speak to that.

MR. MCASKIN: Okay, so Spencer you did hang in the whole time and not depart early, so thank you for that. But, is there any… Spencer, hopefully you've heard the summary of the traffic impact report, or study, that was submitted by the applicant and the City's acceptance of that. Is there anything that you think would be important for me to understand with respect to the traffic requirements associated with this project?

MR. SPENCER SMITH: Yeah, I can elaborate and add a little bit. I think Carolynne did a good job of summarizing the questions. There were a couple things I noted that I wanted to just mention in relation to the TIS. I did hear it mentioned a couple times during the public input that the traffic study stated there was no impact, which…you know, of course there's always impact with any development as far as traffic. What the traffic study concluded was that, as you just mentioned, those level of service standards are being met, based on the City's street standards and those letter grades that are given. So, what the traffic study was saying was that the project does meet those. And those level of service standards are based on different amount of delay that a driver would typically see. So, that is correct…as they analyzed all the intersections in the area, and you know, accesses to the site, Laporte and Taft Hill, that those all meet existing level of service, and in the future, with the projected traffic. And then, I did have the traffic counts…Carolynne covered that one, so I didn't have anything to add there.

As far as improvements, I think we got everything mentioned. There is a left-turn lane into the site accesses at Taft, and one on Laporte. I would also mention that, on Taft Hill, along this project frontage, they will be widening the roadway to the west side to the ultimate arterial section for Taft, so that's going to include detached sidewalk, parkway, curb and gutter, and then full bike lane with bike lane buffer. We can't require them to build that, necessarily, all the way down to the intersection, just because they don't have the frontage there or the means to dedicate that right-of-way, but their project is building those frontage improvements for the ultimate roadway along that frontage that will eventually, you know, all connect in when Taft is fully improved.

And then there was mention that interim pedestrian connection that's being put in basically from the west side of Impala on the north side of Laporte, and that heads east over to their trail connection into the site. That is truly an off-site improvement that's not along their frontage necessarily, but they are going to do some improvements within the right-of-way that does exist to help, you know, provide a safer pedestrian route there. And that's in lieu of the City capital project that's currently in the planning stages

for Laporte. There's a couple components of that. There's bike and pedestrian improvements, essentially for that north side of Laporte from Taft down to, I believe all the way to Sunset, and then there's a couple bridge improvements that are done. Those are funded currently, and those are going to happen. The bike and ped improvements right now are not fully funded, and I know…I think Dave Betley with Engineering is on and he can touch on some more details, but I think they're early into some preliminary designs, so they're working toward it, and once that funding is there, those improvements will go in. I was told that a pedestrian signal at that Laporte crossing near Impala is going to be evaluated with our bike/ped plan, and then hopefully the City can look at a way to maybe incorporate that into that overall capital project with potentially some participation from the developer. There's been some preliminary discussions about that through the process so far, but there's nothing concrete on exactly what that's going to be and what the contribution would be from this project, but they're definitely willing to work with us on helping get some improvements there as well. I think that's most of what I had. Again, like I said, Dave can add on the capital project.

And maybe a couple other miscellaneous things with the traffic. I know there was a lot of safety concerns. The City did…I believe it was mostly a capital project, but constructed sidewalk along the south side a while back, and I don't know exactly when that project happened, but I know there is ongoing coordination between Poudre School District and the Traffic Operations department on especially the pedestrians and their use of those facilities, and ways to try and make things better there. So, you know there is ongoing dialogue and input, and coordination with the City on that. I think I covered most of the questions. I would also mention that, I don't have numbers and I don't know if the development team has anything on this, but I think the potential impact to traffic of the new high school in Wellington will have some sort of an impact on that peak school rush hour traffic. I don't know what the numbers are anticipated to be, you know, what kind of a potential decrease that would be. I don't know if the developers had any contact with the School District on that specifically, but that's another thing that is going to happen here in the next several months or year, I think that school is going to come online and hopefully have an impact on that, especially that school peak rush. I'll let others chime back in…or if there's more questions.

MR. MCASKIN: Spencer, I appreciate that additional overview and comments. You mentioned that Dave may have a little bit of input on capital projects? I mean, I suppose if Dave has gone this long on hanging out on Zoom and wants to provide anything, that, you know, he thinks I should hear, by all means, I want to give him that opportunity.

MS. CLAYPOOL: He does have his hand raised.

MR. MCASKIN: Okay, great, thank you.

MR. DAVE BETLEY: Marcus, this is Dave Betley from…I'm the manager of the Engineering Development Review group. I talked to our capital projects manager, and so the…there's going to be two phases to the Laporte project. So, the first is to extend the bridges, and that will take…that's fully funded and that will start…that will get under construction in March of 2023. And then the corridor project is slated to get started in fall of 2023, but is not fully funded yet. So, Dana did say that if anybody was interested in updates, provide your email address and they would be happy to put anybody on the contact list with capital projects. And I guess the last thing I had that everybody…most everybody else has covered everything else that I had…was, in response to section 3.6.3 that you had asked earlier, we've gone through multiple iterations and multiple reviews on this project trying to meet the connectivity with the neighborhoods and the adjacent roadways and stuff of that nature, and our LCUASS standards, and

so, you know, I think we've gone through like six or seven reviews now of trying to meet that. And so, with the client is…or the applicant has done a pretty good job of…a really good job of meeting bike and pedestrian facilities, trying to extend the access to local neighborhoods so that kids can get back and forth to the schools easier, and stuff of that nature. So, I think through all of our review process, we feel that the section 3.6.3 has been met as far as what the applicant has come up with on this submittal.

MR. MCASKIN: Okay, thank you Dave, and that's with respect to the alternative compliance?

MR. BETLEY: Yeah.

MR. MCASKIN: Okay, great, thank you for that. So, let me…I suppose for the applicant team, just a couple of quick things that were still on my list, and this may be, you know, better directed at City staff as well, but there was a question on solar orientation that I don't know if you…if you have any input on that or can help answer that question that was raised during the public comment portion of the hearing. And then also, just a little bit of background on affordability…was the opportunity to try to incorporate any work force housing, or affordable units into this project with that, and if it was looked at and then ultimately decided that…wasn't going to be something that moved forward. Just a little bit of background on that would be helpful.

MS. WHITE: So I still have a little conclusion here, but one of them…it included affordable, so let me do this, let me maybe just try to begin to answer that, and then I'd like to ask Mr. Pretzler to come up and speak to both of those things in more detail if that's alright?

So, first, I want to be clear that the applicant never said, we are proposing affordable housing here. What we said was, this housing development, this PDP, helps achieve the housing goals by providing alternative price points and alternative product types compared to sort of the default in Fort Collins, which is the single-family home.

MR. MCASKIN: Right, and I don't think I was under…

MS. WHITE: We're talking about attainable, not affordable.

MR. MCASKIN: Right, but I also know that the City's LMN zoning regulations would…and even the…I think the Subarea Plan also allows for a slightly higher density if the project has an affordable housing component. So, I was just curious as to whether that was looked at.

MS. WHITE: I will ask David to speak to that, but I wanted to say something about the math really quick. So, right now, today, the LMN zoning combined with the Northwest Subarea Plan, what is allowed is a range of a minimum of four net and a maximum of eight gross…that's the range of density that could be developed on this project. And, I think the net versus gross has been explained so I won't repeat it unless you'd like me to, and it is a little weird that the minimum is net and the maximum is gross, but that's what we have to deal with in the Code. So, the minimum is four, net, and the maximum is eight, gross. We have 5.13 gross, 7.13 net. So, however you look at it, we're toward the low end of the range right now as it relates to density.

Thinking again about affordable housing, you know…and, you heard all the comments…the general trend of the feedback that has been received from the neighborhood since day one is, less density, less density, less density. And so, all along, the developer has sought to make the project less dense.

Whether the range we were looking at is four to eight or four to twelve, it's hard for me to imagine that that feedback would have been any different. And so, I think that no matter what the range is, no matter what the upper limit of the range is, the general feedback from the neighborhood would have been pushing this project toward the lower end of the range, which is where we are. And in fact, there was one comment, size nine foot in a size seven shoe…this is a size six foot in a size seven shoe if you really just look at the density ranges. So, just on that, in order to achieve affordability, what you would really have to do is significantly increase the density, not only beyond what's being proposed, but you know, all the way to the higher end of the range to get even close to something that would qualify under the City definition of affordable. So, just broad brush, that's the response to that, but I would really like David to address, in more detail. David…Sam…Sam is going to talk about solar and then David is going to address affordable.

MR. MCASKIN: Okay, great.

MR. COUTTS: Thank you. So, solar orientation…the definition in article five refers to solar-oriented lots being the east/west front property line. So, whatever the lot is fronting to, that orientation of that lot line needs to be oriented east to west, or 30 degrees off of east to west is the maximum. And that is to design buildings for passive solar orientation. So, there's…the solar orientation we commonly think of where we want your roof ridge aligned east to west in order to get panels onto your roof, but then there's the passive solar orientation which actually was…what I believe the commenter was discussing on their comments, and that's to ensure that your front or rear windows of the house are oriented to benefit with that passive solar gain. So, there is a requirement for that. We do meet the requirement that has been thought about in the plan.

MR. MCASKIN: Okay, thank you. And, Jenny, just to confirm, is that 3.2.3…

MS. AXMACHER: Yes, sir, that's correct.

MR. MCASKIN: …of the Land Use Code?

MS. AXMACHER: And the general standard is, to accommodate active and/or passive solar installations to the extent reasonably feasible. But, they do meet that 65% requirement.

MR. MCASKIN: And again, so they meet the 65% requirement in the Code?

MS. AXMACHER: Correct.

MR. MCASKIN: Okay, thank you.

MR. PRETZLER: So I wanted to address the collaborative issue that's been brought up a few times…the idea that it hasn't been a collaborative process that Laura and others have brought up. And it's also, kind of, in the context of the density question. And one of the things that's been made very clear to us from the very beginning is that the only thing that would be acceptable to the neighbors would really be density in the neighborhood of about 100 homes, and they wanted single-family, they want one-story, single-family homes, you know, which they have in their neighborhoods, and anything more dense than that, they're really not supportive of. And, the other alternative would be an open space field. And so, it's really difficult to collaborate with a group that doesn't collaborate back, I guess. You know, trying to find common ground, and ways to collaborate, really requires both parties to do some collaboration.

So, I just kind of wanted to, once again, go over some of the things that we have done to try to address the concerns that the neighbors have had. We've reduced our density from 371 units down to 212 from the beginning of the project to where we are now. We've moved the entry road north on Taft Hill Road to accommodate the neighbor who lives on the east side of Taft Hill Road, we've added additional fencing for people who are concerned about, you know, being next to buildings and development, and we've added trees…we have 694 trees, we have 421 shrubs that we've planted to try to help buffer, we've reduced the elevations of our three-story product from three stories to two stories for 21 of the 28 buildings that…you know, where we have that type of building. And we've done the same with the two-story townhomes; we've reduced the end units of those to one story to try to help with, you know, this feeling that the buildings are too tall. We have done a lot with trying to accommodate the neighbors in terms of connectivity, and trails, and open space, and habitat, and as a result, we have a site that's 58% open space, we have a site that's 150% of the required natural habitat buffer zone, we have an incredible biodiversity that we're going to be introducing to the site. So, I think all of those things are things that we have tried to do to accommodate the neighbors' concerns, and really address them. And, one thing we could not do, is reduce the density down to the level that they would be happy with.

And, with regard to affordable housing and what would be required to make a project like that feasible, it would require the kind of density that you're talking about. And, once again, the neighbors would not want any density anywhere close to that, and one of the things that we did to help with the density was to eliminate the condo buildings, and so we were able to reduce the project…87 units of condos…by doing that. We did add some townhomes to…in place of those, but the density of those is far less. So, while…you know, I stated at the beginning that our company is very focused on attainability, and green building, and providing housing for, you know, people who can't afford housing in more traditional developments. And so, we've done everything that we possibly can do to keep the price points low and to meet that missing middle, as we call it, and also to provide a development that meets the needs of the neighbors as much as we possibly can.

MR. MCASKIN: Thank you, Mr. Pretzler, for those comments. I don't know…Carolynne and applicant team, do you have any additional rebuttal at this point, or any additional topics that you'd like to cover?

MS. WHITE: Just one concluding statement, and it really kind of follows on what Mr. Pretzler said, if I may…just a minute? I wanted to tie what was just described back to the comments that were made about the role of the Northwest Subarea Plan. I want to be clear that I never said that it didn't matter, or that it didn't apply, clearly it does. What I actually said was that we meet it in every respect, and we have two or three pages about that in our letter, and we had a couple of slides here, and I read some of the goals from the Northwest Subarea Plan. And there were some comments about section 1.2.2 of the Code, which says, the purpose of the Code is to improve and protect the public, health, safety and welfare by ensuring that all growth and development which occurs is consistent with this Code, City Plan and its adopted components, including but not limited to structure plan, principles and policies, and assorted subarea plans. So, the way I read that language is it says, the Code itself ensures that the plans are followed by incorporating the vision of the plans into the Code. That was my only point was saying that, again, if you look at that hierarchy of land use, you have the plan that expresses the vision, and then presumably you draft the Code in order to achieve that vision, and in this case, that is expressed in its regulatory form in LMN zoning. So, we absolutely agree that the Northwest Subarea Plan applies, and we also assert that this application meets it in every respect. And so…

MR. MCASKIN: So, let me ask you, because I need to go back and look at that language…I'm struggling with that a little bit, but I've heard…I think you said earlier, and I think I may have even seen a statement in the staff report to this…with the conclusion being that the Northwest Subarea Plan is looked at…it's a visioning document. It's a subarea plan, but it's not regulatory. But then when you were discussing zoning, or the density rather, recently, and you were talking about the minimum being the four net and the maximum being eight gross, the eight number comes from the Subarea Plan, and not from the Code; the density regulation in the Code is nine units per gross acre. So, if you're referring to eight, is the Subarea Plan regulatory or not?

MS. WHITE: I was sort of using shorthand, because every time I say what the max is, I don't want to go in and explain the difference between the Code and the Plan. I think we've accepted for purposes of argument that the upper limit of the density that could be built here is probably eight. But, I think that is as a result of…City's historic interpretation. I actually technically think I could make a very defensible legal argument that the maximum is really nine, for all the reasons we just talked about. But, it doesn't matter because we're not proposing anywhere near that amount, so in terms of the upper limit, we've been using eight as a shortcut, if you will.

MR. MCASKIN: Right, and you were at the…really you're at the 5.13 gross?

MS. WHITE: Exactly.

MR. MCASKIN: You're at seven something net…

MS. WHITE: Exactly.

MR. MCASKIN: …which is exceeding the minimum. But, it's just interesting because in…and maybe I'll ask Jenny if you have any input on that. I mean, does staff view the Northwest Subarea Plan as a regulatory document, or is it a document that's a visioning document that helps inform the Code, or a land use decision made under the Land Use Code?

MS. AXMACHER: So, staff does view the Northwest Subarea Plan as a visioning document and the Land Use Code is the regulatory document. So, from a staff perspective, the nine maximum density would be what we would enforce. City Council has reviewed appeals on similar development review cases where the conflict was between the regulatory Land Use Code and the visioning document, and the direction from City Council that staff has been given is that we uphold the Land Use Code, or the regulatory document.

MR. MCASKIN: And, in terms of…you may not have this answer, but in terms of a…just kind of a historical question…I mean, we know that the Northwest Subarea Plan was adopted in 2006, or so. What was the last time…I mean, when was the…was the eight…I guess my question is, was the eight consistent with the LMN zone district at the time that the Subarea Plan was adopted, and then that was later amended? And, again, you may not know…I'm not expecting you to answer that…

MS. AXMACHER: I do not know the answer, but I do know that the LMN standards have been updated. So, that is possible.

MR. MCASKIN: Okay. So, I'm sorry, but you probably have some more of your…

MS. WHITE: That's really it. It meets and exceeds all the applicable standards. As Mr. Pretzler just said, has this application accommodated every request or every concern of all of the neighbors throughout this four-year process? No. could it do that and still meet the Code? No. But that's not the question; the question is, does it meet the Code? And, it absolutely meets the Code in every respect, and it exceeds it in many respects, and that was really the concluding point that I wanted to make.

MR. MCASKIN: Okay, thank you. I appreciate that. And, Jenny, I do want to give…since the order of proceedings does allow for a staff response as well…I don't know if you have any specific items that you'd like to focus on, or anything that either you agree with or disagree with in terms of what the applicant provided during rebuttal, but I do want to give you that…this opportunity.

MS. AXMACHER: I think all the items on my list have been taken care of with the exception of, I just wanted to mention that the project will be served by City water and sewer, and there is adequate capacity in the system to accommodate the development. I believe everything else has been addressed by the applicant or through earlier discussion. We do have members from Engineering, Traffic, and Environmental Planning here to answer questions, but other than that, I think staff's response is complete.

MR. MCASKIN: Okay, thank you for that. Just one question that I would like your input on, or any other member of staff. When I was taking a look at the purpose of the LMN zone district in the Code, it talks about the LMN district being intended to be a setting for a predominance of low-density housing combined with complimentary and supporting land uses that serve a neighborhood, and are developed and operated in harmony with the residential characteristics of a neighborhood. And then there's language later in the purpose section that defines a neighborhood as typically something between 80 and 160 acres. But, there's also a statement in that section A, the purpose section of the LMN zone district, that talks about typically low-density neighborhoods will be clustered around and integral with a medium-density mixed-use neighborhood, with a neighborhood commercial center at its core. So, I'm just curious from a…I suppose more of a neighborhood or regional context, is this proposed development abutting or close to a medium-density mixed-use neighborhood with a neighborhood commercial center? I know that this specific project is proposing a neighborhood commercial center, albeit somewhat smaller scale, because I think the total square footage is only in the 3,000 square foot range. So, I'm just wondering, is that purpose statement being satisfied in terms of this neighborhood being…if you look at it in more of a regional context, is this close to another neighborhood that has a, you know, larger neighborhood commercial center that would be considered walkable, or otherwise satisfy the requirements of the Code?

MS. AXMACHER: So, to answer that question, there isn't a direct measurement that corresponds in distance from the LMN to MMN; however, I think that zoning was applied to this property as it was annexed in relation to existing conditions, and that that purpose statement might be more applicable to new green field development where there aren't constraints of this type.

MR. MCASKIN: Okay. So, the time is now 10:34 PM. In terms of the order of proceedings, we have completed the applicant rebuttal, the response, as well as the staff response. I have an awful lot of material to get through. I think there's 38 or so attachments to the staff report. As Jenny mentioned, in addition to all of you that participated tonight and provided comment, we have about 35, maybe more at this point, of written public comments that I'm going to need to spend some time looking through those as well. But, I would like to thank the applicant team, I'd like to thank City staff and for everybody on staff that was available on the virtual hearing, I appreciate it. And really like to thank the members of the public that came out tonight and participated via Zoom or on the telephone. Like I said, it's been a couple of years I think since I've been up here and able to do this in person, and I kind of missed it, you know.

So, it's nice that we're getting back to having these in person, but also having the opportunity for people to participate if they want to in other methods. So, again, I will be taking all of this under advisement. I am required, under the Land Use Code, to issue a written decision within ten days, and with that, I will close the public hearing on this matter at 10:36 PM. Thank you.

ATTACHMENT 8

Administrative Hearing Officer Decision
May 16, 2022

CITY OF FORT COLLINS
TYPE 1 ADMINISTRATIVE HEARING

FINDINGS AND DECISION

HEARING DATE:	May 2, 2022
PROJECT NAME:	Sanctuary on the Green
CASE NUMBER:	PDP # 210018
APPLICANT	Sam Coutts
REPRESENTATIVE:	Ripley Design, Inc. 419 Canyon Avenue, Suite 200 Fort Collins, CO 80521
OWNER:	Solitaire Fort Collins, LLC 7991 Shaffer Parkway, Suite 200 Littleton, CO 80127
HEARING OFFICER:	Marcus McAskin

PROJECT DESCRIPTION & BACKGROUND: The Sanctuary on the Green Subdivision PDP #210018 (the "**PDP**") proposes to subdivide and develop in one phase 242 residential dwelling units and a one (1) acre park (the "**Project**") on an approximately 41.34-acre parcel of vacant land described as Parcel Nos. 9709104001, 9709104002 and 9709103020, and generally located northwest of the North Taft Hill Road and Laporte Avenue intersection (the "**Subject Property**").

The residential dwelling units will include a mix of two-family dwellings, single-family attached dwellings, and single-family detached dwellings with rear loaded (alley-loaded) garages with a density of approximately 5.13 dwelling units per gross acre. The Project proposes 453 off-street parking spaces.

The New Mercer Ditch runs through the eastern portion of the Subject Property. Approximately 10.48 acres of the Subject Property will be reserved as natural habitat buffer, one acre of park space is provided, and 0.14 acre of right-of-way is proposed to be dedicated. The PDP proposes 13.72 acres of additional open space, with detention and flood channel portions of the area to be restored with native grasses.

The Subject Property was annexed to the City in two phases. The first annexation occurred in 1982 and included that portion of the Subject Property generally located west of the New Mercer Ditch. The balance of the Subject Property (generally that portion located east of the New Mercer Ditch) was annexed in November of 2018. The Subject Property is located in the City's Low Density

Mixed-Use Neighborhood (L-M-N) zone district.

The surrounding zoning and land uses are set forth below:

	North	South	East	West
Zoning	City of Fort Collins Low Density Mixed-Use Neighborhood (L-M-N)	City of Fort Collins Low Density Mixed-Use Neighborhood (L-M-N)	Larimer County RR-2 Rural Residential	Larimer County RR-2 Rural Residential
Land Use	City Open Space; Single-family detached (Bellwether Farm Subdivision)	Single-family detached lots; Multifamily (Ramblewood Apartments)	Single-family detached lots on either side of North Taft Hill Road; East side also includes commercial uses and Laporte Outreach Ministry	Green Acres Subdivision – single-family detached Rostek Subdivision

The PDP includes a request for the following two modifications of standards (each, a "**Modification of Standard**" and, collectively, the "**Modifications of Standards**"):

(1) The City of Fort Collins Land Use Code ("**LUC**") *Subsection 3.5.2(D)(1) – Relationship of Dwellings to Street and Parking/Orientation to a Connecting Walkway* provides, in relevant part, that "[a] primary entrance may be up to three hundred fifty (350) feet from a street sidewalk if the primary entrance faces and opens directly onto a connecting walkway that qualifies as a major walkway spine." In addition, "major walkway spine" is defined in *Section 5.1.2* of the LUC as ". . . a tree-lined connecting walkway that is at last five (5) feet wide, with landscaping along both sides, located in an outdoor space that is at least thirty-five (35) feet in its smallest dimension, with all parts of such outdoor space directly visible from a public street." The Applicant is requesting a Modification of Standard because three (3) proposed walkway areas have building entrances that are further away than 350 feet, and one that is within walkway open space that is narrower than 35 feet.

(2) LUC *Subsection 4.5(D)(2)(a) – Mix of Housing* provides that "[a] mix of permitted housing types shall be included in any individual development plan, to the extent reasonably feasible, depending on the size of the parcel." *Sub-subsection (a)(3)* of this requirement states that "a minimum of four (4) housing types is required on any such project development plan containing thirty (30) acres or more." *Sub-*

subsection (c) of this requirement lists out specific housing types that "shall be used to satisfy this requirement." The PDP includes the following three (3) housing types: single-family detached (rear loaded), two-family dwellings, and single-family attached. A previous iteration of the PDP included multi-family dwellings and two-family attached dwellings, but those plans are no longer being pursued by the Applicant. As such, the Applicant is requesting a Modification of Standard in order to provide three (3) housing types instead of the four (4) housing types required.

The PDP also includes a request for alternative compliance to LUC *Section 3.6.3 – Street Pattern and Connectivity Standards*, the purpose of which is to ensure that the local street system is well designed with regard to safety, efficiency and convenience for automobile, bicycle, pedestrian and transit modes of travel. Specifically, *Subsections 3.6.3(D), (E) and (F)* require collector or local street connections every 660 feet in order to promote an interconnected pattern of streets. The Applicant is requesting alternative compliance in accordance with *Subjection 3.6.3(H)* as summarized in the Applicant's request dated November 3, 2021 (the "**Alternative Compliance Request**").

Additional project background and analysis of LUC compliance are detailed in the Development Review Staff Report prepared for the Project, a copy of which is attached to this decision as ATTACHMENT A (the "**Staff Report**") and is incorporated herein by reference.

The Staff Report recommends approval of the PDP, the Modifications of Standards, and the Alternative Compliance Request.

SUMMARY OF DECISION: Approved.

ZONE DISTRICT: Low Density Mixed-Use Neighborhood District (L-M-N)

HEARING: The Hearing Officer opened the hybrid (in-person and virtual) hearing on May 2, 2022 at approximately 5:35 P.M. at Council Chambers, City Hall, 300 LaPorte Avenue, and reviewed the Order of Proceedings and Rules of Conduct for Administrative Hearings with the Applicant and members of the public present (both in-person and those attending virtually). The Hearing Officer also reviewed the Hearing Officer's Guidelines for Public Comment with the Applicant and members of the public present.

