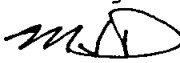


MEMORANDUM

TO: Brad Saucerman, Jim Sell Design
Eric Bracke, Fort Collins Traffic Engineer
Fort Collins Planning Staff

FROM: Matt Delich 

DATE: September 30, 1998

SUBJECT: Care Housing at Windtrail Park
(File: 9446ME01)

Care Housing has proposed 50 dwelling units in the Windtrail area near the Centre for Advanced Technology. The subject area is shown in Appendix A. This area was included in the "Centre for Advanced Technology Site Access Study," May 1994. In that study, this same area was proposed for 21 single family dwelling units. The estimated trip generation for the 21 d.u. was 200 daily trip ends, 16 morning peak hour trip ends, and 21 afternoon peak hour trip ends.

The proposed 50 dwelling units would be comprised of 40 affordable townhome dwelling units and 10 senior/retirement dwelling units. The expected trip generation for this mix of uses is 270 daily trip ends, 19 morning peak hour trip ends, and 22 afternoon peak hour trip ends. The difference in trip generation between the former and current proposal is not significant.

In a phone conversation in April 1998, I presented this information to Eric Bracke. He agreed that the difference was not significant and no additional analyses would be required for this change of use.