

NEIGHBORHOOD INFORMATION MEETING

PROJECT: Ridgewood Hills Residences, 4th Filing
(Major Amendment to a currently approved plan for multi-family development)

DATE: February 25, 2013

APPLICANT: Deanna Frederickson, The Frederickson Group,
on behalf of M. Timm Development, Inc.

Larry Owen, Owen Consulting Group

CITY PLANNER: Ted Shepard

NEIGHBORHOOD RESOURCES: Sarah Burnett

The meeting began with a description of the proposed project. This is a request to amend the original Ridgewood Hills Residences, 4th Filing. The currently approved plan includes 146 units with 271 bedrooms in an affordable housing project. The new proposal is for the same number of units with 291 bedrooms, and no affordable housing component.

The buildings are eight feet lower than the previous proposal. Instead of parking near the backyards of neighboring homes, a 35-foot wide green space with a walkway is proposed. The earlier project includes access across from Woodrow Drive; this proposal does not.

The southern portion of the site zoned Medium Density Mixed-Use Neighborhood (M-M-N); the northern portion is zoned Low Density Mixed-Use Neighborhood (L-M-N). The project will require a Type 1 Public Hearing with an administrative hearing officer.

QUESTIONS, CONCERNS, COMMENTS AND RESPONSES:

1. **Question:** (Citizen) How many people will live at this complex vs. the earlier one?

Answer: (Applicant) Both proposals had 146 units. The earlier project had 271 bedrooms; the new proposal has 291 bedrooms. Exact numbers of residents is unknown.

2. **Question:** (Citizen) Traffic in the area seems heavier than when the earlier project was reviewed. Will there be traffic signals at the Triangle/College or the Avondale/Trilby intersections?

Answer: (Applicant) The Triangle/College intersection may have a signal someday; it is unknown whether Avondale/Trilby intersection will have a signal. The Level of Service information for eastbound traffic at Triangle/College shows some delays for northbound

(left) turns in the morning. The traffic study estimates approximately 800 additional trip ends per day from this project. Avondale is eventually planned to connect to South College/Hwy. 287 at Carpenter Rd. Single family homes generate about 10 trip ends per day. Multifamily units generate about 7-8 trip ends per day. This area now has about 8,000 trips ends per day. After the project, 8,800 trip ends per day are estimated.

3. **Comment:** (Citizen) The extension of Avondale should be extended to South College Avenue before retail development at Carpenter/College.
Response: (Applicant) Another developer owns the land for this extension, and the extension of Avondale would not be a part of this project.
4. **Comment:** (Citizen) Given the number of units (146) at 7-8 trip ends per unit, the traffic totals cited earlier (800) seem low.
5. **Comment:** (Citizen) I'm concerned that for the northerly parcel, there is only one access point I thought two points of access were required in case of accident or fire.
Response: (Applicant) A second access may be required. The Poudre Fire Authority and the City will review.
6. **Question:** (Citizen) You mentioned that one bike parking space per bedroom is required. What car parking is required?
Response: (City Staff) The requirements for parking are 1.5 spaces per one-bedroom unit, 1.75 spaces per two-bedroom unit, and 2.0 spaces per 3-bedroom unit.
Response: (Applicant) According to the requirements, 249 spaces are required, and 313 are provided. In addition, 55 garage spaces are being proposed.
7. **Question:** (Citizen) I'm concerned that residents will want to park on Triangle Drive and cause congestion. Can the south side of Triangle Drive have no parking?
Response: (Applicant) Since Triangle Drive is a public street, the parking arrangement would be determined by the City Traffic Operations Department.
8. **Question:** (Citizen) I'm worried about crime and security. What is the price range?
Response: (Applicant) Not determined yet, but about \$700 for a one-bedroom; \$800-1200 for the two- and three-bedroom units. Final leasing rates have not been determined yet.
9. **Question:** (Citizen) The previous developer planned to share costs on the detention basis. Will you?
Response: (Applicant) Yes, we have read the agreement and plan on honoring the terms.
10. **Question:** (Citizen) Where will the south drainage go?
Response: (Applicant) To the existing basin between Peyton and Triangle

