

City Plan

Fort Collins, Colorado Comprehensive Plan



Fort Collins

CITY PLAN
Changes & Choices

City Plan

Fort Collins, Colorado



Comprehensive Plan

Adopted February 18, 1997

Updated May 4, 2004

Community Planning & Environmental Services
Advance Planning Department
281 North College Avenue / PO Box 580
Fort Collins, CO 80522-0580
Tel: 970-221-6376
Email: aplanning@fcgov.com
Web: www.fcgov.com/advanceplanning

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Foreword and Plan Overview

City Plan illustrates how we envision Fort Collins over the next twenty years, to the year 2025 – and shows us how we can get there, step-by-step.

A Collaborative Development

A large body of work performed by citizens, officials and staff throughout the last twenty years forms the foundation for *City Plan*. This has been integrated by an intensive effort to create *City Plan* – a truly comprehensive plan for the City of Fort Collins.

The initial formulation of *City Plan* in 1995 involved a two-year process working with City Council, the *City Plan* Advisory Committee (CPAC), City staff, a consulting team and the public. The original creation of *City Plan* included extensive public involvement including the use of a visual preference survey. For the City's comprehensive plan to function over time, periodic updates are necessary to respond to significant trends or changes in the economic, physical, social or political conditions of Fort Collins. The original plan directs the City to update this plan every five years. In response to a quickly growing population, the need for a five-year update and other changing conditions, the process to update *City Plan* began in 2002.

The process was divided into two parts. The first part focused on asking our community to answer a single question: "What is the future size and character of the City of Fort Collins?" Working closely with City Council, a Citizen's Advisory Committee, City staff, the public, a consulting team and various boards and commissions, the question was answered in March of 2003 with the adoption of characteristics describing our future community. These are described further in Appendix D. The second part of the *City Plan* update process was to modify the document to reflect the adopted characteristics. The updated document was adopted on May 4, 2004.

At every step of the *City Plan* update process, public workshops and open houses were held to inform and invite feedback from all of Fort Collins' citizens. Several City Council workshops were videotaped and shown repeatedly on the City's cable TV channel. Public outreach was expanded through the use of a community preference survey. Periodic articles broadened the invitation for informed public participation. Every citizen comment was reviewed and considered in relation to the update process. In many cases, significant changes were made to improve the product.

To further enhance the collaboration between *City Plan* and other planning processes, the update of *City Plan* was conducted simultaneously with the update of the *Transportation Master Plan*. These symbiotic planning efforts shared information, conducted coordinated presentations and held joint public open houses and workshops. Two other planning processes were begun during the *City Plan* update



process. Key principles and policies of the *Natural Areas Policy Plan* and *Air Quality Plan* were developed in conjunction with the *City Plan* update process to ensure consistency among the plans.

The result is a document that is truly a multi-faceted synthesis of many points of view represented in our community. It is reflective and respectful of the very thoughtful efforts and recommendations of many people who have dedicated their efforts to Fort Collins' future.

Vision and Goals

The *Community Vision and Goals* is driven by our community values, and provides the direction for the rest of the *City Plan* process. It will be these ideals that the plan seeks to implement, to literally create our preferred city of the future.

Structure of the Community

The *City Structure Plan* builds on the existing features that shape Fort Collins – the Poudre River and other drainageways, the established streets, neighborhoods and infrastructure, and the foothills, to name a few. The *City Structure Plan* illustrates a future city made up of four basic kinds of “places” – neighborhoods, districts, corridors and edges. The organization of these places – their “structure” – gives meaning and form to our community’s vision.

Principles and Policies

The *City Plan Principles and Policies* answers the questions, “How do we do it?” and “What will it look like?” A “principle” is a “general or fundamental rule, doctrine, or assumption.” A policy is “a definite course or method of action selected to guide and determine present and future decisions.” *City Plan Principles and Policies* will be the yardstick against which proposed ordinances and programs can be measured.

Building Upon the Past

City Plan is the City’s comprehensive plan. *City Plan* consolidates the ideas and direction of many other planning documents which have been adopted over time that make up the City’s comprehensive plan. It blends what has worked really well in the past with new ideas from local residents. *City Plan* will also serve in the future as a framework to integrate and coordinate new plans and policies as they are prepared and adopted.



Getting There From Here

This plan is intended to manage growth and change in Fort Collins for the next twenty years. The future described in this plan cannot be achieved all at once. A 20-year plan will take a full twenty years to be realized. If *City Plan* is to be successful, it will require both public and private efforts. The Action Plan describes some of the actions which are important in attaining the *City Plan* vision.

A Useful Tool

City Plan is intended to be a practical guide for making decisions on specific land use and development issues in the City of Fort Collins. It is a touchstone, a clear picture against which programs and proposals can be weighed to determine if they will in fact support what this deliberate process has described as our vision of the future. It will help prioritize City actions in the face of limited resources. It can help public and private sectors work in concert to build a Fort Collins with a better future for ourselves and the generations to follow.

We welcome you to *City Plan*.