EVIDENCE: Prior to or at the hearing, the Hearing Officer accepted the following documents as part of the record of this proceeding, in addition to the Staff Report attached hereto as ATTACHMENT A:

1. Vicinity Map
2. Applicant's Project Narrative
3. Overall Site Plan
4. Site Plan Pages
5. Landscape Plan

6. Architectural Elevations
7. Tree Inventory and Mitigation Plan
8. Neighborhood Center Lighting Plan
9. Environmental - Habitat Buffer Zone Exhibit
10. Environmental Characterization Study (ECS)
11. Prior ECS from 9-15-2020
12. Environmental-Wetland Determination
13. Environmental-Winter Raptor Nesting Memo
14. Environmental - Concentration Areas Memo
15. ICON-PDP-Floodplain Report
16. ICON-Pre-Project Floodplain Map (Overall)
17. ICON-Post-Project Floodplain Maps
18. Utility Plans
19. Plat
20. Email from New Mercer Ditch
21. Email from Larimer County Planning Department
22. Modification Request LUC Sec 3.5.2(D)(1)
23. Modification Request LUC Sec 4.5(D)(2)(a)
24. Request for Alternative Compliance LUC 3.6.3(D)
25. ROW Width Variance Letter
26. Administrative Interpretation #1-18
27. PDP Neighborhood Meeting Notes
28. Old vs. New Plan Exhibit
29. Written Comments - Prior PDP (PDP190003)
30. Neighborhood Newsletter Volume 3
31. Letter of Intent with Calvary Baptist Temple
32. Staff Comment Letters
33. Applicant's Cover Letter
34. Applicant's City Plan Analysis
35. The PowerPoint presentation prepared by City staff for the hearing.
36. The PowerPoint presentation prepared by the Applicant for the hearing
37. Affidavit of publication of Notice of Hearing in the *Fort Collins Coloradan* on April 14, 2022 (Ad # 0005126668)

38. Copy of Written Notice of Hybrid Public Hearing, dated April 13, 2022
39. Written (email) comments from neighbors/other interested parties (see ATTACHMENT B to this decision)
40. Rules of Conduct for Administrative Hearings
41. Administrative (Type 1) Hearing: Order of Proceedings
42. The Fort Collins City Plan, the Northwest Subarea Plan (2006), the LUC, and the formally promulgated polices of the City are all considered part of the record considered by the Hearing Officer.

TESTIMONY: The following persons testified or participated during the virtual hearing:

From the City: Jenny Axmacher, Senior City Planner

Wes LeMarque, City Stormwater Engineer

Spencer Smith, City Traffic Engineer

Dave Betley, Manager, Civil Engineering

Katie Claypool, Community Development

From the Applicant: David Pretzler, Applicant (Solitaire Fort Collins, LLC; C&A Holding Company, Inc.)

Sam Coutts, Ripley Design

Carolynne White, Counsel for Applicant

Craig Jacobson, ICON Engineering

Danny Weber, Northern Engineering

Seth Hart, DTJ Design

Jesse Dillon, Cedar Creek Environmental

Note: a list of public attendees continues on the next page.

From the Public (attending the hybrid hearing in person at Council Chambers, City Hall, 300 LaPorte Avenue)

1. Laura Larson[1], 320 N. Impala Dr, Fort Collins, CO 80521
2. Denise Steffenhagen, 4021 Brackadale Pl, Fort Collins, CO 80524
3. Barbara Denny, 420 N. Sunset St, Fort Collins, CO 80521
4. Mary Timby, 627 Irish Dr, Fort Collins, CO 80521
5. Joe McHugh, 621 Irish Dr, Fort Collins, CO 80521
6. Cathleen Desantis, 230 Pennsylvania St, Fort Collins, CO 80521
7. Chris Sawyer, 216 Pennsylvania St, Fort Collins, CO 80521
8. Lloyd Walker, 3431 Terry Ridge Rd, Fort Collins, CO 80524
9. Kiri Saftler, 230 N Sunset St, Fort Collins, CO 80521
10. Joey Lasala, 2216 Laporte Ave, Fort Collins, CO 80521
11. Mary Beck, 503 N Hollywood, Fort Collins, CO 80521
12. Val Vogeler, 520 N Taft Hill Rd, Fort Collins, CO 80521
13. Noah Munson, 1500 Castlerock Dr, Fort Collins, CO 80521
14. Cheryl Distaso, 135 S Sunset St, Fort Collins, CO 80521
15. Bill Connelly, 524 N Sunset St, Fort Collins, CO 80521
16. Cathy Roberts, 113 N Sunset St, Fort Collins, CO 80521
17. Cheryl Lynn, 413 Webb, Fort Collins, CO 80521
18. Stuart Solberg, 525 Sunrise Ln, Fort Collins, CO 80521
19. Susan Desantis, 230 Pennsylvania St, Fort Collins, CO 80521

From the Public (attending the hybrid hearing virtually via Zoom, smartphone, iPad, computer or other remote technology):

1. Joe Rowan, 621 Gilgalad Way, Fort Collins, CO 80526
2. Hilary Freeman, 2208 Trevor St, Fort Collins, CO 80521
3. Julie Stephens, 339 N Overland Trail, Fort Collins, CO 80521
4. Nicole Swan, 311 Willow St #213, Fort Collins, CO 80524
5. Miranda Spindel, 330 N Taft Hill Rd, Fort Collins, CO 80521
6. Matthew Behunin, 1613 Waterford Ln, Fort Collins, CO 80525
7. Andrea Cooperstein, 505 N Taft Hill Rd, Fort Collins, CO 80521
8. Vida Hollander, 2212 Laporte Ave, Fort Collins, CO 80521
9. Rorey King, 510 Hanna St, Fort Collins, CO 80521
10. Andy Nelson, 501 Sunrise Ln, Fort Collins, CO 80521

[1] The following individuals were on record as having donated/ceded time to speaker Laura Larson: Paula Harrison-Schmidt, Raygina Kohlmeier, Phil Vogeler, Nancy Frederick, Lief Youngs, MaryBeth Fischer, Amanda Warren-Martin, Maria Gorannson, Margot Steffenhagen.

11. Damien Archambault, 2314 Laporte Ave, Fort Collins, CO 80521
12. Zoe & Brandon Dunn, 510 N Taft Hill Rd, Fort Collins, CO 80521

In addition, the Hearing Officer received written (email) comments from forty-seven (47) members of the public, which were reviewed and considered as part of the record of this proceeding. A list of the individuals submitting written (email) comments is attached to this decision as ATTACHMENT B and is incorporated herein by reference.

The public comment portion of the hearing closed at approximately 8:56 P.M.

The May 2, 2022 hybrid public hearing on PDP # 210018 was closed at approximately 10:40 P.M.

FINDINGS

1. Evidence presented to the Hearing Officer established the fact that notice of the public hearing was properly posted, mailed, and published. Notice of the public hearing contained a reference to the "hybrid" nature of the hearing, permitting both in-person participation or virtual participation by members of the public and other interested parties.

2. As required by City Council Ordinance 079, 2020, the Hearing Officer, in consultation with City staff, determined that it was desirable to conduct the hearing by remote technology so as to provide reasonably available participation by parties-in-interest and by the public, consistent with the requirements of Ordinance 079, because meeting in person would not be prudent for some or all persons due to a public health emergency.

3. Based on testimony provided at the public hearing and a review of the materials in the record of this case, the Hearing Officer concludes as follows:

   A. The vast majority of the public comment received on this Project, including the written (email) comments summarized in ATTACHMENT B, is properly characterized as against the approval of the PDP, for various reasons including noncompliance with certain provisions of the Northwest Subarea Plan (2006) ("NSP"), concerns with building massing, traffic concerns, a desire to protect open space, and concerns with pedestrian/student safety.

   B. Where a development plan meets all of the applicable zoning requirements, a decision maker may not prevent the development by relying on extraneous considerations. *See, e.g., Cherry Hills Resort Dev. Co. v. City of Cherry Hills Village*, 790 P.2d 827, 832 (Colo. 1990); *Sherman v. City of Colorado Springs Planning Comm'n*, 763 P.2d 292, 296–97 (Colo. 1988); *Bauer v. City of Wheat Ridge*, 182 Colo. 324, 326–27, 513 P.2d 203, 204 (1973). In this case, as evidenced by the Staff Report and by other evidence reviewed by the Hearing Officer, the PDP satisfies all applicable requirements of Article 3 and Article 4 of the LUC (subject to the Modifications of Standards and the Alternative Compliance Request, as noted).

C. Although the NSP evidences an intent that the Northwest Subarea continue to be a "low density residential area at the edge of Fort Collins with stable neighborhoods" and that such neighborhoods be protected from "incompatible development,"[2] the NSP lacks sufficient guidance as to how to alleviate negative effects caused by development which otherwise complies with City zoning regulations (in this case, the applicable provisions of Article 3 and Article 4 of the LUC, including the City's Low Density Mixed-Use Neighborhood District regulations). Absent clear guidelines or standards set forth in the NSP against which the PDP may be judged, the NSP is insufficient to provide "all users and potential users of land with notice of the particular standards and requirements imposed by the [City] for [development plan] approval." *Cherry Hills Resort Dev*., 790 P.2d at 832; *citing Beaver Meadows v. Board of County Comm'rs*, 709 P.2d 928 (Colo. 1985). The Hearing Officer concludes that the NSP lacks sufficient guidelines or standards on which to deny the PDP for the Project.

D. Notwithstanding the Hearing Officer's lack of authority to deny the PDP given the evidence reviewed as part of this proceeding, the Hearing Officer urges the Applicant/Owner to continue to engage with surrounding property owners and City Staff during final development plan review in order to explore how the PDP/FDP may be modified to further reduce overall residential density and lower the height of the some of the proposed three-story single-family attached buildings to two-stories in order to: (1) increase the compatibility between the Project and existing neighborhoods that abut the Subject Property; (2) ensure that goals and policies articulated in the NSP are successfully implemented.

E. The PDP complies with the applicable procedural and administrative requirements of Article 2 of LUC.

F. The requested Modification of Standard to LUC *Subsection 3.5.2(D)(1) – Orientation to a Connecting Walkway*, requesting that building entrances to dwellings be oriented to a walkway that is longer than 350 feet, and within walkway open space that is narrower than 35 feet: (i) will not be detrimental to the public good; (ii) the PDP will promote the general purpose of the standard set forth in *Subsection 3.5.2(D)(1)* equally well or better; (iii) by reason of exceptional physical conditions and other extraordinary and exceptional situations, unique to the Subject Property, including, but not limited to, physical conditions such as exceptional narrowness, shallowness or topography, the strict application of *Subsection 3.5.2(D)(1)* would result in unusual and exceptional practical difficulties, or exceptional or undue hardship upon the Applicant/Owner; and (iv) the PDP, as submitted, will not diverge from the standards of the LUC that are authorized to be modified through a Modification of Standard except in a nominal, inconsequential way when considered from the perspective of the entire PDP, and will continue to advance the purposes of the LUC as set forth in Section 1.2.2 of the LUC. With respect to the foregoing, the Hearing Officer specifically finds:

[2] *See* NSP, page 9 ("Vision & Key Strategies").

i. The requested Modification of Standard to LUC *Subsection 3.5.2(D)(1)* will not be detrimental to the public good. Specifically, the primary intent of the requested Modification is to ensure that the PDP includes walkway and accessibility options that prioritize pedestrians over vehicles in accordance with the general standard included in Subjection 3.5.2(B), which states that "[p]edestrian usability shall be prioritized over vehicle usability." The requested Modification is also not detrimental to the public good because the requested Modification will assist in furthering the purpose of the residential building standards articulated in Subsection 3.5.2(A) "to promote variety, visual interest and pedestrian-oriented streets in residential development."

ii. 2.8.2(H)(1) and (4) are met because the PDP will allow more residents access to shared walkways with a pattern that provides a high level of interconnectivity throughout the development and to adjacent neighborhoods in a manner that is equal to or better than a street network by fostering a development plan that increases safety, connectivity, pedestrian interaction and quiet enjoyment without sacrificing convenience; wider and more frequently spaced sidewalks are provided to compensate for the increased sidewalk length; and pedestrian bridges are provided in lieu of street crossings.

iii. The PDP will continue to advance the purposes of the Land Use Code Section 1.2.2 by increasing access to sidewalks, trails, and bicycle routes.

iv. 2.8.2(H)(3) is met because the combination of the unusual shape of the Subject Property, location of the New Mercer Ditch, location of existing flood control channels, and location of existing surrounding development are exceptional practical, which makes providing a network of streets, shorter walkways and/or wider open space for walkway spine green courts in all portions of the Subject Property practically infeasible.

v. The difficulties or hardships set forth above have not been caused by the act or omission of the Applicant/Owner.

G. The requested Alternative Compliance to LUC *Section 3.6.3 – Street Pattern and Connectivity Standards* will accomplish the purpose of LUC *Section 3.6.3* which is to ensure that the local street system is well designed with regard to safety, efficiency and convenience for automobile, bicycle, pedestrian and transit modes of travel, equally well or better than would a plan which fully complies with *Section 3.6.3*. Specifically, Subsections 3.6.3(D), (E) and (F) of the LUC require collector or local street connections every 660 feet in order to promote an interconnected pattern of streets and also requires the street system proposed within the PDP to connect to existing streets stubbed to the boundary of the Subject Property – in this case Webb Avenue, Irish Drive and North Impala Drive. The Applicant is requesting alternative compliance as detailed in the Alternative Compliance Request. The Hearing Officer concludes that the reduction in access and circulations for vehicles, as set forth in the Alternative Compliance Request,

maintains facilities for bicycles, pedestrians and transit to the maximum extent feasible. The PDP promotes pedestrian and bicycle connections and does so which minimizing the impact on natural areas and features. A primary reason stated for the Alternative Compliance Request relates to existing site constraints, including existing drainage easements, existing development which surrounds the Subject Property, and low quality wetlands and storm water conveyances which are present on the north and west portions of the Subject Property (as detailed on pages 40-42 of the Staff Report). Crossing these areas with streets would necessitate culverts or bridges which would be detrimental to wildlife movement through the Subject Property. The Hearing Officer agrees with staff's conclusion that approval of the Alternative Compliance Request is merited in this case. Specifically, the Hearing Officer agrees with, and incorporates, the "***Staff Finding***" on page 42 of the Staff Report that the PDP complies with the standards set forth in Subsections 3.6.3(D), (E) and (F) of the LUC equally well or better than would a plan which fully complies with the applicable Section 3.6.3 requirements, based on the proposed layout and design of streets including local street intersections with Laporte Avenue and North Taft Hill Road, and proposed bicycle/pedestrian connections. The PDP provides both intra- and inter-neighborhood connectivity and complies with the criteria for Alternative Compliance to the maximum extent feasible, taking into account the unusual topographic features, existing development and natural areas and features.

H. Except for LUC *Subsection 3.5.2(D)(1) – Orientation to a Connecting Walkway*, which is satisfied by way of a Modification of Standard, and *LUC Subsections 3.6.3(D) – (F)*, which is satisfied by way of the Alternative Compliance afforded in *Subsection 3.6.3(H)*, the PDP complies with the standards contained in Article 3 of the LUC as more specifically set forth in the Staff Report attached as ATTACHMENT A.

I. The requested Modification of Standard to LUC *Subsection 4.5(D)(2)(a) – Mix of Housing*: (i) will not be detrimental to the public good and (ii) will promote the general purpose of said standard equally well or better than would a plan which complies with said standard. With respect to the foregoing, the Hearing Officer specifically finds:

i. The modification will not be detrimental to the public good because the PDP still provides a large variety of housing types as intended by *Subsection* 4.5(D)(2) and furthers several purposes of the L-M-N District, including providing a variety of housing choices, inviting walking to gathering places such as to the centrally located one (1) acre park, and providing trail and local street linkages.

ii. 2.8.2(H)(1) is met because the PDP as submitted promotes the general purpose of *Subsection 4.5(D)(2)* to provide a variety of housing types equally well or better as it would if it were to provide a fourth housing type that is specifically listed in *Sub-subsection 4.5(D)(2)(c)*. This is due to the fact that the PDP

provides 11 different single family attached building elevation options (where only three are required), and 10 single family detached home elevations and six different two-family building elevation designs (where only a total of four between these two housing types is required). This level of variety, coupled with other design and massing elements, results in a varied streetscape that avoids significant repetition. Additionally, and as noted in the Staff Report, the curves and intersections within the streets internal to the Subject Property help to minimize sight lines, and open spaces along the New Mercer Ditch allow angled views of building corners. The Hearing Officer concludes that PDP, as submitted, promotes the general purpose of *Subsection 4.5(D)(2)* to provide a variety of housing types equally well or better as a plan that were to provide a fourth housing type listed in *Sub-subsection 4.5(D)(2)(c)*.

iii. The PDP will continue to advance the purposes of the Land Use Code Section 1.2.2 by: (a) encouraging the development of vacant properties within established areas, and (b) increasing access to sidewalks, trails, and bicycle routes.

J. Except for LUC *Subsection* 4.5(D)(2)(a) – *Mix of Housing*, which is satisfied by way of a Modification of Standard, the PDP complies with the standards contained in Article 4, Division 4.5 of the LUC (Low Density Mixed-Use Neighborhood District standards) as more specifically set forth in the Staff Report attached as ATTACHMENT A.

DECISION

Based on the findings set forth above, the Hearing Officer hereby enters the following ruling:

A. The Modification of the LUC *Subsection 3.5.2(D)(1) – Orientation to a Connecting Walkway* standard is approved.

B. The Alternative Compliance for LUC *Subsections 3.6.3(D) – (F)* is approved.

C. The Modification of LUC *Subsection 4.5(D)(2)(a)* is approved.

D. The Sanctuary on the Green Subdivision Project Development Plan (PDP #210018) is approved for the Subject Property, subject to the following conditions:

1. A photometric plan conforming to LUC Section 3.2.4 (Exterior Site Lighting) for the neighborhood center will be submitted for review and approval during final plan review.

2. Plans for the neighborhood center will be updated to conform with LUC Section 3.2.5 (Trash and Recycling Enclosures) during final plan review.

E. Consistent with the Finding set forth in Section 3.D. above, the Hearing Officer urges the Applicant/Owner to continue to engage with surrounding property owners and City Staff during final development plan review in order to explore how the PDP/FDP may be modified to further reduce overall residential density and lower the height of the some of the proposed three-story single-family attached buildings to two-stories. The Hearing Officer urges the Applicant/Owner to explore these modifications to the PDP/FDP in order to: (1) increase the compatibility between the Project and existing neighborhoods that abut the Subject Property; (2) ensure that goals and policies articulated in the NSP are successfully implemented.

DATED this 16th day of May, 2022.



Marcus McAskin
Hearing Officer

ATTACHMENT A

Staff Report
Sanctuary on the Green
(PDP #210018)

Development Review Staff Report

Agenda Item 1

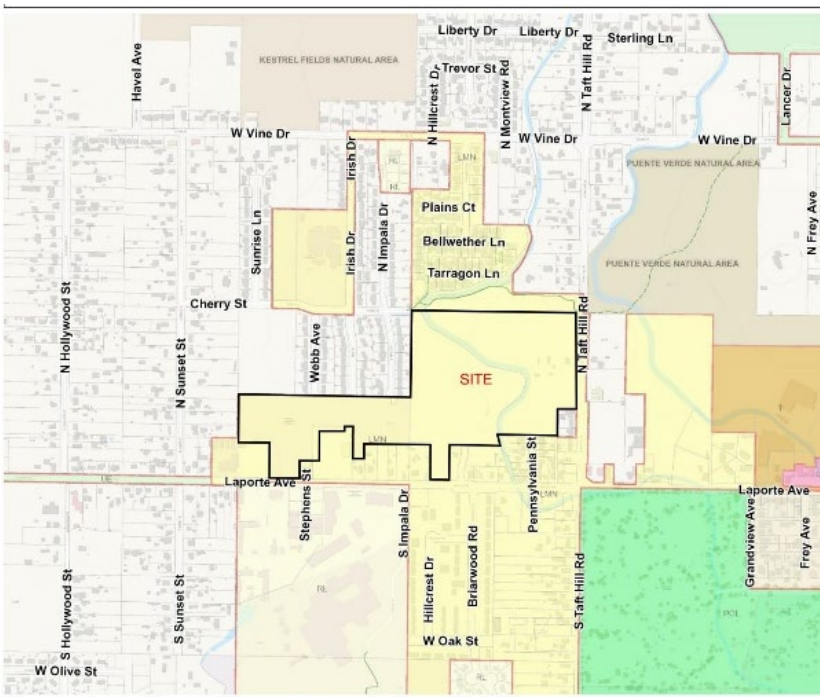
Administrative Hearing: May 2, 2022

Sanctuary on the Green, PDP210018

Summary of Request

This is a request to develop 41.34 acres for residential uses. A total of 212 dwelling units are proposed with an overall maximum density of 5.13 dwelling units per gross acre. Three housing types are proposed, including alley-loaded single family, two-family, and single-family attached. The proposal includes 453 off-street parking spaces. Outdoor amenity areas, open space, natural habitat buffering, a neighborhood center and small neighborhood park are provided. Bicycle and pedestrian connections are provided throughout the project to connect to existing neighborhood streets and the Soldier Creek Trail. The property is zoned L-M-N, Low Density Mixed-Use Neighborhood. Modifications of Standards are proposed to address walkway requirements and number of housing types.

Zoning Map (ctrl + click map to follow link)



Next Steps

If approved by the decision maker, the applicant will be eligible to apply for a Final Development Plan (FDP). Subsequent rounds of review would be required to finalize site, landscape, and utility plans before recording. Once recorded, the applicant can apply for site and building permits.

Site Location

Located near the northwest corner of N. Taft Hill Road and Laporte Avenue

Zoning

Low Density Mixed-Use Neighborhood (L-M-N)

Property Owner

Solitaire Fort Collins, LLC
6645 E Heritage Place South
Centennial, CO 80524

Applicant/Representative

Sam Coutts
Ripley Design, Inc.
419 Canyon Avenue, Suite 200
Fort Collins, CO 80521

Staff

Jenny Axmacher, Senior City Planner

Contents

1. Project Introduction 2
2. Comprehensive Plans 6
3. Public Outreach 133
4. Article 2 – Applicable Standards 15
5. Article 3 - Applicable Standards 24
6. Article 4 – Applicable Standards: 44
7. Findings of Fact/Conclusion 49
8. Recommendation 50
9. Attachments 51

Staff Recommendation

Approval of two Modifications of Standards, Alternative Compliance, and approval of the PDP, with two conditions.

1. Project Introduction

A. PROJECT DESCRIPTION

- This is a request to develop 41.34 acres for residential uses. A total of 212 dwelling units are proposed with an overall maximum density of 5.13 dwelling units per gross acre. The property is zoned L-M-N, Low Density Mixed-Use Neighborhood.
- Three housing types are proposed, including 32 alley-loaded single-family units, 14 two-family units, and 166 single-family attached units. A modification is requested for the fourth required housing type.
- The New Mercer Ditch runs through the eastern portion of the site. 10.48 acres of the site are reserved as natural habitat buffer, one acre of park space is provided, and 0.14 acre of right-of-way is proposed to be dedicated. This results in a net density of 7.13 dwelling units per acre.
- Proposed architecture for the site includes 75 residential buildings. This includes:
    - 7 two-family buildings; all two-story.
    - 36 single-family attached buildings; 8 are two-story, 28 are three-story.
    - 32 single-family detached buildings with rear-loaded garages.
- The street and sidewalk pattern within the site is designed to fit within the site's constraints, including several existing floodway channels, the New Mercer Ditch corridor and the existing neighborhood pattern around the property. A public street system is proposed through the property, with a new connection planned to Laporte Avenue and N. Taft Hill Road. An additional future public street connection is planned to Laporte Avenue, for a total of three public street connections. No other local street connections are proposed, and Alternative Compliance is proposed to allow connections to the neighborhood to the north to be limited to bicycles, pedestrians, and emergency access.
- The proposal includes a total of 453 off-street parking spaces. This includes 47 off-street surface parking spaces and 400 garage spaces. All unit types have two garage spaces. The proposed Neighborhood Center has 6 parking spaces, based on 2 spaces/1000 square foot average parking space demand. Additionally, 41 on-street parking spaces are planned along portions of the new street system.
- A network of bicycle and pedestrian greenspace corridors and gathering areas are provided throughout the project to connect to existing neighborhood streets and the Soldier Creek Trail. Other outdoor amenities include a small privately-owned neighborhood park fronting on N. Taft Hill Road, which contains a neighborhood center, playground and landscape areas.
- City staff are working on additional sidewalk, bicycle lane and bridge improvements through a separate capital project, which are proposed along Laporte Avenue between Fishback Avenue and Sunset Street. Funding is anticipated to be provided through local municipal programs and State of Colorado grants. Bridge improvements are currently funded, and roadway improvements are tentatively planned for the Fall of 2022 (dependent on funding). Here is a link to the program.
- All turning movements and intersection levels of service continue to comply with City standards. The short-range and long-range total peak hour traffic volumes continue to operate acceptably and do not cause any movements to fail to meet the Fort Collins operational criteria. A center turn lane will be constructed on Taft Hill Road to mitigate turning impacts by the additional cars, and a westbound right turn lane is proposed on Laporte Avenue.
- 10.36 acres of Natural Habitat Buffer Zone (NHBZ) are proposed along the New Mercer Ditch and wetland areas. 13.72 acres of additional open space area and landscaping are also proposed, with the detention and flood channel portions of the open space area to be restored to native grasses. The result is 24.08 acres of landscaped area that will be of higher habitat value than what exists today. Restoration will include weed mitigation and enhancement plantings, wetland restoration, pocket pollinator gardens, berming and dense plantings – particularly near more developed areas to mitigate impacts to adjacent properties, such as noise and lighting. Mitigation also covers vegetation being removed to replace habitat loss and includes 88 trees and 410 shrubs.

- Modifications of Standards are proposed to address housing type variation and connecting walkway requirements:
    - Modification to Section 3.5.2(D)(1) Orientation to a Connecting Walkway, requesting that building entrances to dwellings be oriented to a walkway that is longer than 350 feet, and within walkway open space that is narrower than 35 feet.
    - Modification to Section 4.5(D)(2)(a)3. Housing Types, requesting approval of three housing types instead of four.
- Stormwater improvements and floodplain mapping information are provided below in the "Overview of Main Considerations" section of the staff report.

