

# Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Please use the URL and Meeting ID # listed below to join the Review Meeting

---

## Review Date

3/21/2024 9:15 AM

## Project Name

Montava Phase D

CDR240017

## Applicant

Max Moss

303-815-5769

forrest@montava.com

**Planner:** Katelyn Puga, Kim Meyer

**Engineer:** Tim Dinger

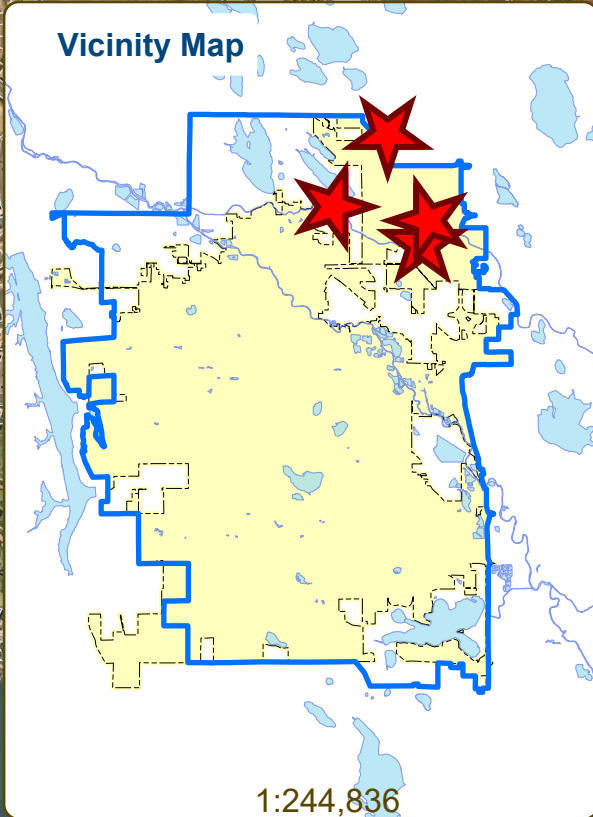
**DRC:** Todd Sullivan

## Description

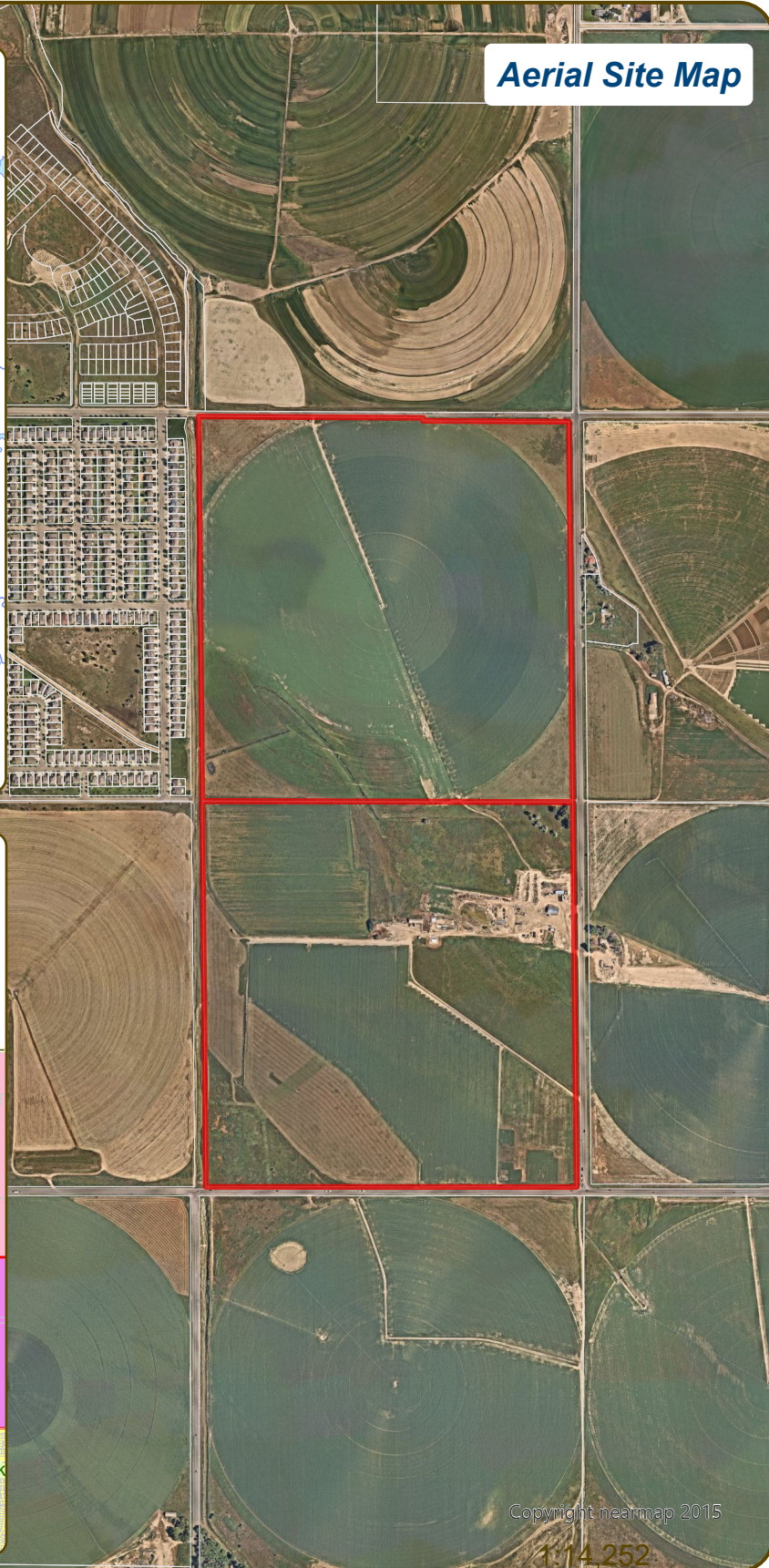
This is a request to review a proposed processing & review approach to Phase D (parcel #s 8832000001, 8832000002) of the Montava P.U.D. Master Plan that entails splitting it into two plans/projects; the first referred to as Phase D "Core", relating mainly to the residential area of the phase and required "internal" improvements and access routes, and the second referred to as Phase D "Infrastructure", relating primarily to the ultimate roadway design/ construction of Giddings Road, connecting to Maple Hill Drive and the modified RAB configuration. The applicant has specific questions they would like to have addressed and discussed. Access can be taken from Giddings Rd. The site is directly east of N Timberline Rd and approximately 1.35 mi north of E Vine Dr. Each plan will be submitted as separate projects, each subject to a Basic Development Review (BDR).

# Montava Phase D "Core" - Detached Single Family, Attached Single Family, & Multifamily Dwellings

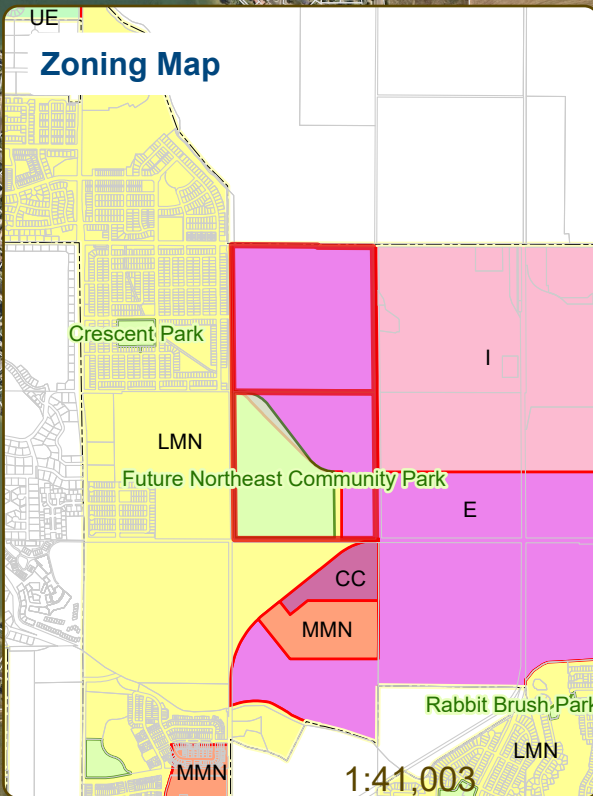
Vicinity Map



Aerial Site Map



Zoning Map



These map products and all underlying data are developed for use by the City of Fort Collins for its internal purposes only, and were not designed or intended for general use by members of the public. The City makes no representation or warranty as to its accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement of location of any map features thereon. THE CITY OF FORT COLLINS MAKES NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR PARTICULAR PURPOSE, EXPRESSED OR IMPLIED, WITH RESPECT TO THESE MAP PRODUCTS OR THE UNDERLYING DATA. Any users of these map products, map applications, or data, accepts same AS IS, WITH ALL FAULTS, and assumes all responsibility of the use thereof, and further covenants and agrees to hold the City harmless from and against all damage, loss, or liability arising from any use of this map product, in consideration of the City's having made this information available. Independent verification of all data contained herein should be obtained by any users of these products, or underlying data. The City disclaims, and shall not be held liable for any and all damage, loss, or liability, whether direct, indirect, or consequential, which arises or may arise from these map products or the use thereof by any person or entity.





CONCEPTUAL REVIEW: APPLICATION

General Information

All proposed development projects begin with Conceptual Review. Anyone with a development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. Please be aware that any information submitted may be considered a public record, available for review by anyone who requests it, including the media. The applicant acknowledges that they are acting with the owner's consent.

Conceptual Reviews are scheduled on three Thursday mornings per month on a "first come, first served" basis and are a free service. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Thursday morning. A completed application must be submitted to reserve a Conceptual Review time slot. Complete applications and sketch plans must be submitted to City Staff on Thursday, no later than end of day, two weeks prior to the meeting date. Application materials must be e-mailed to preappmeeting@fcgov.com. If you do not have access to e-mail, other accommodations can be made upon request.

At Conceptual Review, you will meet with Staff from a number of City departments, such as Community Development and Neighborhood Services (Zoning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning) and Poudre Fire Authority. Comments are offered by staff to assist you in preparing the detailed components of the project application. There is no approval or denial of development proposals associated with Conceptual Review. At the meeting you will be presented with a letter from staff, summarizing comments on your proposal.

\*BOLDED ITEMS ARE REQUIRED\* \*The more info provided, the more detailed your comments from staff will be.\*

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) \_\_\_\_\_

Are you a small business?  Yes  No Business Name (if applicable) \_\_\_\_\_

Your Mailing Address \_\_\_\_\_

Phone Number \_\_\_\_\_ Email Address \_\_\_\_\_

Site Address or Description (parcel # if no address) \_\_\_\_\_

Description of Proposal (attach additional sheets if necessary) \_\_\_\_\_

Proposed Use \_\_\_\_\_ Existing Use \_\_\_\_\_

Total Building Square Footage \_\_\_\_\_ S.F. Number of Stories \_\_\_\_\_ Lot Dimensions \_\_\_\_\_

Age of any Existing Structures \_\_\_\_\_

Info available on Larimer County's Website: http://www.co.larimer.co.us/assessor/query/search.cfm

If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

Is your property in a Flood Plain?  Yes  No If yes, then at what risk is it? \_\_\_\_\_

Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area \_\_\_\_\_ S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:

Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?



