

**From:** [Barb Clem](#)  
**To:** [City Council](#)  
**Cc:** [Darin Atteberry](#); [Sarah Kane](#)  
**Subject:** FW: Follow up Harmony Gateway- City's presentation Lincoln Center  
**Date:** Tuesday, October 22, 2019 1:28:03 PM

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Please see the email below from Councilmember Cunniff.

Thank you,

Barb Clem  
Executive Assistant to the City Manager  
Fort Collins, CO  
970-221-6509



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**From:** Ross Cunniff <[rcunniff@fcgov.com](mailto:rcunniff@fcgov.com)>  
**Sent:** Tuesday, October 22, 2019 1:22 PM  
**To:** Darin Atteberry <[DATTEBERRY@fcgov.com](mailto:DATTEBERRY@fcgov.com)>  
**Subject:** Fw: Follow up Harmony Gateway- City's presentation Lincoln Center

Darin,

Please make sure this gets forwarded to Council prior to tonight's work session.

Thanks,  
Ross

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**From:** roxanne turenne <[noynak@hotmail.com](mailto:noynak@hotmail.com)>  
**Sent:** Tuesday, October 22, 2019 12:08 PM  
**To:** Ross Cunniff <[rcunniff@fcgov.com](mailto:rcunniff@fcgov.com)>  
**Subject:** Follow up Harmony Gateway- City's presentation Lincoln Center

Dear Councilmember Cunniff,  
Last night I attended the city's 'Fort Collins Gateway' presentation at the Lincoln Center. Seated at

my table were two well known developers in Fort Collins. It was interesting to hear their insights, concerns and suggestions. (Many I should add of which were expressed by you during the initial planning committee presentation to city council, a work session I attended. Thank you!) I left last night's meeting feeling encouraged that our city will and must take into consideration shared concerns of citizens from a broad range of backgrounds whether that be business, conservation or private citizen.

The bottom line common denominator shared by all at our table was the plausibility of anything being built on the flood plain that comprises the Harmony Gateway corridor. The cost of filling in the land to make it feasible for development was estimated by one of the developers to be in the \$20 million range.

Furthermore regarding amending the zoning to mixed use was also of concern. Given the naturalistic buffer zone both developers felt retail would not flourish due to poor visibility as well as limited road accessibility to the area. Additionally the majority at our table were concerned with issues of high density development in order to cover the exorbitant costs incurred to build on this land. High density development will only contribute to the already burgeoning traffic congestion on Harmony Road.

With the above said I implore you to reconsider any development on this property. Instead I feel the city should purchase this land and conserve it as open space. As you well know Harmony Gateway is a prominent entryway to our city. What do we want to communicate to travelers and visitors as they make their way thru our front door? Do we want them to think we are just another big box store stop along the Interstate, or a city with empty retail spaces as is evidenced in Front Range Village as well as Harmony Commons? Or do we want to communicate the true values of our citizens in that we cherish our open spaces and wildlife, that we treasure our Poudre River and that we are willing to back these values with our tax dollars.

Lastly I leave you with a quote from Martin Luther King that I hope will offer inspiration – “The difference between a dreamer and a visionary is that a dreamer has his eyes closed and a visionary has his eyes open.”

Sincerely,

Roxanne Griffin

Resident, Invested and Proud Citizen of Fort Collins

Sent from [Mail](#) for Windows 10