B. SITE CHARACTERISTICS

1. Current Conditions

The Sanctuary on the Green development area is located just west of North Taft Hill Road and just north of Laporte Avenue and includes approximately 41 acres of property. The site generally slopes from south to north, and the New Mercer Ditch runs through the eastern portion of the site. Existing ground cover on the site is comprised mostly of non-native grass species. An overhead electric powerline crosses the southeast portion of the site.



2. Surrounding Zoning and Land Use

	North	South	East	West
Zoning	City of Fort Collins Low Density Mixed-Use Neighborhood District (LMN)	City of Fort Collins Low Density Mixed-Use Neighborhood District (LMN)	Larimer County RR-2 Rural Residential	Larimer County RR-2 Rural Residential
Land Use	City Open Space; Single-family detached (Bellwether Farm Subdivision)	Single-family detached lots; Multifamily (Ramblewood Apartments)	Single-family detached lots on either side of N. Taft Hill Road; East side also includes Commercial uses and Laporte Outreach Ministry	Green Acres Subdivision – single-family detached Rostek Subdivision

County Zoning Information:

Rural Residential (RR-2): The RR-2 district is intended to accommodate rural residential uses, along with compatible agricultural and civic uses. It serves as a transition between rural and urban areas. Development options include conservation development or subdivision depending on the size of property being developed. Minimum lot sizes are based on the availability of public water and sewer serving the property. Lot Area (Minimum) 21,780 SF; 100,000 SF if on well/septic. Setbacks: front: 25 feet; side: 5 feet; rear 10 feet. Maximum building height: 40 feet.

C. OVERVIEW OF MAIN CONSIDERATIONS

Main considerations with the project review include architectural design variation for the proposed housing types, neighborhood compatibility and compliance with the Northwest Subarea Plan guidelines, habitat buffering, stormwater design and floodplain remapping. These subjects are discussed in subsequent sections of the staff report.

The following provides an overview of the stormwater and floodplain considerations.

Existing Stormwater Conditions:
Existing offsite stormwater flow enters the site from the west and south sides of the property. The New Mercer Canal traverses the site and receives a portion of the existing historic flow from a portion of the site. Additionally, the Larimer No. 2 Canal is located just to the east of the site and receives existing flows from the site via an existing culvert under Taft Hill Road.

Overview of Proposed Stormwater Improvements:
Stormwater flow from the offsite basins and the property are conveyed through the site by the regional channel running through the center of the site and then along the northern portion of the site. These channels provide large open space tracts running through the central and northern portions of the site. New grading is proposed to create new detention areas and improve these conveyance channels throughout the project site, also improving the natural habitat characteristics of these existing channel areas. The grading and stormwater improvements are proposed for the site per City criteria, including five surface detention areas, rain gardens, and underground detention to improve stormwater quality and reduce the rate of stormwater discharge from the site. The proposed drainage plan routes existing and additional stormwater flows under the New Mercer Canal and directs all developed flows from the site into the Larimer No. 2 Canal.

As part of the West Vine Basin Stormwater Master Plan, a future City-funded regional improvement project will construct the Forney regional detention pond and regional channel located east of N. Taft Hill Road.

The open space tracts/conveyance channels on the Sanctuary on the Green site, and to the north of the site within the Bellwether Farm City Open Space, will be improved and used for stormwater detention in the interim period between now and when the remaining regional City improvements are completed. Once these future City improvements are in place, they will serve as the outfall for the project site, and on-site stormwater detention will not be necessary. The detention volume for the proposed site can be shifted to the proposed Forney regional detention pond, with the on-site channels then limited to only stormwater conveyance, while still providing habitat and open space. Once this shift occurs, the temporary detention ponds will function as the regional drainage channel and will not be freed up for potential future development.

As part of the future anticipated regional channel improvements, two box culverts will be put in place with the proposed Sanctuary on the Green project under “Street A”. Just upstream of the box culvert, the interim stormwater detention is proposed by partially blocking the box culvert with a concrete wall. When the City regional channel and Forney pond is completed in the future, the concrete wall will be removed to allow full regional flow through the box culvert, and the regional channel will have capacity for master planned discharges.

Overview of Floodplain Mapping Requirements:
Much of the project area is impacted by the current effective and draft City of Fort Collins’ West Vine Basin floodplain boundaries. There is no federally designated (FEMA) floodplain on the site. Currently, a Stormwater

master plan is in progress for the City's West Vine Basin. Ultimately, this City master plan proposes an open channel to remain through the project site to convey stormwater, and these channels are incorporated into the Sanctuary on the Green grading and landscaping improvements. A City floodplain map adoption process is underway to remap the portions of the project that are currently shown in floodway and flood fringe. Fill with the proposed Sanctuary on the Green project will move and revise flood boundaries, via a Conditional Letter of Map Revision (CLOMR) and a Letter of Map Revision (LOMR) process which must be per City requirements. As a function of this process, the development must show no adverse impacts with respect to base flood elevations to any surrounding public or private property. A floodplain use permit will be required for each site construction element (detention ponds, bike paths, parking lots, utilities, structures, etc.) in the floodplain. Ultimately upon completion of construction, a Letter of Map Revision (LOMR) will be submitted for city review and approval to revise the floodplain. ICON Engineering is conducting all floodplain modeling and has submitted a floodplain modeling report (see Attachment 15).

Flooding Impact Conclusions from the ICON Floodplain Report (see Attachment 15): "There are no adverse impacts to existing or proposed structures, or adjacent private property as a result of the Sanctuary on the Green proposed project. Additional rainfall runoff created by the change in impervious surfaces within the project area will be detained on-site until such time as regional detention improvements downstream are fully constructed … The project follows the recommended alternatives of the West Vine Master Plan by incorporating conveyance channels to the west and north of the Sanctuary site, crossings with the existing irrigation canals, regional detention east of Taft Hill Road, and connection to the existing outfall channel to the Cache La Poudre River. Proposed grades and concepts from this plan were integrated into the current design for the Sanctuary channel system."

Floodplain Background Information per the ICON Floodplain Report:
"The West Vine Basin, located in northwest Fort Collins, extends east from Horsetooth Reservoir to the Cache La Poudre River and south from West Vine Drive to Mulberry Street and Laporte Avenue. The total area of the basin is approximately 2,252 acres, with the eastern half of the basin largely developed as residential, including several schools. The western half of the basin, west of Overland Trail, includes open space, Colorado State Forest nurseries, and the Colorado State University Foothills Campus. In general, the basin drains from west to east along five flowpaths that are not well defined as development and agricultural practices have changed these historical paths.

The West Vine Basin has had a history of flooding problems over the years. Problems have included damage to homes and property, roadway overtopping and spills from the canal systems. Based on reports from residents, there have been major flooding events at the following years/locations:

- 1990, 1992, 1994-Irish Drive
- 1997-Sunset, Hollywood, North Hollywood, Webb Avenue, Hillcrest, West Vine
- 1999-North Hollywood

These events and issues led to a series of stormwater improvements provided by both the City of Fort Collins and Larimer County to mitigate localized flooding. While these improvements have decreased flood damages in portions of the basin, concerns remain, and the City is currently in the process of selecting alternatives for future drainage improvements within the basin. ICON Engineering is in the process of preparing the West Vine Basin Stormwater Master Plan Alternatives Report, and the subsequent Selected Plan Report, which will provide data to support the City in their decision-making process.

Floodplain mapping shown on the City of Fort Collins "FC Maps" website is considered Current Effective; however, a study is currently underway and will revise floodplain mapping through the project site significantly. Because of this the City of Fort Collins has discussed with the project developer that if they choose to move forward, they must utilize draft study information at their own risk as this study undergoes adoption. A draft HEC-RAS model and work map are the basis for the Pre-Project conditions modeling used for this project. Per the City of Fort Collins, this draft floodplain information is to be treated as the Current Effective conditions."

The following images from the ICON report provide pre-project and post project floodplain mapping for the PDP:

Pre-Project Floodplains: Attachment 16

Post-Project Floodplains: Attachment 17

The complete ICON report and above attachments are provided with Attachment 15.

2. Comprehensive Plans

A. CITY PLAN

Staff Summary Comments -- overall, the PDP meets the objectives of City Plan:

- The plan layout adequately responds to the site's specific topography, features, and shape.
- The plan provides a diversity of housing types while maintaining open space buffering around the majority of the site perimeter, which provides a transition where larger building mass is proposed.
- Proposed building types and their corresponding mass/bulk are arranged on the site to provide a massing and density transition from east to west.
- N. Taft Hill Road and landscape frontage improvements buffer building mass and provide a spatial transition along the east side of the development.
- The project helps implement regional stormwater improvements while providing landscape and grading enhancements that improve the visual character and habitat quality of these areas.
- Highly varied architectural design is provided through the use of distinctive changes in building forms, massing, styles, window and door details, materials, and colors.
- The PDP appropriately and creatively responds to the unique area context by providing a high level of bicycle and pedestrian connectively while eliminating local street vehicular connections, which would change the long-standing existing "quiet cul-de-sac" condition of the surrounding neighborhoods.

Notable principles and policies from City Plan:

OUTCOME AREA "LIV" -- NEIGHBORHOOD LIVABILITY AND SOCIAL HEALTH – Managing Growth: These principles help the City to manage growth by encouraging infill and redevelopment, ensuring this development is compatible with the character of the surrounding neighborhood or area.

PRINCIPLE LIV 2: Promote Infill and Redevelopment:

POLICY LIV 2.1 - REVITALIZATION OF UNDERUTILIZED PROPERTIES
Support the use of creative strategies to revitalize vacant, blighted or otherwise underutilized structures and buildings, including, but not limited to: Infill of existing surface parking lots—particularly in areas that are currently, or will be, served by bus rapid transit (BRT) and/or high-frequency transit in the future.

PRINCIPLE LIV 3: Maintain and enhance our unique character and sense of place as the community grows:

POLICY LIV 3.1 - PUBLIC AMENITIES
Design streets and other public spaces with the comfort and enjoyment of pedestrians in mind …such as plazas, pocket parks, patios, children's play areas, sidewalks, pathways…

POLICY LIV 3.5 - DISTINCTIVE DESIGN
…Development should not consist solely of repetitive design that may be found in other communities.

POLICY LIV 3.6 - CONTEXT-SENSITIVE DEVELOPMENT
Ensure that all development contributes to the positive character of the surrounding area. Building materials, architectural details, color range, building massing, and relationships to streets and sidewalks should be tailored to the surrounding area.

PRINCIPLE LIV 4 – Enhance neighborhood livability

POLICY LIV 4.2 - COMPATIBILITY OF ADJACENT DEVELOPMENT
Ensure that development that occurs in adjacent districts complements and enhances the positive qualities of existing neighborhoods. Developments that share a property line and/or street frontage with an existing neighborhood should promote compatibility by: Continuing established block patterns and streets to improve access to services and amenities from the adjacent neighborhood; Incorporating context-sensitive buildings and site features (e.g., similar size, scale and materials); and Locating parking and service areas where impacts on existing neighborhoods—such as noise and traffic—will be minimized.

Principle LIV 5 – Create more opportunities for housing choices.

POLICY LIV 5.3 - LAND FOR RESIDENTIAL DEVELOPMENT
Use density requirements to maximize the use of land for residential development to positively influence housing supply and expand housing choice.

B. NORTHWEST SUBAREA PLAN (2006)

Summary Staff Comments – Project Compliance with Northwest Subarea Plan (NSP):

- Overall, the PDP meets the objectives outlined in the NSP for reasons similar to City Plan, following the adopted Framework Plan and maximum density guideline for the L-M-N Zone District – not more than 8 dwellings per gross acre.
- Landscaped drainage and open space areas provide land use transitions to the north, west and south. North Taft Hill Road and landscape frontage improvements provide a land use transition to the east.
- Two-family and single-family detached buildings are located on the west portion of the property, which contributes to an overall density, building mass and building height transition from east to west.
- Multiple pedestrian connection points are provided to appropriately integrate the project into the surrounding neighborhoods and street system.
- Existing streets are not connected (Webb, Irish, Impala), with Alternative Compliance requested to allow these connections to be pedestrian only, which helps protect existing County neighborhoods and long-standing existing conditions where through-traffic does not occur.
- Some additional design measures were suggested during the prior PDP (PDP190003) to help build neighbor consensus and address specific neighborhood concerns; however, these measures were not supported by the applicant group or required by City staff. In this application, the multifamily development was omitted and the overall density was reduced, however the three-story buildings still remain, along with other areas of neighborhood concern.
- The NSP was completed in conjunction with Larimer County, as many of the properties in this area, including ones adjacent to this project are unincorporated. With that in mind, this PDP was referred to Larimer County's Planning Department, where they are aware of the project, however they elected not to provide a formal review and responded with no comments (Attachment 21).

Staff Summary – Key Concepts from the Northwest Subarea Plan (NSP):

"The purpose of the Northwest Subarea Plan is to establish "a focused roadmap for the area's future through clearly defined goals, policies, and strategies. An overarching theme of this Plan is to retain and enhance the area's existing character."

- When reviewing the proposed project for compliance with the policies and strategies contained in the Northwest Subarea Plan there are two fundamental components of the NSP:
    - Following what is allowed with the zoning's density provides predictability;
    - Addressing compatibility with existing neighborhoods through design.
- For large properties that are zoned L-M-N, policies, goals and strategies focus on following the L-M-N zoning established with the Framework Plan; while other goals also discuss achieving compatibility with existing neighborhoods through "site-specific and contextual design."
- Page 9: "Vision and Key Strategies" … "Key ideas of Vision Tomorrow":
  Key Idea #5. Low-Density Housing with Stable Neighborhoods.
  "Allow predominately low-density housing consistent with the land use/framework plan. Protect stable neighborhoods from incompatible development."

Staff Summary of Key Ideas Stated in the NSP:

1) "New neighborhoods should entail creative master planning to lead to visually attractive, pedestrian-friendly neighborhoods that have nearby services, parks, and other amenities."
2) "In areas designated as Low Density Mixed-Use (L-M-N) residential areas, protect existing single-family neighborhoods by ensuring that infill development on parcels to be annexed is appropriate density and design."
3) "New development should fit the pattern and character of the area in terms of scale, use, lot sizes, setbacks, and landscaping, and should provide connected open space and avoid natural areas."
4) "The Framework Plan proposes land uses for areas that may develop in the future. Having a plan in place for the area guides the City and County as to whether future proposed developments are appropriate. The Framework Plan also creates some level of predictability in what type and intensity can be expected for one's own property as well as neighboring properties. The Framework Plan provides guidance to land uses, activities, and density levels. One of the primary objectives of the Framework Plan is to ensure that future development is compatible with the density, uses, and character of existing neighborhoods."

Staff Summary of NSP -- Vision and Key Strategies, Page 9 Chapter 2:

"What This Area Should be in the Future"
"The following statement represents the citizen-based vision for the future. It expresses values shared by most residents, landowners, businesses, and others who participated in the planning effort.

- "The Northwest Subarea should continue to be predominately a low-density residential area at the edge of Fort Collins with stable neighborhoods.
- "The area should also retain aspects of its semi-rural heritage including historic structures, small farms and irrigation ditches, natural areas, foothills vistas, and open fields.
- "As new development or change occurs, it should occur slowly and be of low intensity and fit in with the diversity and country feel of the area.

- "New development should safeguard natural features and protect wildlife habitats.
- "The Northwest Area should encompass permanently protected open lands and connected trail corridors to provide better access to the foothills, Poudre River, and local destinations, and to restore Soldier Creek as a functional drainage system with natural areas and recreational trails.
- "The area should have a safe and functional transportation system for pedestrians, equestrians, bicyclists, and motorists in the area."

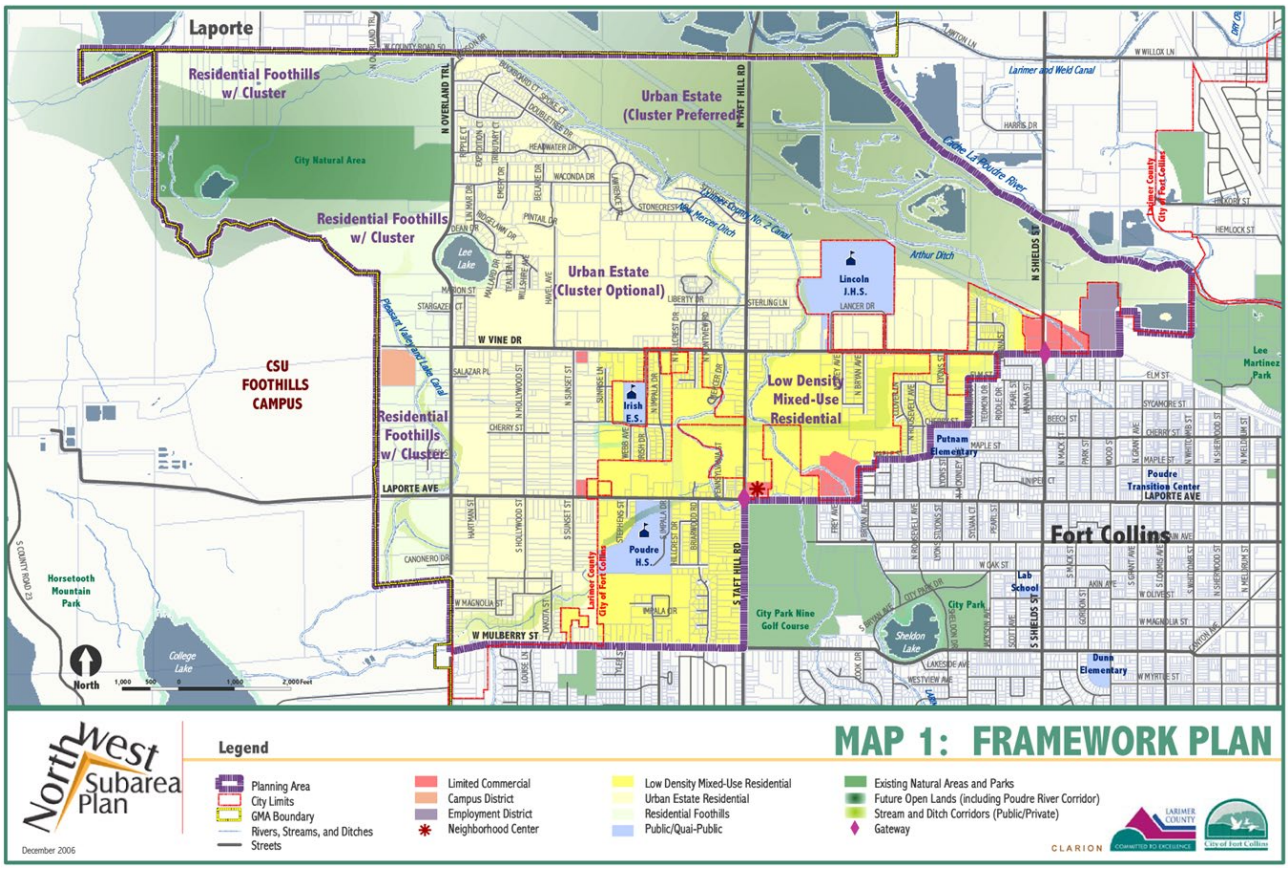
Staff Summary of Framework Plan and Goals, Policies and Strategies (Chapter 6):

"Framework Plan should be used together with the guidelines in Chapter 7 to prepare and review development proposals for the NWSA. The guidelines address how…"

- Chapter 3 – PURPOSE OF THE FRAMEWORK PLAN:

  "The Framework Plan proposes land uses for areas that may develop in the future. Having a plan in place for the area guides the City and County as to whether future proposed developments are appropriate. The Framework Plan also creates some level of predictability in what type and intensity can be expected for one's own property as well as neighboring properties."
- The Chapter 7 guidelines are for Residential Foothills (RF): West of Overland Trail Urban Estate District (UE): East of Overland Trail, Outside City Limits.
- Guidelines are not provided for L-M-N other than the Framework Plan and maximum density allowed.
- Using the Framework Plan **--** Follow the L-M-N zoning established with the Framework Plan (but with slightly reduced overall density 8 d.u./acre maximum)
- Chapter 3 – PURPOSE OF THE FRAMEWORK PLAN:

  "The Framework Plan proposes land uses for areas that may develop in the future. Having a plan in place for the area guides the City and County as to whether future proposed developments are appropriate. The Framework Plan also creates some level of predictability in what type and intensity can be expected for one's own property as well as neighboring properties."



- **The Framework Plan – EXISTING NEIGHBORHOODS**:
  "This Plan does not promote change in existing neighborhoods; they will remain in their current configuration and pattern. One of the primary objectives of the Framework Plan is to ensure that future development is compatible with the density, uses, and character of existing neighborhoods. The Northwest Subarea is predominately a low-density residential area with subdivisions in the City of Fort Collins and unincorporated Larimer County."

- **THE FRAMEWORK PLAN AND ZONING:**
  "The City and County staff and officials will use the Framework Plan as they review development proposals. The Framework Plan provides guidance to land uses, activities, and density levels, but it is not regulatory. It is to be used in conjunction with City and County zoning and development standards."

➢ **Staff Comment from the Framework Plan:** The Framework Plan and zoning establishes the type and intensity for development within the Northwest Subarea Plan. In order to comply with the subarea plan, the development needs to meet the L-M-N zoning requirements and city standards. In past appeals to City Council of development decisions, City Council has reinforced that the Land Use Code takes precedence over the Subarea Plan policy guidance.

Summary Narrative Related to L-M-N Areas – Starting on Page 15:

L-M-N Purpose and Intent (Page 15):

- "The designation of Low Density Mixed-Use Residential in this area is consistent with the current Structure Plan and existing neighborhoods and provides a transition between adjacent Old Town neighborhoods in the City and lower density subdivisions to the west."

Back to Top

- "New neighborhoods should entail creative master planning to lead to visually attractive, pedestrian-friendly neighborhoods that have nearby services, parks, and other amenities."

Staff Summary -- Areas That Are Zoned L-M-N:

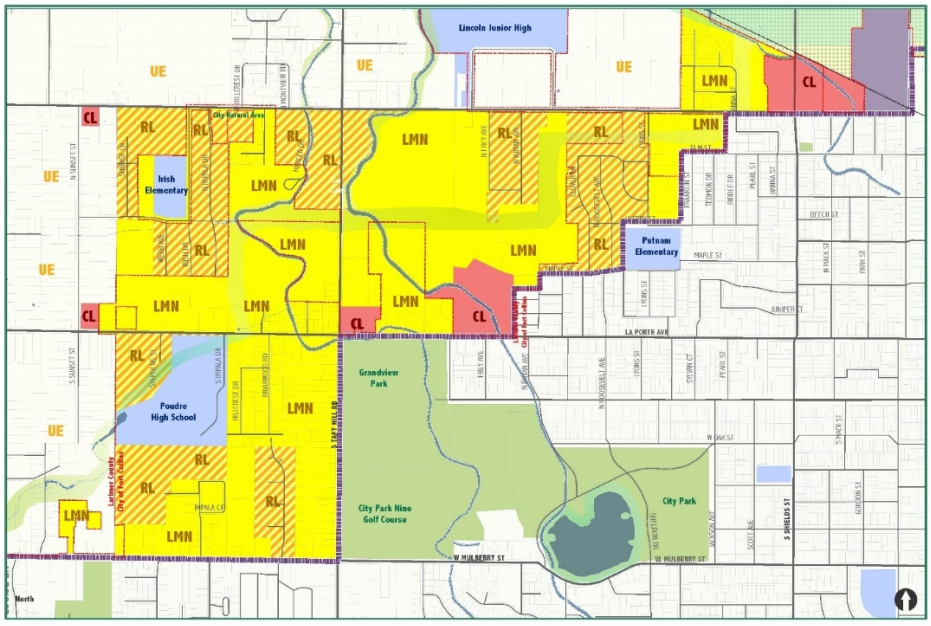
- The intent is to ensure that future development is compatible with the integrity and density of existing neighborhoods, as determined by location and infill parcel size.
- Future development density may be up to 8 units per acre overall within the NSP area (or up to 12 units per acre for affordable housing).
- The permitted density depends on each specific location as described in the sections below (R-L vs. L-M-N)

"What Low Density Mixed Use Allows" (Page 16):

"This Plan recommends that most of the Low Density Mixed-Use Residential category will be appropriate for L-M-N zoning, if annexed. However, parcels zoned FA-Farming that are seeking annexation will be zoned R-L if they meet the following criteria:

1) "If they are five (5) acres or less in size;
2) "If they are adjacent to an existing single-family neighborhood."

- "Residential Low (R-L) allows single family housing up to five units per acre, which may be more appropriate for small infill parcels in this area than the L-M-N district."
- "Larger parcels will be zoned, upon annexation, as Low-Density Mixed-Use Neighborhood (L-M-N) allowing up to eight (8) units per acre (or up to 12 units per acre for affordable housing)."
- Page 16: "Low Density Mixed-Use Neighborhood (L-M-N) district, which allows housing up to eight (8) units per acre, including single family homes and townhomes with no minimum lot size and also some commercial development."
- "Figure 9 - Recommended Locations for R-L and L-M-N Zone Districts in the Low Density Mixed-Use Residential Area" (the plan includes recommendations for R-L and L-M-N):



- **Staff Summary from the L-M-N Purpose and Intent:** Allow housing up to eight (8) units per acre, including single family homes and townhomes with no minimum lot size and also some commercial development. New neighborhoods should entail creative master planning to lead to visually attractive, pedestrian-friendly neighborhoods that have nearby services, parks, and other amenities.