## Montava Phase D Conceptual Review Summary

---

The Montava team gladly submits to the City of Fort Collins the following materials in support of our Conceptual Review scheduled for March 21, 2024 at 9:15am. In accordance with the approved Montava PUD Master Plan, Montava Development & Construction presents the third of thirteen residential phases, referred to herein at “Phase D”.

Project Title: Phase D

Project Contact: Forrest Hancock, Director of Development & Construction  
Forrest@montava.com

### Table of Contents

1. Project Narrative
2. Vicinity Map
3. Phase D Map
4. Transect Map
5. Existing Buildings Index
6. Engineering Variances
7. Developer Questions
8. Additional Exhibits

### Background

The Montava PUD Master Plan, approved by City Council in 2021, is the result of a years-long collaborative effort between The City of Fort Collins, the Anheuser-Busch Foundation, Poudre School District, local and internationally acclaimed designers and engineers, and the Montava development team.

Early engagement with City staff, utility providers, adjacent landowners, and subject experts enabled our team to create a PUD Master Plan that integrates a mix of uses, including a variety of *housing types* - within which will be at least 600 *affordable housing for 30%-120% AMI, employment, K-12 schools, parks, natural areas and agriculture.*

Montava’s plan meets a variety of critical community goals for the City of Fort Collins; increasing density and housing affordability, creating walkability, supporting eco-friendly transportation modalities, and fostering a stronger connection from residents to nature and to each other.

Since 2017 we have been working together to bring a nearly *1000-acre, truly unique New Urbanist community* to life in northeast Fort Collins. We are grateful for our partnership with the City and look forward to this continued development journey!



## Phase D Narrative

---

With a collaborative partnership between The City of Fort Collins, Montava Development & Construction LLC, and our committed design and engineering teams, we believe the Phase D “Core” can be approved in 3 submittals allowing us to get shovels in the ground by year end.

Key to this belief is the straightforward nature of our layout and drainage plan, the lack of existing natural features or existing buildings that need special consideration, and our ability to create a clear distinction and separate, non-dependent submittal paths for the “Core” and “Infrastructure” submittals for Phase D. Crucially, our team is committed to articulating and immediately applying “lessons learned” from previous submittals.

**Location** Centrally and ideally located within the community, Phase D is bordered by Giddings Road to the east, the future PSD Elementary School site and the non-potable pond to the west, future phases B and C to the north, and future phases E, F, I, and Town Center to the South.

Importantly, Phase D *lacks* existing natural features that require additional study, modification, mitigation, or special consideration. Phase D does **NOT** contain any of the following: canals, irrigation ditches, water bodies, or wildlife.

Phase D does contain a wetland, which has already been determined non-jurisdictional by the ACOE, as well as large trees around an existing structure. Those trees have been walked and reviewed by a city forester, and at that time were determined to be undesirable species and in poor health.

**Uses** Existing: Agricultural  
Actively farmed by Tim Kerbs, this area currently houses a small handful of equipment storage buildings and an unoccupied house of low quality condition.

Proposed: Residential

Our proposed use is consistent with the approved PUD Master Plan including transects 3.2, 4, and 5 which translate to sub-urban neighborhood, general urban neighborhood, urban center/mixed-use uses (MUDDS section 2.1.2).

**Density** Composed of approximately 50 total acres, our initial Phase D layout creates 330+ dwelling units and a net density of approximately 11.88 du/ac.

**Unit Mix** Initial layout contains approximately 38 medium, 78 small, and 61 cottage detached single-family homes, and 141 attached single-family homes (townhouse or live/work). Pending further discussion with the City and our planners, 100-215 multi-family units may be included (which may reduce the single-family dwelling unit counts).



Layout	Consistent with the approved PUD, this Phase implements key New Urbanist principles, including a wide variety of housing types, walkable streets and trails that connect to meaningful destinations, and distribute traffic through a network of connected streets (PUD section I.d). Additionally our layout provides ample green space - including landscaped drainage facilities and small park areas.
Variances	We will use some PUD approved variances, and our intent is to request variances aligned with those previously and already negotiated/contemplated in previous submittals. Please see the “Proposed Variances”
Utilities	<ol style="list-style-type: none"><li>1. Boxelder Sanitary sewer serves the area and Phase D will connect to the existing mainline running through Phase D.</li><li>2. ELCO water currently serves the property and is available via an existing mainline in the Giddings ROW.</li><li>3. Fort Collins Light &amp; Power currently serves the property and is available via existing infrastructure near the Giddings ROW.</li><li>4. Telecom is available via the Giddings ROW.</li><li>5. Phase D is included in the Upper Cooper Slough Drainage Area, and we will construct/improve additional improvements recommended in the ICON report to support this Phase.</li><li>6. The same non-potable system previously submitted for approval with Phase G is designed to serve the entire project west of Giddings Road and will be submitted with Phase D “Core”</li></ol>
Drainage	<p>Phase D is contemplated in the 2019 Master Drainage Report and is served by subbasins D and F, which ultimately drain into future Pond F and are then conveyed via channels in a southeasterly direction, ultimately following the path contemplated in the ICON study.</p> <p>An existing agreement between Anheuser-Busch and The Larimer Weld Irrigation Company - which was executed in 1986, approved by the City, and runs with the land - allows all stormwater up to the historic 100-year event to be discharged into the Larimer Weld Canal. Pending confirmation from an in-progress drainage study, Phase D drainage will fall well short of the 100-year event, so we do not anticipate needing permission by or negotiation with the Ditch Company to implement our drainage plan.</p>
Submittals	We intend to bifurcate Phase D and seek approval for this phase in two separate BDR submittals; the Phase D “Core” plan, and the Phase D “Infrastructure” plan. It is important to note that each submittal has its own distinct submittal/approval timeline, and will be designed to be completely functionally independent of any other submittals.



**The Phase D “Core” plan is our priority and includes the residential portion of Phase D.** For critical business reasons - including contractual land swap/sale obligations to Poudre School District and the Land Bank - we have planned an accelerated submittal and approval timeline (see Phase D “Core” Timeline Exhibit). We have a PDR for the Phase D “Core” plan scheduled for April 3, 2024, and our anticipated date for a first submittal (at 60% plan level) is between May 1 and May 8, 2024. The intent is to create the “core” set so that the submittal can stand alone and support itself with utilities and safe access routes to start residential construction.

For the Phase D “Core” PDR, we will provide our non-potable report and plan, lot typicals, architectural elevations, parking calculations, and a summary of the Public Benefits Agreements triggered by beginning construction on Montava.

**The Phase D “Infrastructure” plan** will require design discussions with several stakeholders. Once we’ve completed the PDR for the Phase D “Core” plan, we intend to kick-off this “Infrastructure” plan with a design charrette focused on the Giddings and Maple Hill intersection (see “Fiddle Intersection” exhibit).

Following the design charrette we will create a submittal/approval schedule for the Phase D “Infrastructure” plan, which will specifically address ( i) the green space/ drainage channel along the northern border of Phase D (ii) the portion of Maple Hill Road that abuts the green space/ drainage channel along the northern border of Phase D - including (iii) the Maple Hill roundabout,( iv) the intersection at Gittings/Montava Avenue/Maple Hill Road, and (v) a small tract for future development near the Giddings/Montava Avenue intersection.

Immediately after Phase D we anticipate developing the residential phases in the southwest quarter section of Montava that have been part of our early plans from the beginning, namely G, E, F and the Town Center (H). The order of development phases will depend in large part on the timing of resolution on #8 Ditch crossings and improvements.

We appreciate the time and effort of everybody in the City on their Conceptual Review of Montava Phase D. Please reach out to Forrest Hancock with any questions or requests for additional information.



- Civic Building
- Town Center Building
- Town Center Employment
- Urban Center Neighborhood
- General Urban Neighborhood
- Sub-urban Neighborhood
- Rural Neighborhood
- Industrial Land
- Parks, Schools, Open Space
- Natural Areas & Stormwater
- Farm

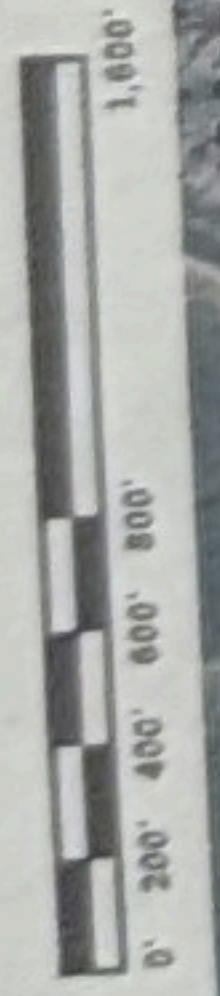
Revision & Date:

Project: MONTAVA  
Client: HF2M

MONTAVA  
ILLUSTRATIVE MASTER PLAN  
PUD MASTER PLAN

Project Number: 174  
Date: 10/04/08  
Produced by: DPZ CODESIGN

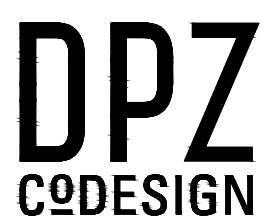
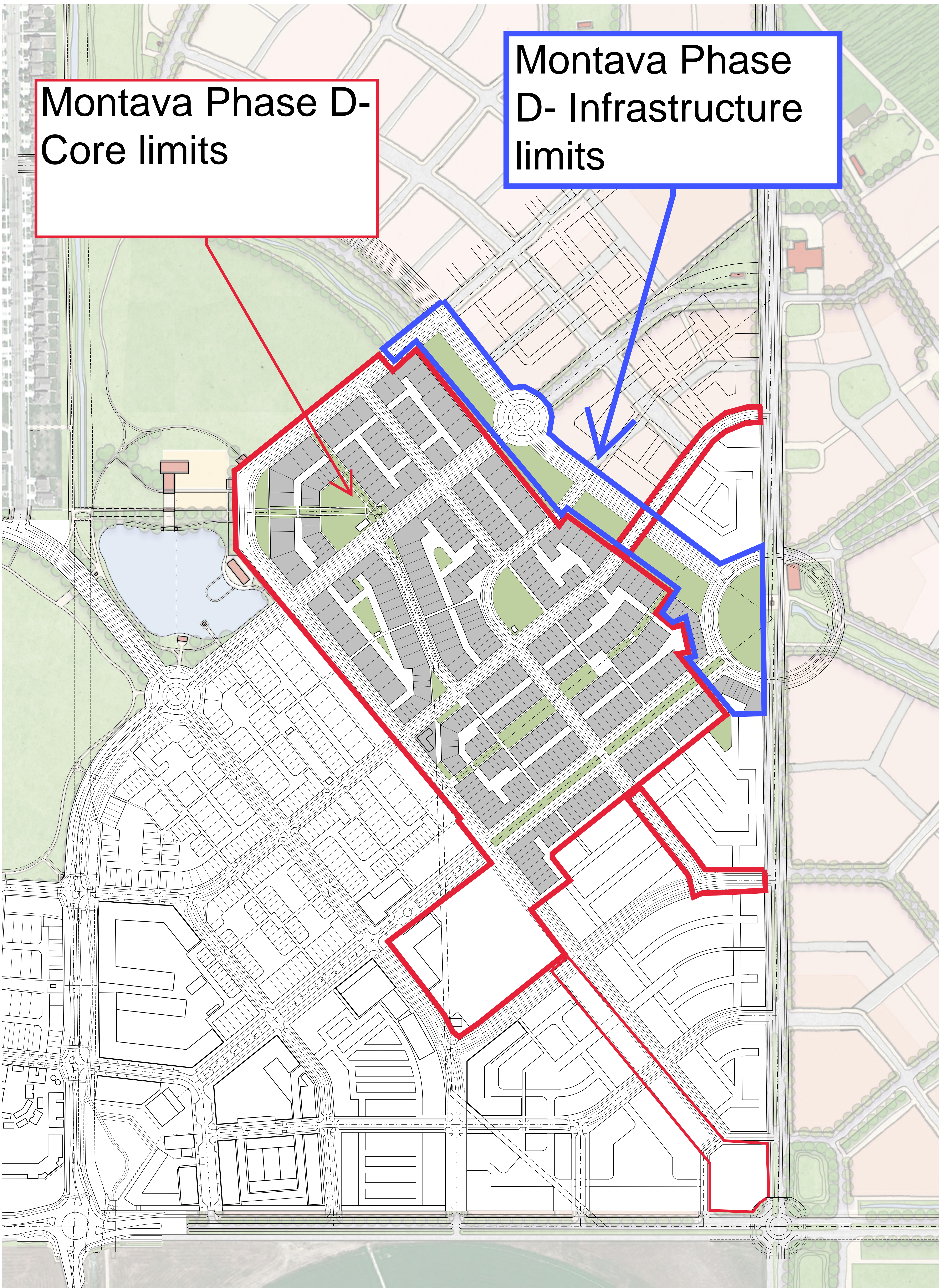
Sheet Number:  
3





