

ORDINANCE NO. 024, 2013
OF THE COUNCIL OF THE CITY OF FORT COLLINS
AMENDING THE LAND USE CODE BY THE ADDITION OF A TEMPORARY
PLANNED DEVELOPMENT OVERLAY ZONE DISTRICT

WHEREAS, on March 18, 1997, by its adoption of Ordinance No. 051, 1997, the City Council enacted the Fort Collins Land Use Code (the "Land Use Code"); and

WHEREAS, at the time of the adoption of the Land Use Code, it was the understanding of staff and the City Council that the Land Use Code would most likely be subject to future amendments, not only for the purpose of clarification and correction of errors, but also for the purpose of ensuring that the Land Use Code remains a dynamic document capable of responding to issues identified by staff, other land use professionals and citizens of the City; and

WHEREAS, in February 2011, City Council adopted City Plan Policy EH 4.2 which directs staff to develop new policies, procedures, and practices to reduce and resolve barriers to infill development and redevelopment with emphasis on a sustainable, flexible, and predictable approach to such development; and

WHEREAS, in furtherance of the Planning and Zoning Board's 2011/2012 Work Program, which identifies a need for a flexible zoning tool, primarily for redevelopment, City staff has prepared the Planned Development Overlay Zone District ("PDOD"), which provides such flexibility while also ensuring that the City's broader sustainability goals are met; and

WHEREAS, the PDOD is being proposed as a pilot program to give the City an opportunity to analyze its viability and, accordingly, is limited to a period of six months for projects applying for the equivalent of a Project Development Plan; and

WHEREAS, the City Council will have the opportunity to extend the proposed PDOD in the event that, during the six-month term of its existence, there have been insufficient development proposals presented to the City within the boundaries of the PDOD map to adequately inform the City Council as to the viability of the District; and

WHEREAS, City staff will evaluate the pilot program during and after its existence and will report the outcomes to City Council; and

WHEREAS, based on City staff's report, City Council will determine whether the PDOD should be continued, amended, or terminated; and

WHEREAS, City staff and the Planning and Zoning Board have reviewed the proposed Land Use Code changes regarding the PDOD and have recommended to the City Council that they be adopted; and

WHEREAS, the City Council has determined that the recommended Land Use Code amendments are in the best interest of the City and its citizens.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. That Section 1.4.9 of the Land Use Code is hereby amended by the addition of a new subsection (M) which reads in its entirety as follows:

- (M) ***Planned Development Overlay District (PDOD) References.*** In applying the provisions of Division 2.15 and Division 4.29 of this Land Use Code, the term project development plan shall be deemed to mean a detailed development plan, and the term final plan shall be deemed to mean a complete development plan. This Land Use Code shall be administered accordingly unless, with respect to a specific provision, the subject matter or context requires a different interpretation.

Section 2. That Section 2.2.11(D)(9) of the Land Use Code is hereby amended to read as follows:

- (D) ***Final Plan and Plat and Other Site Specific Development Plans.***

...

- (9) ***Post denial re-submittal delay.*** Property that is the subject of an overall development plan or a project development plan that has been denied by the decision maker or denied by City Council upon appeal, or withdrawn by the applicant, shall be ineligible to serve, in whole or in part, as the subject of another overall development plan or project development plan application for a period of six (6) months from the date of the final decision of denial or the date of withdrawal (as applicable) of the plan unless the Director determines that the granting of an exception to this requirement would not be detrimental to the public good and would: (a) substantially alleviate an existing, defined and described problem of City-wide concern; or (b) result in a substantial benefit to the City by reason of the fact that the proposed project would substantially address an important community need specifically and expressly defined and described in the City's Comprehensive Plan or in an adopted policy, ordinance or resolution of the City Council. The provisions of this section shall not apply to applications filed under Division 2.15.

