



June 5, 2012

To: City of Fort Collins

From: Save the Poudre: Poudre Waterkeeper

RE: PDOD (Planned Development Overlay District)

Hello City of Fort Collins,

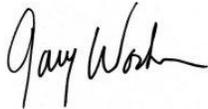
We previously sent you a letter about PDOD, which was on the Council agenda back on 1/31/2012.

Since that time, we have had the opportunity to meet with your staff regarding PDOD. We'd like to provide the following input as PDOD works its way through your policy process.

1. Save the Poudre strongly opposes PDOD because it:
 - a. Eliminates zoning and allows developers to propose any size or type of building on any property within the PDOD boundary, including along the Poudre River. (PDOD eliminates [Article 4](#) – “Districts” of the Land Use Code, and instead relies on subjective interpretations of other City building standards.)
 - b. Eliminates current density standards and allows developers to propose any amount of buildings containing any amount of people on any property within the PDOD boundary, including along the Poudre River. (PDOD eliminates [Article 4](#) – “Districts” of the Land Use Code, and instead relies on subjective interpretations of other City building standards.)
 - c. Places extremely onerous requirements on the public (including public interest groups such as Save The Poudre) to keep track of and evaluate every proposal through the development review process. Because prescriptive development requirements for zoning and density would be eliminated, PDOD would require extreme vigilance on the part of the public for every proposal to ensure community involvement.

- d. Essentially negates the Poudre River buffer and natural function of floodplain, both of which could be proposed to be filled with buildings of any size and density.
 - e. Relies on a “Performance Matrix” scoring system which requires 45 points on 4 of 7 performance categories for approval. This system flies in the face of the City’s formerly adopted “Triple Bottom Line” approach. In this new matrix, the “environment health” category could score a “0” and the development could still be approved. We cannot accept a new development system that potentially completely sacrifices our community’s environmental health at the expense of other goals.
2. Save the Poudre requests that a 1,000-foot buffer along the Poudre River corridor be omitted from PDOD in order to preserve the ecological health of the Poudre River. This buffer will help ensure that the river is not thrown into the shadows of tall buildings or overwhelmed by dense buildings and inhabitants. Inside this buffer, current zoning and development regulations should be maintained.

Thank you for considering our input. Respectfully,



Gary Wockner, PhD, Director
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