Staff Summary of Chapter 6 – Goals, Policies and Strategies:

Overview, Page 33: "While residents have indicated interest in keeping vacant and agricultural properties "open," it is not possible to conserve all lands. Therefore, as new development occurs, it should be of low intensity to be compatible with the diversity and semi-rural feel of the area. Cluster development can be a positive design approach that supports these goals."

Policy LU-1.2
Framework Plan Guides Development
Adhere to the Framework Plan for the Northwest Subarea in the design and review of developments. (See Figure 5 - Framework Plan on page 12.) All new development and redevelopment activity in the Northwest Subarea should follow this Plan and its guidelines and applicable regulations.

Policy LU-1.3
Low Intensity Residential Development
Ensure that new development outside City limits is generally low intensity residential development (and other uses allowed in residential districts), as defined on the Framework Plan (i.e., in Urban Estate and Residential Foothills districts). Neighborhood densities generally should become lower toward the western edge of the Plan area to provide a transition between urban and rural areas, foothills, and Laporte; to buffer agricultural operations; and, to provide opportunities to protect natural features. (See Chapter 7 – Guidelines for the Urban/Rural Edge on page 45.)

- **Staff Comment:** Look at development intensity guidelines stated in the NWP through the context of the entire Framework Plan area.

Policy LU-1.4
Compatible Infill in Low Density Mixed-Use Residential Areas
In areas designated as Low Density Mixed-Use Residential areas, protect existing single-family neighborhoods by ensuring that infill development on parcels to be annexed is appropriate density and design. Parcels which are smaller than five acres and are adjacent to existing single-family developments, will be zoned as Residential Low (R-L). (See Figure 9 on page 17 for recommended locations for the R-L and L-M-N zone districts.)

- **Staff Comment:** The NSP only has specific guidelines for U-E and R-L (Chapter 7). For L-M-N, the specific guidance is to follow the zoning standards and also to limit the density to 8 DU/acre.

Staff Summary of Appearance and Design Strategies:

Appearance and Design (page 44):
"The vision for the Northwest Subarea is for new development to fit in with the low density and country-like image of the area and to safeguard natural features."

Appearance and Design Overview (page 44):
"The Northwest Subarea character has a country-feel and distinctive image in the broader Fort Collins/Larimer County community with a wide variety of styles, lot sizes, and activities."

"New development should fit the pattern and character of the area in terms of scale, use, lot sizes, setbacks, and landscaping, and should provide connected open space and avoid natural areas. Public projects (e.g., gateways, streets, and trails) should also enhance the area's identity and image."

Staff Summary of Notable Goals and Policies:

Goal AD-1: Unique Image and Identity
The Northwest Subarea will continue to have a unique image and identity, with a wide variety of compatible styles and activities.

Policy AD-1.1
Compatibility—Residential Guidelines
Encourage site-specific and contextual design and planning to promote new development that is compatible with the area.

Appearance and Design Strategies:

- **Staff Comment:** There is a gap in more specific guidelines for L-M-N – Specific guidelines for R-L and U-E are discussed in Chapter 7, but nothing specific is provided for L-M-N.

Policy AD-1.1A
Residential design guidelines (see Chapter 7) to achieve compatible residential development site plans and buildings to fit the neighborhoods and character in the Residential Foothills and Urban Estate Districts in the Northwest Subarea.

Chapter 7 includes:
"Guidelines for the Urban/Rural Edge Which Applies To:
Residential Foothills (RF): West of Overland Trail
Urban Estate District (UE): East of Overland Trail, Outside City Limits"

3. Public Outreach

A. NEIGHBORHOOD MEETING

While a neighborhood meeting was not required, the applicant held a virtual neighborhood meeting for the Type 1 PDP submittal on September 13, 2021.

Adjacent property owners contacted staff and requested that the applicant conduct another voluntary neighborhood meeting prior to this project being scheduled for hearing, however the applicant's representative stated they "have offered to respond to comments in a written format, but not a formal meeting." The applicant's representative stated they planned to mail a newsletter providing their summary of how concerns about the Northwest Subarea Plan were addressed. A copy of this newsletter is included in the packet as Attachment 30.

B. PUBLIC COMMENTS:

Summary of concerns raised in the neighborhood meeting include the following:

- Traffic and safety concerns for vehicles and pedestrians, particularly related to traffic patterns for nearby high schools.
- Concerns about building height and the impact of taller buildings on the viewsheds and character of existing neighborhoods.
- Environmental resources on the site.
- Concerns about grading and stormwater runoff.
- Attendees who spoke or submitted questions via chat were mostly opposed to the development, though there were comments in support of the project because of the improved infrastructure and amenities related to the development. Reasons for opposition included concerns about a mismatch with the intent of the Northwest

Subarea Plan, increased traffic delays with the addition of new homes onto already busy roads, and concerns about safety for students of nearby high schools.

The neighborhood meeting summary is included as Attachment 27 and a recording of the meeting is posted online at OurCity.FCGov.com/DevReview.

Prior Development Application

While this is a new application and different from what was presented previously before the Planning and Zoning Commission on June 17, 2021, many of the comments from the community are similar or remain the same, based on feedback from the community on the current application. To honor those community members who provided comments on the initial proposal, a summary of those concerns is included below, with the Planning and Zoning Commission meeting minutes, which contains the public testimony can be found here: **Minutes**, and the written comments submitted for that application included as Attachment 29.

Comments raised by neighbors in past meetings and hearing include:

- Concern about overall density of the development, particularly the inclusion of multifamily dwellings
- Concern about building height, especially the inclusion of three-story row homes
- Concern about lack of alignment with the intent of Northwest Subarea Plan
- Concern about inadequate stormwater infrastructure and the potential for flooding of surrounding properties.
- Concern about additional vehicle traffic and the potential for safety issues for pedestrians, especially school children attending Irish Elementary
- Concern about impacts to natural habitats, particularly the habitats of birds and deer.

4. Article 2 – Applicable Standards

A. BACKGROUND

Annexations
The property was annexed in two parts. The first annexation occurred in 1982 and included the land west of the New Mercer Ditch. The area east of the New Mercer Ditch was annexed and zoned L-M-N in November of 2018.

Prior Application (PDP190003)
The applicant previously submitted an application for this same site on February 15, 2019. That application was reviewed through six resubmittals and referred to Planning and Zoning Commission for a decision on the June 17, 2021 meeting agenda. During the June 17/18 hearing, the applicant requested to withdraw their application prior to a final decision being made on the application. The applicant then submitted a new plan, which was determined by the Director to include substantial changes in land use, residential density and/or nonresidential intensity in compliance with 2.2.11(E)(9). The new plan removed the multifamily condo units and added single-family rowhomes, among other changes. The removal of the multifamily dwelling units allowed for the project to follow the Type-1 review path instead of the Type-2 path the prior application went through, as the remaining uses are permitted under 4.2.(B)(2).

Neighborhood Meetings
The applicant has held one neighborhood meeting for this application. A summary of this meeting is included in the previous section of this staff report. Please see Attachment 27 for the City's neighborhood meeting notes. Additional neighborhood meetings were held for the prior application that was in review in 2019-2021.

Pre-submittal Review (PDR180008)
The pre-submittal review was waived for this application based on the prior application (PDP190003) for the site, which included a Preliminary Design Review meeting (PDR180008) that was held on June 13, 2018.

Project Development Plan (PDP) Submittal
The following is a summary of the submittal rounds:

Prior PDP (PDP190003)
Two-story multi-family: 87 dwellings; two and three-story single family attached: 106 dwellings; two-family: 26 dwellings; single family detached alley loaded: 32 dwellings.
A total of 251 dwelling units were proposed.

Round One PDP (PDP210018):
Plan contained two and three-story single-family attached: 154 dwelling units, two-family: 14 dwelling units, two-family attached: 12 dwelling units, and single family detached alley loaded: 32 dwelling units. A total of 212 dwelling units were proposed.

Round Two PDP (PDP210018):
Plan contained two and three-story single-family attached: 166 dwelling units, two-family: 14 dwelling units, and single family detached alley loaded: 32 dwelling units. A total of 212 dwelling units were proposed.

The main changes between round one and two included:

- Removal of the two-family attached dwelling units which were replaced with single family attached dwelling units.

Round Three PDP (PDP210018):
Plan contained two and three-story single-family attached: 166 dwelling units, two-family: 14 dwelling units, and single family detached alley loaded: 32 dwelling units. A total of 212 dwelling units were proposed.

- Round Three focused on minor revisions and drawing clean up to prepare for the hearing.

B. PROJECT DEVELOPMENT PLAN PROCEDURAL OVERVIEW

1. Preliminary Design Review (PDR180008) (June 13, 2018)

A PDR meeting was held on June 13, 2018 for the prior application, PDP190003.

2. Neighborhood Meeting (September 13, 2021)

While not required by *2.4.2 – Project Development Plan Review Procedures,* the applicant held one neighborhood meeting for the submittal. The meeting was held on September 13, 2021.

3. Submittal (PDP210018) (November 5, 2021)

The submittal of the project was completed on November 5, 2021. The project was subsequently routed to all reviewing departments.

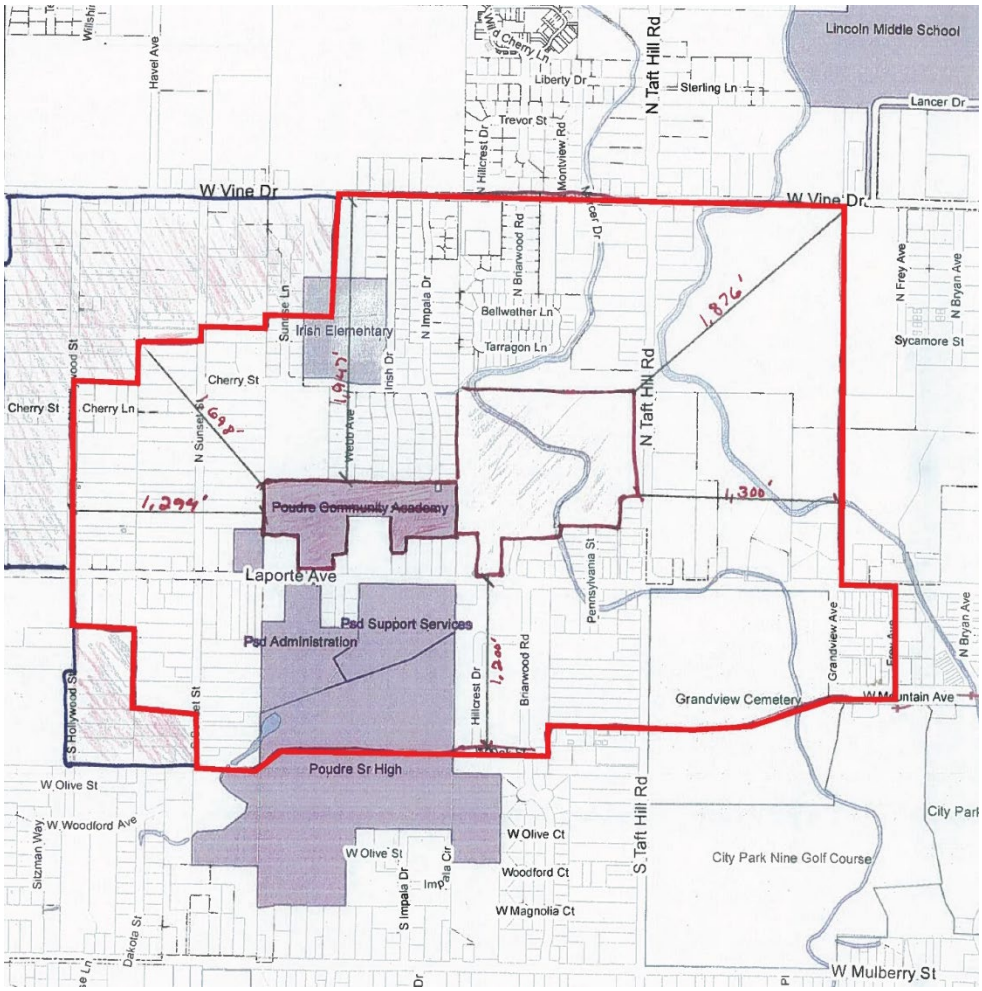
4. Notice (Posted, Written and Published)

Posted notice: August 6, 2018, Sign # 433

Written notice: April 13, 2022, 1000-foot notification boundary required, 418 letters sent

Published Notice: April 14, 2022, Coloradoan confirmation #0005216668

Mailing Notification Boundary Map:



C. DIVISION 2.8 – MODIFICATIONS OF STANDARDS

The applicant requests two Modifications of Standards and provides justification letters attached to this staff report.

The Land Use Code is adopted with the recognition that there will be instances where a project would support the implementation of City Plan, but due to unique or unforeseen circumstances would not meet a specific standard of the Land Use Code as stated. The modification process and criteria in Land Use Code Division 2.8.2(H) provide for evaluation of these instances on a case-by-case basis, as follows:

Land Use Code Modification Criteria:

"The decision maker may grant a modification of standards only if it finds that the granting of the modification would not be detrimental to the public good, and that:

(1) the plan as submitted will promote the general purpose of the standard for which the modification is requested equally well or better than would a plan which complies with the standard for which a modification is requested; or

(2) the granting of a modification from the strict application of any standard would, without impairing the intent and purpose of this Land Use Code, substantially alleviate an existing, defined and described problem of city-wide concern or would result in a substantial benefit to the city by reason of the fact that the proposed project would substantially address an important community need specifically and expressly defined and described in the city's Comprehensive Plan or in an adopted policy, ordinance or resolution of the City Council, and the strict application of such a standard would render the project practically infeasible; or

(3) by reason of exceptional physical conditions or other extraordinary and exceptional situations, unique to such property, including, but not limited to, physical conditions such as exceptional narrowness, shallowness or topography, or physical conditions which hinder the owner's ability to install a solar energy system, the strict application of the standard sought to be modified would result in unusual and exceptional practical difficulties, or exceptional or undue hardship upon the owner of such property, provided that such difficulties or hardship are not caused by the act or omission of the applicant; or

(4) the plan as submitted will not diverge from the standards of the Land Use Code that are authorized by this Division to be modified except in a nominal, inconsequential way when considered from the perspective of the entire development plan and will continue to advance the purposes of the Land Use Code as contained in Section 1.2.2.

Any finding made under subparagraph (1), (2), (3) or (4) above shall be supported by specific findings showing how the plan, as submitted, meets the requirements and criteria of said subparagraph (1), (2), (3) or (4).

1. Description of the Modifications

A. Modification to Section 3.5.2(D)(1) Orientation to a Connecting Walkway, requesting that building entrances to dwellings be oriented to a walkway that is longer than 350 feet, and within walkway open space that is narrower than 35 feet.

- This Modification is required because three proposed walkway areas have building entrances that are further away than 350 feet, and one that is within walkway open space that is narrower than 35 feet.

- A primary entrance to a dwelling may be up to three hundred fifty (350) feet from a street sidewalk if the primary entrance faces and opens directly onto a connecting walkway that qualifies as a major walkway spine. Dwellings within seven buildings do not meet the major walkway spine requirement because they are greater than 350' away from a street sidewalk.

  "A primary entrance may be up to three hundred fifty (350) feet from a street sidewalk if the primary entrance faces and opens directly onto a connecting walkway that qualifies as a major walkway spine."

- The open space width requirement for Major Walkway Spines is defined in Article 5 of the Land Use Code, requiring that major walkway spines be within an open space that is at least 35 feet wide and directly visible from a public street:

  "Major walkway spine shall mean a tree-lined connecting walkway that is at least five (5) feet wide, with landscaping along both sides, located in an outdoor space that is at least thirty-five (35) feet in its smallest dimension, with all parts of such outdoor space directly visible from a public street."

B. Modification to Section4.5(D)(2)(a)3. Housing Types, requesting approval of three housing types instead of the required four. The housing types proposed as part of the development plan are alley-loaded single family, two-family, and single-family attached. The standard reads as follows (emphasis added):

(2)Mix of Housing. A mix of permitted housing types shall be included in any individual development plan, to the extent reasonably feasible, depending on the size of the parcel. In order to promote such variety, the following minimum standards shall be met:

(a) A minimum of housing types is required on any project development plan as follows:
1.a minimum of two (2) housing types is required on any project development plan containing at least fifteen (15) acres and less than twenty (20) acres.
2.a minimum of three (3) housing types is required on any project development plan containing twenty (20) acres and less than thirty (30) acres, including such plans that are part of a phased overall development; and
3.a minimum of four (4) housing types is required on any such project development plan containing thirty (30) acres or more.

2. Applicant's Justification

A. Modification to Section 3.5.2(D)(1) Orientation to a Connecting Walkway, requesting that entrances to dwellings be oriented to a Major Walkway spine that is longer than 350 feet, and within a Major Walkway Spine open space that is narrower than 35 feet.

The applicant's modification request is attached to this staff report and provides their justification narrative. The applicant contends that the modification meets one of the four modification criteria. The following excerpts are provided from this justification letter:

> The Sanctuary on the Green Project Development Plan (PDP) is a residential project that emphasizes cohesive community connections and shared amenities. The proposed site plan emphasizes pedestrian connectivity and minimizes pedestrian/vehicular conflicts. Creating a walkable neighborhood has been a key design objective from the very beginning. One design technique used to accomplish this is orienting dwelling units towards green courts or along greenbelts instead of streets. In these situations, the home front faces onto the green space and the garage faces an alley. Connecting sidewalks are provided along these green spaces providing access to front doors, however, there is no "street" on the front side. The result is a

more pedestrian friendly environment surrounded by landscape rather than asphalt and concrete. Relocating the main entrance to green courts creates a safer entry sequence for pedestrians by minimizing pedestrian interaction with vehicles. Many families prefer this for safety reasons, others like it for the visual advantages or because open space is generally quieter than streets.

While the “connecting walkway” standard works well for traditional street-oriented communities it has limited the ability for Fort Collins to provide single-family attached products, a key element in the City’s goals to provide attainable housing. Single-family attached products are often alley loaded in order to provide efficient unit widths. This inherently orients the main entrance of the dwellings towards open spaces. For this reason, this code section has frequently been modified for recent residential developments in Fort Collins. As a community that focuses on pedestrian connectivity, open space, alley access and reducing the number of vehicular streets, Sanctuary on the Green has similar challenges. While the design meets the overall intent of the standard and exceeds the standard in many locations, there are some situations where the required metrics are not met.

The alternative to lengthening the MWS would be to orient these dwellings towards a street instead of green space to ensure connecting walks are provided. The intent of this modification request is to demonstrate that the pedestrian connections provided are not detrimental to the public good and are equal to or better than connections provided in a more traditional, street-oriented design.

The applicant states that the proposed modification would not be detrimental to the public good.

The modification would not be a detriment to the public good and would in fact enhance the public good because it provides a desirable lifestyle option that lessens interactions with vehicles and permits greater housing diversity in the community. Such an increase in lifestyle options, and particularly options that promote non-vehicular modalities of transportation, is compatible with the context of this area in northwest Fort Collins. The modification also brings the advantages of the development being safer, visually more interesting, and quieter than fronting onto a public street without sacrificing accessibility. While the increased length of the MWS is present, intermediate midblock crossings have been provided to provide the residents of these dwelling units access to neighborhood amenities or the ability to leave the neighborhood on foot. These options are no less than they would be if the dwelling units were oriented to a public street.

The applicant provides the following justification for Criterion 1 -- 2.8.2(H)(1) *the plan as submitted will promote the general purpose of the standard for which the modification is requested equally well or better than would a plan which complies with the standard for which a modification is requested:*

3.5.2 (A) Purpose. The standards in this section are intended to promote variety, visual interest and pedestrian-oriented streets in residential development.

The Sanctuary on the Green project exemplifies the purpose of the Residential Building Standards. The proposed project offers a variety of lifestyle choices for residents. Single-family detached, two-family, two-family attached, and single-family attached units are available. Allowing buildings to orient towards open spaces, as well as streets, promotes variety in the built environment, block face design and pedestrian experience. Many natural features on site provide unique opportunities for visual interest along Connecting Walks and Major Walkway Spines that lead to the primary entrance of dwelling units along green belts. The alley-loaded products proposed inherently create pedestrian-oriented streets and an attractive community without streets dominated by garage doors. The elongated MWS enables more residents to enjoy the visual interest and creates a true pedestrian thoroughfare. Finally, LUC 3.5.2(B) describes that the General Standard for residential buildings be that “Pedestrian usability shall be prioritized over vehicular usability.” Granting this modification would promote the Purpose and General Standard of the Residential Building Standards.

Major Walkway Spine exceeds maximum length
There are three instances where the proposed Major Walkway Spine (MWS) exceeds the maximum 350 feet. Sheet L2 illustrates all the proposed Major Walkway Spines and identifies the three locations where the spines exceed the prescribed 350 feet.

In all three cases the longer MWSs serve residences located along a greenway or natural open space. Where dwelling units front on to a greenway or open space, the walk located in front of these homes is a public sidewalk via a public access easement. The walks act the same as a public street sidewalk connecting people from their home to other places in the neighborhood. The only difference is that the vehicular street has been replaced with a green space. This arrangement has the following advantages over a plan that would comply with the standard:

- Fronting on to a green space provides an alternative way of living with less interaction with vehicles.
- It is safer, visually more interesting, and quieter than fronting onto a public street.
- People living in these dwelling units don't walk any further to access neighborhood amenities or to leave the neighborhood on foot than they would if the green belts were replaced with streets, which would meet the standard.

Furthermore, the MWS exceeds the standard in the following ways:

- Additional alternative connecting walkways are provided in three locations to allow residents convenient access to a public street sidewalk. Enhanced crosswalks are provided where these connecting walkways cross the alley. Alleys have low traffic volumes and vehicles are moving at reduced speeds.
- MWSs are required to be 5-feet wide and public street sidewalks along local streets are only 4.5-feet wide. Two of these MWSs located in front of the residences are planned to be 6-feet wide and the one that provides connection to the Soldier Creek Trail is planned to be 8-feet wide. The width of the walkway in all three instances exceeds the standard.

Given that homeowners will access a public sidewalk right out their front door, and that there are many advantages to the proposed pedestrian connectivity, we believe this Modification Request is not detrimental to the public good, and is equal to or better than a plan that would meet the standard.

Major Walkway Spine open space less than 35-feet wide
The MWS standard requires that the walk be located in open space that is 35 feet wide. There is one instance where the proposed Major Walkway Spine (MWS) is located in an open space that is less than standard. Sheet L2 identifies the single location where the MWS is less than 35 feet wide.

The MWS standard requires that the walk be located in open space that is 35-feet wide. The MWS located along the northern edge of the project is adjacent to the 2- and 3-story single family attached units is 23 feet wide measuring from the unit to the property line. The property in this area, however, is adjacent to the City-owned Bell Weather Farm Open Space creating an open space corridor wider than 170 feet, far exceeding the standard. The open space adjacent to the north-south MWS adjacent to the 1- and 2- story single-family attached units on the west side averages 143 feet wide, exceeding the required 35 feet.

Given that the effective open space is much wider than the prescribed 35 feet, we believe the proposed MWS widths are not detrimental to the public good and are equal to or better than a plan that would meet the standard.

B. Modification to Section4.5(D)(2)(a)3. Housing Types, requesting approval of three housing types instead of the required four for properties 30 acres or more.

The applicant's modification request is attached to this staff report and provides their justification narrative. The applicant contends that the modification meets one of the four modification criteria. The following excerpts are provided from this justification letter:

> Reason for the Request
> The Sanctuary on the Green Project Development Plan (PDP) is a residential project that emphasizes cohesive community connections, shared amenities, and vibrant design. The proposed site plan creates a neighborhood that provides the public with a variety of housing options, both in the type of residence and style. The development offers three distinct housing types and twenty-seven different housing models. The housing types and models have been mixed throughout the site to ensure that there is no chance of a monotonous streetscape.
>
> The reason for this modification request is that being over 30 acres, the project is required four different housing types, and the project is providing three. The Fort Collins Land Use Code (LUC) offers eleven different housing types as options to satisfy this requirement. The three housing types proposed are: Single-family detached dwellings with rear loaded garages; two-family dwellings; and single-family attached dwellings. It should be noted that previous iteration of this site plan which have been reviewed by City Staff have included site plans that contain multi-family dwellings and two-family attached dwellings, both of which are allowed housing types. However, those plans are no longer being pursued for reasons which are detailed below. The intent of this memo is to prove that providing one less housing type is not detrimental to the public good and the proposed plan promotes the general purpose of the standard equally well or better than a plan which meets the standard.

The applicant states that the proposed modification would not be detrimental to the public good.

> A previous PDP application presented a site plan which achieved this standard by providing multifamily dwellings as the fourth housing type. The project conducted extensive community outreach and one of the most common concerns heard was that the density of the multifamily dwellings was not compatible with the existing neighborhood. Despite the multifamily dwellings providing another price point and lifestyle option, the surrounding neighborhood voiced concerns that this housing type, although allowed by code, was in fact a detriment to the public good. That application was formally withdrawn, and the project has been reimagined to remove the multifamily housing type.
>
> The reimagined site plan proposes a mix of single-family detached, two-family, townhomes and rowhomes. While the LUC does not differentiate between townhomes and rowhomes, they do provide a distinctly different forms and housing options that are not a detriment to the public good.
>
> In summary, the proposed development has reimagined a previous application which achieved the housing type standard, specifically to address the good of the surrounding public. It also adequately achieves the building design variation standards and provides a fourth form of housing. The reduction in housing types does not cause any other standard or code to be violated, nor does it create a condition on site that impacts those of others off-site. Therefore, reducing the number of required housing types from four to three is not detrimental to the public good.

