

December 13, 2017

COUNCIL OF THE CITY OF FORT COLLINS, COLORADO

Council-Manager Form of Government

Special Meeting – 6:00 PM

● ROLL CALL

PRESENT: Martinez, Stephens, Summers, Overbeck, Troxell, Cunniff,  
ABSENT: Horak  
Staff Present: Atteberry, Schmidt, Coldiron

● DISCUSSION ITEMS

1. Montava Project Pre-Application Hearing. (No Action Taken)

*The purpose of this item is to allow the potential applicant of the Montava Project in northeast Fort Collins to receive preliminary comments from the City Council regarding the applicant's overall proposal in order to assist the developer in determining whether to file a development application.*

Mayor Troxell state the purpose of the hearing was for the developer to make a presentation regarding the overall project, receive comments from the public, and for Council to provide comments regarding the overall project to assist the developer in deciding whether to file a formal development application for the project. There is currently no pending development application for this project and Council will not be making any decisions regarding the project at this hearing.

Mayor Troxell outlined the order of proceedings.

Jeff Mihelich, Deputy City Manager, stated the criteria for a pre-application hearing involve a project of communitywide significance. The developer has the option to move forward with a formal development application, at which time, there will be many more opportunities for public dialogue and comment. The development is 900 acres in size in the far northeast corner of the City.

Max Moss, HF2M, discussed the history of his time in Fort Collins and stated Montava is loosely translated as “mountain sun”. He discussed the charrette and various groups involved in the project to this point. The project will involve an agri-urban farming component, will be built to a higher energy standard, and has a goal of creating new utility interconnection.

Mr. Moss stated the key to transportation in this area is distribution. The plan is to keep the existing grid and utilize planned connections. Mr. Moss discussed stormwater in the area, the view corridor, and the proposed plan to move the PSD high school land and redistribute the elementary and middle school land. The plan includes community commercial development, but no big box commercial development, will rely heavily on Nature in the City, and will provide integrated affordable housing.

Financial incentives are not being requested; however, challenges and opportunities do exist in terms of raw water for potable use, rezoning to a new overlay zone, Code flexibility, long term vested property rights, adequate public facilities, and metropolitan district formation.

Deputy City Manager Mihelich stated the proposed plan is very consistent with the Mountain Vista Subarea Plan and its unique, scalable components are positive. He noted the plan as presented

could not move forward following the strict application of the Land Use Code; therefore, the recommendation is to create a planned unit development overlay district in the City Code. A metro district should be considered given on-site and off-site utility challenges.

Jim Myles requested staff and Council pay particular attention to the impact of this development on infrastructure, resources, and community interaction.

Linda Ripley, Ripley Design, Inc., stated she is representing land owners adjacent to the proposed development. The overall proposed project vision is excellent; however, it will require significant changes to the Master Street Plan and City zoning.

Al Panther stated he had been impressed with the Montava thought processes; however, he questioned the affordable housing aspects.

Brian Devine questioned what steps have been taken to ensure current housing values will not decrease and expressed concern about the proposed multi-family location.

Mr. Moss stated his direct contact information is on the Montava website.

Deputy City Manager Mihelich stated any new development follows a fee structure to ensure it pays for itself in terms of utilities. He suggested community interactions hinge on appropriate infrastructure and communication. Low to moderate-income house is typically 30% of median income; however, ensuring there is true affordable housing in the development will involve language in the development agreement and deed restrictions.

Councilmember Cunniff asked if the proposed metro district fits within the existing City policy. Deputy City Manager Mihelich replied it would not meet the exact criteria at this point; however, it is close. Josh Birks, Economic Health Director, stated it would be difficult to determine whether certain aspects comply due to the lack of detailed information at this point in the process.

Councilmember Cunniff suggested that the proposed metro district be required to comply as closely as possible to the existing metro district policy. He asked about the progress of the Vine and Lemay overpass and Vine and Timberline intersection. Deputy City Manager Mihelich replied the creation of a special improvement district would cover more area and require more undeveloped properties to contribute to those major infrastructural improvements. Chad Crager, City Engineer, stated Council recently approved \$1.4 million to move forward with the first phase of construction of the Vine and Lemay project. Different funding alternatives will be presented at an upcoming Council Finance Committee meeting. Joe Olson, Traffic Operations, stated the long-term plan for Timberline and Vine is similar to the Lemay and Vine intersection; however, an interim improvement of a traffic signal is being considered.