11. **Question:** (Citizen) Will another traffic study be done? The earlier one was during the summer and so did not count school traffic.
Response: (Applicant) The earlier study will be reviewed again adjusting for the new proposal. There will be a scoping meeting with the City's traffic staff that will determine what portions of the traffic study need to be updated in an addendum with new data.
Comment: (Citizen) It would be important to do this during the school year.
12. **Comment:** (Citizen) The study should take into account kids using the roundabout to get to and from school.
13. **Question:** (Citizen) Since there are a lot of two- and three-bedroom units that may have families with children, will the developer work with the school district so that they can plan accordingly?
Response: (Applicant) The proposal will be routed to all utility and service providers, including the Thompson School District.
14. **Question:** (Citizen) How many three-story buildings are proposed?
Response: (Applicant) Three buildings, in the southern part of the property only.
15. **Question:** (Citizen) The homes in the area are a part of the HOA. How will the HOA work for the apartments? As an example, the HOA spent \$200,000 last year on maintenance of the drainage.
Response: (Applicant) We are not sure, but do expect to have an agreement for the new development to share in the maintenance of the drainage. It is anticipated that residents of this development will use the apartment pool and not the neighborhood pool.
16. **Question:** (Citizen) Could these units be converted to condominiums?
Response: (Applicant) We have not done this in the past, and it is not intended for this project.
17. **Question:** (Citizen) Will there be an on-site manager?
Response: (Applicant) Yes
18. **Question:** (Citizen) How long will it take to build?
Response: (Applicant) We estimate approximately 1.5 years for construction.
19. **Question:** (Citizen) How much will it devalue our homes?
Comment: (Citizen) The City will not prevent the project because concern about multi-family project devaluing the adjacent homes.
Comment: (Citizen) Also concerned about property values.
Response: (Applicant) The zoning has been in place for a long time.

20. **Question:** (Citizen) Why was this parcel changed from Filing 3 to Filing 4? Filing 3 was planned to be patio homes, townhomes, etc.

Response: (Applicant) We do not know the history of the parcel.

Response: (City Staff) These parcels have been zoned L-M-N and M-M-N for a number of years, and this proposal meets the requirements of the zone districts.

21. **Question:** (Citizen) Major concerns include:

- Traffic – vehicular traffic on Triangle
- Exiting Triangle onto College, especially left turns to go north
- Too many people (concerned about over-occupancy, too)
- Related to the number of people – fear of crime
- Devaluation of homes

Response: (Applicant) City aggressively enforces the three-unrelated rule . In fact, there is one staff person fully dedicated and specifically assigned to enforce this code provision. The traffic study and trip generation rates will be based on national averages and standards and methodologies from a large observed data set. If there are more than three-unrelated, then this occurrence should be reflected in the data.

22. **Question:** (Citizen) How close to capacity is the school?

Response: (Applicant) The plans will be routed to the Thompson School District so they can plan accordingly. It is likely that they have experience with multi-family projects with respect to how many students to expect.

23. **Question:** (Citizen) What is the zoning to the East?

Response: (City Staff) Also M-M-N.

24. **Question:** (Citizen) Are there any other apartment complexes in Fort Collins accessed off of only one street?

Response: (Other Citizen) Cited an example.

25. **Comment:** (Citizen) I am concerned about parking on Triangle because of the added traffic and limited width of the street.

26. **Question:** (Citizen) Can permit parking be set up?

Response: A neighborhood parking permit system is being investigated for the area immediately north of the C.S.U. campus. Any consideration for a such a program in this neighborhood would be at the discretion of the City's Traffic Operations Department.

27. **Comment:** (Citizen) I am considering moving to the neighborhood from Boulder. I don't trust the traffic studies. Access onto College is already very difficult.

28. **Comment:** (Citizen) I am concerned about traffic, and believe the estimate of 800 trip ends is very low for residents and guests.

29. **Comment:** (Citizen) I am concerned that there is way too much density.
30. **Comment:** (Citizen) I check the zoning before I moved in. The M-M-N zone to the east is even larger. I do not think this proposal looks too bad.
31. **Comment:** (Citizen) I question the trip ends per day presented tonight.
Response: (Applicant) Trip generation estimates are based on the number of units. Single family homes: 10.76 average. Apartments: 7-8 average.
32. **Comment:** (Citizen) Can it be rezoned?
Response: (Staff) Owner would have to request rezoning or City Council would have to initiate a re-zoning Ordinance.
33. **Comment:** (Citizen) Most homeowners in the area were not savvy about zoning before purchasing.
34. **Comment:** (Citizen) If code is being followed, it will be approved.
35. **Question:** (Citizen) How can concerns be addressed? These include (a) traffic, (b) Triangle – it doesn't meet collector street standards. Can it be brought up to standards with this project?
Question: (Citizen) Can Triangle be widened, or have no parking on Triangle? Other concerns are a signal at Triangle and College, and continuing Avondale through to College and Carpenter.
Response: (City Staff) Triangle does not meet the standards for new streets today. Could talk with traffic operations about having no parking on Triangle. The College/Triangle intersection would be eligible for a signal when warranted by (a) delay, (b) auto safety, (c) "F" Level of Service, (d) pedestrian/bike safety. The City would be responsible for this improvement (paid for through development fees). As a general rule, traffic signals are installed only when warrants are actually met, and not in anticipation of traffic.
36. **Comment:** (Citizen) The last traffic study showed "F"s already.
Response: (City Staff) The City will not just accept failing intersections. Problems can be addressed through adjusted signal timing, more turn lanes, etc.
37. **Question:** (Citizen) How long will it take to get approval?
Response: (Applicant) We plan to submit a Major Amendment application in the next month. We expect the review and hearing process will take a few months to six months.
38. **Question:** (Citizen) What letter will be sent?
Response: (City Staff) You will receive a notice for the hearing if you own property within 1,000 feet of the site.