The applicant provides the following justification for Criterion 1 -- 2.8.2(H)(1) *the plan as submitted will promote the general purpose of the standard for which the modification is requested equally well or better than would a plan which complies with the standard for which a modification is requested:*

The general purpose of the housing type variety standard is two-fold. First, it is designed to produce communities that do not have a repetitive and monotonous streetscape. Second, it is designed to produce communities that provide multiple options, price points and lifestyles for homeowners to choose between.

The plan presented boasts eleven different models of single-family attached models, ten different single-family detached models, and six different two-family models. The site plan has been carefully designed to ensure that no buildings adjacent to each other are the same model. The amount of variety offered in this plan is above and beyond what the building variety standards require solely to ensure that the streetscape is not repetitive and monotonous. The single-family attached products are also split into two sub-categories. The “townhome” style units offer the tradition one- and two-story dwellings with larger footprints and more private space. The “rowhome” style units offer two- and three-story dwellings with smaller footprints and larger common open space. The land use code does not differentiate between these two types of dwellings when it comes to the housing type standard, however they do provide the community with different design options, price points and lifestyles for homeowners.

Additionally, the site plan that was submitted with the first round of this PDP application provided a fourth housing type by including two-family attached dwellings. The LUC defines two-family attached dwellings as “a two-family dwelling attached to one other two-family dwelling with each such two-family dwelling located on its own separate lot.” In essence a four-plex single family attached building, which has four separate lots, could be converted into a two-family attached building simply by removing two lot lines (see figure below). Everything else about the building could essentially remain the same, giving the same appearance to the public as a single-family attached building. As it relates to the general purpose of this standard, the two-family attached product does not substantially add variety to a streetscape or provide a new price point option for homebuyers.

The reason this product is no longer being pursued for the project is that the LUC does not offer a height limit specifically for two-family attached product in the LMN zone district. It could be interpreted that the buildings are held to the two-family building height of two-and-a-half stories. However, it could also be interpreted that the products are held to the attached dwelling building height of three stories. The building elevations that were proposed as two-family attached showed two-story units on the ends with three-story units in the middle. To avoid the ambiguity in the code, the two-family attached dwellings have been removed, thus leaving the project with three housing types.

In summary, the proposed development goes above and beyond in model variation and offers four distinctly different lifestyle and price point options. Additionally, a plan which achieves this standard by providing two-family attached dwellings looks nearly identical to the public as it relates to the general purpose of this standard. Therefore, the plan as submitted promotes a varied, unrepetitive streetscape; and provides multiple options, price points and lifestyles for homeowners to choose between; equally well or better than a plan which complies with the housing type standard.

3. Staff Analysis and Findings of Fact for the Modification Requests:

A. Staff finds that the request for the Modification of Standards to Section 3.5.2(D)(1) Orientation to a Connecting Walkway, requesting that building entrances to dwellings be oriented to a walkway that is longer than 350 feet, and within walkway open space that is narrower than 35 feet, is not detrimental to the public good and satisfies criteria 2.8.2(H)(1) *the plan will promote the general purpose of the standard for which the modification is requested equally well or better*; 2.8.2(H)(3) *by reason of exceptional physical conditions or other extraordinary and exceptional situations, unique to such property, including, but not limited to, physical conditions such as exceptional narrowness, shallowness or topography, or physical conditions which hinder the owner's ability to install a solar energy system, the strict application*

of the standard sought to be modified would result in unusual and exceptional practical difficulties, or exceptional or undue hardship upon the owner of such property, provided that such difficulties or hardship are not caused by the act or omission of the applicant; and 2.8.2(H)(4) *the plan as submitted will not diverge from the standards of the Land Use Code that are authorized by this Division to be modified except in a nominal, inconsequential way when considered from the perspective of the entire development plan, and will continue to advance the purposes of the Land Use Code as contained in Section 1.2.2*, for the following reasons:

1) 2.8.2(H)(1) and (4) are met because the plan with longer walkways allows more residents access to shared walkways with a pattern that provides a high level of interconnectivity throughout the development and to adjacent neighborhoods in a manner that is equal to or better than a street network by fostering a site plan that increases safety, connectivity, pedestrian interaction and quiet enjoyment without sacrificing convenience; wider and more frequently spaced sidewalks are provided to compensate for the increased sidewalk length; and pedestrian bridges are provided in lieu of street crossings;

2) The plan continues to advance the purposes of the Land Use Code Section 1.2.2 by increasing access to sidewalks, trails, and bicycle routes;

3) 2.8.2(H)(3) is met because the combination of the unusual shape of the property, location of the New Mercer Ditch, location of existing flood control channels, and location of existing development are exceptional practical difficulties not caused by the act or omission of the applicant, which makes providing a network of streets, shorter walkways and/or wider open space for walkway spine green courts in all portions of the site practically infeasible.

B. Staff finds that the request for the Modifications of Standards to Section4.5(D)(2)(a)3 to address housing type variation requirements for projects greater than 30 acres would not be detrimental to the public good and satisfies criteria 2.8.2(H)(1) *the plan will promote the general purpose of the standard for which the modification is requested equally well or better* and 2.8.2(H)(4) *the plan as submitted will not diverge from the standards of the Land Use Code that are authorized by this Division to be modified except in a nominal, inconsequential way when considered from the perspective of the entire development plan, and will continue to advance the purposes of the Land Use Code as contained in Section 1.2.2*, The lack of a fourth housing type meets criteria 2.8.2(H)(1), 2.8.2(H)(4) , and is not detrimental to the public good because:

1) The PDP provides eleven different single family attached building elevation options, where only three are required, ten single family detached home elevations, and six different two-family building elevation designs where four total between the two housing types are required. While this variety of architectural elevation designs doesn't count as individual housing types, it demonstrates that even among three housing types, a wide variety of models is being provided within the development. The six two-story and five three-story single family attached designs provide fundamental variation within this housing type, though it only counts as one housing type under 4.5(D)(2)(c). The two-story designs provide noticeably distinct entrance feature forms and details, while the three-story designs also include noticeably distinct roof form and massing elements, and with two of the designs providing massing step-downs to two-stories at building sides. All of these features will combine to create a varied and unique streetscape without significant repetition.

2) The applicant initially proposed including a fourth housing type, a two-family attached dwelling. This type was removed from subsequent submittals but from an architectural elevation standpoint, provided no additional architectural variation than what is currently proposed. The only difference was where the lot lines are drawn within the building footprint, creating two lots for the two-family attached product, versus four lots on an identical single family attached four-plex. Staff did not find that including the two -family attached housing type provided significant variation in streetscape, price

points, and housing types greater than what is already being achieved through the single family attached, single family detached, and two family products already included in the project.

3) Additionally, the curves and intersections within the internal streets help minimize sight lines, and open spaces along the New Mercer Ditch allow angled views of the building corners, which adds visual variety along the street. All of these measures combine within the overall site plan to mitigate the perception of monotony that could occur when viewing repeated housing types along a street.

4) The PDP will continue to advance the purposes of the Land Use Code Section 1.2.2 including:

(C) fostering the safe, efficient, and economic use of the land, the city's transportation infrastructure, and other public facilities and;

(G) increasing public access to mass transit, sidewalks, trails, bicycle routes and other alternative modes of transportation by providing sidewalk and bicycle lane improvements along Laporte Avenue, N. Taft Hill Road, and connections to local streets and trails;

(I) minimizing the adverse environmental impacts of development by contributing to flood control plans;

(J) improving the design, quality, and character of new development by providing enhanced landscaping, architecture, and landscaped buffer space;

(L) encouraging the development of vacant properties within established areas;

(M) ensuring that development proposals are sensitive to the character of existing neighborhoods by providing buffer space with enhanced landscaping and landscaped street improvements;

(N) ensuring that development proposals are sensitive to natural areas and features by improving existing habitat features.

5. Article 3 - Applicable Standards

A. DIVISION 3.2 - SITE PLANNING AND DESIGN

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.2.1 – Landscaping and Tree Protection	The intent of Section 3.2.1 is to ensure that significant tree canopy cover is created, diversified and maintained so that all associated social and environmental benefits are maximized to the extent reasonably feasible. These benefits include reduced erosion and stormwater runoff, improved water conservation, air pollution mitigation, reduced glare and heat build-up, increased aesthetics, and improved continuity within and between developments. Trees planted in appropriate spaces also provide screening and may mitigate potential conflicts between activity areas and other site elements while enhancing outdoor spaces, all of which add to a more resilient urban forest. The plan complies with all requirements of this section: • 3.2.1(D); 3.2.1(D)(1)(c) Tree Planting Standards -- Full Tree Stocking: The project meets the full tree stocking requirement, providing trees around all high use or high visibility sides, within 50 feet of all proposed buildings in accordance with the maximum spacing requirement. Trees are also provided within common	Complies

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
	private driveway access areas where feasible and are positioned to meet utility spacing requirements. A total of 692 trees are provided with the project. Of this total, 402 trees, or 58% are canopy trees. • 3.2.1(D)(2) Tree Planting Standards -- Street Trees: Street trees are provided at approximately 40' intervals and in accordance with required utility and street light separations. • 3.2.1(D)(3) Minimum Species Diversity: With the 692 trees provided, no individual tree species shall exceed 15%, or not more than 100 trees of any one species. The maximum proposed of any one species is 38, thus meeting this standard. • 3.2.1(D)(4) Tree Species and Minimum Sizes: All tree species and minimum tree caliper/height requirements are met. • 3.2.1(F) Tree Protection and Replacement: A total of 43 trees are proposed to be removed, and 88 mitigation trees and are required and provided in accordance with the tree replacement standards.	
3.2.2 – Access, Circulation and Parking – General Standard **3.2.2(C)(6,7) – Direct On/Off-Site Access to Pedestrian and Bicycle Destinations**	In conformance with the Purpose, General Standard, and Development Standards described in this section, the parking and circulation system provided with the project is adequately designed with regard to safety, efficiency and convenience for vehicles, bicycles, pedestrians and transit, both within the development and to and from surrounding areas. The sidewalk system provided addresses vehicle conflicts and contributes to the attractiveness of the development. A network of walkways link the front doors of units that face open space. These walks are six feet wide and lined with trees. Intermediate walks connect the public sidewalks to the 6' walkway system. The proposed walkway grid provides a high level of connectively linking the internal streets and existing surrounding streets within the overall neighborhood. An eight-foot-wide trail will connect the Soldier Creek Trail from Cherry Street to Laporte Avenue allowing students to access the high school, middle school and elementary school more conveniently. A total of three bicycle and pedestrian connections to Laporte Avenue are proposed. Detached sidewalks will be provided along Laporte Avenue and Taft Hill Road where the property abuts these streets. Two pedestrian bridges are proposed to cross the New Mercer Ditch. The southern bridge provides a connection through the proposed park area to Taft Hill Road.	Complies

<table>
<tr><th>Applicable Code Standard</th><th>Summary of Code Requirement and Analysis</th><th>Staff Findings</th></tr>
<tr><td>3.2.2(C)(4) – Bicycle Facilities</td><td>This standard applies to commercial, industrial, civic, employment and multi-family residential uses. The only component of the proposed project that would require bicycle parking per this standard is for the 3000 sf Neighborhood Center. Four enclosed spaces within the Neighborhood Center are being provided to meet the minimum 4 space requirement for General Retail, the closest comparable land use.</td><td>Complies</td></tr>
<tr><td>3.2.2(J) – Parking Lot Setbacks</td><td>This standard applies to any vehicle use area, including parking areas containing six or more spaces or vehicle use areas, including private drive aisles that are more than 1,800 square feet. These parking and drive aisle areas must be set back from the street right-of-way and the perimeter lot lines.
<table>
<tr><th></th><th>Minimum Average of Entire Landscaped Setback Area (feet)</th><th>Minimum Width of Setback at Any Point (feet)</th></tr>
<tr><td>Along an arterial street</td><td>15</td><td>5</td></tr>
<tr><td>Along a nonarterial street</td><td>10</td><td>5</td></tr>
<tr><td>Along a lot line *</td><td>5</td><td>5</td></tr>
</table>
* Setbacks along lot lines for vehicular use areas may be increased by the decision maker in order to enhance compatibility with the abutting use or to match the contextual relationship of adjacent or abutting vehicular use areas.

Along the west lot line adjacent to the Rostek Subdivision, the proposed private alley is set back just over 7 feet, which meets the 5’ minimum and 5’ average landscaped setback requirements. A privacy fence 5 feet in height is also proposed along this property line.

Along the southwest lot line adjacent to the school property, the proposed private alley and parallel parking spaces are set back just over 11 feet, also meeting the requirements.</td><td>Complies</td></tr>
<tr><td>3.2.2(C),(D),(E),(J),(K),(K)(1)(a) – Residential Parking Requirements</td><td>All parking design requirements in Section 3.2.2 are met for the project. Parking areas are evenly distributed throughout the site and meet Sections (C), (D), (E) and (J) which include general requirements related to off-street parking location and design. Handicap parking applies to the neighborhood center building and is provided per the standards.

Minimum parking quantities for all residential dwellings are provided in accordance with Section 3.2.2 (K)(1)(a) as follows:</td><td>Complies</td></tr>
</table>

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
	OFF STREET PARKING REQUIREMENTS UNIT TYPE | REQUIRED PARKING STALL PER UNIT | NUMBER OF UNITS | PROVIDED SF | TOTAL SPACES REQUIRED | TOTAL SPACES PROVIDED SINGLE FAMILY DETACHED | 2 | 32 | | 64 | 64 SINGLE FAMILY ATTACHED* | 2 | 166 | | 308 | 308 TWO-FAMILY* | 2 | 14 | | 28 | 28 ADDITIONAL GUEST PARKING | | | | | 47 NEIGHBORHOOD CENTER - USE 1 ** | | | 875 | 2 | 2 NEIGHBORHOOD CENTER - USE 2 ** | | | 2125 | 4 | 4 **TOTAL** | | | | **400** | **453** *ALL TWO-FAMILY AND SINGLE-FAMILY ATTACHED SHALL HAVE A MAXIMUM OF 3 BEDROOMS PER DWELLING UNIT ** NEIGHBORHOOD CENTER SHALL ALLOW THE FOLLOWING USES: RETAIL; CONVENIENCE RETAIL; PERSONAL AND BUSINESS SERVICE SHOPS; SMALL ANIMAL VETERINARY FACILITY; OFFICE; FINANCIAL SERVICE; CLINIC; CHILD CARE CENTER; LIMITED INDOOR RECREATION ESTABLISHMENT; PLACE OF WORSHIP OR ASSEMBLY; DOG DAY CARE; MUSIC STUDIO; COMMUNITY FACILITY OR NEIGHBORHOOD SUPPORT FACILITY; 2 SPACES / 1000 SQUARE FEET HAVE BEEN SELECTED AS AN AVERAGE PARKING DEMAND BASED ON THE ALLOWED USES FOR NEIGHBORHOOD CENTER. In summary, a total of 400 parking spaces are required, and 453 spaces are provided. This includes 41 on-street parking spaces.	
3.2.4 – Site Lighting	A photometric and fixture plan for the neighborhood center was submitted but found to be created for compliance with the prior lighting code and not the current lighting code. A condition of approval is recommended to update the photometric plan to be compliant with the current lighting code standards during final plan review. All exterior building lighting is provided by down-directional fixtures and with additional information can likely comply with the current standards.	***Condition proposed***
Section 3.2.5 – Trash and Recycling Enclosures	This section applies to the neighborhood center building. No material information or architectural renderings of the trash enclosure appear to be provided, but overall, there appear to be sufficient opportunities to meet the standard on-site or handle waste with roll out bins. Additional details will need to be provided at the time of Final Plan submittal to further evaluate the enclosure design and function. A condition of approval is recommended for compliance during final plan review. For all residential dwellings, collection service is proposed with the use of individual carts that will need to be stored within each garage.	***Condition proposed***

B. DIVISION 3.3 – ENGINEERING STANDARDS

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings

Section 3.3.1 – Plat and Development Plan Standards	This standard requires that the project dedicate rights-of-way for public streets, drainage easements and utility easements as needed to serve the area being developed. In cases where any part of an existing street is abutting or within the property being developed, the applicant must dedicate such additional rights-of-way to meet the minimum width required by Larimer County Urban Area Street Standards and the City of Fort Collins Land Use Code. The PDP complies with this standard by providing: • Two feet of additional right-of-way is provided along N. Taft Hill Road to accommodate the proposed middle turn lane into the site, detached sidewalk and parkway improvements. • Twelve feet of right-of-way is provided along Laporte Avenue to accommodate a westbound right turn lane. • A drainage access easement is provided into the southeast detention pond. • New Mercer Ditch access easement is provided. • Dedication of on-site easements for right-of-way, emergency access, drainage and utility easements as required.	Complies

C. DIVISION 3.4 - ENVIRONMENTAL, NATURAL AREA, RECREATIONAL & CULTURAL RESOURCE PROTECTION STANDARDS

The purpose of this Section is to ensure that when property is developed consistent with its zoning designation, the way in which the proposed physical elements of the development plan are designed and arranged on the site will protect the natural habitats and features both on the site and in the vicinity of the site.

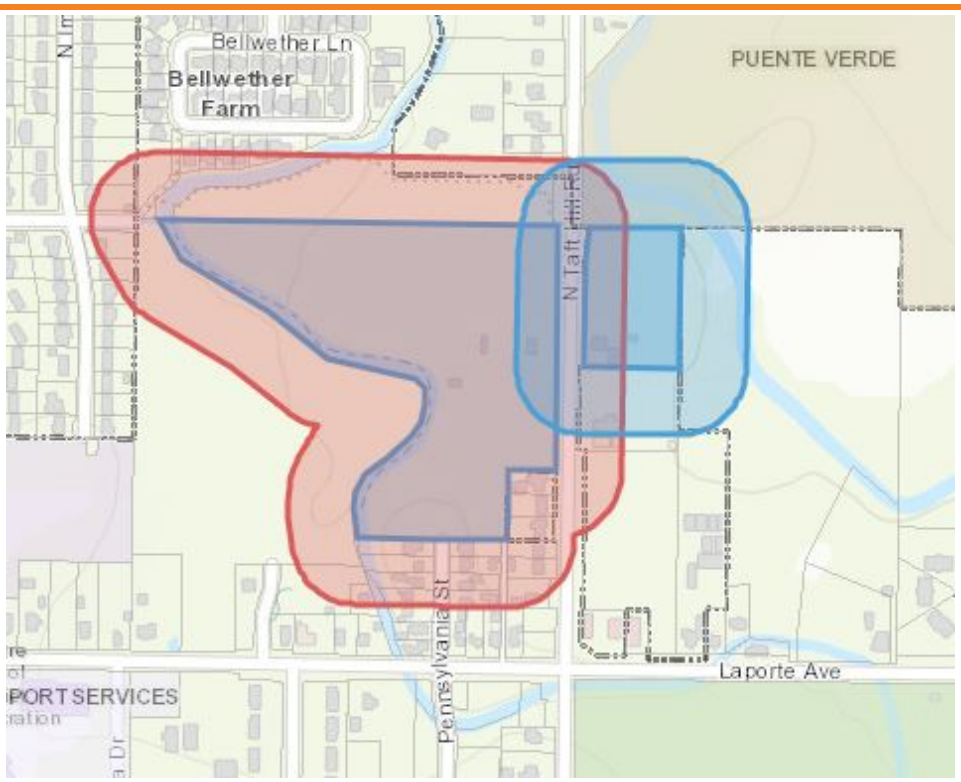
Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
Section 3.4.1 - Natural Habitats and Features	The General Standard requires, to the maximum extent feasible, the development plan be designed and arranged to be compatible with and to protect natural habitats and features and the plants and animals that inhabit them and integrate them within the developed landscape of the community by: (1) directing development away from sensitive resources; (2) minimizing impacts and disturbance through the use of buffer zones; (3) enhancing existing conditions; or (4) restoring or replacing the resource value lost to the community when a development will result in the disturbance of natural habitats or features. b. Section 3.4.1(E)(1)(a-i): The Land Use Code requires the establishment of natural habitat buffer zones surrounding natural resources. General buffer zone distances for specific resources may be increased or decreased to ensure buffer zone performance standards are met. Buffer Zone Performance Standards allow the decision maker [Hearing Officer] to determine buffer zones that may be multiple and noncontiguous. The general buffer zone distance for each natural habitat or feature is established in the quantitative buffer zone table, but the Hearing Officer may reduce or enlarge any portion of the general buffer zone distance in order to ensure qualitative performance standards are achieved. **Field Reconnaissance:** An Ecological Characterization Study (ECS) was completed by Cedar Creek in 2019 then updated in 2020. Additional analysis was requested of Cedar Creek after City staff met with residents' multiple times regarding various environmental concerns. Concerns included a potential wetland located along a swale immediately north of the site, impacts to deer and avian species (ducks specifically), and potential raptor nests within the project vicinity. To address these concerns, Cedar Creek performed a winter raptor nest survey within 500' of the site; a habitat characterization summary of the New Mercer Ditch; wetland delineation along the swale immediately north of the site; an evaluation of existing wetlands as concentration areas for waterfowl, shorebirds and songbirds (all of which receive a 300' buffer if present); and an analysis of potential impacts to the flight patterns of ducks. Below are the results of various additional reports: • The winter raptor nest survey verified no nests are located within or near the site, however a pair of red-tailed hawks were observed perched in a tree approximately 350' north of the site. • The wetland delineation of the swale north of the development site confirmed the swale is not a wetland because it contains minimal hydrophytic cover. Wetlands must contain three key indicators: hydrophytic soils, hydrophytic vegetation and hydrology. • The evaluation of wetlands and the New Mercer Ditch determined these features as important habitats but not concentration areas for waterfowl, shorebirds and songbirds. Therefore, standard buffers for wetlands and irrigation canals were recommended. • Impacts on flight patterns of waterfowl was determined as low since common waterfowl like mallards have successfully adapted to urban habitats, and the buffers applied to wetlands and the New Mercer Ditch, Cedar Creek determined the proposed development will not significantly impact flight patterns of waterfowl. **Natural Habitats and Features:** The Sanctuary on the Green property contains a number of natural habitats and features that warrant protection or mitigation that include: 1. Non-Native Upland Forest 2. New Mercer Ditch 3. Laporte Wetland (located along the southern site boundary) 4. Fort Collins Wetland (located offsite immediately north of the property), and 5. Cherry Wetland (located in the northwest corner of the property). Other than these features, the site is dominated by non-native grasses (smooth brome, orchard grass) and invasive weeds (bindweed and alfalfa).	Complies

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
	Below is a brief description of natural habitats and features requiring protection or mitigation: *Non-Native Upland Forest:* This ecosystem contains a mixture of grasses, forbs, shrubs and trees. The overstory is dominated by Siberian elm (Ulmus pumila) and boxelder (Negundo violaceus). The understory is dominated by non-native grasses such as smooth brome and orchard grass. The primary ecological function of this community is wildlife habitat, cover and shade. *New Mercer Ditch*: The New Mercer Ditch bisects the site in a north to south configuration and is approximately 4 feet deep by 8 feet wide. The corridor is dominated by grasses, shrubs and trees. Species common along the corridor include smooth brome and reed canary grass, along with mature plains cottonwood trees. The primary ecological function is wildlife habitat, cover, shade and wildlife movement corridor. *Laporte Wetland:* This wetland is approximately 0.39 acre and located along the southern site boundary, just north of Laporte. The wetland is likely supported by leakage from the New Mercer Ditch. It is considered low quality because it contains little structural and species diversity and is dominated by non-native grasses such as smooth brome and reed canary grass. *Fort Collins Wetland:* This wetland is approximately 0.90 acre and located just north of the project site. The wetland is supported by stormwater detention and has moderate ecological value. It contains a variety of native and non-native species, such as plains cottonwood, sandbar willow, common bulrush, leafy spurge and Canada thistle. *Cherry Wetland:* This wetland is approximately 0.14 acre and located in the northwest corner of the site at the confluence of New Mercer Ditch and Cherry Street drainage channel. It has moderate ecological value and contains a variety of shrubs, trees and grasses, including sandbar willow and common bulrush. **Protection Standards:** Section 3.4.1(E) requires buffering of natural habitats and features to protect the character and function of natural resources. However, buffer zones may be reduced so long as the buffer complies with the performance standards. Reduced buffer distances may also be mitigated by enlarging buffer distances elsewhere to meet performance standards. Below are the quantitative buffers for resources on the site: • Irrigation Ditches: 50’ buffer on both sides • Wetlands above 1/3 of acre: 100’ buffer • Wetlands less than 1/3 of an acre: 50’ buffer • Buffering is not required for non-native upland forest, however 3.4.1 allows mitigation for any vegetation being removed for habitat loss. **Development Proposal:** *Non-Native Upland Forest:* Several non-native trees and shrubs are being mitigated due to loss of habitat value. A total of 37 trees and 168 shrubs are required for mitigation and the applicant is providing 37 trees and 421 shrubs. These plantings are separate from City Forestry’s tree protection and mitigation requirements in LUC Section 3.2.1. *Upland Grassland:* The majority of the site is dominated by non-native grasses (smooth brome, orchard grass) and invasive weeds (bindweed and alfalfa). The applicant is restoring open areas to native grasses, providing weed mitigation, and introducing pockets of pollinator gardens to improve the habitat quality throughout the site. *New Mercer Ditch:* The majority of the New Mercer Ditch will be protected by at least a 50’ buffer on either side. However, there are portions of the development that encroach within the	

