



January 30, 2012

To: City of Fort Collins

From: Save the Poudre: Poudre Waterkeeper

RE: PDOD (Planned Development Overlay District) Agenda Item, 1/31/2012

Hello City of Fort Collins,

After reviewing the PDOD agenda item for 1/31/2012, we'd like to offer the following comments:

1. We are concerned that the City did not reach out to our organization for input. The proposed District overlays with much of the Poudre River ecological corridor through Fort Collins. Development along the corridor is of strong interest to our organization.
2. PDOD appears to be a complete and dramatic revision of the City's Land Use Code to make it more "flexible" – we believe this revision is very pre-mature and should not move forward without much more community discussion and input. We are concerned about this "flexibility" and how it may impact the environment and the Poudre River ecological corridor through Fort Collins. The word "flexible" or "flexibility" is used 35 times in this agenda item. It has been our experience that "flexible" is often used as a term to allow for environmental destruction at the expense of other goals.
3. We are extremely concerned about the "Performance Matrix" scoring system which requires 45 points on 4 of 7 performance categories for approval. This system seems to fly in the face of the City's formerly adopted "Triple Bottom Line" approach. Correct us if we are wrong, but in this new matrix, the "environment health" category could score a "0" and the development could still be approved. We cannot accept a new system that potentially completely sacrifices our community's environmental health at the expense of other goals. That this system is being touted as incorporating "community sustainability goals" is a very serious concern because it may completely misuse the term "sustainability" and may represent "greenwashing."
4. We request clarification on how PDOD addresses development in the Poudre River floodplain. It is unclear whether PDOD supersedes all previous or future floodplain regulations.

5. We request clarification on how PDOD addresses development in the Poudre River buffer. It is unclear whether PDOD supersedes all previous or future buffer standards.

6. We request clarification on how PDOD addresses zoning density in the Poudre River corridor. It is unclear whether PDOD supersedes all previous or future zoning criteria with respect to building and population density along the Poudre River corridor.

7. We request clarification on how PDOD proposes to address the use of TIF money in the district boundary. We are very concerned about the potential use of public money for development proposals that would destroy the environment and the Poudre River corridor through Fort Collins.

8. We request clarification on how PDOD addresses water quality and stormwater runoff. The agenda item suggests that current Land Use Code regulations with regards to water quality runoff may be superseded by PDOD.

Thank you for the opportunity to offer comments about PDOD. We look forward to a response to our requests and concerns.

Respectfully,

A handwritten signature in black ink that reads "Gary Wockner". The signature is written in a cursive, flowing style.

Gary Wockner, PhD, Director
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