Councilmember Cunniff stated he is not supportive of a toll road and would rather see developments fund those types of improvements. He asked if techniques such as conservation easements will be considered. Mr. Moss replied the land will likely be donated to a co-op, which will manage and maintain it under some type of management agreement between the community and the operation. The only provision Montava may include would be allowing it to buy the land back should the co-op not provide a farmer for the land.

Councilmember Cunniff discussed the importance of wildlife corridors, view sheds, Nature in the City, and dark skies. He asked if the developer is aware of any pending oil and gas operations in

the area. Mr. Moss replied they are buying the mineral rights and will not use them.

Councilmember Cunniff requested staff examine better tools and oversight for the affordable housing component.

Councilmember Overbeck asked if organic farming is being considered. Mr. Moss replied Native Hill is an organic farmer.

Councilmember Overbeck asked about the impact of Boxelder. Mr. Moss replied the cost of the development will be about \$30 million higher by building it in the Boxelder district. He committed to finding solutions that will best address all concerns and have the least impact on existing customers in the service area.

Councilmember Overbeck commended the multi-generational housing ideas. He discussed the importance of making Nature in the City accessible for all.

Councilmember Martinez commended Mr. Moss on his presentation and requested he expand on his renewable energy plans. Mr. Moss discussed the net zero concept which includes solar. He stated it is not sustainable for the development to not rely on the utility grid to some extent; however, he is working with the City to provide a long-term sustainable solution.

Councilmember Martinez asked if the 110 acres for industrial area is sufficient. Mr. Moss replied the City is currently evaluating its employment and industrial needs. Distributing employment will benefit the area and the development.

Councilmember Martinez asked if there is any consideration for low-income housing. Mr. Moss replied those considerations are just starting.

Councilmember Martinez asked if a day care center is being considered. Mr. Moss replied he is aware of the need but cannot promise its inclusion.

Councilmember Martinez asked about Mr. Moss' comments relating to developing a housing factory to quickly build homes. Mr. Moss replied he is working with another homebuilder on creating a structure that brings automation to the home building process. This is currently being done in other Colorado locations.

Councilmember Martinez asked about the future of Turnberry in the development. Paul Sizemore, FC Moves Program Manager, replied it is actively under discussion as part of the City Plan process. The area needs to be connected to the highway and to the downtown area.

Councilmember Martinez stated Timberline cannot be the only option. Sizemore stated Turnberry and the Mountain Vista/Suniga corridor will be important connections.

Councilmember Martinez asked if adding transit routes will be a goal for this project. Deputy City Manager Mihelich replied in the affirmative and stated cost sharing details have yet to be worked out.

Councilmember Martinez asked if community gardens are being considered. Mr. Moss replied in the affirmative.

Councilmember Summers asked about the full build out projection for number of homes. Mr.

Moss replied it is approximately 2,500 single-family units and about the same number of multi-family units.

Councilmember Summers asked how the farm products would be distributed. Mr. Moss replied Native Hill currently sells to a CSA and restaurants and that model will continue.

Councilmember Summers commended Mr. Moss and his team on their entrepreneurship and innovation.

Councilmember Stephens asked if designating a building for child care is not allowed in a metro district. Birks replied that is being evaluated; however, metro district facilities must be accessible for everyone and cannot necessarily benefit a private business that would operate inside the facility.

Councilmember Overbeck asked about bicycle paths in the area. Deputy City Manager Mihelich replied those details have yet to be determined; however, pilot projects and the awareness of the importance of a connected community will aid in that process.

Councilmember Cunniff requested staff provide an analysis of the impact of this project on Poudre River stream flows.

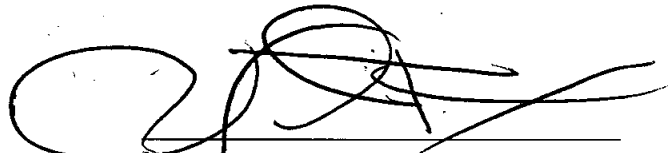
Mayor Troxell commended Mr. Moss and his team as well as the systems approach and integration. He discussed the importance of distributed energy, urban agriculture, and transit and bike integration. He commended the pre-application process and hearing.

Councilmember Cunniff discussed the importance of the project cost being born as much as is practical by those receiving its benefit.

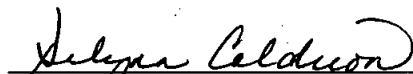
<b>RESULT:</b> <b>NO ACTION TAKEN</b>
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● **ADJOURNMENT**

The meeting adjourned at 8:12 PM.

  
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Mayor

ATTEST:

  
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City Clerk

