

Northfield/Schlegel Property Open House – August 10, 2017 6:00pm-8:00pm

An Open House-style neighborhood meeting was held at the City of Fort Collins Streets Department Building on August 10, 2017. The applicant was present, as were several staff members from the City of Fort Collins. Comment cards were provided to gather specific comments or questions from meeting attendees.

Comment Cards:

- Concern regarding traffic patterns in addition to Vine & Lemay is the intersection of Redwood & Vine. What is the plan to mitigate the addition [sic] traffic? Is there a way to create incentives to direct traffic to College along Suniga rather than on Redwood?
- I love the burme [sic]/green space separating Alta Vista from Northfield, plus I love the idea to provide a walk/bike path to connect a walkable community. I hope that whatever commercial property is built behind my house doesn't create a situation of reduced privacy or safety for us. A stoplight at Lemay & Suniga would help give us time to exit/enter the neighborhood @ Main. A constant flow of traffic makes it very difficult for us, now. Our primary concerns involve noise, pollution, and safety as well as the desire to maintain cultural integrity in our neighborhood. I have confidence these factors are being considered. It is a major relief to see these plans v. the plans put together by the Sugarbeet District. Feel free to contact me for further comments/questions. I'd love to stay informed & involved.
- Density way too high for compatibility w/ existing neighborhood. Limited transportation options-- funnels everything to N. Lemay. Extend Turnberry (CR11) south to take burden off N Lemay. City development puts burden on Lar Co Rds! Phase development to use existing roads.
 1. Need to prioritize Turnberry extension
 2. Lemay overpass is needed before development is put in!
 3. What is the plan to extend sidewalks from Greenbrier area off Lindenmeier to the new development/Vine?
- Extend Turnberry south- another traffic option. Start development close to existing ie: Suniga Street. Why 479 units! Cut it in half!
- Concerned about timing & funding of Lemay realignment before this development begins. Funding for Lemay realignment should be a Council decision—not a city-wide vote. Voters in the south end of town are not vested in traffic up here.
- North Leamy can't handle more traffic, so concerned about density of project. Turnberry needs to be extended up Vine or Conifer because of so much development north which wasn't there when Turnberry extension taken off the original plan.

- With the Schlegel Development, what will the timeline be (i.e start date) of the Lemay re-routing project, and will the “old Lemay” be improved simultaneously.
- Lemay by-pass before the Build.
- Please:
 1. Connect Turnberry southward & extend!
 2. “Arterial” needed (east-west) Cuniga [*sic*] – ASAP!
 3. Make Country Club Rd SAFE again – by working with County & 18-Wheelers/Semi Trucks.
- The East-West arterials must be developed Suniga-to-Timberline prior to lengthening a 4-Lane Lemay north of Suniga.
- The City is ignoring the impact on residences that are just north of the city limits. TO alleviate dangerous congestion on North Lemay-
 1. The Suniga extension to Timberline should occur prior to the extension of a 4-Lane Lemay north of Suniga.
 2. The Turnberry-to-Suniga connection should be prioritized to alleviate congestion on N Lemay. With this in place, Lemay could be left as 2 lanes north of Suniga.
- I know we need housing, but we need to be smart about it. Can affordable units be included? Glad to hear these are universal design element included – keep that! The amount of people in this new area will greatly affect high traffic on Lemay which is already heavily delayed. Please keep this in mind as much as you can – delay project until the Suniga/Lemay redesign is done.
- Roads need to be developed before more housing is built. Is there any coordination with the County? Essentially 4-Lane Lemay will bottleneck at Gregory & Country Club. Development is going on in the County too. Turnberry must be extended to relieve pressure. I’d like to see a joint presentation by City & County.
 1. Please have a presentation rather than just open house.
 2. Is there a possibility of having a lower density development
 3. Please extend TURNBERRY RD south to Suniga
 4. Roads cannot handle the traffic with the existing development
- Can you look more holistically at development, rather than at individual projects doing individual studies? Could citizens say what kinds of neighborhoods they like? What about building traditional neighborhoods.

Comments submitted by email prior to neighborhood meeting:

We live in Alta Vista. Unfortunately we are out of town through 8/12 and are sorry to miss this very important meeting that drastically effects our home and our neighborhood. We are very concerned about the impacts of Suniga Rd. to the health and safety of Alta Vista as well as the proximity and height of the proposed condos. Please consider the below questions/comments as part of the neighborhood meeting comments as we are out of town. We trust that there will be further meetings held with the Alta Vista neighborhood as development plans progress.

1. Suniga Road - how will pollution/noise abatement be guaranteed to the people who live in the existing historical neighborhood of Alta Vista from such a large traffic volume? This question has been asked many times by the people of this neighborhood (see NNP 2005, Vine/Lemay/BNSF Public Meeting Feb, 10, 2016 - comments on Suniga, Alta Vista Neighborhood Mtg Nov. 16, 2016 - comments and petition sheet). The City each time has indicated with drawings and words that a raised landscaped berm would be built to protect people from the particulates, chemicals, and noise. Will the developer or the City be responsible for building this?

2. - Where is the buffer between the existing west side of Alta Vista and the proposed condos? The proposed 6-unit condo appears to back up to existing homes in Alta Vista.

3. How many stories are the proposed condos? How will the setback of the condos from the west side of Alta Vista maintain backyard privacy, viewshed for existing Alta Vista homes? Definitely the 6-unit proposed condo that immediately abuts Alta Vista is too close and likely too high and will severely affect existing neighborhood property values, privacy, and aesthetics (noise, views).

4. Are the proposed condos in line with the existing neighborhood that consists of very modest 1-story homes?

5. It is very concerning overall that the entire development proposal submitted by Jon Mosier (Development Review Guide - Preliminary Design Review Application) does not mention Alta Vista once, considering that this existing historical neighborhood would be severely impacted by Suniga and the proposed condos. We are interested in learning how the developer and the City plan to work with Alta Vista residents to ensure protection and enhancement of this existing neighborhood as well.

Thank you for considering and noting these initial questions. Please let us know how we can access the meeting summary notes and also how we can be notified of any upcoming discussions regarding this development. Obviously, we are much affected by this development proposal, so would be interested in contributing to the discussion.