Section 3. That Section 2.8.1 of the Land Use Code is hereby amended to read as follows:

2.8.1 Purpose and Applicability

The decision maker is empowered to grant modifications to the General Development Standards contained in Article 3 and the Land Use Standards and Development Standards contained in Article 4 and any separation or proximity standards that are established as a specific measurement of distance in the District Permitted Uses contained in Article 4, either for: (1) overall development plans and/or project development plans which are pending approval at the time that the request for proposed modification is filed; (2) overall development plans and/or project development plans which the applicant intends to file, provided that such plans are in fact filed with the Director as development applications within one (1) year following the determination of the decision maker on the request for the proposed modification; or (3) development plans approved under prior law and which are sought to be amended (either as a minor or major amendment) pursuant to Section 2.2.10. This modification of standards process shall not apply so as to allow any modification of the requirements contained in Division 4.29 of this Land Use Code.

Section 4. That Article 2 of the Land Use Code is hereby amended by the addition of a new Division 2.15 which reads in its entirety as follows:

DIVISION 2.15 PLANNED DEVELOPMENT OVERLAY DISTRICT (PDOD) REVIEW PROCEDURES

2.15.1 Detailed Development Plan

- (A) **Purpose.** The detailed development plan shall contain descriptions of the uses of the land, the layout of landscaping, circulation, architectural elevations and buildings and shall include the plat (when such plat is required pursuant to Section 3.3.1 of this Code). Approval of a detailed development plan does not establish any vested right to develop property in accordance with the plan.
- (B) **Applicability.** Upon completion of the conceptual review and preliminary design review meetings and after the Director has made written comments, and after a neighborhood meeting has been held, an application for a PDOD detailed development plan review may be filed with the Director.
- (C) **Process.** A detailed development plan shall be processed according to, in compliance with, and subject to the provisions contained in Division 2.1 and Steps 1 through 12 of the Common Development Review Procedures, as follows:
 - (1) **Step 1** (Conceptual Review/Preliminary Design Review):
Applicable.

- (2) **Step 2** (Neighborhood Meeting): Applicable.
- (3) **Step 3** (Development Application Submittal): All items or documents required for detailed development plans as described in the development application submittal master list shall be submitted. The Director may waive or modify the foregoing submittal requirements if, given the facts and circumstances of the specific application, a particular requirement would either be irrelevant, immaterial, redundant or otherwise unnecessary for the full and complete review of the application.
- (4) **Step 4** (Determination of Sufficiency): Applicable.
- (5) **Step 5** (Staff Report): Applicable.
- (6) **Step 6** (Notice): Applicable.
- (7) **Step 7(A)** (Decision Maker): All detailed development plans will be processed as Type 2 reviews.

Step 7(B)-(G) (Conduct of a Public Hearing, Order of Proceedings at Public Hearing, Decision and Findings, Notification to Applicant, Record of Proceedings, Recording of Decisions and Plats): Applicable.
- (8) **Step 8** (Standards): Applicable. A detailed development plan shall be consistent with Division 4.29; and, when a detailed development plan is within the boundaries of an approved general development plan, the detailed development plan shall be consistent with the general development plan.
- (9) **Step 9** (Conditions of Approval): Applicable.
- (10) **Step 10** (Amendments): Applicable.
- (11) **Step 11** (Lapse): Applicable. Except that the term “detailed development plan” is referred to as “project development plan”, and except that the law in effect at the time of filing of the application shall govern, unless the director determines that it is in the best interest of the City that this provision be waived.
- (12) **Step 12** (Appeals): Applicable.
- (13) **Optional Step A** (Pre-application session). Applicants for approval of detailed development plans in the PDOD are

encouraged to participate in the following optional review procedure:

This optional review is available to applicants that have completed their conceptual review and neighborhood meeting. Such review is intended to provide an opportunity for applicants to present conceptual information to the Planning and Zoning Board about the ways in which they intend to deal with site constraints, issues of controversy or opportunities related to the development project. Applicants participating in such review procedure should present specific plans showing how, if at all, they intend to address any issues raised during the initial comments received from staff and the affected property owners. All pre-application sessions under this provision will be held in accordance with the provisions contained in Steps (6), (7)(B), and (7)(C) of the Common Development Review Procedures, except that the signs required to be posted under Step (6)(B) shall be posted subsequent to the scheduling of the session and not less than fourteen (14) days prior to the date of the session. The Board may, but shall not be required to, comment on the proposal. Any comment, suggestion, or recommendation made by any Board member with regard to the proposal does not bind or otherwise obligate any City decision maker to any course of conduct or decision pertaining to the proposal. Only one (1) optional review session may be requested for any detailed development plan.

