

November 14, 2016

Dear Kevin Dewlen, Jake Tornatzky and Douglas Bennett of the "3 Seeds" Development, as well as Craig Russell from Russell+Mills Studios and Cameron Gloss, the City of Fort Collins,

Please accept our request for a formal meeting between all interested parties involved in the 3 Seeds Development.

We represent concerned citizens who will be impacted by this development and would like to sit down with you to share our concerns to see if we can come to an amenable solution for all.

Specifically, we have the following important questions that we want to be addressed if the project moves forward:

- How would the lack of traffic connectivity with a major artery that appears to violate the Land Use Code 3.6.3 be resolved?
- Would a traffic study be done on the existing neighborhood traffic patterns and the impact this development would have on the families and children who currently live on and enjoy these quiet streets?
- How could the street design within the development be created to help control traffic speeds?
- How could the street design allow for the continued existence of the majestic cottonwood tree?
- How would the existing neighbors on the east and north side of the development be assured that their views will not be obstructed?
- Could there be a buffer zone/setback for the homes for the existing neighborhood on the east and north side of the development?
- How would the current plan be compatible with the existing neighborhood, as laid out in the Land Use Code 3.5.1?
- When would the City take over the purchase and control of the detention pond?
- How would the fact that this property, which is in a designated flood plain, impact already problematic storm water issues?
- Could a complete study be done on the current storm water system and how this development would impact it?
- When would the developer do the CLMR (Conditional Letter of Map Revision)?

We would like to meet with you as soon as possible, and we are happy to come to your offices to do so.

Your attention to this important matter is greatly appreciated.
Thank you.

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