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
	buffer. Where the proposed development encroaches into the general buffer zone it is expanded elsewhere, resulting in a larger buffer overall than required. *Laporte Wetland:* The development adheres to the 100' buffer and proposes weed mitigation and enhancement plantings to improve the habitat value and quality. *Fort Collins Wetland:* The development adheres to the 100' buffer. *Cherry Wetland:* The development adheres to the 50' buffer. **Performance Standards:** The applicant proposes meeting the LUC 3.4.1 (E) natural habitat buffer zone performance standards, which are as follows: (a) *The project shall be designed to preserve or enhance the ecological character or function and wildlife use of the natural habitat or feature and to minimize or adequately mitigate the foreseeable impacts of development.* The existing site contains a total of 6.91 acres of buffer area based on the quantitative standards. The development proposes 10.36 acres of enhanced buffer zones in total. To preserve the ecological character of the New Mercer Ditch corridor, native plantings and berms have been placed to screen and soften the impacts of development. The open areas will be restored with native grasses, shrubs and trees, and pockets of pollinator gardens. The resultant buffer zones, open areas, and landscaping, which constitute 24.83 acres, will be of higher quality than what exists today through weed mitigation, and increased species and structural diversity. (b) *The project, including, by way of example and not by way of limitation, its fencing, pedestrian/bicycle paths and roadways, shall be designed to preserve or enhance the existence of wildlife movement corridors between natural habitats and features, both within and adjacent to the site.* The proposed pedestrian walkways, trails, fencing and roadways have been designed to provide connectivity without compromising connectivity for wildlife within and adjacent to the site. (c) *The project shall be designed to preserve existing trees and vegetation that contribute to the site's ecological, shade, canopy, aesthetic, habitat and cooling value. Notwithstanding the requirements of Section 3.2.1(F), all trees and vegetation within the Limits of Development must be preserved or, if necessary, mitigated based on the values established by the Ecological Characterization Study or the City Environmental Planner. Such mitigation, if necessary, shall include trees, shrubs, grasses, or any combination thereof, and must be planted within the buffer zone.* Mitigation for habitat loss and cooling value as a result of vegetation removal includes 37 trees and 421 shrubs. Vegetation within wetlands will be protected while upland areas will be improved through weed mitigation, restoration and enhancement plantings. The landscaping emphasizes native plants to improve opportunities for species' nesting, breeding, and where needed, screening to buffer the surrounding areas visually and from noise and lighting. (d) *The project shall be designed to protect from adverse impact to species utilizing special habitat features such as key raptor habitat features, including nest sites, night roosts and key feeding areas as identified by the Colorado Parks and Wildlife Division ("CPW") or the Fort Collins Natural Areas Department ("NAD"); key production areas, wintering areas and*	

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
	migratory feeding areas for waterfowl; heron rookeries; key use areas for wading birds and shorebirds; key use areas for migrant songbirds; key nesting areas for grassland birds; fox and coyote dens; mule deer winter concentration areas as identified by the CPW or NAD; prairie dog colonies one (1) acre or greater in size; key areas for rare, migrant or resident butterflies as identified by the NAD; areas of high terrestrial or aquatic insect diversity as identified by the NAD; remnant native prairie habitat; mixed foothill shrubland; foothill ponderosa pine forest; plains cottonwood riparian woodlands; and wetlands of any size. While no raptor nests have been identified on the property or within the vicinity of the project, the ECS calls for a bird survey prior to construction. The survey will be required, and a buffer zone setback maintained during the breeding, nesting and nestling rearing period should any active nests be found. (e) *The project shall be designed so that the character of the proposed development in terms of use, density, traffic generation, quality of runoff water, noise, lighting and similar potential development impacts shall minimize the degradation of the ecological character or wildlife use of the affected natural habitats or features.* The character and function of natural resources will be protected through buffering. In higher developed areas, the project proposes berming and landscaping to mitigate impacts such as noise and lighting. Artificial lighting will not spill into the buffer zones and plantings have been placed around parking areas to mitigate impacts from headlights. Finally, the site will employ water quality features and runoff reduction facilities to protect water quality throughout the site. (f) *The project shall be designed to integrate with and otherwise preserve existing site topography, including, but not limited to, such characteristics as steepness of slopes, existing drainage features, rock outcroppings, river and stream terraces, valley walls, ridgelines and scenic topographic features.* The project protects topographic features, such as the New Mercer Ditch and its steep embankments. Wetlands will be protected through buffering. (g) *The project shall be designed to enhance the natural ecological characteristics of the site. If existing landscaping within the buffer zone is determined by the decision maker to be incompatible with the purposes of the buffer zone, then the applicant shall undertake restoration and mitigation measures such as regrading and/or the replanting of native vegetation.* All buffers and open areas will be restored to native vegetation (with the exception of some trees that will be preserved for habitat). Additionally, weed mitigation and enhancement plantings will be incorporated to improve the natural ecological characteristics of the site. Vegetation proposed for removal will be mitigated. (h) *The project may be designed to provide appropriate human access to natural habitats and features and their associated buffer zones in order to serve recreation purposes, provided that such access is compatible with the ecological character or wildlife use of the natural habitat or feature.* The proposed pedestrian walkways and trails provide appropriate access to nature and connect to the larger trail network for recreation purposes. (i) *Fencing associated with the project shall be designed to be compatible with the ecological character and wildlife use of the natural habitat or feature.*	

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
	No fencing is proposed near buffer areas. **Summary:** The project results in 10.36 acres of Natural Habitat Buffer Zone (NHBZ), over 3 acres above the required 1:1 mitigation value. The project also proposes 14.54 acres of additional open area for regional stormwater and landscaping, with the detention and channel portions to be restored to native grasses. The result is 24.9 acres of landscaped area that will be of higher habitat value than what exists today. Restoration will include weed mitigation and enhancement plantings, wetland restoration, pocket pollinator gardens, berming and dense plantings – particularly near more developed areas to mitigate impacts such as noise and lighting. Mitigation also covers vegetation being removed to replace habitat loss and includes 37 trees and 421 shrubs.	
Section 3.4.7 - Historic and Cultural Resources	The applicant completed the pre-submittal requirement to provide the historic survey of the only two properties within the city that were adjacent to the site and noted as potentially eligible for local landmark designation (2318 Laporte and 2540 Laporte). Because both properties have lost much of their historic integrity, staff determined at that stage that no further historic review would be required in terms of design compatibility with those properties under section 3.4.7. Because the property at 330 N Taft Hill, a property in the County, was listed on the State Register in that same time frame, staff provided an adjacency map to reflect the historic influence area for the project that should consider design compatibility with the historic farm property. The adjacency area is just along the eastern edge of the development site along Taft Hill (map attached). Because Taft Hill is an arterial, the applicant has to comply with a minimum of two of the design compatibility requirements in Table 1 of 3.4.7 (E). The building elevations for the new construction indicate roof forms, window proportions, and material references to the more traditional residential styles in the area, including the property at 330 N Taft Hill. While the building height and width of the proposed new construction does not meet the 3.4.7 requirements, because the other design connections are made and it is across an arterial, i.e. not directly abutting the historic property nor incorporating the historic structures on the same development site, those building massing requirements are not applicable under 3.4.7. Staff waived the Historic Preservation Commission review of this proposed development because it meets the design compatibility requirements in Section 3.4.7, and because there are not historic buildings on the development site. Adjacency Map:	Complies

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
		

D. DIVISION 3.5 – BUILDING STANDARDS

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
Section 3.5.1 - Building and Project Compatibility The purpose of this Section is to ensure that the physical and operational characteristics of proposed buildings and uses are compatible when considered within the context of the surrounding area. They should be read in conjunction with the more specific building standards contained in this Division 3.5 and the zone district standards contained in Article 4.		

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.5.1(B) – General Standard	The general standard requires that new developments in or adjacent to existing developed areas shall be compatible with the established architectural character of such areas by using a design that is complementary. In areas where the existing architectural character is not definitively established or is not consistent with the purposes of this Code, the architecture of new development shall set an enhanced standard of quality for future projects or redevelopment in the area. Compatibility shall be achieved through techniques such as the repetition of roof lines, the use of similar proportions in building mass and outdoor spaces, similar relationships to the street, similar window and door patterns and/or the use of building materials that have color shades and textures similar to those existing in the immediate area of the proposed infill development. Brick and stone masonry shall be considered compatible with wood framing and other materials. Architectural compatibility (including, without limitation, building height) shall be derived from the neighboring context. Existing architectural character on adjacent properties consists of predominantly one-story single-family detached residential buildings to the east, west and south. To the north, the Bellwether Farm Subdivision contains a mix of one-story and two-story single-family detached residential buildings that include walk-out basements, which face south towards the Sanctuary property. The proposed Sanctuary on the Green architecture includes both two and three-story buildings. Primary techniques to achieve compatibility and reduce the overall apparent mass/bulk of the buildings include: • Utilizing masonry on the ground level to define the base of the larger buildings; • Ground level entrances on all three-story buildings include a shed or hip roof component, which further emphasizes the ground level; • Providing secondary massing elements at the second level, including projecting covered balconies and bay window treatments; • Large windows are provided within the majority of the building modules to further break down the scale of the buildings;	Complies
3.5.1(C) – Building Size, Height, Bulk, Mass, Scale.	Buildings shall either be similar in size and height, or, if larger, be articulated and subdivided into massing that is proportional to the mass and scale of other structures, if any, on the same block face, abutting or adjacent to the subject property, opposing block face or cater-corner block face at the nearest intersection. In addition to the comments provided above, the 3-story Building Type B (SFA #24 and #27) provides two-story massing step-down elements on the ends of the building along the N. Taft Hill Rd. frontage, which helps reduce the mass/bulk of these buildings along this street frontage.	Complies
3.5.1(D) – Privacy Considerations	Elements of the development plan shall be arranged to maximize the opportunity for privacy by the residents of the project and minimize infringement on the privacy of adjoining land uses. Additionally, the development plan shall create opportunities for interactions among neighbors without sacrificing privacy or security. Privacy infringement is minimized through the use of landscaped buffers, building setbacks, street-right-of way separation and tree-lined street parkways, which provide separation of new buildings from existing adjacent buildings.	Complies
3.5.1(E) – Building Materials **3.5.1(F) – Building Color**	Colors and materials vary and are mostly earth-tone and neutral and do not deviate from what would normally be found in any residential development. Materials include various combinations of manufactured stone or brick veneer, board and batten siding, lap siding, composition shingle main and accent roofs.	Complies

Back to Top

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.5.1(G) – Building Height Review	Special Height Review. The purpose of this Section is to establish a special process to review buildings or structures that exceed 40 feet in height. All proposed buildings are lower than 40 feet.	Not Applicable
3.5.1(H) – Land Use Transition	Code Citation: *When land uses with significantly different visual character are proposed abutting each other and where gradual transitions are not possible or not in the best interest of the community, the development plan shall, to the maximum extent feasible, achieve compatibility through the provision of buffer yards and passive open space in order to enhance the separation between uses.* The only specific buffer yard standard contained in the Land Use Code requires that multi-family buildings have setbacks from the property line of abutting property containing single- and two-family dwellings of at least 25 feet, per the L-M-N standard 4.5(E)(4)(b). Attachment 26 is a 2018 Administrative Code Interpretation that clarifies that the three-story townhomes are subject to the multi-family design standards in 4.5(E)(4), including this setback. Therefore, this project was also evaluated for compliance with multi-family design standards in instances where the requirements for large single-family attached buildings are not explicitly stated. The proposed three-story townhomes are separated from adjacent properties by perimeter open space, right-of-way and building setbacks, N. Taft Hill Road landscape improvements and building setback, and the width of the existing N. Taft Hill arterial street right-of-way. In all of these instances, the separation between these proposed buildings and adjacent single-family properties exceeds 25 feet, complying with this standard.	Complies
Section 3.5.2 – Residential Building Standards. The purpose of the standards in this Section are intended to promote variety, visual interest, and pedestrian-oriented streets in residential development.		
3.5.2(B) – General Standard	The project meets this standard by orienting all building entryways to the street or a suitably designed pedestrian walkway. Overall, the network of walkways provided emphasizes bicycle and pedestrian movement and connectivity over vehicular usability. All proposed residential buildings include covered entrance porches, compatible residential material and colors which are applied appropriately within building modules that are articulated to a human-scale.	Complies
3.5.2(C)(1) – Housing Model Variety and Variation Among Buildings – **Requirements for single-family detached, single-family attached in groups of two (2), and two-family dwellings**	This standard applies to the 32 single-family detached and 14 two-family dwellings. Any development containing fewer than 100 single-family or two-family dwelling units shall have at least 3 different types of housing models. Each housing model shall have at least 3 characteristics that clearly and obviously distinguish it from the other housing models, which characteristics may include, without limitation, differences in floor plans, exterior materials, roof lines, garage placement, placement of the footprint on the lot and/or building face. The enforcement procedure for this standard shall be in accordance with Section 3.8.15, which requires approval of the housing models at the time of building permit review. While not required at this time, the applicant has provided architectural elevations for these dwellings with the PDP that demonstrate compliance with the model variation requirements. Examples of ten different single-family detached models are provided, and six two-family models are provided with the PDP. Elevations demonstrate unique differences in floor plans, exterior materials, and roof lines, as shown in Attachment 6.	Complies

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.5.2(C)(2) – Housing Model Variety and Variation Among Buildings – **Requirements for single-family attached buildings containing more than two (2) dwelling units**	This section requires that any development with more than 5 single-family attached buildings that contain more than two dwellings per building (excluding clubhouses/leasing offices), shall include at least 3 distinctly different building designs. The standard also requires that there shall be no similar buildings placed next to each other along a street or street-like private drive, and that building designs shall be considered similar unless they vary significantly in footprint size and shape. Building designs shall be further distinguished by including unique architectural elevations and unique entrance features, within a coordinated overall theme of roof forms, massing proportions and other characteristics. Such variation among buildings shall not consist solely of different combinations of the same building features. 166 single-family attached dwellings are proposed within 36 buildings. Of these 36 buildings, 8 buildings are two-story, and 28 buildings are three-story. Additionally, the 36 buildings include 11 distinctly different building designs, which are shown in Attachment 6. These 11 building designs meet the variation requirement by providing significantly unique building styles. Two-story and three-story designs provide fundamental variation within this housing type. The material patterns, placement of materials, roof forms, window styles, and door styles are distinctly different amongst all of the designs. Additionally, the two-story designs provide noticeably distinct entrance feature forms and details. Lastly, the three-story designs include noticeably distinct roof form and massing elements, and with two of the designs provide massing step-downs to two-stories at the building sides.	Complies

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.5.2(D) – Relationship of Dwellings to Streets and Parking	This standard requires that all buildings connect to public sidewalks. One of the fundamental aspects of City Plan and the Land Use Code is that buildings are to be arranged in the traditional manner of homes along neighborhood streets. A corollary network allows other connecting walkways to serve buildings but only so long as these walkways meet certain criteria. This standard allows three types of walkways to ensure that new development provides neighborhood intra-connectivity. • Direct connection – where buildings and entrances face a public street so that new development extends the town-like pattern. • Direct connection within 200 feet with a Connecting Walkway. This allows for flexibility in building placement and results in an easy walking distance (roughly one-half of a block in traditional terms) to the City sidewalk network. • Direct connection between 200 and 350 feet by way of a Major Walkway Spine. This allows for a maximum walking distance (less than one block length in traditional terms) but only if this distance is mitigated by urban design features. Under *Section 3.5.2(D)(1) Orientation to a Connecting Walkway – every front facade with a primary entrance to a dwelling unit shall face the adjacent street to the extent reasonably feasible. Every front facade with a primary entrance to a dwelling unit shall face a connecting walkway with no primary entrance more than two 200 feet from a street sidewalk. The following exceptions to this standard are permitted:* *(a) Up to two single-family detached dwellings on an individual lot that has frontage on either a public or private street.* *(b) A primary entrance may be up to 350 feet from a street sidewalk if the primary entrance faces and opens directly onto a connecting walkway that qualifies as a major walkway spine.* *Connecting walkway shall mean (1) any street sidewalk, or (2) any walkway that directly connects a main entrance of a building to the street sidewalk without requiring pedestrians to walk across parking lots or driveways, around buildings or around parking lot outlines which are not aligned to a logical route.* *Major walkway spine shall mean a tree-lined connecting walkway that is at least five (5) feet wide, with landscaping along both sides, located in an outdoor space that is at least thirty-five (35) feet in its smallest dimension, with all parts of such outdoor space directly visible from a public street.* Several of the proposed buildings do not meet the walkway standard. A modification of this standard is proposed and is evaluated in the modification portion of the staff report. Approval of the modification is recommended based on the applicant's justification, staff analysis and findings provided.	***Modification Requested***
3.5.2(E) – Residential Building Setbacks, Lot Width and Size	The proposed project provides the following setbacks for the single-family detached and two-family buildings in conformance with the standards: • 15-feet Front Yard along internal local streets • 30-feet Front Yard along arterial streets (Laporte Avenue) • 5-feet Interior Side Yard • 15-feet Corner Side • 8-feet Rear Yard	Complies

E. DIVISION 3.6 - TRANSPORTATION & CIRCULATION

This Section is intended to ensure that the transportation network of streets, alleys, roadways and trails is in conformance with adopted transportation plans and policies established by the City.

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.6.3(B) - Street Pattern and Connectivity Standards	Code Citation: "3.6.3(B): Street Pattern and Connectivity Standards – General Standard. The local street system of any proposed development shall be designed to be safe, efficient, convenient and attractive, considering use by all modes of transportation that will use the system, (including, without limitation, cars, trucks, buses, bicycles, pedestrians and emergency vehicles). The local street system shall provide multiple direct connections to and between local destinations such as parks, schools and shopping. Local streets must provide for both intra- and inter-neighborhood connections to knit developments together, rather than forming barriers between them. The street configuration within each parcel must contribute to the street system of the neighborhood." The local street system will accommodate all modes. The PDP will improve connectivity for cars, bicycles, and pedestrians with the proposed local street system, arterial frontage improvements, internal walkway, and trail connections. Land dedication is proposed for the improvements required along N. Taft Hill Road and Laporte Avenue. An eight-foot-wide trail will provide area residents with additional connectivity to the Soldier Creek Trail from Cherry Street to Laporte Avenue allowing students to access the high school, middle school and elementary school more conveniently. A total of five bicycle and pedestrian connections are proposed to Laporte Avenue. Detached sidewalks will be provided along Laporte Avenue and Taft Hill Road where the property abuts these streets. Two pedestrian bridges are proposed across the New Mercer Ditch, with the southern bridge providing a connection through the small neighborhood park to N. Taft Hill Road.	Complies
3.6.3(C) - Street Pattern and Connectivity Standards	"3.6.3(C) Spacing of Full Movement Collector and Local Street Intersections With Arterial Streets. Potentially signalized, full-movement intersections of collector or local streets with arterial streets shall be provided at least every one-thousand three hundred twenty (1320) feet or one-quarter (¼) mile along arterial streets, unless rendered infeasible due to unusual topographic features, existing development or a natural area or feature." There is 1,290 feet of frontage on N. Taft Hill Road and 2,575 feet of frontage on Laporte Avenue. This requires at least one full movement connection on Taft and one on Laporte. These connections are accommodated. The east connection on Laporte Avenue is planned as a potential future connection due to existing development within the right-of-way in this area. The PDP provides a temporary asphalt trail connection in this area.	Complies

3.6.3(D-H) - Street Pattern and Connectivity Standards	***"3.6.3(D) Spacing of Limited Movement Collector or Local Street Intersections With Arterial Streets.*** *Additional nonsignalized, potentially limited movement, collector or local street intersections with arterial streets shall be spaced at intervals not to exceed six hundred sixty (660) feet between full movement collector or local street intersections, unless rendered infeasible due to unusual topographic features, existing development or a natural area or feature."* ***"3.6.3(E) Distribution of Local Traffic to Multiple Arterial Streets.*** *All development plans shall contribute to developing a local street system that will allow access to and from the proposed development, as well as access to all existing and future development within the same section mile as the proposed development, from at least three (3) arterial streets upon development of remaining parcels within the section mile, unless rendered infeasible by unusual topographic features, existing development or a natural area or feature. The local street system shall allow multi-modal access and multiple routes from each development to existing or planned neighborhood centers, parks and schools, without requiring the use of arterial streets, unless rendered infeasible by unusual topographic features, existing development or a natural area or feature."* ***"3.6.3(F) Utilization and Provision of Sub-Arterial Street Connections to and From Adjacent Developments and Developable Parcels.*** *All development plans shall incorporate and continue all sub-arterial streets stubbed to the boundary of the development plan by previously approved development plans or existing development. All development plans shall provide for future public street connections to adjacent developable parcels by providing a local street connection spaced at intervals not to exceed six hundred sixty (660) feet along each development plan boundary that abuts potentially developable or redevelopable land."* Sections 3.6.3(D), (E) and (F) require collector or local street connections every 660 feet in order to promote an interconnected pattern of streets. The street system provided with the PDP is also required to connect to existing streets stubbed to the boundary of the development plan – in this case Webb Avenue, Irish Drive and N. Impala Drive. The applicant proposes Alternative Compliance for these requirements, which is discussed below. ***"3.6.3(H) Alternative Compliance.*** *Upon request by an applicant, the decision maker may approve an alternative development plan that may be substituted in whole or in part for a plan meeting the standards of this Section."* The applicant has provided an alternative compliance request with Attachment 24. The applicant's justification is summarized as follows: The PDP provides a local street network with direct connections to Laporte Avenue and N. Taft Hill Road. A second local street leads to the public park where a cul-de-sac is provided for turning around. The applicant is requesting approval for an Alternative Compliance Plan that provides local street connections to adjacent arterial streets where possible, and creates pedestrian and bike connections to the adjacent arterial streets, to adjacent neighborhoods and to the Soldier Creek Trail that currently do not exist. This request for alternative compliance is based on unusual topographic features, existing development, natural areas and other constraints including the shape of the property, the New Mercer Ditch, existing wetlands and floodway constraints. The applicant's goals for neighborhood planning are consistent with the City's objectives contained in the Purpose statement for Section 3.6.3 Street Pattern and Connectivity. "This section is intended to ensure that the local street system is well designed with regard to safety, efficiency and the convenience for automobile, bicycle, pedestrian and transit modes of travel." This neighborhood provides a local street with direct connections to Laporte Avenue and Taft Hill Road. A second local street leads to a Neighborhood Center and public park where a cul-de-sac is provided for turning around. Alleys are spaced at regular intervals along the local street. This provides private access to individual homes	***Alternative Compliance Requested***

with approximately half of the homes facing public streets while the other half face green courts or open space. The applicant's goal is to provide attractive pedestrian streetscapes where homes face streets and convenient attractive walkways to the fronts of homes that face courtyards or open space.

Several site constraints prevent local streets from being extended into the adjacent neighborhoods as required by 3.6.3 (F). On the northwest corner of the site this project is adjacent to a City of Fort Collins drainage easement (reception no. 98110267) which will be in use indefinitely. The City of Fort Collins also has a stormwater and drainage easement (reception no. 99058224) on this property where Webb Avenue, Irish Drive and North Impala Drive dead end. Within the easement area is a large detention basin that is in use and contains the flows of the floodway and floodplain. A third stormwater drainage easement (reception no. 99058225) is located along the north portion of the site on the western side. At that location, Cherry Street dead ends half onto this project site and half onto City of Fort Collins Natural Areas land. City owned land that is utilized for storm water management boarders the rest of this project to the north and there are no street stubs located across that land to tie into with this project. The existing drainage easements prevent street connections to the north.

Opportunities to provide local street connections to Laporte Avenue are largely prevented by existing development. One local street connection is provided at the western edge of the project. In areas where existing development doesn't prevent street connections along Laporte Avenue, existing wetlands prevent it. In lieu of other local street connections the project will provide two pedestrian/bike connections to Laporte Avenue. One is located on the east side of the Calvary Baptist Church property and the other is located west of Taft Hill Road within an existing street right-of-way.

Existing street right-of-way that would provide an additional street connection to Laporte avenue exists approximately 900 feet west of Taft Hill Road. Extending a street connection through the existing right-of-way would necessitate filling in existing wetlands. In addition, the right-of-way does not align with Briarwood Street on the south side of Laporte Avenue. We believe the best alternative at this time is to provide a pedestrian/bike connection within the right-of-way. This allows pedestrian/bike access that currently does not exist and leaves the door open for a street connection in the future.

The proposed plan significantly increases the bicycle and pedestrian connectivity through this property in the following ways:

- The three streets that are not able to be extended from the north due to stormwater conveyance have permanent trails that will connect to the public sidewalk system.
- An enhanced emergency access provides a connection from Impala Drive with a concrete bicycle and pedestrian path.
- A proposed trail connection leads from the City of Fort Collins Natural Area on the north to the proposed local street which then connects to Laporte Avenue using the existing dedicated right-of-way near Briarwood Street.
- Laporte Avenue will be widened to provide a protected pedestrian and bike lane within the existing right-of-way to Impala Drive. Safe Routes to School has offered to partner with this project to create a safe street crossing on the west side of Impala Drive. This connection will be vital in getting students to Poudre High School located just south of the site on Laporte Avenue, as well as Irish Elementary and Lincoln Middle School to the north. Once the regional detention improvements are completed, a permanent street can be constructed within the existing Briarwood right-of-way.