Montava Phase D-  
Core limits

Montava Phase  
D- Infrastructure  
limits



PROJECT NAME

**Montava**

PROJECT NUMBER

1725

PROJECT LOCATION

Ft Collins, CO

MAP

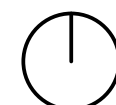
**Phase D Concept Plan**

ID

DATE

3/4/2024

ORIENTATION



SCALE

0 150 300 600 900 1200 1500 Feet

The above drawings, ideas and designs are the property of DPZ Partners. No part thereof shall be copied, disclosed to others, or used in connection with any work other than for the specific project for which they have been prepared without the written consent of the architects/town planners. Preliminary-this is a conceptual drawing not to be used for engineering, surveying, or construction.

- (T5) Urban Center / Mixed-use
- (T4) General Urban Neighborhood
- (T3.2) Sub-urban Neighborhood
- (T3.1) Rural Neighborhood
- (T2) Rural / Farm
- (P) Community Park Special District
- (PSD) Poudre School Special District
- (S) Natural Areas and Stormwater Special District
- (I) Industrial and Employment Special District

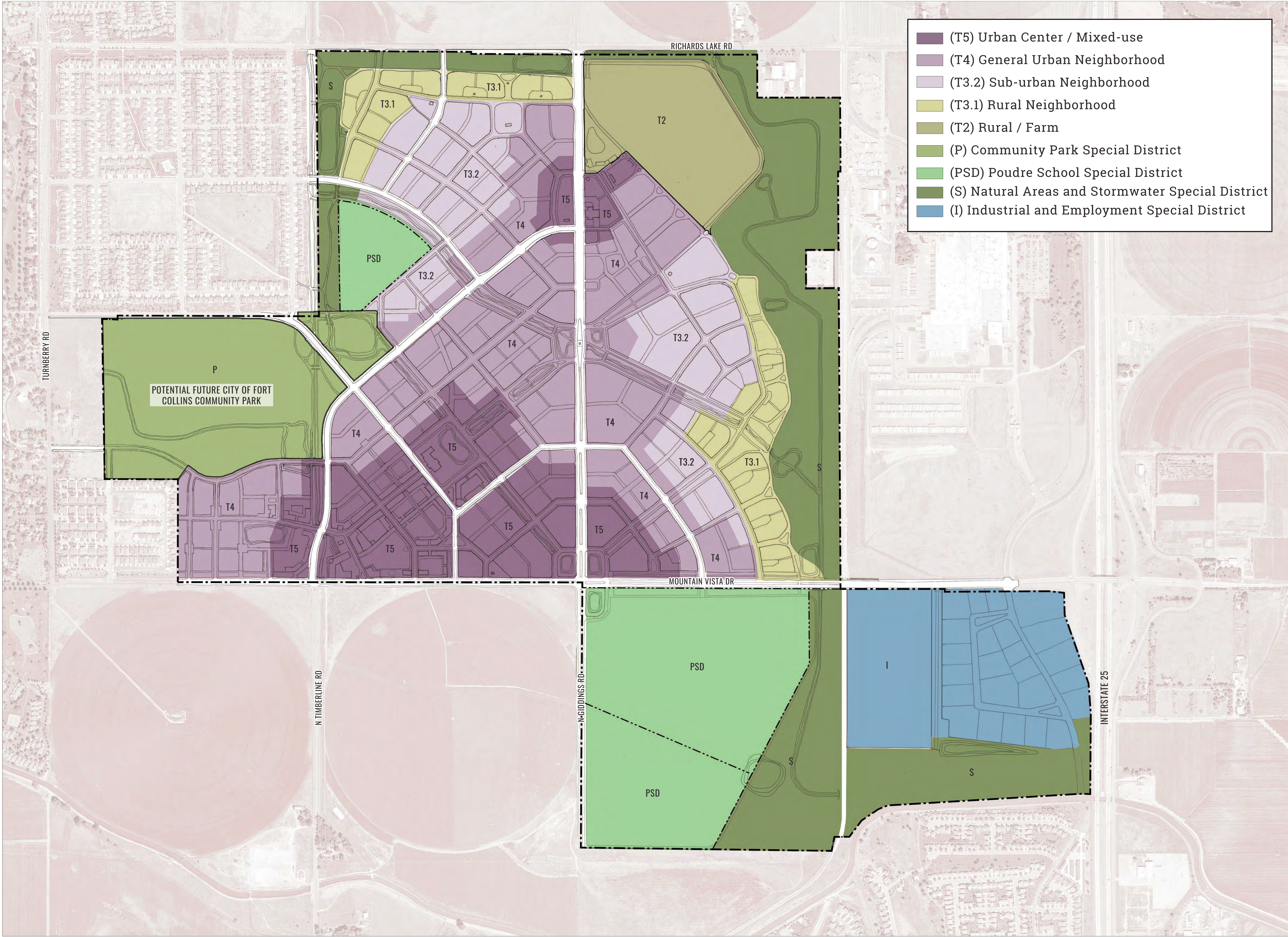
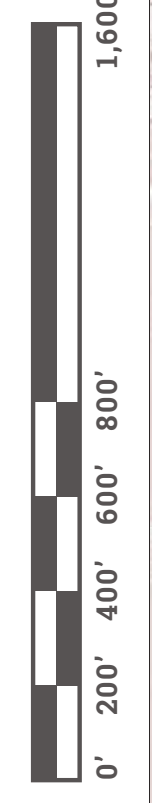
Revision & Date:

Project: MONTAVA  
Client: HF2M

MONTAVA  
PUD DISTRICTS  
PUD MASTER PLAN

Project Number: 1734  
Date: 02/04/20  
Produced by: DPZ CODESIGN

Sheet Number:  
**6**



Existing Buildings, 50+ years old  
Phase D "Core" Preliminary Design Review  
Parcel No. 88320-00-002

The following buildings are within Parcel # 88320-00-002 and are listed as older than 50 years. We believe that not all of them are within the boundaries of the Phase D "Core" plan.

Building ID 1

SF residential, ranch style, frame on concrete foundation, built in 1958, average quality, 1,253 sf  
Age: 65 years

Building ID 504

Farm utility building, masonry construction, built in 1970, average quality, 2,444 sf  
Age: 54 years

Building ID 505

Farm utility loafing shed, pole building, built in 1970, low quality, 1,044 sf  
Age: 54 years

Building ID 506

Farm utility loafing shed, pole building, built in 1970, low quality, 384 sf  
Age: 54 years

Building ID 507

Tool shed, wood frame, built in 1970, low quality, 168 sf  
Age: 54 years

(Photos are on the following sheets of the above listed buildings.)

Building ID 1

SF residential, ranch style, frame on concrete foundation, built in 1958, average quality, 1,253 sf  
Age: 65 years



Building ID 504

Farm utility building, masonry construction, built in 1970, average quality, 2,444 sf

Age: 54 years



Building ID 505  
Farm utility loading shed, pole building, built in 1970, low quality, 1.044 sf  
Age: 54 years



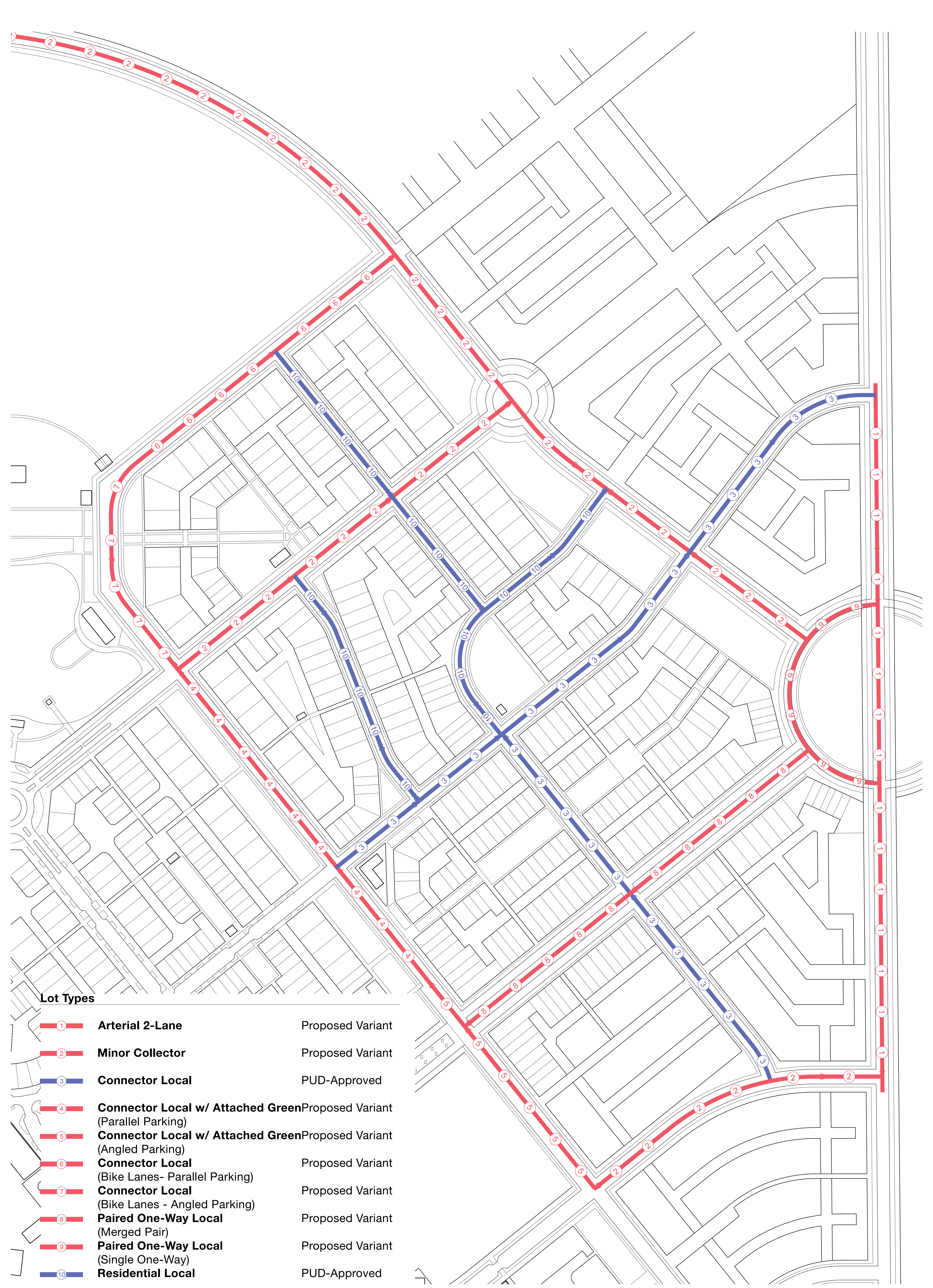
Building ID 506  
Farm utility loafing shed, pole building, built in 1970, low quality, 384 sf  
Age: 54 years