2.15.2 Complete Development Plan

- (A) **Purpose.** The purpose and applicability of a complete development plan is contained in Section 2.1.3(D).
- (B) **Process.** A complete development plan may only be submitted after approval of a detailed development plan for the subject property or concurrently with a detailed development plan for the subject property. For consolidated applications for a detailed development plan and a complete development plan, the applicant shall follow both the detailed development plan and complete development plan review procedures.

A complete development plan shall be processed according to, in compliance with and subject to the provisions contained in Division 2.1 and Steps 1 through 12 of the Common Development Review Procedures (Sections 2.2.1 through 2.2.12, inclusive) as follows:

- (1) **Step 1** (Conceptual Review): Not applicable.
- (2) **Step 2** (Neighborhood Meeting): Not applicable.

- (3) **Step 3** (Development Application Submittal): All items or documents required for complete development plans as described in the development application submittal master list shall be submitted. The Director may waive or modify the foregoing submittal requirements if, given the facts and circumstances of the specific application, a particular requirement would either be irrelevant, immaterial, redundant or otherwise unnecessary for the full and complete review of the application.
- (4) **Step 4** (Determination of Sufficiency): Applicable.
- (5) **Step 5** (Staff Report): Not applicable.
- (6) **Step 6** (Notice): Not applicable.
- (7) **Step 7(A)-(C)** (Decision Maker, Conduct of Public Hearing, Order of Proceeding at Public Hearing): Not applicable, and in substitution therefore, the Director is hereby authorized to, and shall, review, consider and approve, approve with conditions or deny the development application for a complete development plan based on its consistency with a valid detailed development plan for the subject property and its compliance with all of the standards established in Step 8 of this Section. The Director may, but is not obligated to, confer with the applicant or other city staff to obtain clarification or explanation, gain understanding, suggest revisions, or otherwise discuss or learn about the development proposal and a complete development plan, all for the purpose of ensuring a fully consistent and compliant complete development plan.
- Step 7(D)** (Decision and Findings): Not applicable, except that Step 7(D)(3) shall apply.
- Step 7(E)** (Notification to Applicant): Applicable.
- Step 7(F)** (Record of Proceedings): Not applicable, except that Step 7(F)(2) shall apply.
- Step 7(G)** (Recording of Decisions and Plats): Applicable.
- (8) **Step 8** (Standards): Applicable. A complete development plan shall comply with Division 4.29 and be consistent with the detailed development plan.
- (9) **Step 9** (Conditions of Approval): Applicable.
- (10) **Step 10** (Amendments): Applicable.

- (11) **Step 11** (Lapse): Applicable. Except that the term “complete development plan” is referred to as “final plan”.
- (12) **Step 12** (Appeals): Not applicable. The Director’s decision shall be final and no appeal of the Director's decision will be allowed; however, the Director may refer the decision to the Planning and Zoning Board when the Director is in doubt as to the compliance and consistency of the complete development plan with the approved detailed development plan. If the Director refers the decision to the Planning and Zoning Board, the decision of the Planning and Zoning Board shall be final and shall not be appealable to the City Council, notwithstanding any provision of the City Code to the contrary.