In total, there are five pedestrian/bicycle connections to Laporte Avenue and five connections to the north, connecting residents of the project to existing

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
	neighborhoods, adjacent arterial streets, schools, the park, community center, trails and the existing Soldier Creek Trail system. The alternative design minimizes the impacts on natural areas, fosters nonvehicular access and does not exceed the level of service standards. There is a direct street connection to the neighborhood center and park within the development. In addition, by providing alleys, the streetscape is dominated by front doors and porches rather than garage doors. Low quality wetlands and storm water conveyances which dominate the site on the north and west will be enhanced through re-seeding with native grasses and planting native trees and shrubs that will significantly increase wildlife habitat value. Crossing these areas with streets would necessitate culverts and/or bridges which would be detrimental to wildlife movement through the drainage corridor. This site plan proposes one vehicular connection and two pedestrian bridges, that tie the neighborhood together. As the site currently exists, the New Mercer ditch prevents east/west connectivity. *Staff Evaluation:* To approve an alternative plan, the decision maker must first find that the proposed alternative plan: • Accomplishes the purposes of this Division equally well or better than would a plan and design which complies with the standards of this Division; • That any reduction in access and circulation for vehicles maintains facilities for bicycle, pedestrian and transit, to the maximum extent feasible. In reviewing the proposed alternative plan, the decision maker shall take into account: • Whether the alternative design minimizes the impacts on natural areas and features; • Fosters nonvehicular access; • Provides for distribution of the development's traffic without exceeding level of service standards; • Enhances neighborhood continuity and connectivity; • Provides direct, sub-arterial street access to any parks, schools; and neighborhood centers, commercial uses, employment uses and Neighborhood Commercial Districts within or adjacent to the development from existing or future adjacent development within the same section mile. ***Staff Finding:*** Staff finds that the plan complies with the standards in these Sections equally well based on the proposed layout and design of streets including local street intersections with Laporte Avenue and N. Taft Hill Road, two bicycle and pedestrian crossings of the New Mercer Ditch, as well as five pedestrian/bicycle connections to Laporte Avenue and five connections to the north, connecting residents of the project to existing neighborhoods, adjacent arterial streets, schools, the park, community center, trails and the existing Soldier Creek Trail system. The PDP provides both intra- and inter-neighborhood connectivity and complies with the criteria for Alternative Compliance to the maximum extent feasible, taking into account the unusual topographic features, existing development and natural areas or features.	

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.6.4 - Transportation Level of Service Requirements	The Traffic Operations and Engineering Departments have reviewed the Transportation Impact Study that was submitted to the City for review and have determined that the vehicular, pedestrian and bicycle facilities proposed with this PDP are consistent with the standards contained in Part II of the City of Fort Collins Multi-modal Transportation Level of Service Manual. Although not warranted by the traffic study, a center turn lane will be constructed on Taft Hill Road to mitigate turning impacts by the additional cars. The traffic study indicates existing Level of Service ratings from A to E with some of the turning movements of the surrounding intersections. Four of the five intersections are rated A, with the Taft Hill / Laporte intersection rated C. All the turning movements and intersection level of service continue to comply with City standards. The short range and long-range total peak hour traffic continue to operate acceptably and does not cause any movements to fail to meet the Fort Collins operational criteria. Although not warranted by the traffic study, a center turn lane will be constructed on Taft Hill Road to mitigate turning impacts by the additional cars.	Complies
3.6.6 - Emergency Access	This Section is intended to ensure that emergency vehicles can gain access to, and maneuver within, the project so that emergency personnel can provide fire protection and emergency services without delays. All emergency access and aerial apparatus requirements are in accordance with the review by Poudre Fire Authority of the PDP plans. Emergency access turning movements have been evaluated and accepted.	Complies

F. DIVISION 3.8 – SUPPLEMENTARY REGULATIONS

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.8.30 - Multi-Family and Single-Family Attached Dwelling Development Standards		
3.8.30(D)(3) – Buildings – Minimum Setback	The proposed three-story single-family attached buildings meet the minimum building setback requirement from the arterial right-of-way (N. Taft Hill Road), which shall be at least fifteen feet. All other applicable standards from this section are addressed in the Article 4 L-M-N standards and the residential building standards in Section 3.5.2.	Complies

Back to Top

6. Article 4 – Applicable Standards:

A. SUMMARY

The Low-Density Mixed-Use Neighborhood District is intended to be a setting for a predominance of low density housing combined with complementary and supporting land uses that serve a neighborhood and are developed and operated in harmony with the residential characteristics of a neighborhood. The main purpose of the District is to meet a wide range of needs of everyday living in neighborhoods that include a variety of housing choices, that invite walking to gathering places, services and conveniences, and that are fully integrated into the larger community by the pattern of streets, blocks, and other linkages. A neighborhood center provides a focal point, and attractive walking and biking paths invite residents to enjoy the center as well as the small neighborhood parks. Any new development in this District shall be arranged to form part of an individual neighborhood.

Typically, Low Density Neighborhoods will be clustered around and integral with a Medium Density Mixed-Use Neighborhood with a Neighborhood Commercial Center at its core. For the purposes of this Division, a neighborhood shall be considered to consist of approximately eighty (80) to one hundred sixty (160) acres, with its edges typically consisting of major streets, drainageways, irrigation ditches, railroad tracks and other major physical features.

B. DIVISION 4.5 – LOW DENSITY MIXED-USE NEIGHBORHOOD DISTRICT (L-M-N)

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
4.5(B)(2) – Permitted Uses	All of the project's proposed uses are permitted in the L-M-N zone district, including the single-family detached, two-family, and single-family attached dwellings. A Type 1 review process applies to projects that are limited to single-family detached, two-family, and single family attached dwellings that do not include multifamily development.	Complies
Section 4.5(D) – L-M-N Land Use Standards		
4.5(D)(1)(a) – Minimum density	This section requires a minimum of four (4) dwelling units per net acre of residential land. Net acreage for the PDP is 29.73 acres and 212 dwellings are proposed, resulting in a density of 7.13 dwelling per net acre which meets the minimum density requirement.	Complies
4.5(D)(1)(b) – Maximum density	This section requires that the project's maximum residential density be not more than nine (9) dwelling units per gross acre of residential land. Gross acreage for the PDP is 41.34 acres and 212 dwellings are proposed, resulting in a maximum density of 5.13 dwellings per gross acre, which is within the maximum density requirement.	Complies
4.5(D)(2)(a) – Mix of Housing – minimum housing types	This standard requires that at least four housing types be provided for projects that are 30 acres or larger. The PDP provides three housing types as follows: 1. Two-family dwellings 2. Single-family attached dwellings 3. Single-family detached dwellings with rear loaded garages The project does not include a fourth housing type; however, the variation provided between the two- and three-story townhome product, as well as the amount of building design variation provided in the housing type is significant enough so as to act as another housing type. A modification of this standard is proposed and is evaluated in the modification portion of the staff report. Approval of the modification is recommended based on the applicant's justification, staff analysis and findings provided.	***Modification Requested***

<table>
<tr><th>Applicable Code Standard</th><th>Summary of Code Requirement and Analysis</th><th>Staff Findings</th></tr>
<tr><td>4.5(D)(2)(b) – Mix of Housing – placement variation</td><td>This standard requires that to the maximum extent feasible, housing types, block dimensions, garage placement, lot sizes and lot dimensions be significantly and substantially varied to avoid repetitive rows of housing and monotonous streetscapes. For example, providing distinct single-family detached dwellings or two-family dwellings on larger lots and on corners and providing small lot single-family dwellings on smaller lots abutting common open spaces fronting on streets are methods that accomplish this requirement.

The project meets this requirement by providing larger lots at the corners of the single family attached buildings and by providing a varied spacing of walkway connections and green space openings between buildings along the internal streets.</td><td>Complies</td></tr>
<tr><td>4.5(D)(2)(c)(d) – Mix of Housing – housing types provided</td><td>This standard requires that no one housing type exceeds 80% or is less than 5% of the three total housing types provided. Of the total of 82 residential buildings, the PDP complies with three housing types distributed in the following manner:

<table><tr><td>Two-family buildings</td><td>7</td><td>9%</td></tr><tr><td>Single-family attached buildings</td><td>36</td><td>48%</td></tr><tr><td>Single-family detached buildings with rear loaded garages</td><td>32</td><td>43%</td></tr><tr><td>Total</td><td>82</td><td>100%</td></tr></table></td><td>Complies</td></tr>
</table>

4.5(D)(3) – Neighborhood Center	This standard requires that at least ninety percent of the dwellings in all development projects greater than forty acres shall be located within 3,960 feet (three-quarters of a mile) of either a neighborhood center contained within the project, or an existing neighborhood center located in an adjacent development, or an existing or planned Neighborhood Commercial District commercial project, which distance shall be measured along street frontage, and without crossing an arterial street. According to 4.5(D)(3), a Neighborhood Center must comply with criteria related to access to the center, location, land uses, design, and outdoor spaces. Access A Neighborhood Center is proposed on the eastern edge of the project presented as a mixed-use building designed to provide separate leasable spaces for commercial tenants. The mixed-use building also serves as a clubhouse to the community and is adjacent to a public park ,which connects to a trail network that winds through the development and provides access to over 15 acres of open space corridors throughout the site. The farthest a resident of this development must travel to access the on-site Neighborhood Center is 3,375 feet, measured along street frontage per LUC 4.5(D)(3)(a). This meets the requirement of 90% of dwellings having access within three-quarters of a mile, without crossing an arterial road. Location The mixed-use building is located as an integral part of the development, located directly adjacent to public right-of-way, and connected by a public trail system. It is not located on an arterial road, therefore there is no separation requirement. Land Uses The mixed-use building has been designed with separate entrances, separate utilities, and demising walls between uses to ensure that two separate uses are provided within the building. Potential uses that are slated to rent the spaces include: retail; convenience retail; personal and business service shops; small animal veterinary facility; office; financial service; clinic; childcare center; limited indoor recreation establishment; place of worship or assembly; dog day care; music studio. All of the uses comply with LUC 4.5(D)(3)(c). The clubhouse portion of the mixed-use building acts as a community facility or neighborhood support facility, which is also an allowed use of a Neighborhood Center. The adjacent open space and plaza may also function as a flex space for an open-air farmers market. The park adjacent to the mixed-use building includes a playground and open area which qualifies as a recreation facility. Design The 3,000 square-foot mixed-use building has six parking spaces associated with it, meeting the two space per 1000 square feet requirement for the associated proposed uses. The mixed-use building is one-and-a-half stories tall and the massing has been divided into three separate compartments ranging from 875 square feet to 1,066 square feet. Those proportions match the scale of nearby residential buildings. Pedestrian and bike access is provided to the Neighborhood Center via a network of walks connecting Taft Hill Road and the internal trail system. The internal trail system provides access to existing residential areas to the north and south. Vehicular access is provided via a local residential road network that connects to Taft Hill Road to the east and Laporte Avenue to the west. Outdoor Spaces	Complies

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
	A roughly 2,000 square foot playground is proposed adjacent to the Neighborhood Center as well as an open turf area to the west and north and a Natural Habitat Buffer Zone to the south, which provides usable trail connections. The park and open space adjacent to the Neighborhood Center (south and southwest) provides a focal point for outdoor gatherings, neighborhood events, picnicking, sitting and passive and active recreation. In addition, a number of commercial uses exist nearby the on-site Neighborhood Center. Within a half mile of this site is a medical clinic, laundromat, convenience store with gasoline sales, multiple churches, an elementary school, and a high school. These uses would be considered a Neighborhood Center on their own if the residents of this development did not have to cross an arterial road to access them. The Neighborhood Center at Sanctuary on the Green will enhance the existing public amenities. Based on the description of the proposed Neighborhood Center, the PDP meets with this standard.	
4.5(D)(6) – Small Neighborhood Parks	The PDP meets this standard by providing a privately owned park that meets the criteria of this section. The park area satisfies the required facilities criteria by including a multiple-use turf area, walking paths, seating, playground, and clubhouse. The park meets the location and accessibility criteria by placing the proposed clubhouse and outdoor amenities along N. Taft Hill Road. This meets the requirement that the park area be highly visible, easily observed from streets and formed by the street layout. All parts of the park are safely and easily accessible by pedestrians and open to the public. In terms of ownership and maintenance, the park will be privately owned and maintained by the development's property owners' association.	Complies
4.5(E)(1)(a) Streets and Blocks – Street System and Block Size	This standard requires that the local street system provided by the development results in blocks no greater than 12 acres in size. The project meets this requirement with the combination of local streets, walkway spines and existing barriers which form a pattern of blocks within the project, with no resulting block more than 5.3 acres.	Complies
4.5(E)(1)(b) Streets and Blocks – Mid-Block Pedestrian Connections	This standard requires that if any block face is over 700 feet long, then walkways connecting to other streets shall be provided at approximately mid-block or at intervals of at least every 650 feet, whichever is less. The project complies with this standard by proposing 5 mid-block pedestrian connections which join the internal streets to the surrounding streets (Laporte Avenue and N. Taft Hill Road). The maximum mid-block spacing proposed is approximately 560 feet. Additional walkways are provided along the internal streets connecting to private alleys and the Soldier Creek Trail. Average spacing of this walkway system is approximately 300 feet, and at least 16 walkway connections are provided along the internal street system which link to perimeter streets, alleys, and trails.	Complies
4.5(E)(3) – Maximum Residential Building Height **(one-, two- and three-family dwellings)**	The maximum height of one-, two- and three-family dwellings shall be two and one-half (2.5) stories. The project meets this requirement, with a 2-story maximum height proposed for the 7 two-family buildings and 32 single-family detached buildings. Attachment 26 is an administrative interpretation regarding the three-story 4-unit or more townhome product that clarifies it is permitted in the LMN district, subject to compliance with multifamily design standards in 4.5(E)(4).	Complies

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
Section 4.5(E)(4) Design Standards for Multi-Family Dwellings Containing More Than Eight (8) Dwelling Units		
4.5(E)(4)(a) – Maximum Number	This standard limits multi-family buildings in the L-M-N District to a maximum of 12 dwellings per building. Based on the administrative interpretation for the three-story townhomes, this standard would be applicable to those units. In total, twenty-eight three-story townhome buildings are proposed, with nine 4-unit and nineteen 5-unit buildings provided.	Complies
4.5(E)(4)(b) – Orientation and Setbacks	This standard requires that the multi-family buildings have setbacks from the property line of abutting property containing single- and two-family dwellings of at least 25 feet. The proposed three-story townhomes are separated from adjacent properties by perimeter open space, right-of-way and building setbacks, N. Taft Hill Road landscape improvements and building setback, and the width of the existing N. Taft Hill arterial street right-of-way. In all of these instances, the separation between these proposed buildings and adjacent single-family properties exceeds 25 feet.	Complies
4.5(E)(4)(c) – Variation Among Repeated Buildings **Applies to LMN multi-family buildings**	This section requires that any development containing more than 7 multi-family buildings provide at least 3 distinctly different building designs. Additionally, there shall be no more than two (2) similar buildings placed next to each other along a street or major walkway spine. Distinctly different building designs shall provide significant variation in footprint size and shape, architectural elevations and entrance features, within a coordinated overall theme of roof forms, massing proportions and other characteristics. To meet this standard, such variation shall not consist solely of different combinations of the same building features. The project includes a total of 28 three-story townhome buildings that would require compliance with this standard, and five distinctly different building designs are provided. These designs include three 4-unit building designs and two 5-unit building designs. Significant architectural variation is provided amongst these five building designs. Please refer to Attachment 6 for color elevations. • 4-plex Building Type C proposes a “Contemporary Farmhouse” design variation which is used for “SFA-R” buildings #28 and #15. • 4-plex Building Type D proposes a “Mid-Century Modern” design variation which is used for “SFA-R” buildings #16, #21, #29 and #33. • 4-plex Building Type C-2 proposes a “Contemporary Farmhouse” design variation which is used for “SFA-R” buildings #34, #20, and #23. • 5-plex Building Type A proposes a “Modern Farmhouse” design variation which is used for “SFA-R” buildings # 4, #6, #7, #12, #18, #25, #31, and #36. • 5-plex Building Type B proposes a “Mid-Century Modern” design variation which is used for “SFA-R” buildings # 5, #10, #17, #19, #22, #24, #26,# 27, #30, #32, and #35. All five building designs include significant variations in masonry, roof forms, roof materials, siding patterns, front door styles, garage door styles, window sizes and window style fenestration. These elements, combined with noticeable massing and detail variations within the articulation of each façade, meets the building variation requirement by creating at least three distinctly different building designs.	***Modification Requested***
4.5(E)(4)(d) – Building Height	The maximum height of a multi-family building shall be three stories. The twenty-eight proposed townhome/rowhome buildings are three-stories in height.	Complies
4.5(E)(4)(e) – Entrances	All entrances are clearly identifiable and visible from the streets and walkways.	Complies

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
4.5(E)(4)(f) – Roofs	Roof designs must meet at least two of the following requirements. Four of the five requirements are met with building designs A, B, C-2 and D, with building design C meeting three requirements: 1. The primary roof lines are articulated with a terracing in eave heights in building types, A, B, C-2, and D and a change in primary/secondary massing forms are provided with A, B, and C-2 building designs; 2. All five building designs provide secondary roofs forms that provide a transition over entrances, porches, garages, dormers, and other architectural massing areas incorporated into the building footprints; 3. Primary and secondary roof planes provide a change in the vertical plane of at least two feet; 4. Termination at the top of flat roof parapets shall be articulated by design details and/or changes in materials and color. No flat roof parapets are proposed. 5. No rooftop equipment is proposed, thus meeting the requirement that all rooftop equipment shall be hidden from view by incorporating equipment screens of compatible design and materials.	Complies
4.5(E)(4)(g) – Facades and Walls	Each three-story townhome building is articulated with massing projections and recesses, doorway detailing, and balconies. Each façade emphasizes secondary massing forms through the use of secondary wall projections and related roof forms, as well as window placement and window proportions, to divide each facade into human-scaled proportions similar to the adjacent single-family dwellings.	Complies
4.5(E)(4)(h) – Colors and Materials	Each of the five three-story townhome building designs provide a unique color scheme that further differentiates between buildings, providing variety and individuality per the standard. Bright colors are reserved for accents such as doors. Siding and masonry material patterns and colors are varied amongst the five buildings and this also contributes significantly to the building individuality required with this section.	Complies
4.5(E)(4)(i) – Maximum Floor Area	This standard requires that the maximum gross floor area (excluding garages) of the multi-family buildings be not more than 14,000 square feet. This standard is intended for buildings that would not be subdivided with lot lines along common walls such as the three-story townhomes are in this case, so staff considered the overall four or five-plex building size in the review of this standard. The lots for these individual townhome units vary in size from 1,558 square feet to 4,542 square feet. The townhome units themselves vary from approximately 1,300 square feet to approximately 2,100 square feet. This means the largest possible four-plex would be no larger than 8,400 square feet and the largest possible five-plex would be 10,500 square feet which complies with the standard. Staff assumes the unit sizes will vary based on floorplans, but this should be the largest possible building scenario.	Complies

7. Findings of Fact/Conclusion

In evaluating the request for the Sanctuary on the Green, Project Development Plan, PDP210018, staff makes the following findings of fact:

A. The PDP complies with process located in Division 2.2 – Common Development Review Procedures for Development Applications of Article 2 – Administration.

B. The modification of standard to Section *3.5.2(D)(1) Orientation to a Connecting Walkway*, requesting that building entrances to dwellings be oriented to a walkway that is longer than 350 feet, and within walkway open space that is narrower than 35 feet would not be detrimental to the public good and that the request satisfies criteria 2.8.2(H)(1) and 2.8.2(H)(4) because the plan with longer walkways allows more residents access to shared walkways with a pattern that provides a high level of interconnectivity throughout the development and to adjacent neighborhoods in a manner that is equal to or better than a street network. The plan continues to advance the purposes of the Land Use Code Section 1.2.2 by increasing access to sidewalks, trails, and bicycle routes and satisfies 2.8.2(H)(3) because the of the combination of the unusual shape of the property, location of the New Mercer Ditch, location of existing flood control channels, and location of existing development are exceptional practical difficulties not caused by the act or omission of the applicant, which makes providing a network of streets, shorter walkways and/or wider open space for walkway spine green courts in all portions of the site practically infeasible, as described in detail in Division 2.8 of the staff report.

C. The modification of standard to Section 4.5(D)(2)(a)3 *a minimum of four (4) housing types is required on any such project development plan containing thirty (30) acres or more* would not be detrimental to the public good and that the request satisfies criteria 2.8.2(H)(1) because the proposed plan provides enough variation between housing models to create a varied and unique streetscape without significant repetition. Staff did not find that including the two -family attached housing type, as previously proposed in the round one submittal, provided significant variation in streetscape, price points, and housing types greater than what is already being achieved through the single family attached, single family detached, and two family products already included in the project. The PDP will continue to advance the purposes of the Land Use Code Section 1.2.2 including, but not limited to G) increasing public access to mass transit, sidewalks, trails, bicycle routes and other alternative modes of transportation by providing sidewalk and bicycle lane improvements along Laporte Avenue, N. Taft Hill Road, and connections to local streets and trails; (L) encouraging the development of vacant properties within established areas; and (N) ensuring that development proposals are sensitive to natural areas and features by improving existing habitat features satisfying 2.8.2(H)(4) as described in detail in Division 2.8 of the staff report.

D. The PDP meets the requirements for alternative compliance to alternatively accomplish the purposes of Division 3.6.3 equally well based on the proposed layout and design of streets including local street intersections with Laporte Avenue and N. Taft Hill Road, two bicycle and pedestrian crossings of the New Mercer Ditch, as well as five pedestrian and bicycle connections to Laporte Avenue and five pedestrian and bicycle connections along the northern boundaries of the property, which connect residents of the project to existing neighborhoods, adjacent arterial streets, schools, the park, community center, and the existing Soldier Creek Trail system equally well than would a plan that complies with the standards of this Division, so that the PDP provides both intra- and inter-neighborhood connectivity and complies with the criteria for alternative compliance under Section 3.6.3(H) to the maximum extent feasible taking into account the unusual topographic features, existing development and natural areas or features.

E. The PDP complies with all relevant standards located in Article 3 – General Development Standards, subject to approval of the two Modifications of Standards and the alternative compliance for *Division 3.6.3 Street Pattern and Connectivity Standards.*

F. The PDP complies with relevant standards located in Division 4.5, (L-M-N) Low Density Mixed-Use Neighborhood District of Article 4 – Districts, subject to approval of the two Modification of Standards.

8. Recommendation

Staff recommends approval of the two requests for Modification of Standards, Alternative Compliance, and approval of the Sanctuary on the Green Project Development Plan, (PDP210018), subject to the following conditions:

1. A photometric plan conforming to 3.2.4 Exterior Site Lighting for the neighborhood center will be submitted for review and approval during final plan review.

2. Plans for the neighborhood center will be updated to conform with 3.2.5 Trash and Recycling Enclosures during final plan review.

9. Attachments

1. Vicinity Map
2. Applicant's Project Narrative
3. Overall Site Plan
4. Site Plan Pages
5. Landscape Plan
6. Architectural Elevations
7. Tree Inventory and Mitigation Plan
8. Neighborhood Center Lighting Plan
9. Environmental - Habitat Buffer Zone Exhibit
10. Environmental Characterization Study (ECS)
11. Prior ECS from 9-15-2020
12. Environmental-Wetland Determination
13. Environmental-Winter Raptor Nesting Memo
14. Environmental – Concentration Areas Memo
15. ICON-PDP-Floodplain Report
16. ICON-Pre-Project Floodplain Map (Overall)
17. ICON-Post-Project Floodplain Maps
18. Utility Plans
19. Plat
20. Email from New Mercer Ditch
21. Email from Larimer County Planning Department
22. Modification Request LUC Sec 3.5.2(D)(1)
23. Modification Request LUC Sec 4.5(D)(2)(a)3
24. Request for Alternative Compliance LUC 3.6.3(D)
25. ROW Width Variance Letter
26. Administrative Interpretation #1-18
27. PDP Neighborhood Meeting Notes
28. Old versus New Plan Exhibit
29. Written Comments – Prior PDP (PDP190003)
30. Neighborhood Newsletter Volume 3
31. Letter of Intent with Calvary Baptist Temple
32. Staff Comment Letters
33. Applicant’s Cover Letter
34. Applicant’s City Plan Analysis
35. Staff Presentation
36. Applicant Presentation

10. Links

The documents available at the following links provide additional information regarding the development proposal under review and are incorporated by reference into the hearing record for this item:

1. All Submittal Documents (enter PDP210018 into search bar)
2. Drainage Report
3. Traffic Impact Study

Back to Top

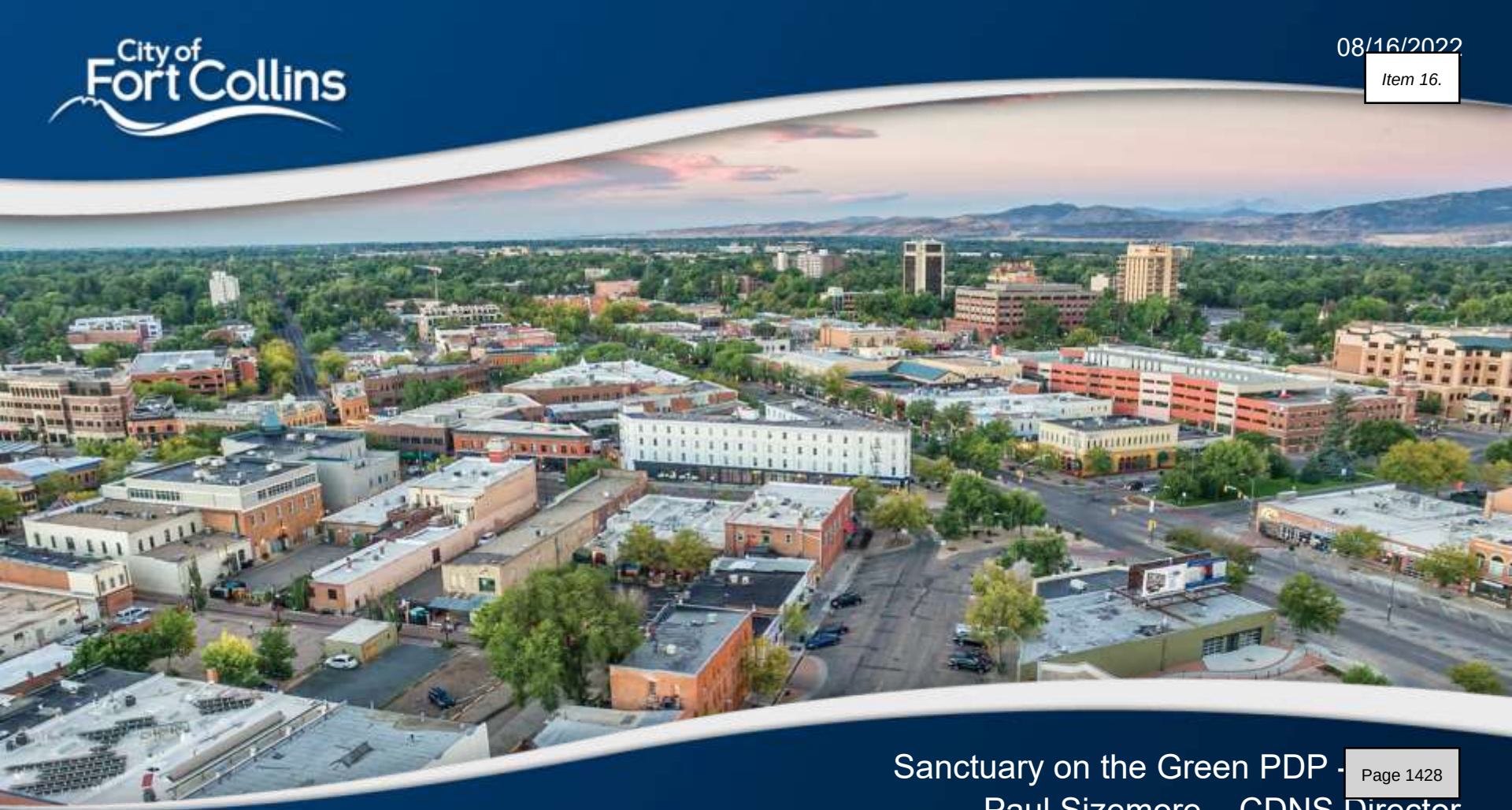
ATTACHMENT B

List of individuals submitting written (email) comments
Sanctuary on the Green
(PDP #210018)

* Note – for each individual listed below, the Hearing Officer has inserted whether the email comment(s) submitted were generally pro (for) or con (against) the proposed PDP.

