

**Steve Olt**

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**From:** Steve Olt  
**Sent:** Monday, January 10, 2011 12:54 PM  
**To:** Kelly DiMartino; Kim Newcomer  
**Cc:** Diane Jones; Steve Dush; Mark Jackson; Polly Bennett  
**Subject:** media contact - Ridgewood Hills Residences

Re: Ridgewood Hills Residences, PDP – a qualified affordable multi-family residential project

I had a telephone conversation this morning (1/10) with Pat Ferrier of the Fort Collins Coloradoan. She had several questions about the Ridgewood Hills Residences, PDP that currently is in the City's development review process. Primarily she wanted to know where the project is in the development review process, what significant comments have City staff made about the proposal, and has staff indicated that 2-story buildings next to the existing single-family residential (primarily 2-story homes) are necessary. I informed Pat that a PDP has been submitted and been through one round of review to date.

Staff has met with the developer and his representatives to discuss the site layout and design to ensure the appropriate transition is made between the single-family and multi-family residential. Each of the buildings is proposed to be a combination of 2- and 3-stories, with the 2-story portions on the ends of the buildings. The discussion between staff and the developer centered around proper building setbacks from property lines, building height and massing, and how the building heights on the finished grade of the development site relate to the heights of the adjacent single-family homes (basically peak height to peak height) on their lots. The 3-story buildings next to the 2-story buildings does not necessarily equate to incompatibility.

The above information is what I conveyed to Pat Ferrier during our phone conversation.

Steve Olt  
Project Planner