Building ID 507  
Tool shed, wood frame, built in 1970, low quality, 168 sf  
Age: 54 years

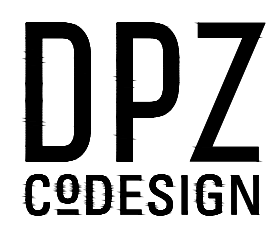






**Lot Types**

- |  |  |                  |
|--|--|------------------|
|  | <b>Arterial 2-Lane</b>   | Proposed Variant |
|  | <b>Minor Collector</b>   | Proposed Variant |
|  | <b>Connector Local</b>   | PUD-Approved     |
|  | <b>Connector Local w/ Attached Green</b><br>(Parallel Parking) | Proposed Variant |
|  | <b>Connector Local w/ Attached Green</b><br>(Angled Parking)   | Proposed Variant |
|  | <b>Connector Local</b><br>(Bike Lanes- Parallel Parking)       | Proposed Variant |
|  | <b>Connector Local</b><br>(Bike Lanes - Angled Parking)        | Proposed Variant |
|  | <b>Paired One-Way Local</b><br>(Merged Pair)                   | Proposed Variant |
|  | <b>Paired One-Way Local</b><br>(Single One-Way)                | Proposed Variant |
|  | <b>Residential Local</b>                                       | PUD-Approved     |



PROJECT NAME  
**Montava**

PROJECT NUMBER  
**1725**

PROJECT LOCATION  
**Ft Collins, CO**

MAP  
**Phase D Thoroughfares**

ID

DATE  
**3/5/2024**

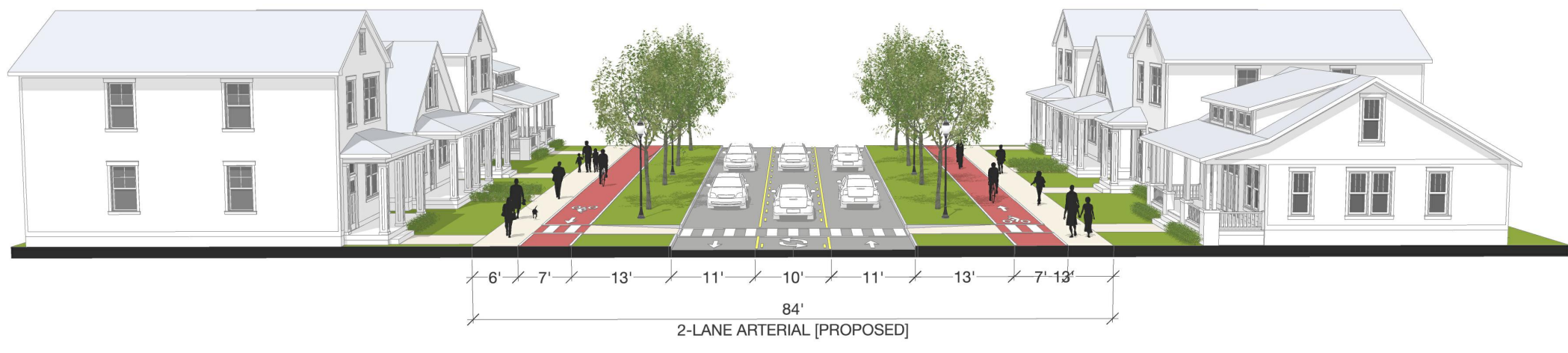
ORIENTATION

SCALE  

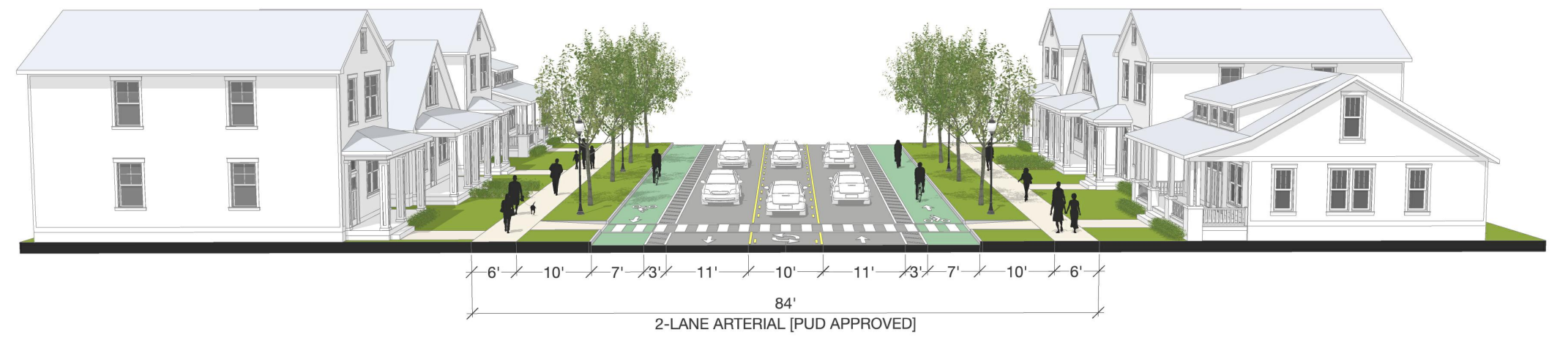
0 150 300 600 900 1200 1500 Feet

The above drawings, ideas and designs are the property of DPZ Partners. No part thereof shall be copied, disclosed to others, or used in connection with any work other than for the specific project for which they have been prepared without the written consent of the architects/town planners. Preliminary-this is a conceptual drawing not to be used for engineering, surveying, or construction.

**1 Arterial 2-Lane**  
Proposed Variant Section



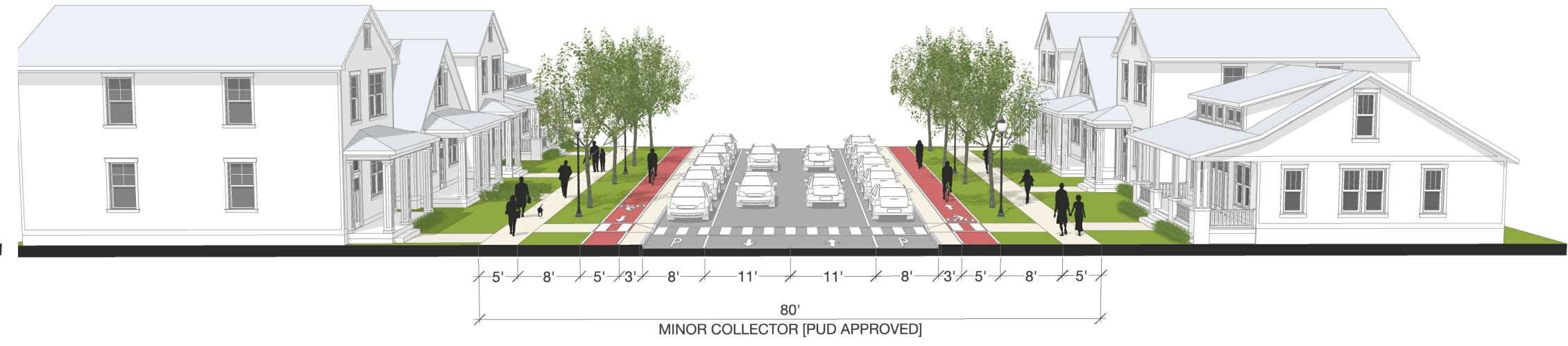
Reference PUD-Approved Section



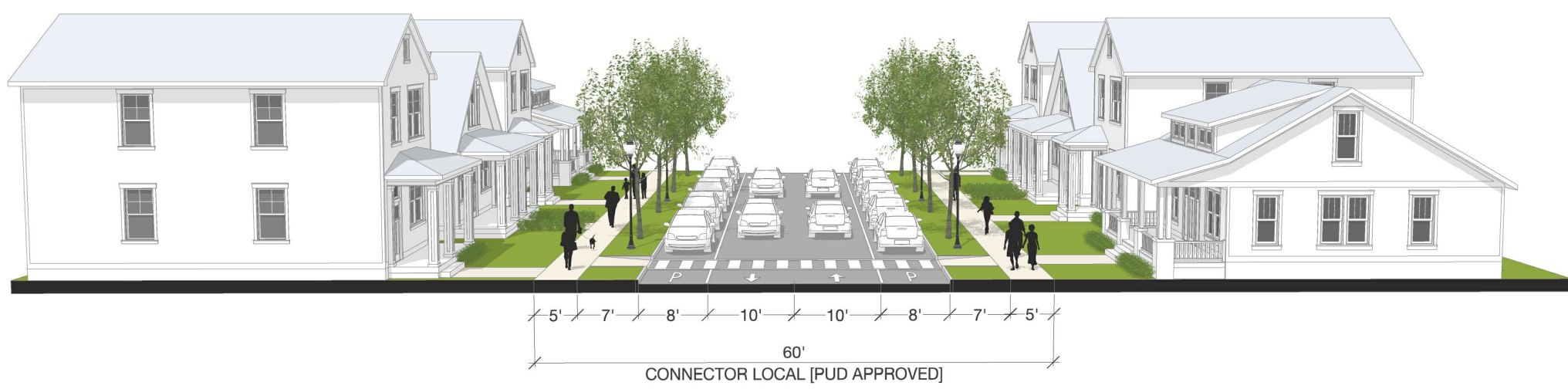
**2 Minor Collector**  
Proposed Variant Section



