

Memo

Montava Development Team

To: Kurt Friesen, Suzanne Bassinger,
From: Max Moss
CC: Jeff Mihelich, Angela Milewski, Lucia Liley, Janelle Kechter
Date: February 15, 2019
Re: Overall Parks Narrative for the Montava PUD

Comments: For over a year the Montava Development Team (MDT) has been working with Kurt and Suzanne to develop the concept design of the North East Community Park and the North East Regional Bike/Ped Trail. These two systems are critical components to the culture and life of people living in Fort Collins and are consequently extremely important to the MDT. We have worked from the beginning of the land use design to create a powerfully connected, extremely accessible, meaningful park and trail experience for everyone who will call North East Fort Collins home.

After months of work with Kurt and Suzanne, a Community Park design of approximately 80 acres was recommended. It will be situated on centralized, accessible, beautiful, undulated landscape that will provide a unique community park experience for generations. The trail system, meant to mimic other powerful trail systems such as Spring Creek Trail, has been thoughtfully integrated from more southern future developments into the town center, through the Community Park, and on through more northern development Natural Areas being created. This will give the future residents of North East Fort Collins beautiful trail access to Old Town Fort Collins to the South, and future Natural Areas to the north. It will continue to elevate the reputation of Fort Collins as a national bastion of trails, Parks, and Natural Areas integrated with the daily living experience of its residents.

Developer's Costs and Responsibilities:

- Execute on the overall development plan and execute an exchange with the Poudre School District for the Community Park Land.
- Improve the #8 ditch according to the master plan that meanders through the Community Park area.
- Sell the 80 acres to Parks along with the well water rights available on the parcel for irrigation. This irrigation water will be shared with the residential development that the MDT will be building on the southernmost part of this tract. This arrangement will save the city of Fort Collins millions of dollars in water costs.

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- Work with the City on the design of 4 grade separated crossings as shown in the attached plan. These crossings will be built and paid for in partnership with Parks and the City in a manner to be negotiated.
 - Work with the city to integrate the Regional Trail system through the development and long the #8 ditch improvement in way that creates a meaningful experience for all.

Parks Responsibilities:

- Purchase land set aside for the community park from the MDT.
- Pay for the construction of the regional trail.
- Participate with developer in the grade separated crossings in a manner to be negotiated.

Anticipated maintenance responsibilities:

The maintenance for parks, streetscapes and medians would not differ significantly from the current City of Fort Collins requirements, and are anticipated as follows:

- Arterial road medians – by City Parks Maintenance as per current standards
- All other ROW landscaping – by Developer
- Private stormwater conveyance greens adjacent to street ROW – by Developer
- Community Park – by City Parks Maintenance
- Regional Trail – by City Parks Maintenance
- Neighborhood parks – by City Parks Maintenance
- Private Greens/Civic Spaces – by Developer
- Regional Detention and Natural Area with trail – by City Natural Areas/Stormwater
- No. 8 Canal – by Developer except for regional trail as noted above

It is the desire of the MDT and the City to explore opportunities enabling the phased development of the community park, so that the park can be constructed in a timely manner as a key component to the successful development of the Mountain Vista Sub-Area and northeast Fort Collins. This may entail mutual design of the park, mutual agreement on the level of park phasing, offsetting of park fees if the MDT agrees to pay for the initial development and phasing of the Community Park, and other components that need to be negotiated.