39. **Question:** (Citizen) The last time, a group worked with the developer and the City, and put together a document for review. It was a cooperative approach, with the goal of trying to reduce the impact. The original developer planned over 200 units at first, and reduced the size during these discussions. What can we do to get speed bumps and other things to mitigate impacts?
Response: (Applicant) We are willing to meet and discuss the issues just as you did with the previous developer.
40. **Question:** (Citizen) What will the exterior be made of?
Response: (Applicant) Cultured stone and vinyl siding.
Comment: (Citizen) In the adjacent homes, vinyl is not permitted by the HOA.
41. **Question:** (Citizen) Does the traffic study consider the neighborhood pool and children crossing the traffic circle?
Response: (City Staff) The traffic study will consider car, bus, bike and pedestrian traffic.
Comment: (Citizen) The parking by the existing pool is very heavy in the summer.
42. **Question:** (Citizen) Moving trucks cannot get through the traffic circle without backing up several times. Will fire truck pass through?
Response: (City Staff) Staff will check on this.
43. **Question:** (Citizen) What about construction trucks on Triangle?
Response: (City Staff) A no-parking provision during construction could be explored. Generally, a staging area is established that minimized conflicts with residents. The routing of construction traffic can be regulated by the Engineering Department and enforced by Engineering Construction Inspectors. During construction, the phone number of the City of Fort Collins Engineering Construction Inspector will be provided.
44. **Question:** (Citizen) I am concerned about the loss in valuation. How far away will be affected?
Response: (Applicant) I am not familiar with statistics either way.
45. **Question:** (Citizen) Could the border/perimeter area be landscaped to increase privacy/security, and to discourage parking on Triangle?
Response: (City Staff) No parking on Triangle would impact the homeowners who need guests to park there, too.
46. **Question:** (Citizen) Could there be a barrier/fence? Concerned about filtration from high density to neighborhood.
47. **Comment:** (Citizen) I would like to see Triangle widened along new development to having the required parking, bike lanes, and traffic lane widths.

48. **Question:** (Citizen) Is the developer trying to keep with the same look of the area?
There is no vinyl siding in the area. I'm concerned about the appearance, and would prefer Hardie Board.
Response: (Applicant) We have used other materials elsewhere, such as brick, stone, etc. The vinyl is low maintenance.
49. **Question:** (Citizen) The last developer was open to meeting. Are you?
Response: (Applicant) Yes, on things such as architecture, fences, etc.
50. **Question:** (Citizen) Does the City do any due diligence on developer? I'm concerned about low satisfaction ratings from tenants at other projects.
Response: (Applicant) The City does not profile developers, but you can look at our website to see other projects (www.mtimm.com). Fort Collins has the highest bar for development standards by far over other Front Range cities.
51. **Comment:** (Citizen) I'm concerned about low ratings of other projects by this developer.
Response: (Applicant) These will be Class B apartments.
52. **Question:** (Citizen) How does that fit into a neighborhood with houses up to \$450,000?
Question: (Citizen) What features will the apartments have?
Response: (Applicant) There will be decks, but grilling will not be allowed on the decks. There will be a picnic gazebo with charcoal grills. There will be no fireplaces.
53. **Question:** (Citizen) Is the pool size adequate?
Response: (Applicant) The pool is 25 x 50 feet. Typically we would not have a pool, playground, clubhouse and sports court with this size project. However, they were approved with the earlier project and so we have kept them.
54. **Question:** (Citizen) How would you have designed differently if there had not been another plan already approved?
Response: (Applicant) Much of the design is based on City Plan, so it would not have been a lot different.
55. **Question:** (Citizen) Is there a risk of overdevelopment?
Response: (City Staff) Yes that is a risk for all development projects but the City does not have any regulations or market control in this area.
56. **Question:** (Citizen) What happens to the notes from this meeting?
Response: (City Staff) The notes will be typed up and will be made available to the public, developer, and staff for use during the review process. They will go to the hearing officer with other materials for consideration, and will be a part of the public record.
57. **Question:** (Citizen) What are the next steps?
Response: (City Staff) Next, the developer would need to submit an application,

followed by staff review of the project. After that, notices would be sent, and a public hearing would be held.

58. **Question:** (Citizen) Can we meet again in smaller groups?

Response: (City Staff) The City is willing to discuss options.

59. **Question:** (Citizen) Have you purchased the property?

Response: (Applicant) We have an option to buy.

60. **Question:** (Citizen) Are you willing to meet again?

Response: (Applicant) Yes.