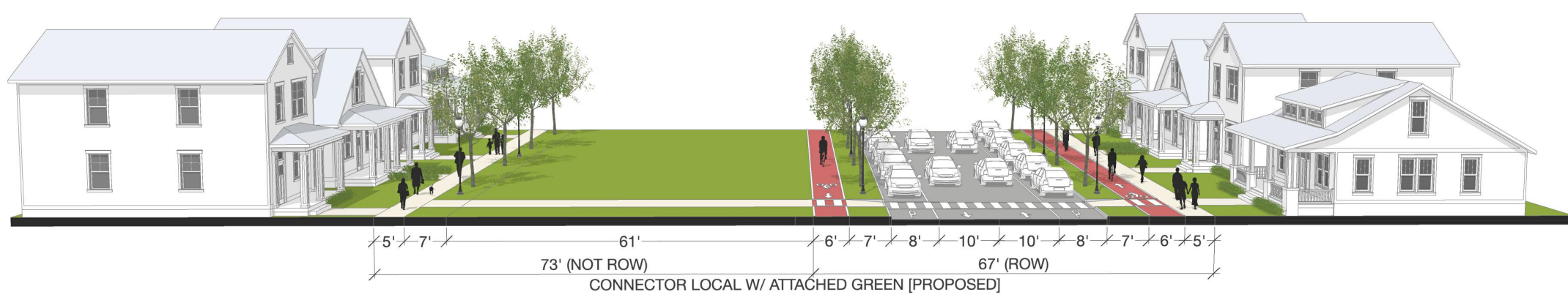
Reference PUD-Approved Section



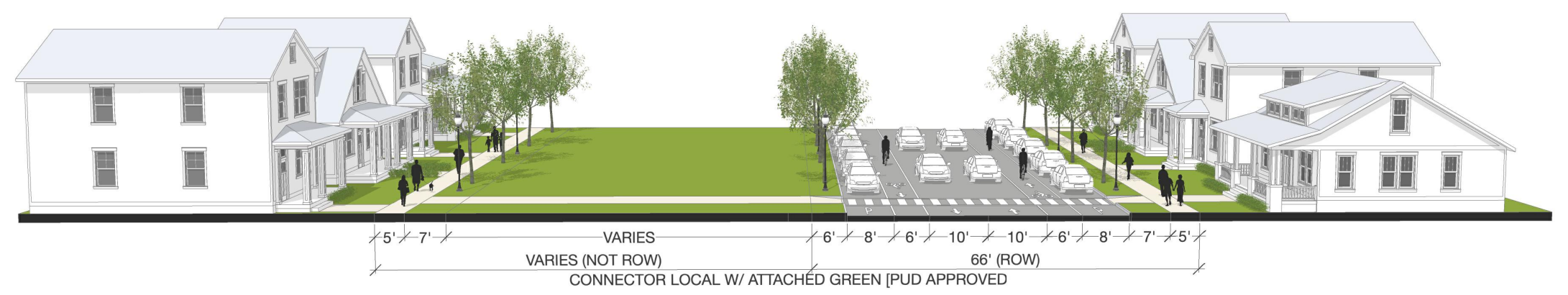
**3 Connector Local**  
Proposed PUD-Approved Section



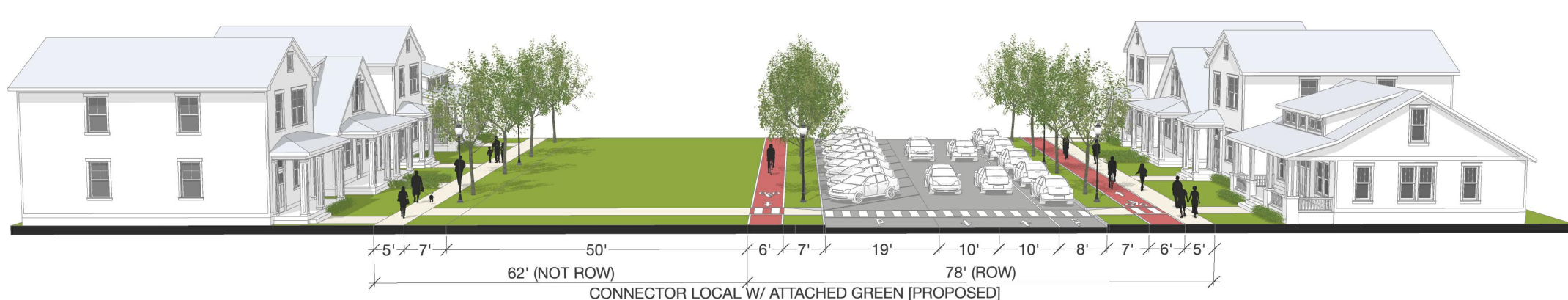
**4 Connector Local w/ Attached Green (Parallel Parking)**  
Proposed Variant Section



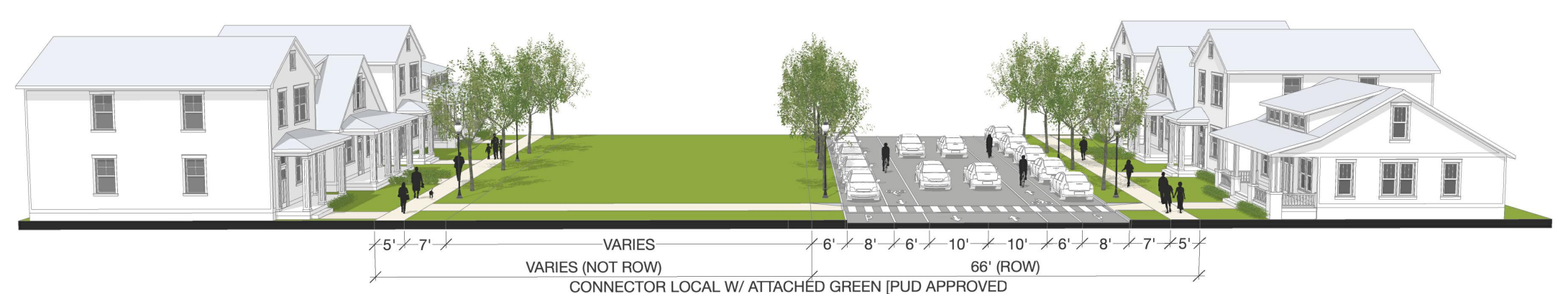
Reference PUD-Approved Section



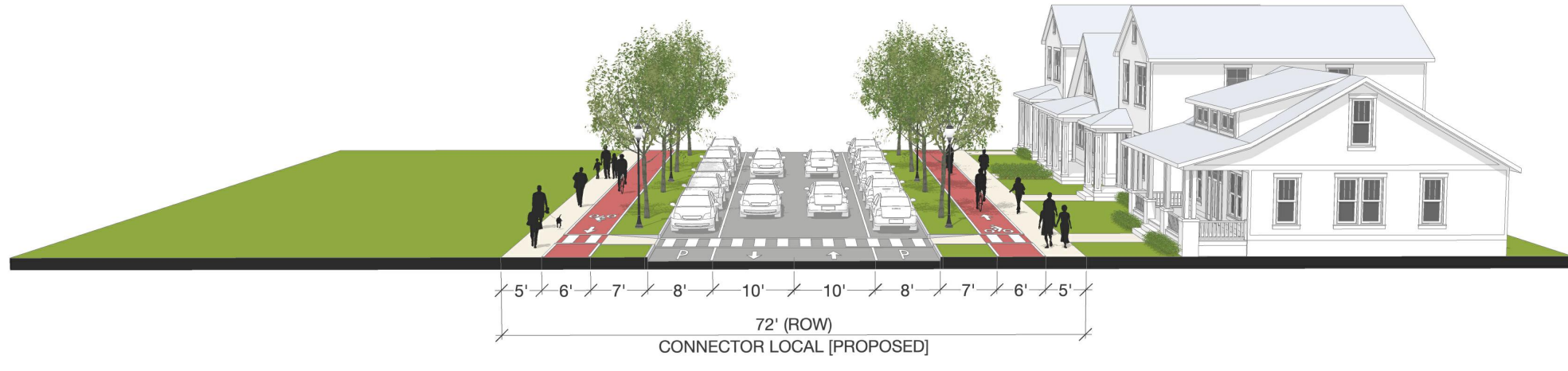
**5 Connector Local w/ Attached Green (Angled Parking)**  
Proposed Variant Section



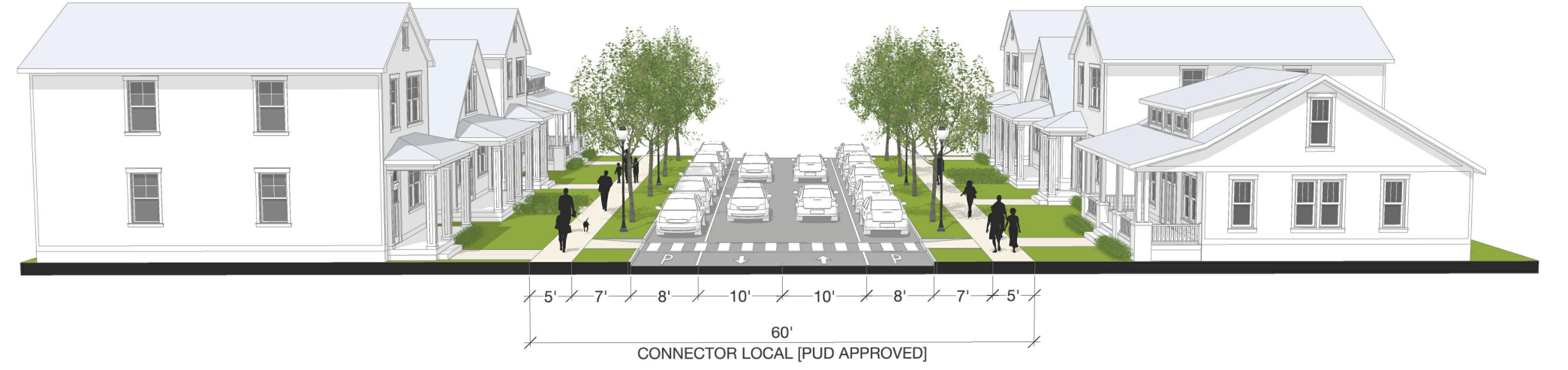
Reference PUD-Approved Section



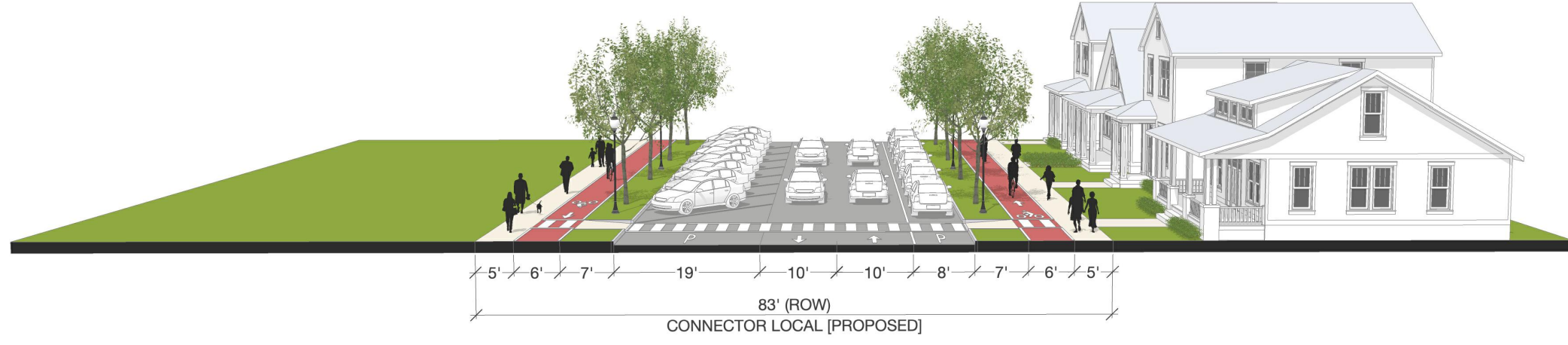
**6 Connector Local (Bike Lanes - Parallel Parking)**  
Proposed Variant Section



