

Dear Hearing Officer,

This letter is a follow up to my 20-years of interaction between the Advance Planning Department and Planning Department concerning the Hansen Farm. As a 44-year resident of Fort Collins and 22 years in Willow Springs, I feel qualified to address the issues of this development as it relates to Fort Collins, the Fossil Creek Area Plan and neighborhoods surrounding the Hansen Farm.

My husband and I moved to Fort Collins in 1974 and have watched the town grow from 55,000 residents to a population of over 180,000. We work in the community, volunteer in the community and raised our three daughters in Fort Collins. When we moved to Willow Springs we were not naïve into thinking the Hansen Farm was always going to be undeveloped. We have watched City Councils, City Planners, County Commissioners and City Managers come and go and have generally respected the way in which the growth has been directed and managed in Fort Collins. However, there have been issues raised with the Hansen Farm from the beginning and those issues have not changed. I have notes and memorandums from every meeting and comment made in public and private meetings concerning the density and use of the Hansen Farm. We are asking for accountability.

The 20-year Hansen Farm dialogue has included use and density as it relates to the Fossil Creek Area Plan with unresolved issues concerning widening Timberline, increased traffic and the safety of those living and driving the area. Our daughter was in third grade when we moved to Willow Springs and is now a homeowner in the Linden Park Subdivision, which is less than a quarter mile from the Hansen Farm. With the addition of the Crowne Apartments (between the Hansen Farm and Linden Park), on a daily basis we all fear for her safety as she tries to get onto northbound Timberline to go to work. There is no traffic light at that location and none proposed. Once the Hansen Farm single family homes are approved, the remainder of the land will be used to build multi-family homes. City staff has admitted that the next traffic signal will not be installed until at least 2020, and it will be placed at the intersection of Timberline and Zephyr Road, still creating unsafe intersections.

My point to all of the above is that Fort Collins is known for its smart planning and quality lifestyle. Early developments in the city reflect the wisdom and beauty as these neighborhoods and community centers have matured. As the Fossil Creek Area Plan develops, the same care and attention should be used to support the intent of the visionaries of the four government entities that created it in 1998. Currently, the **interpretation** of the plan is being compromised in multiple ways and the South Timberline corridor is feeling like a “runaway train”.

To say that this P.D.P. is compatible with the south edge of the existing Willow Springs subdivision is the mindset that is causing a well-planned city to start looking like metro Denver. (FC-LUF-5 Relationships and Transitions at Edges of Neighborhood Development: *Where a new neighborhood develops next to existing lower-density residential development, the neighborhood design and layout should complement the established patterns of buildings and outdoor spaces along the edge, with no drastic and abrupt increase in the size of buildings or intensity of building coverage*).

The key phrase is “no drastic and abrupt increase”. There are **20** south edge Willow Springs lots that partially back to Mail Creek Ditch easement. The SF of these lots are on the average of **12,148 SF**: (1) 23,000+ SF, (1) 16,000+ SF, (3) 14,000+ SF, (2) 13,000+ SF, (2) 12,000+ SF, (6) 11,000+ SF, (3) 10,000+ SF, (1) 9900 SF, and (1) 8035 SF.

The P.D.P. has **35** lots backing to Mail Creek Ditch easement on the average of **7,206 SF** of which (1) is 9000+ SF, (5) 8000+ SF, (10) 7000+ SF and a whopping (19) that are 6000+ SF.

The P.D.P. states “The potential new building size and building lot coverage with the proposed single-family detached lots with this P.D.P. are not significantly increased in comparison to the existing pattern in Willow Springs.” The **proposed number of homes for the Hansen Farm edge is 43% more than the Willow Springs edge and the SF of the lots is 41% smaller than their counterparts in Willow Springs.** During the neighborhood meeting of June 20, 2017, Mr. Wray said “The proposed design shows single family detached dwellings on the north edge and next to Willow Springs with SLIGHTLY smaller lot sizes than the existing neighborhood.” In percentage terms, 41% is not a slight amount.