Section 5. That the Land Use Code is hereby amended by the addition of a new Division 4.29 which reads in its entirety as follows:

DIVISION 4.29 PLANNED DEVELOPMENT OVERLAY DISTRICT (P-D-O-D)

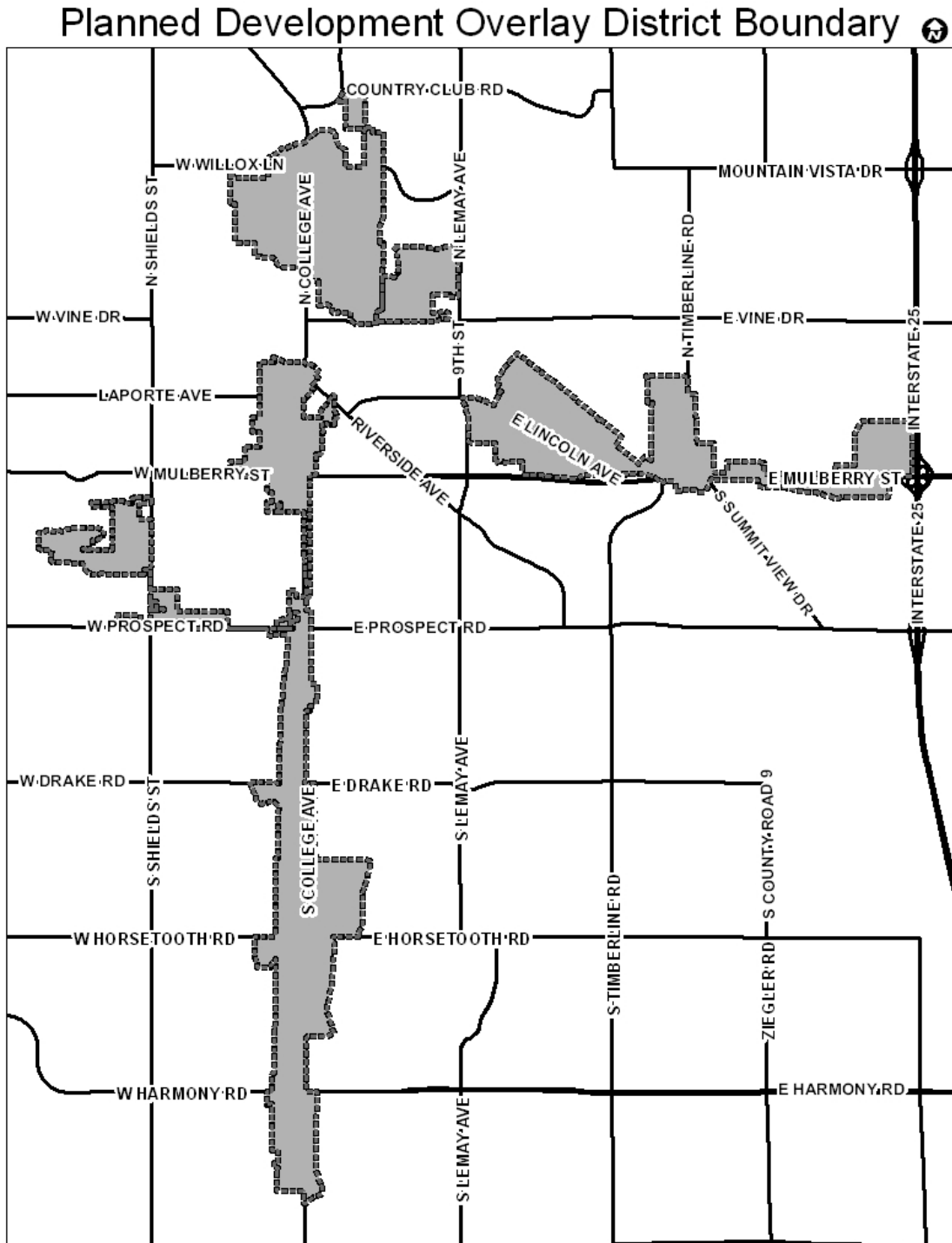
(A) ***Purpose and Applicability.***

- (1) **Purpose.** The Planned Development Overlay District (“PDOD”) is a district within certain areas of the City designed to provide an optional process for reviewing an applicant’s compliance with the applicable land use, design and development standards established by underlying zone districts and Article 3 of this Land Use Code. The district is intended to further the City’s sustainability goals as set forth in City Plan, and to provide flexibility in the design of development to best utilize the potential of sites that are characterized by exceptional geographic features, topography, size, shape and/or the constraints of existing development. The district is intended to provide a development review process that encourages heightened dialogue and collaboration among applicants, affected property owners, neighbors and City staff.
- (2) **Applicability.** Any property located within the PDOD (Figure 22) shall be eligible to develop according to the standards set forth in Section D at the option of the developer. This Division 4.29 shall be applicable only to an application for approval of a detailed development plan which has been filed with the City on or before September 9, 2013, unless said deadline has been extended by subsequent ordinance of the City Council. No more than five (5) applications shall be received and accepted for processing during the effective term of this ordinance, which term ends on September 9, 2013; and the Director may determine to close the acceptance of