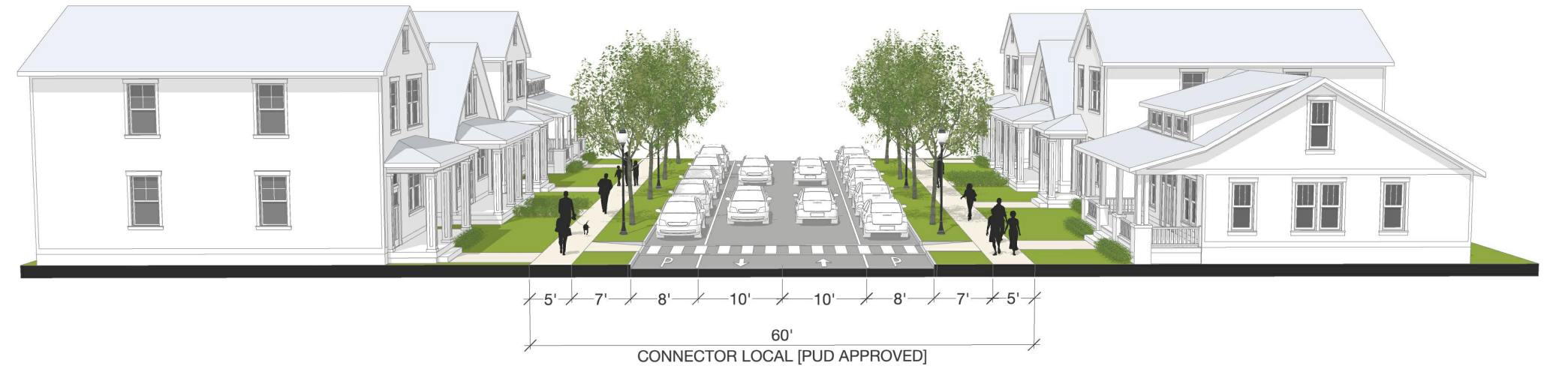
Reference PUD-Approved Section



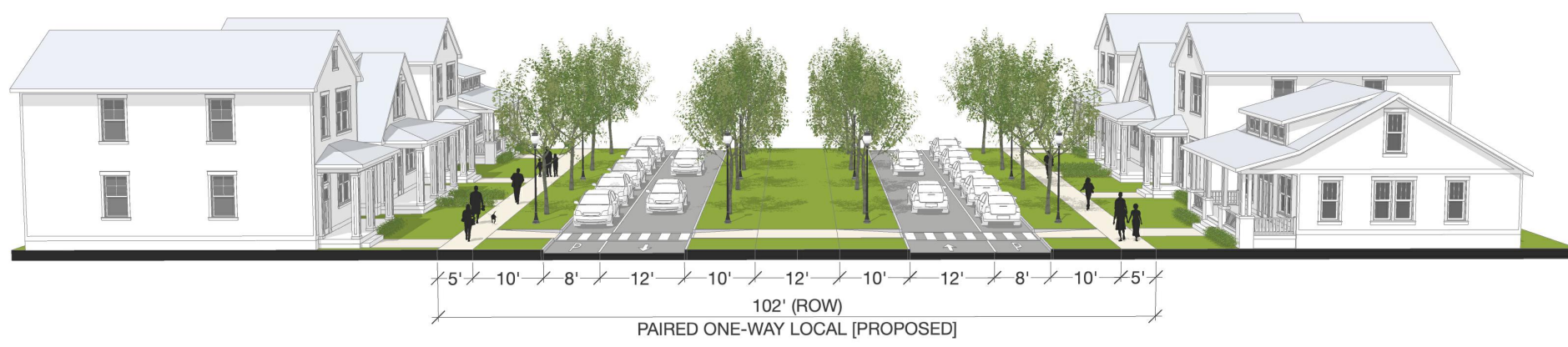
**7 Connector Local (Bike Lanes - Angled Parking)**  
Proposed Variant Section



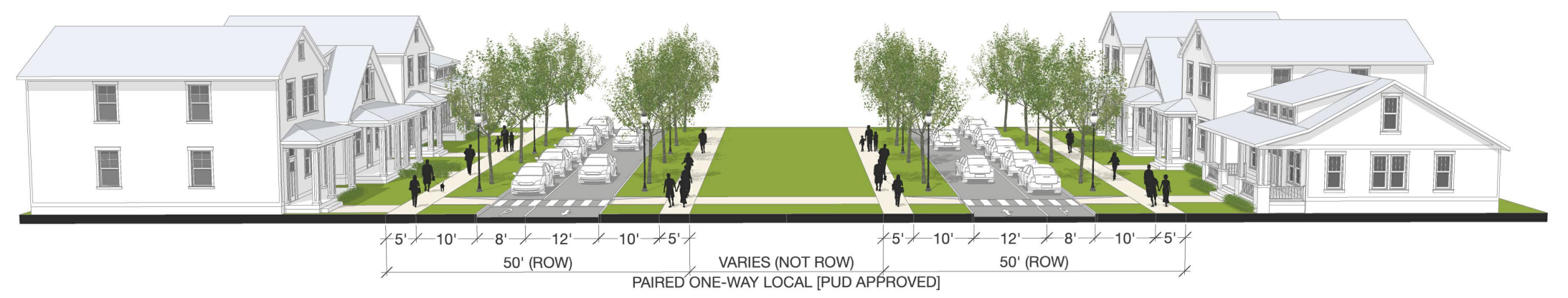
Reference PUD-Approved Section



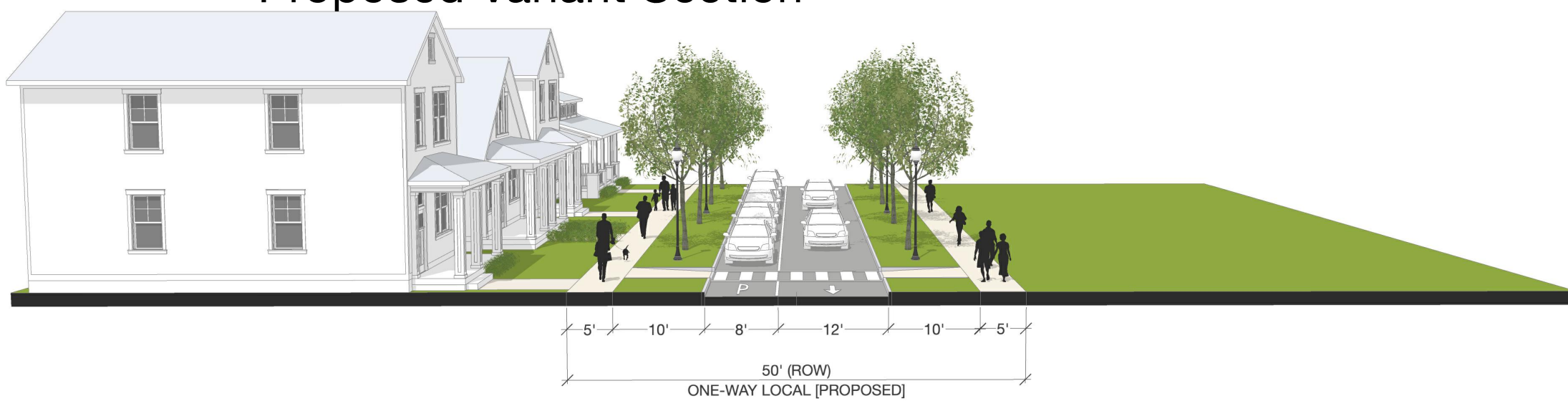
**8 Paired One-Way Local (Merged Pair)**  
Proposed Variant Section



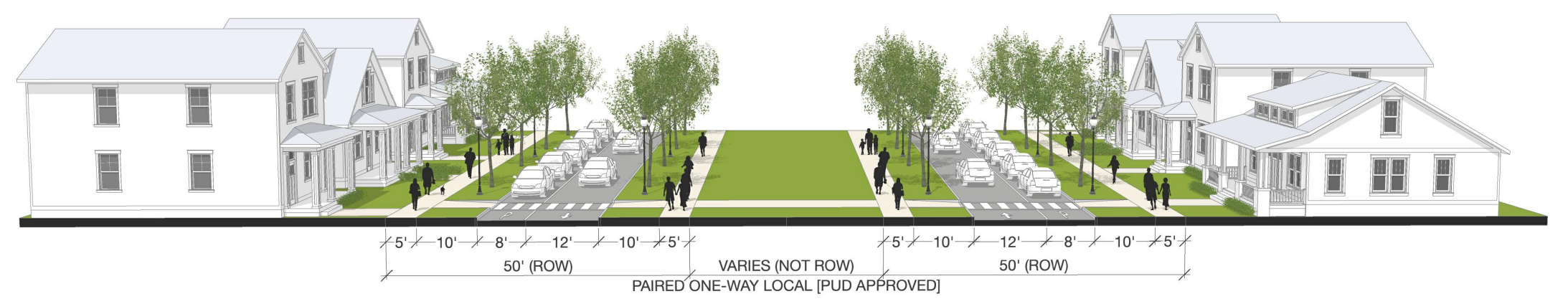
Reference PUD-Approved Section



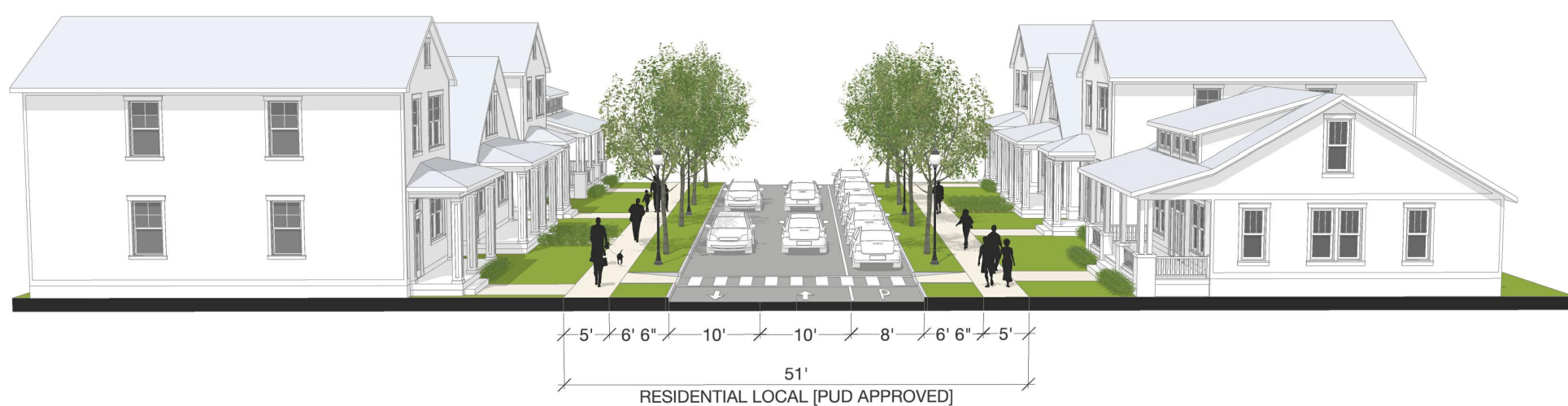
**9 Paired One-Way Local (Single One-Way)**  
Proposed Variant Section