Finally, the P.D.P. has not addressed building size as part of the Application, and the size criteria must be addressed to determine if the buildings meet the size criteria in FC-LUF-5.

In conclusion, the edge of Willow Springs and the proposed edge of the Hansen Farm development are not apples to apples. What is being proposed was not the intent of the beautiful Fossil Creek Area Plan. The majority of neighbors along the south edge cul-de-sacs of Willow Springs purchased their “forever” homes in the late 1990s and have created the kind of community that the City of Fort Collins has always emphasized. **We are not against development, but merely asking for the proper interpretation of FC-LUF-5 and accountability in the P.D.P. application of size criteria in designing this new neighborhood that will abut to an existing neighborhood.**

Teresa McElroy
5707 Sandbar Court
mcelroy@frii.com

November 29, 2018

To: Sylvia Tatman-Burruss, statman-burruss@fcgov.com.

Dear Administrative Hearing Officer:

This letter is a follow-up to my comments at the Planning and Zoning Board Public Hearing on October 19, 2017 with respect to the proposed Hansen Farm development. As a 2-year property owner of a residence in the Willow Springs Community, a professional engineer, and previous resident in large metropolitan communities of California and Texas with ongoing residential land development, I believe community involvement is important to help the city in decision making to maintain safe and secure communities of compatible density with adjacent neighbors.

There are 3 subjects that continue to be of concern. I will address these referencing the Hansen Farm ODP sections as applicable, as the PDP appears essentially the same for these three subjects.

First, 6 of 13 ODP Submittal -- Drainage and Stormwater Management:

The Overall Drainage report identifies ONLY 1 drainage outfall on site, an existing 18" RCP drainage pipe that does not have sufficient capacity for the site. To ensure sufficient stormwater drainage capacity, drainage easement(s) must be sought from an adjacent property.

The 9 of 13 ODP Submittal identifies overdetention ponds/basins as the method to offset the lack of adequate drainage on the site. As overdetention temporarily holds water from runoff, the issue is if there are often longer duration holding periods that provide stagnant water storage, the result may be a mosquito breeding area. This is a concern because the West Nile virus (WNV) is a mosquito-borne virus is considered permanent in Colorado and infections can be expected each year.

Bottom-line – Currently the Hansen Farm site does NOT have adequate drainage easement.

Second, 9 of 13 ODP Submittal -- Water Quality and Potential Pollutants of Soil and Water:

The ODP submittal states that 50% of site runoff will be treated to achieve the required Water Quality.

Even with a previous Phase I Environmental study, as the current crop farming is ongoing, there may be residual pollutants of fertilizers, pesticides, herbicides, fuels, oils, and other chemicals today impacting the soil and water on the site.

Note, that pesticides are can be persistent and have potential to leach into surface and groundwater.

Bottom-line --- Identify the water and soil quality as of today.

Third, 8 of 13 ODP submittal, Transportation Impact Study (July 31, 2017):

The Transportation study at Timberline and Zephyr Intersection, (p. 28, sheet dated 7/17/17), was conducted on Thursday May 12, 2017 for **ONLY 4-hours and ONLY at for short duration Peak periods (7:00 to 8:45 am; 4:00 to 5:45 pm).**

Objections to the interpretation of the data collected for this short duration study are as follows:

Objection 1: Base assumption that Timberline widening will be done prior to development (unknown date of widening, no schedule by the city transportation department).

Objection 2: Future growth rate of traffic on Timberline (1.5%/year) and Zephyr (1.5"/year) are difficult to believe given the rapid growth of traffic in southeast Fort Collins and Northern Colorado.

Objection 3: The conclusions of the traffic study stated that the current roadway operations in the area of Hansen site are acceptable during all peak hour periods. The community is currently experiencing the fact that these roadway conditions are NOT acceptable today.

Objection 4: The conclusion that the traffic demands associated with the Hansen site can be easily managed. The traffic demands currently are NOT easily managed today and that is without the development of the Hansen site.

Bottom-line – The traffic study is inadequate to forecast neither today’s traffic conditions nor the future’s with the development of the Hansen site.

