

June 9, 2022

Aliversa Builders
Attn.: Mr. Nico Campana
3702 Manhattan Avenue
Fort Collins, CO 80526

Sent via email: Kara Scheetz on behalf of the 2534 DRC

RE: 2534 Townhomes Land Use Designation Change Request

Dear Mr. Campana:

The 2534 DRC has reviewed your proposed Land Use Change submittal documents for the approximate 2.1-acre parcel of land located at the northwest corner of Thompson Parkway and Exposition Drive, Johnstown, Colorado. Briefly, we understand the proposal includes the following improvements/site features/characteristics:

1. Approximately 36 units in 7 buildings, attached 2 car garages, driveways leading to the internal drive, and a park and open space.
2. Zoning parcels directly to the east and southeast are currently B.2 Office, flex, retail, and multifamily residential, which matches what the proposed land use change will be.
3. Units will have an urban design that complement and aesthetically integrate with the already existing apartment developments in the surrounding area.
4. The development will have 2 entry ways for the site that align with the existing drives on the south side of Exposition Drive.
5. Building design will adhere to the 2534 Architectural guidelines in regards to building articulation and balcony integration, fenestration requirements, lighting, materials and color, building entrances, and rooftop treatments.

We further understand that Aliversa Builders is proposing a land use designation change to the 2534 Design Guidelines. The current Land Use designation for the approximate 2.1 acres is B.1 (office, flex, and retail) and the proposed change would re-designate the approximate 2.1 acres to B.2 (office, flex, retail and multi-family).

The 2534 DRC, having reviewed the documents that include a site plan, building elevations, support letters, sound study, and planned northern and western edge landscape buffer, is in full support of the proposed Land Use Change from B.1 to B.2.

If you have any comments or require additional information, please feel free to contact Galloway at (303) 770-8884.

GALLOWAY & COMPANY, INC.



KARA SCHEETZ, RLA

Landscape Architect

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CC: Kim Meyer, Town of Johnstown