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**Subject:** RE: Traffic study

**From:** Joe Olson <JOlson@fcgov.com>

**Date:** Wed, Jan 18, 2012 8:44 am

**To:** 'Ron Jensen' <ron\_w\_jensen@msn.com>, Bill Prather <bprather@abcfortcollins.org>, Joanne Johnsen <joanne@elderhaus.org>

**Cc:** Ward Stanford <WSTANFORD@fcgov.com>

Hi Ron,

Sorry for the delay. We won't require a traffic study for this. The pedestrian crossing issue is still something we need to try to address but that is a separate issue.

Joe

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**From:** Ron Jensen [mailto:ron\_w\_jensen@msn.com]

**Sent:** Wednesday, January 11, 2012 9:32 PM

**To:** Joe Olson; Bill Prather; Joanne Johnsen

**Subject:** Traffic study

Hi Joe,

My name is Ron Jensen and I represent American Baptist Church of Ft. Collins. We met back in November when you came to discuss a solution to our pedestrian crossing problems on Shields St. But, that is actually not why I am writing.

We have a proposal for review in to the city regarding turning the house at 1008 Mantz Place (owned by and adjacent to the church) into office space for Elderhaus. As you may recall, Elderhaus is across Shields St. west of the church building.

We were told that we will need to have a traffic study done. I need to know more about the process.

If truth be told, I believe the impact on current traffic patterns will be negligible. The 3-4 people that will be using the house for office space, already are working at Elderhaus. As far as parking goes, there is room for 1 car in the Mantz property driveway, but the people involved can/will continue to park either in the Elderhaus lot, or more practically in the church lot on the east side of the street. They could also park directly in front of the house.

There will be no Elderhaus clients using the house. The Elderhaus office staff is desperately crowded in their present facility and are eager to use the Mantz house as an office. However, that is to be the ONLY function of the house. There will be 3-4 people working days there M-F and that's about it. There will undoubtedly be foot traffic across Shields St. during the day, but little or no additional automobile traffic due to the office use.

Please let me know what steps we need to take next to make this proposal a reality.

Thanks for your time,

Ron Jensen

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