Vivian K. Bust
5557 Weeping Way
vivianb@net-star.net

From: James Tilmant
To: [Sylvia Tatman-Burruss](#); [Pete Wray](#)
Subject: Hansen Farm Project Development Plan #PDP170036
Date: Thursday, November 29, 2018 2:47:30 PM

Dear City Planners and Administrative Hearing Officer,

We are writing to express our OPPOSITION to the proposed development of this 55 acre site with 178 single-family dwellings. Our objection is due to the lack of sufficient road infrastructure to handle the large volume of traffic that already exists along Timberline Road, let alone an additional 178 family homes in the area with more to come.

This additional development will just add to an already overcrowded and unsafe traffic and pedestrian situation that exists on Timberline and adjacent roads today, particularly since this is just phase one of apparently already planned, even higher density, residential and commercial development yet to come. The approval and building of the large apartment complex just down the road from this proposal a few years ago, which was approved by the City without adequate road access and highway infrastructure improvements to handle the increased traffic that it caused, has resulted in an already over congested situation. Please don't make it worse!

We also don't want to hear about any shortage of water for existing residents if the City can keep blindly allowing new housing developments to go in all over the place totally unchecked!

Thank you,

Jim & Bobbie Tilmant
5703 Pebble Beach Court
Fort Collins, CO 80525
970-227-1834

From: [Tenaé Beane](#)
To: [Tenaé Beane](#)
Subject: RE: Hansen Farm PDP - Questions
Date: Thursday, November 29, 2018 3:47:52 PM
Attachments: [image002.png](#)

From: Sylvia Tatman-Burruss <statman-burruss@fcgov.com>
Sent: Wednesday, November 28, 2018 11:54 AM
To: chris@thegroupinc.com
Cc: Tenaé Beane <tbeane@fcgov.com>; Pete Wray <PWRAY@fcgov.com>
Subject: Hansen Farm PDP - Questions

Good morning, Mr. McElroy –

I am the community liaison for development review projects. Pete Wray forwarded your questions to me regarding the Hansen Farm PDP (Project Development Plan). He's provided the responses below. Upon receiving this, please let me know if you have further questions or comments. Also, please let me know what part of the correspondence you would like included in the public comment for consideration by the Hearing Officer for the hearing being held tomorrow night (Thursday, 11/28). You can send those comments to me and I will forward them on to the Hearing Officer. In addition to the comments, you can also make public comment at the hearing.

Please let me know if you have further questions or comments.

Have a good day,

Sylvia

The Fossil Creek Reservoir Area Plan representing a policy plan does not include design standards that are regulatory such as setbacks. The Land Use Code provides required development standards. The approved Willow Springs PUD includes setback requirements that were in Code prior to 1994.

Willow Springs PUD Filing 2 (1994):

-
Setbacks:
Front – 16'
Side – 5'
Rear – 10'

FC Land Use Code – LMN Lots:

-
Front – 20' (garage to back of sidewalk)
Side – 5'
Rear – 8'

Fencing Option for north lots:

Based on the Neighborhood Meeting discussion, the Applicant is providing reference on site plan notes: "All rear lot fencing for lots adjacent to the Mail Creek Ditch shall be 4' open rail fencing".

Sylvia Tatman-Burruss | Development Review Liaison

Neighborhood Services, City of Fort Collins

(970) 224.6076 | statman-burruss@fcgov.com | www.fcgov.com/neighborhoodservices/

From: Chris McElroy <chris@thegroupinc.com>

Sent: Monday, November 26, 2018 8:27 PM

To: Pete Wray <PWRAY@fcgov.com>

Subject: RE: Hansen Farm PDP Hearing


Pete – I am looking to find the side setbacks for the houses out back of our home on Sandbar which as close as I can tell are "on the edge" as stated in the Fossil Creek Area piece. Can you direct me to where I might find the side set-backs and front and back setbacks for these lots? Also, I believe the developer committed to having fencing the same as ours and not 6' privacy and vinyl? Can you as well direct me to that piece as well? Thank you. Chris

**Chris
McElroy**
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