Credits - 2004

City Council

Ray Martinez, *Mayor*
Bill Bertschy, *Mayor Pro Tem*
Eric Hamrick
Kurt Kastein
David Roy
Marty Tharp
Karen Weikunat

City Manager

John F. Fischbach

Citizen Advisory Committee (CAC)

Sue Beck-Ferkiss
Dale Breidenbach
Daniel Brown
James Butzek
Gino Campana
Glen Colton
Randy Fischer
John Gless
Mary Greeley
Carol Ann Hixon
Terence Hoaglund
Linda Hopkins
Michelle Jacobs
Gina Janett
Kate Jeracki
Linda Knowlton
Scott Mason
Gregory McMaster
Kay Rios
Mary Robertson
Brigitte Schmidt
Chip Steiner
Mickey Willis

Planning and Zoning Board

Mikal Torgerson, *Chair*
Jerry Gavaldon, *Vice Chair*
Jennifer Carpenter
Glen Colton
Sally Craig
Judy Meyer
Brigitte Schmidt

Technical Team & City Staff

Greg Byrne, *Director, Community
Planning and Environmental Services*
Joe Frank, *Director, Advance Planning*
Ken Waido, *Chief Planner,
Project Manager, Advance Planning*

Darin Atteberry, *City Manager's Office*
Jill Bennett, *Planner, Larimer County*
Guy Boyd, *Poudre Fire Authority*
Bill Bray, *City Utilities*
Roger Buffington, *City Utilities*
Katy Carpenter, *GIS*
Rita Davis, *Police*
Paul Eckman, *City Attorney*
Craig Foreman, *Parks Planning*
Joe Gerdorn, *Police*
Claudia Haack-Benedict, *GIS*
Tess Heffernan, *City Manager's Office*
Becca Henry, *Advance Planning*
Mark Jackson, *Project Manager,
Transportation Master Plan*
Magara Kastner, *Neighborhood Resources*
Susan Lehman, *Advance Planning*
Clark Mapes, *Advance Planning*
Karen McWilliams, *Advance Planning*
Doug Moore, *Natural Resources*
Steve Roy, *City Attorney*
Dave Stringer, *Engineering*
Carol Tunner, *Advance Planning*



Technical Team & City Staff – *con't*

John Tuscherer, *Fort Collins Housing Authority*

Tom Vosburg, *Community Planning and Environmental Services*

Timothy Wilder, *Advance Planning*

Bryan Woodruff, *Natural Resources*

Pete Wray, *Advance Planning*

Consultants:

EDAW, Inc

Bruce Meighen, *Project Manager*

Cales Givens, *Principal Planner*

Tom Keith, *Principal Planner*

Drew Stoll, *GIS*

Deanna Swetlik, *Urban Design*

Craig Taggart, *Environmental Planner*

Jeremy Wolf, *Graphic Designer*

Clarion Associates

Ben Herman

Economic and Planning Systems

Dan Guimond

Arleen Taniwaki

The Sear-Brown Group

Jeff Temple

Growth Management Institute

Doug Porter

RESOLVE

Jody Erikson

Mike Hughes

PBS&J

Melissa Allen

RA Plummer

Intermountain Corporate Affairs, Inc

Brian Rantala

Tom Shilling



Credits - 1997

City of Fort Collins:

City Council

Ann Azari, Mayor
Gina Janett, Mayor Pro Tem
Alan Apt
Chris Kneeland
Bob McCluskey
Will Smith
Chuck Wanner

City Manager

John F. Fischbach

Planning and Zoning Board

Gwen Bell, Chair
Glen Colton, Vice Chair
Mike Byrne
Alex Chapman
Bob Davidson
Jerry Gavaldon
Karen Weitkunat

City Plan Advisory Committee (CPAC)

Jennifer Carpenter
Alex B. Chapman
John R. Clark
David Everitt
Jane Folsom
Nancy Gilchrist
Dan Gould
Gary Hixon
Jane H. Looney
Scott Mason
Crissy Maxwell
Gary Michels
Kelly Ohlson

Edmund L. Robert
Thomas R. Sibbald
Stephen Slezak
Emily Smith
Lou Stitzel
Warren L. Trock
Eldon Ward
Karen Weitkunat

Technical Team & City Staff

Greg Byrne, Director, Community
Planning and Environmental Services
Joe Frank, Project Manager
Advance Planning Director
Bob Blanchard, Current Planning Director
Paul Eckman, Deputy City Attorney
Tom Frazier, Multi-Modal
Transportation Group Leader
Susie Gordon, Environmental Planner
Tess Heffernan, Neighborhood
Resources Manager
Leanne Lawrie, City Planner
Susan Lehman, Administrative Aide
Clark Mapes, City Planner
Janet Meisel, Park Planner
Doug Moore, Urban Design Specialist
Heidi Phelps, Planning Technician
Steve Roy, City Attorney
Tom Shoemaker, Natural Resources
Director
Tom Vosburg, CPES Policy Analyst
Ken Waido, Chief Planner
Rob Wilkinson, Environmental Planner
Pete Wray, City Planner
Jill Bennett, Larimer County Planner



Consultants:

Balloffet and Associates, Inc.

Ben Herman

Calthorpe Associates

Peter Calthorpe

Phil Erikson

Shelley Poticha

Clarion Associates

Tina Axelrad

Chris Duerksen

Icard, Merrill, Cullis, Timm,

Furen and Ginsburg

Bill Merrill

Craig Richardson

Jim Duncan and Associates

Jim Duncan

Sage V

Jana Knezovich

Evan Vlachos

Professor of Sociology and Civil Engineering, CSU



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