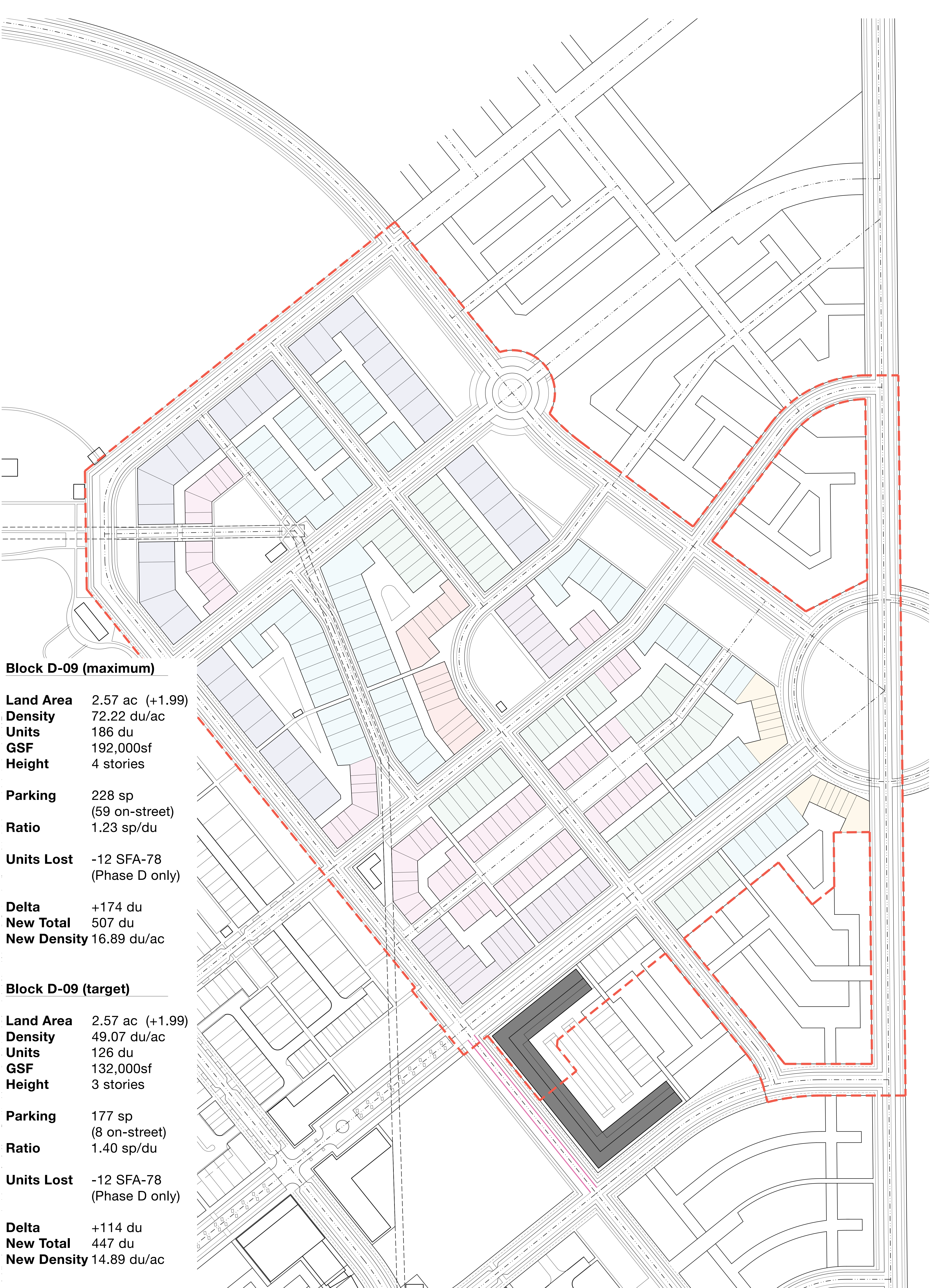


Reference PUD-Approved Section



**10 Residential Local**  
Proposed PUD-Approved Section





**Block D-09 (maximum)**

**Land Area** 2.57 ac (+1.99)  
**Density** 72.22 du/ac  
**Units** 186 du  
**GSF** 192,000sf  
**Height** 4 stories

**Parking** 228 sp  
 (59 on-street)  
**Ratio** 1.23 sp/du

**Units Lost** -12 SFA-78  
 (Phase D only)

**Delta** +174 du  
**New Total** 507 du  
**New Density** 16.89 du/ac

**Block D-09 (target)**

**Land Area** 2.57 ac (+1.99)  
**Density** 49.07 du/ac  
**Units** 126 du  
**GSF** 132,000sf  
**Height** 3 stories

**Parking** 177 sp  
 (8 on-street)  
**Ratio** 1.40 sp/du

**Units Lost** -12 SFA-78  
 (Phase D only)

**Delta** +114 du  
**New Total** 447 du  
**New Density** 14.89 du/ac

**DPZ**  
CODESIGN

PROJECT NAME  
**Montava**

PROJECT NUMBER  
**1725**

PROJECT LOCATION  
**Ft Collins, CO**

MAP  
**Phase D Multi-Family Site**

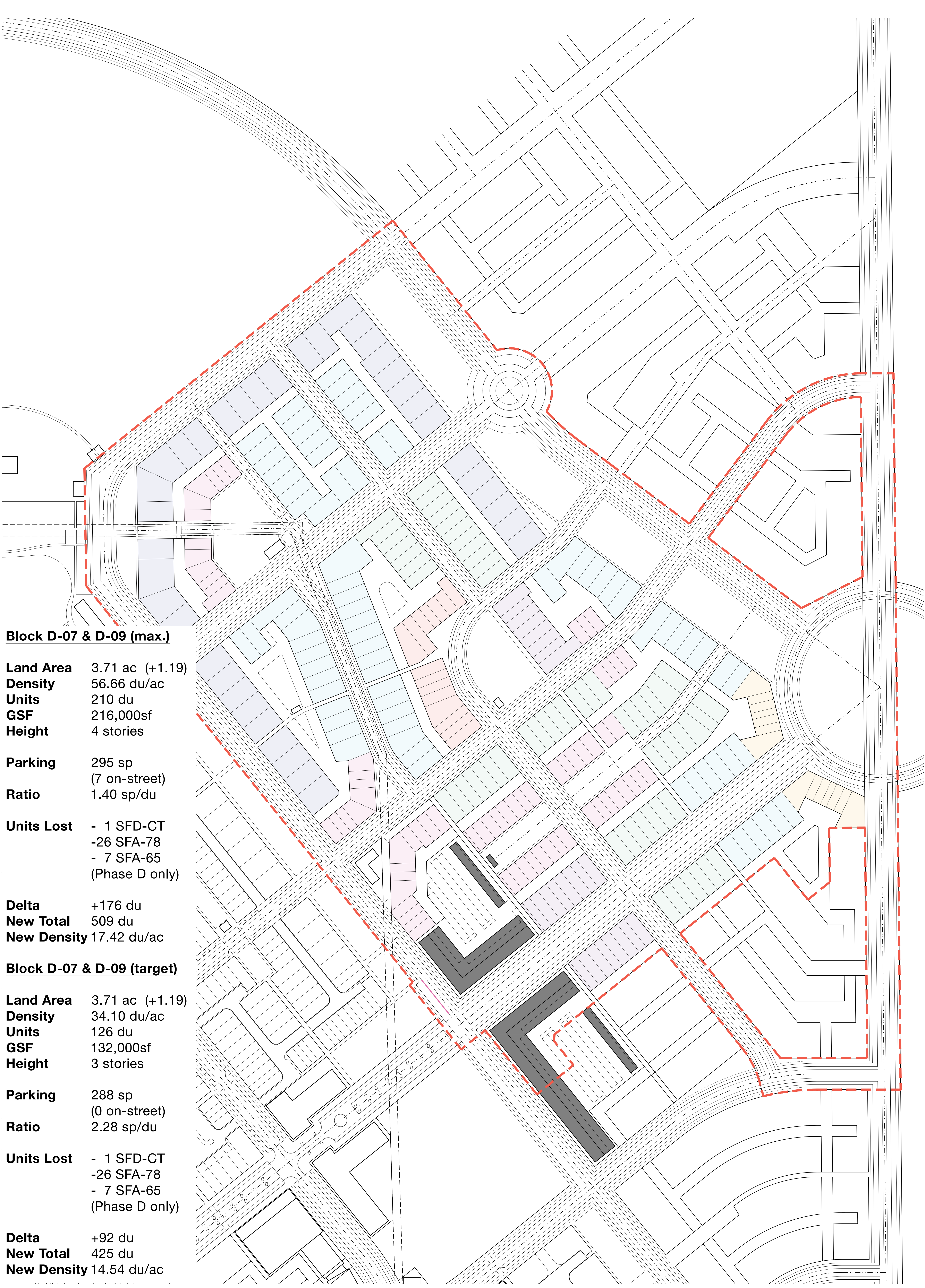
ID  
**D-09**

DATE  
**3/1/2024**

ORIENTATION

SCALE  
0 100 200 400 600 800 1000 Feet

The above drawings, ideas and designs are the property of DPZ Partners. No part thereof shall be copied, disclosed to others, or used in connection with any work other than for the specific project for which they have been prepared without the written consent of the architects/town planners. Preliminary-this is a conceptual drawing not to be used for engineering, surveying, or construction.