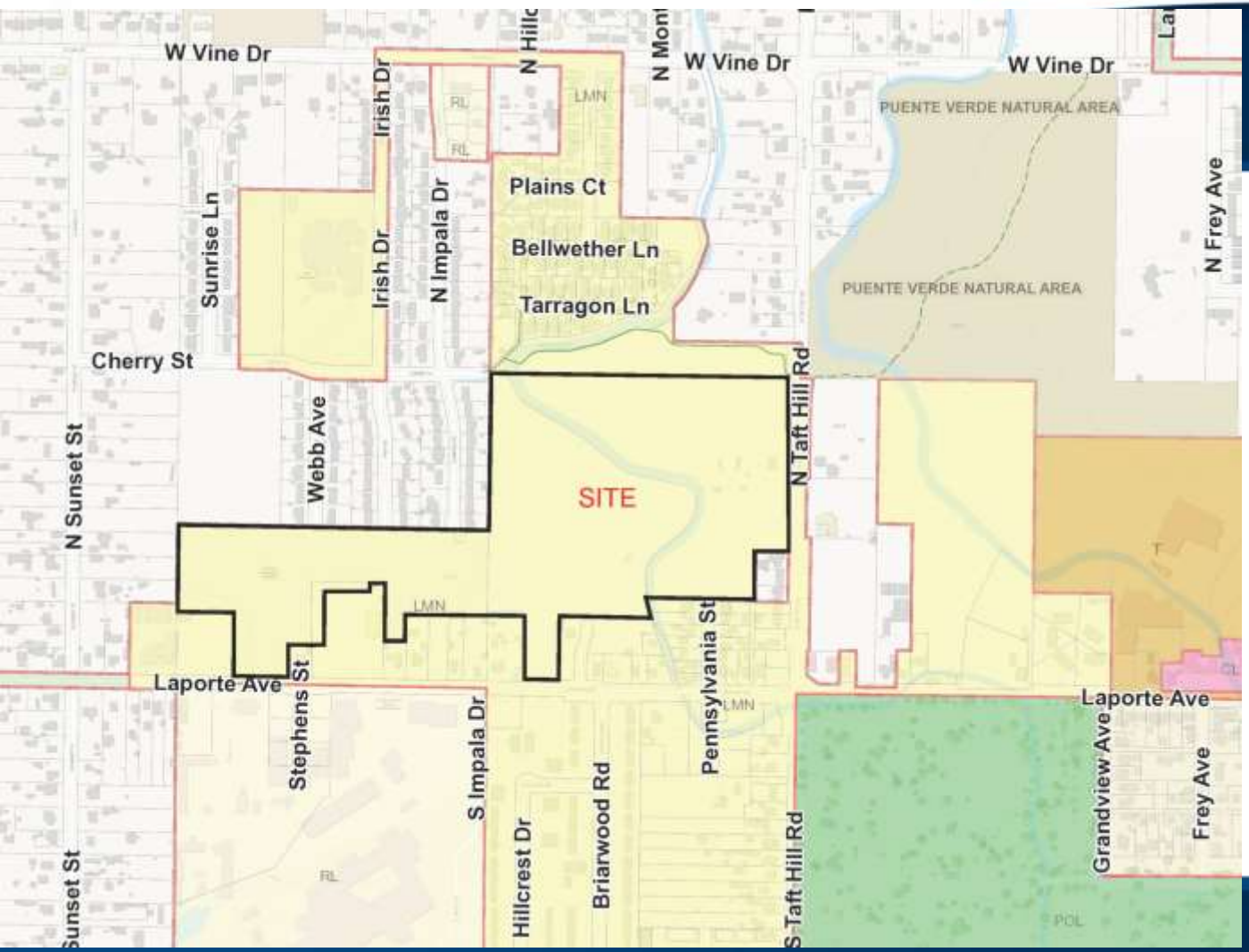
1. Donald Robinson, email dated 12/18/21 (for)
2. Lisa Barnes, email dated 4/25/22 (for)
3. Kathleen Mineo, email dated 4/20/22 (against)
4. Laurie Causer, email dated 4/26/22 (against)
5. Nancy Frederick, email dated 4/27/22 (against)
6. Mr. & Mrs. Lasala, email dated 4/27/22 (against)
7. David G. Quigley, email dated 4/20/22 (against)
8. Hania Sakkal, email dated 4/25/22 (against)
9. Zack Scott, email dated 4/25/22 (against)
10. Virginia Slauson, email dated 4/28/22 (against)
11. Darrel E. Snyder, email dated 4/15/22 (against)
12. Miranda Spindel, emails dated 4/24, 4/29 & 5/1 (against)
13. Valerie Vogeler, email dated 4/27/22 (against)
14. Lloyd Walker, email dated 4/25/22 (against)
15. Amanda Warren, email dated, 4/27/22 (against)
16. Chris Weeks, email dated 4/21/22 (against)
17. Jenna Olcott, email dated 12/10/21 (against)
18. Denise Steffenhagen, email dated 4/29/22 (against)
19. Bill Steffenhagen, email dated 4/29/22 (against)
20. Margot Steffenhagen, email dated 5/1/22 (against)
21. Lorin Spangler, email dated 4/29/22 (against)
22. Phil Vogeler, email dated 4/29/22 (against)
23. Miranda Spindel, emails dated 4/29 & 5/1/22 (against)
24. Michael Juniper, email dated 4/29/22 (against)
25. Barbara Denny, email dated 5/1/22 (against)
26. Megan Johnson, email dated 5/1/22 (against)
27. Steve Serna, email dated 5/2/22 (against)
28. Cheryl Distaso, email dated 5/1/22 (against)
29. Charles Kopp, email dated 5/1/22 (against)
30. Naomi Win, email dated 5/1/22 (against)
31. Julie Griffin, email dated 5/2/22 (against)
32. Laura M. Larson, email dated 5/2/22 (against)
33. Emma Goulart, email dated 5/2/22 (against)
34. Kyran Cadmus, email dated 5/2/22 (against)
35. Lucy & Danny Head, email dated 5/2/22 (against)
36. Andrea Faudel, email dated 5/2/22 (against)

37. Mary Timby, email dated 5/2/22 (against)
38. Matthew Behunin, email dated 5/2/22 (for)
39. Julie J. Brewen, email dated 5/2/22 (for)
40. Cristyn Hypnar, email dated 5/2/22 (against)
41. Sandy Knox, email dated 5/2/22 (against)
42. Mikole Grindel, email dated 5/2/22 (against)
43. Kimberly DeSantis, email dated 5/2/22 (against)
44. Cathleen DeSantis, email dated 5/2/22 (against)
45. Todd Simmons, email dated 5/2/22 (against)
46. Paula Harrison, email dated 5/2/22 (against)
47. Hilary Freeman, email dated 5/2/22 (against)



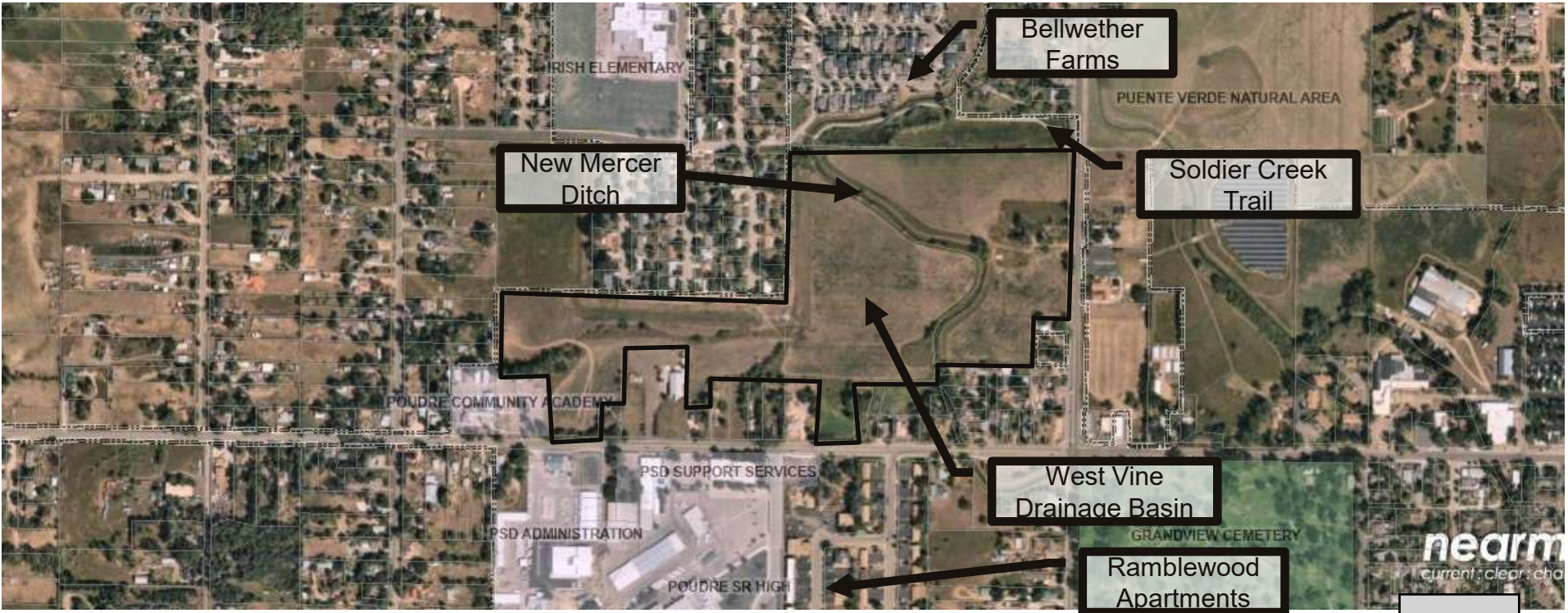
Sanctuary on the Green PDP -
Paul Sizemore – CDNS Director

Project Overview



- 41.34 acres
- Zoning: L-M-N, Low Density Mixed-Use Neighborhood
- Northwest Subarea Plan
- Annexed in 1982 (west of ditch) and 2018 (east of ditch)

Project Overview



Project Overview



212 dwellings total

Three housing types:

32 alley-loaded single family dwellings

14 two-family dwelling units

166 single-family attached dwelling units (8 two-story buildings and 28 three-story buildings)

Overall density – 5.13 dwelling units per gross acre

Project Timeline

Key Dates:

Prior PDP (PDP190003)

- February 15, 2019: Prior Application Submitted
  - **Two-story multi-family: 87 dwellings**
  - Two and three-story single family attached: 106 dwellings
  - Two-family: 26 dwellings
  - Single family detached alley loaded: 32 dwellings
  - 251 total dwelling units
- June 17, 2021: Planning and Zoning Commission Hearing
  - Application withdrawn following hearing

Current PDP (PDP210018)

- September 13, 2021: Neighborhood Meeting
- November 5, 2021: Application Submitted
  - **Two-story multi-family: 0 dwellings**
  - Two and three-story single-family attached: 166 dwellings
  - Two-family: 14 dwelling units
  - Single family detached alley loaded: 32 dwelling units
  - 212 total dwelling units

Project Timeline

Key Dates:

- May 2, 2022: Administrative Hearing for the PDP with two requests for modifications, alternative compliance for LUC Section 3.6.3 (D) – (F)
- May 16: Decision issued by Hearing Officer approving the PDP with two modifications of standards, alternative compliance for LUC Section 3.6.3 (D) – (F), and two conditions along with an advisory urging continued collaboration between the applicant and neighbors
- May 31: A Notice of Appeal was filed by the Sanctuary Field Neighborhood Network
- August 16: City Council Hearing for Appeal

Notice of Appeal

Alleges the Hearing Officer committed the following errors:

1. *Failure to conduct a fair hearing in that the Hearing Officer considered evidence relevant to their findings which was substantially false or grossly misleading.*
2. *Failure to conduct a fair hearing in that the Hearing Officer was biased against the appellant by reason of a conflict of interest or other close business, personal or social relationship that interfered with the Hearing Officer's independence of judgement.*

Notice of Appeal

Alleges the Hearing Officer committed the following errors:

3. *Failure to properly interpret and apply relevant provisions of the City Code, the Land Use Code, and Charter.*

   - *Section 1.2.2 (Purpose)*
   - *Section 3.5.1 (Building and Project Compatibility)*
   - *Section 4.5.D.1 (Low Density Mixed-Use Neighborhood District Density)*
   - *Section 3.4.7 (Historic and Cultural Resources)*
   - *Section 3.5.2(D)(1) (Orientation to a Connecting Walkway)*
   - *Section 4.5 (D)(2)(a) (Mix of Housing)*

Allegation - 1

Failure to conduct a fair hearing in that the Hearing Officer considered evidence relevant to their findings which was substantially false or grossly misleading.

This includes misrepresentations and mischaracterizations of:

From the Applicant

- Collaboration with the Neighbors
- Efforts to create open space and buffers
- Historic sites and historic natural resources
- Prior density reductions
- Stepping down of buildings and comparisons to local structures
- Need for housing in Fort Collins

From City Staff

- Access to documents and notifications in a timely manner
- Residential unit number discrepancy in the Hearing Officer's Decision

Allegation - 2

Failure to conduct a fair hearing in that the Hearing Officer was biased against the appellant by reason of a conflict of interest or other close business, personal or social relationship that interfered with the Decision Maker's independence of judgement ***because the application was allowed to go through a Type 1 hearing.***

The appellant also believes the public hearing structure which does not allow rebuttal from the public to final statements made by the applicant or staff is unfair.

Allegation - 3a

The Notice of Appeal alleges failure to properly interpret the Land Use Code Section 1.2.2 (Purpose), specifically subsections:

- (A) ensuring that all growth and development which occurs is consistent with this Code, City Plan and its adopted components, including, but not limited to, the Structure Plan, Principles and Policies and associated sub-area plans.
- (E) avoiding the inappropriate development of lands and providing for adequate drainage and reduction of flood damage.
- (I) minimizing the adverse environmental impacts of development.
- (M) ensuring that development proposals are sensitive to the character of existing neighborhoods.
- (N) ensuring that development proposals are sensitive to natural areas and features.

Allegation - 3b

The Notice of Appeal alleges failure to properly interpret the Land Use Code Section 3.5.1 (Building and Project Compatibility) specifically that that City staff did not perform due diligence in allowing the applicant to use the following two comparable properties:

- Bellwether Farms to the north
- Ramblewood Apartments to the south

Allegation - 3c

The Notice of Appeal alleges failure to properly interpret the Land Use Code Section 4.5.D.1 (Low Density Mixed-Use Neighborhood District Density Standard) specifically that the project exceeds the maximum density allowed at 13 dwelling units per acre. The code section states:

(b) The maximum density of any development plan taken as a whole shall be nine (9) dwelling units per gross acre

3.8.18 (1) Determining the gross acreage. The gross acreage of all the land within the boundaries of the development shall be included in the density calculation except:

(a) any interest in land which has been deeded or dedicated to any governmental agency for public use prior to the date of approval of the development plan; provided, however, that this exception shall not apply to any such acquisition of an interest in land solely for open space, parkland or stormwater purposes; and

(b) land devoted to nonresidential uses such as commercial, office, industrial or civic uses.

Allegation - 3d

The Notice of Appeal alleges failure to properly interpret the Land Use Code Section 3.4.7 (Historic and Cultural Resources) specifically that the VonLong/Slagle House (5LR.14498) was ignored by the Applicant and not properly considered in the area of adjacency by Staff because it is located across an arterial roadway, N. Taft Hill.

Allegation – 3e and 3f

The Notice of Appeal alleges failure to properly interpret the Land Use Code Section 3.5.2(D)(1) (Orientation to a Connecting Walkway) and Section 4.5 (D)(2)(a) (Mix of Housing) in the granting of the two Modifications of Standards for the PDP.

- Modification to Section 3.5.2(D)(1) Orientation to a Connecting Walkway, requesting that building entrances to dwellings be oriented to a walkway that is longer than 350 feet, and within walkway open space that is narrower than 35 feet.
- Modification to Section 4.5(D)(2)(a)3. Housing Types, requesting approval of three housing types instead of four.

Allegation - 7

Modification of Standards: Required Findings

"The decision maker may grant a modification of standards only if it finds that the granting of the modification would not be detrimental to the public good, and that the modification:

(1) is "as equally good or better" in achieving the general purpose of the standard than a plan which complies; or

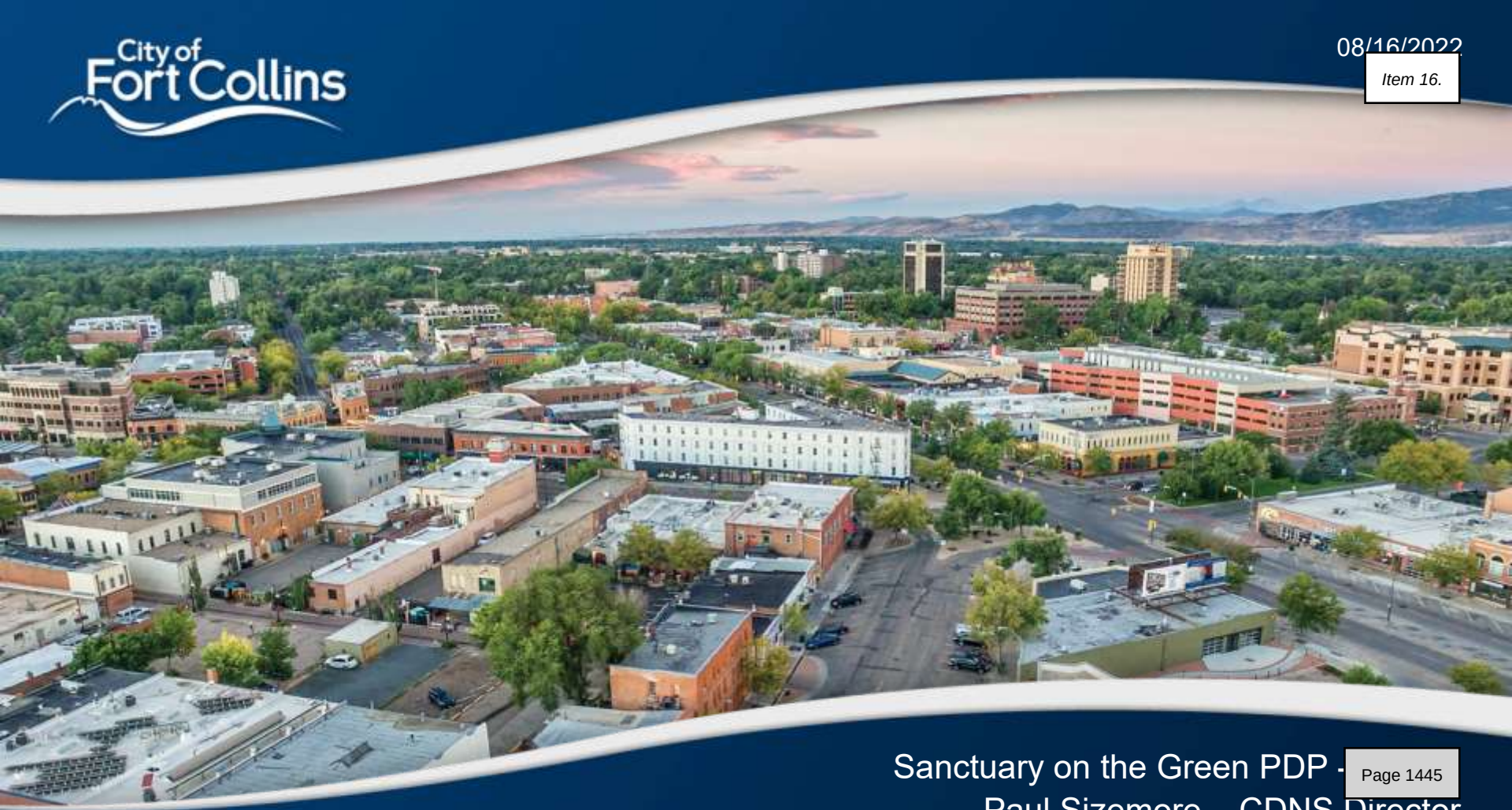
(2) "alleviate a defined community need"

(3) "unusual or exceptional physical hardship"; or

(4) "nominal and inconsequential"

Concluding questions

- *Did the Hearing Officer fail to conduct a fair hearing by considering evidence, presented by the Applicant and City Staff, that was substantially false or grossly misleading?*
- *Did the Hearing Officer fail to conduct a fair hearing because he was biased against the Appellant by reason of a conflict of interest or other close business, personal or social relationship that interfered with the Hearing Officer's independence of judgement?*
- *Did the Hearing Officer fail to properly interpret and apply the six relevant provisions of the Land Use Code?*



Sanctuary on the Green PDP -

Paul Sizemore – CDNS Director

Resource Slide - Land Use Review Process

(2) The following uses are permitted in the L-M-N District, subject to administrative review:

(a) **Residential Uses:**

1. Single-family detached dwellings.
2. Two-family dwellings.
3. Single-family attached dwellings.
4. Two-family attached dwellings.
5. Any residential use consisting in whole or in part of multi-family dwellings (limited to eight [8] or less dwelling units per building) that contain fifty (50) dwelling units or less, and seventy-five (75) bedrooms or less.
6. Group homes for up to eight (8) developmentally disabled or elderly persons.
7. Mixed-use dwellings.
8. Extra occupancy with four (4) or more tenants.

Resource Slide - Land Use Review Process

(3) The following uses are permitted in the L-M-N District, subject to Planning and Zoning Board review:

(a) **Residential Uses:**

1. Manufactured housing communities.
2. Group homes, other than allowed in subparagraph (2)(a)5 above.
3. Any residential use consisting in whole or in part of multi-family dwellings that contain more than eight (8) units per building, or more than fifty (50) dwelling units, or more than seventy-five (75) bedrooms.

Resource Slide
Connecting Walkway Requirement

(D) ***Relationship of Dwellings to Streets and Parking***.

(1) Orientation to a Connecting Walkway. Every front facade with a primary entrance to a dwelling unit shall face the adjacent street to the extent reasonably feasible. Every front facade with a primary entrance to a dwelling unit shall face a connecting walkway with no primary entrance more than two hundred (200) feet from a street sidewalk and the address shall be posted to be visible from the intersection of the connecting walkway and public right of way. The following exceptions to this standard are permitted:

(a) Up to one (1) single-family detached dwelling on an individual lot that has frontage on either a public or private street.

(b) A primary entrance may be up to three hundred fifty (350) feet from a street sidewalk if the primary entrance faces and opens directly onto a connecting walkway that qualifies as a major walkway spine.

(c) If a multi-family building has more than one (1) front facade, and if one (1) of the front facades faces and opens directly onto a street sidewalk, the primary entrances located on the other front facade(s) need not face a street sidewalk or connecting walkway.

Resource Slide
Mix of Housing Requirements

(2) *Mix of Housing.* A mix of permitted housing types shall be included in any individual development plan, to the extent reasonably feasible, depending on the size of the parcel. In order to promote such variety, the following minimum standards shall be met:

(a) A minimum of housing types is required on any project development plan as follows:

1. a minimum of two (2) housing types is required on any project development plan containing at least fifteen (15) acres and less than twenty (20) acres.
2. a minimum of three (3) housing types is required on any project development plan containing twenty (20) acres and less than thirty (30) acres, including such plans that are part of a phased overall development; and
3. **a minimum of four (4) housing types is required on any such project development plan containing thirty (30) acres or more.**