



January 9, 2012

To: City of Fort Collins
From: Save the Poudre: Poudre Waterkeeper
Re: Bender Mobile Home Park Development

Hello City of Fort Collins,

After reviewing the materials provided to us in the "Conceptual Review" for 1/9/2011 of the Bender Mobile Home Park Development, we want to express several serious concerns about the proposal.

1. We are very concerned that the proposed zoning, LMN, does not fit the ecological needs of the Poudre River corridor. Urban Estates seems already dense enough. Less dense than Urban Estates would even be better.
2. We are very concerned about encroachment on the floodplain. Some options develop in the floodplain; other options develop abutting the floodplain. When a 13,000 cfs flood roars through Fort Collins, it will be a wild, extremely dangerous, near-tsunami of water that would carry debris and potentially wipe out anything in its path. Placing buildings in the floodplain, or within feet of the floodplain, at this location is a serious concern for Save the Poudre for both impacts to people and the environment.
3. We are very concerned about encroachment on the Poudre River buffer. Some options develop in the buffer; other options develop right up to the very edge (within feet) of the buffer.
4. The public will likely see this area as "public space" because the areas around it are public and extremely heavily used. Any fencing to prohibit movement of wildlife or mar the natural scene is a serious concern.
5. We are concerned about potential lighting, traffic, noise, and other associated impacts of putting dense housing so close to natural areas and wildlife.

We will continue to follow this development through the planning, zoning, and annexation process. Thank you for the opportunity to provide comments in the Conceptual Review process.

Respectfully,

Gary Wockner, PhD, Director
Save the Poudre: Poudre Waterkeeper, <http://savethepoudre.org>, 970-218-8310