**Block D-07 & D-09 (max.)**

**Land Area** 3.71 ac (+1.19)  
**Density** 56.66 du/ac  
**Units** 210 du  
**GSF** 216,000sf  
**Height** 4 stories

**Parking** 295 sp  
 (7 on-street)

**Ratio** 1.40 sp/du

**Units Lost** - 1 SFD-CT  
 -26 SFA-78  
 - 7 SFA-65  
 (Phase D only)

**Delta** +176 du  
**New Total** 509 du  
**New Density** 17.42 du/ac

**Block D-07 & D-09 (target)**

**Land Area** 3.71 ac (+1.19)  
**Density** 34.10 du/ac  
**Units** 126 du  
**GSF** 132,000sf  
**Height** 3 stories

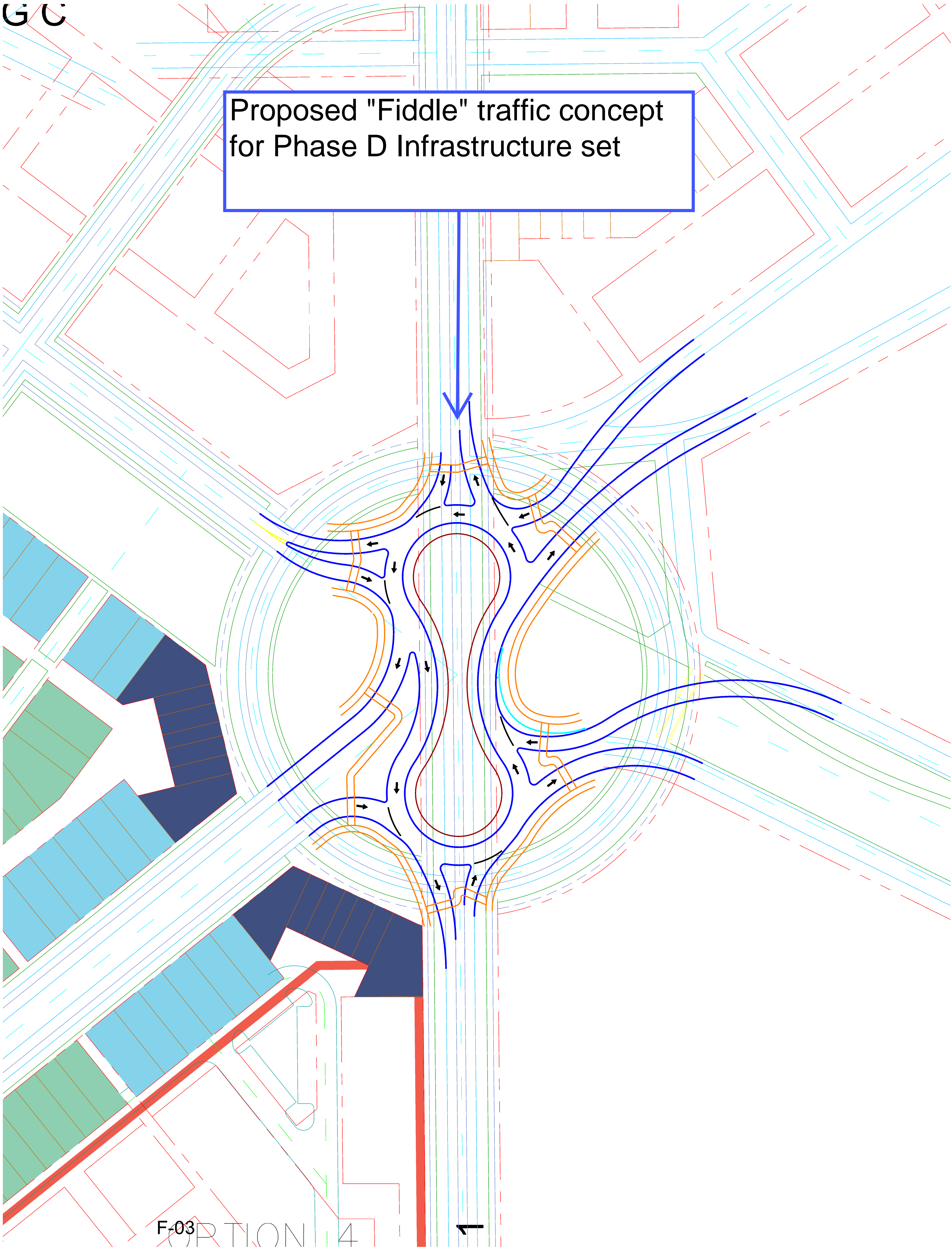
**Parking** 288 sp  
 (0 on-street)

**Ratio** 2.28 sp/du

**Units Lost** - 1 SFD-CT  
 -26 SFA-78  
 - 7 SFA-65  
 (Phase D only)

**Delta** +92 du  
**New Total** 425 du  
**New Density** 14.54 du/ac

Proposed "Fiddle" traffic concept  
for Phase D Infrastructure set





## Developer Questions/Request for Feedback

---

Our desire is to collaborate with the City and get closure on each item below in order to include any City feedback in the Preliminary Design Review Materials, if possible, and incorporate City feedback into our design/engineering and BDR submittal(s). The following Phase D map includes reference points for questions, when applicable.

- 1. Bifurcating Phase D** | We intend to seek approval for Phase D in two separate BDR submittals; the Phase D “Core” plan, and the Phase D “Infrastructure” plan. It is important to note that each submittal has its own distinct submittal/approval timeline, and will be designed to be completely functionally independent of any other submittals.

**The Phase D “Core” plan is our priority and includes the residential portion of Phase D.** For critical business reasons - including contractual land swap/sale obligations to Poudre School District and the Land Bank - we have planned an accelerated submittal and approval timeline (see Phase D “Core” Timeline Exhibit). We have a PDR for the Phase D “Core” plan scheduled for April 3, 2024, and our anticipated date for a first submittal (at 60% plan level) is between May 1 and May 8, 2024. The intent is to create the “core” set so that the submittal can stand alone and support itself with utilities and safe access routes to start residential construction.

**The Phase D “Infrastructure” plan** will require design discussions with several stakeholders, so once we’ve completed the PDR for the Phase D “Core” plan, we intend to kick-off this “Infrastructure” plan with a design charrette focused on the Giddings and Maple Hill intersection (see “Fiddle Intersection” exhibit)..

Following the design charrette we will create a submittal/approval schedule for the Phase D “Infrastructure” plan. The Phase D “Infrastructure” plan includes the (i) portion of Maple Hill Road that abuts the green space/ drainage channel along the northern border of Phase D - including (ii) the Maple Hill roundabout, (iii) the intersection at Giddings/Montava Avenue/Maple Hill Road, and (iv) a small tract for future development near the Giddings/Montava Avenue intersection.

- a. What feedback, barriers, concerns, or questions does the City have about this bifurcated approach?
  - b. Can we proceed with scheduling a design charrette session with the City for early April?
- 2.** For the Phase D “Core” submittal, we plan to extend the roadway bordering the elementary school site until parallel with the alleyway of the homes that *front* the street. Does the City have feedback or a preference as to whether we:
  - a. Stop at the end of home frontage?
  - b. Extend all the way to the pedestrian walkway?

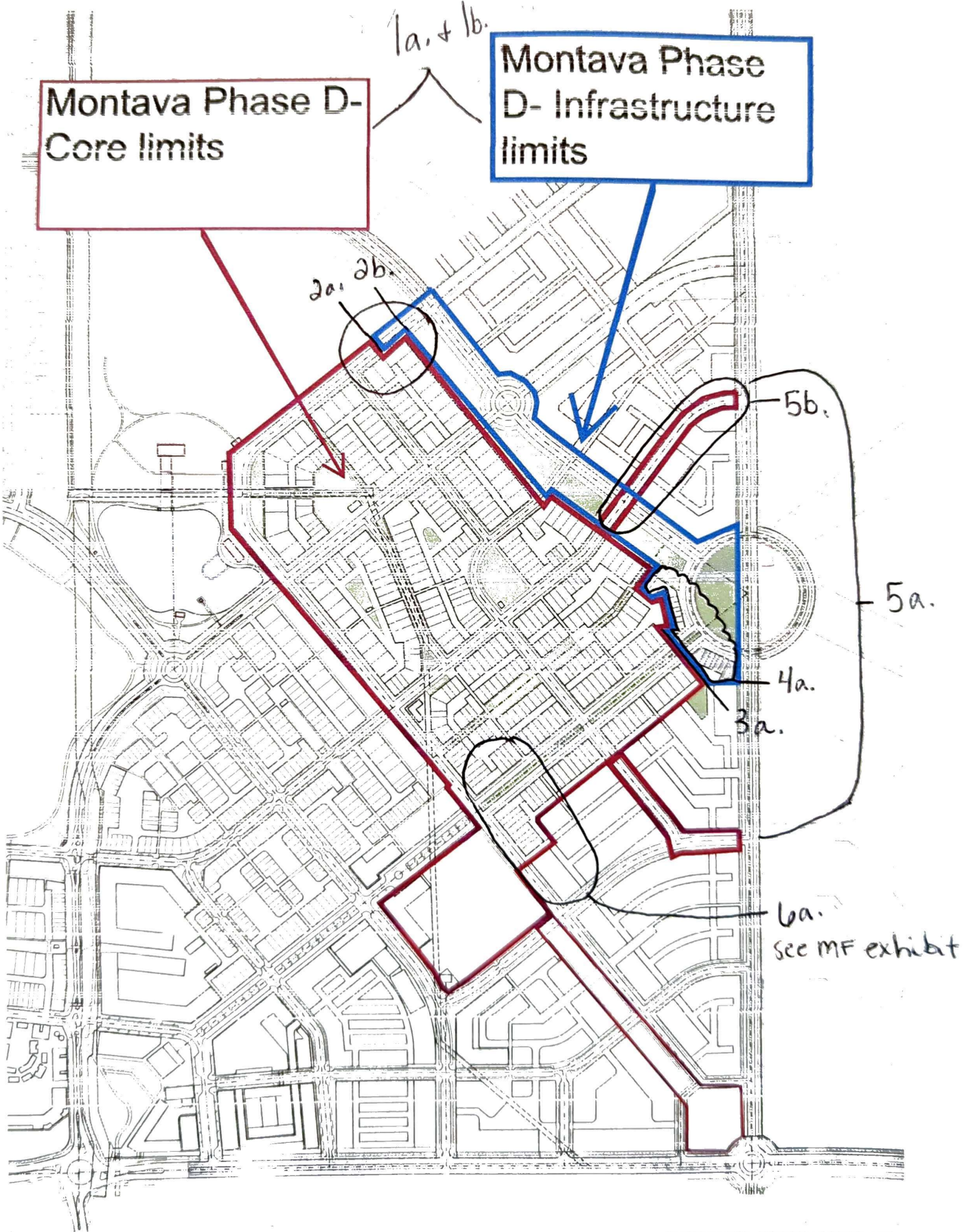


3. We aim to include as many lots as possible in the Phase D "Core" submittal while leaving flexibility for the-to-be-determined design of the Giddings intersection.
  - a. Does the City have feedback about stubbing Montava Ave at the mark indicated on the following map?
  
4. To allow sufficient space for Giddings intersection design, we plan to designate a "future development tract" in the Phase D "Infrastructure" plan. Our goal would be to replat these tracts with land uses separately or in Phase F.
  - a. Does the city have feedback, instructions, or cautions about that plan?
  
5. There are two points of access designed in Phase D "Core". The northern access road is intended to be a interim access road, as it will require re-engineering and repaving, etc., when we later design and construct Phase C.
  - a. Do our two points of access meet the needs of the City, PFA, and any other reviewers?
  - b. If we are able to move quickly on the "Infrastructure" approval and construct concurrently, can we write into the Phase D "Core" DA that we do NOT need to build the northern access road IF we are able to bring the Giddings intersection online before COs?
  
6. If we include a multi-family project in the southernmost corner of Phase D, we would like to build the Phase D southern boundary road to stop/be stubbed out at Montava Ave. (See "Potential Multi-Family Site" exhibit)
  - a. Does the city have any feedback?
  
7. We intend to request variants in the Phase D "Core" plan. Does the City have any questions or any concern about our ability to get approval for the "Proposed Variants" listed on the first page of the "Engineering Variances" exhibit?



Montava Phase D-  
Core limits

Montava Phase  
D- Infrastructure  
limits



Project Location  
**Montava**  
 Project Number  
 1725  
 Project Location  
 Ft Collins, CO

Project Title  
**Phase D Concept Plan**  
 Date  
 3/4/2024