applications prior to September 9, 2013, if necessary in order to properly and adequately process and administer the applications received.

- (a) In order to utilize the PDOD zone district regulations, the proposed development must be under single ownership or control to ensure that there is a single entity responsible for completing the project. The applicant shall provide sufficient documentation of ownership or control to indicate the development will be completed in its entirety by a signal entity as proposed.

Figure 22



(B) *Permitted Uses.*

- (1) Any use permitted in the underlying zone district is permitted in the PDOD.
 - (2) Any use permitted in any other zone district of the City will be permitted, but only if such use conforms to all of the following conditions:
 - (a) Such use is designed compatibly with the other listed permitted uses in the underlying zone district to which it is added;
 - (b) The impacts of such use will be mitigated to the maximum extent feasible; and
 - (c) Such use, whether a use permitted in the underlying zone district or a use permitted in any other zone district of the City, complies with the land use standards contained in paragraph (D) of this Section.
- (C) ***Prohibited Uses.*** There are no expressly prohibited uses in the PDOD zone district except those uses listed in Section 4.28(C)(1 through 9) of this Land Use Code, and uses that are not listed as permitted uses in any zone district of the City.
- (D) ***Land Use Standards.*** Development in the PDOD shall comply with the following:
- (1) Divisions 3.3 and 3.7 through 3.11 of Article 3 of this Land Use Code in their entirety;
 - (2) The “General Standards” of all Sections in Divisions 3.2, and 3.4 through 3.6;
 - (3) Section 3.4.1 Natural Habitat and Features in its entirety;
 - (4) Section 3.4.7 Historic and Cultural Resources in its entirety;
 - (5) Section 3.6.2 Streets, Streetscapes, Alleys, and Easements in its entirety; and
 - (6) Any development in the PDOD must also score at least **sixty (60)** points from at least four (4) categories as established on the PDOD performance matrix (Figure 23).

Figure 23

Application of the Planned Development Overlay District (PDOD) Performance Matrix

The following provides clarification as to the way in which projects will be evaluated under the Planned Development Overlay District Performance Matrix and provides more detailed definitions for the performance criteria contained in the matrix.

The performance criteria established in this performance matrix are not intended to supersede any requirements established in other documents governing public rights-of-way such as the Municipal Code, Larimer County Urban Area Street Standards, and the City's Streetscape Design Standards and Guidelines. Any proposal to implement performance criteria within public rights-of-way is subject to additional review under the criteria previously established within the appropriate other documents.

Performance Matrix Evaluation

An applicant may choose which of the performance criteria to incorporate within the development project and will be assigned a score. A minimum of **sixty (60)** points must be obtained from at least four (4) of the seven (7) performance categories in order for the development project to be approved.

An applicant may receive a score of 0, 2, or 4 if a particular criterion has been established in the matrix as being of significant value to the City. The numerical score is assigned based upon the following:

0	Failure to implement the criterion.
2	Minimal implementation and/or quality of the criterion given the constraints and opportunities of the site.
4	Standard implementation and/or quality of the criterion given the constraints and opportunities of the site.

An applicant may receive a score of 0, 1, or 2 if a particular criterion has been established in the matrix as being of lesser value to the City. The numerical score is assigned based upon the following:

0	Failure to implement the criterion.
1	Minimal implementation and/or quality of the criterion given the constraints and opportunities of the site.
2	Standard implementation and/or quality of the criterion given the constraints and opportunities of the site.

Some of the criteria are worded such that they will either be implemented or not. Therefore, there are no degrees of implementation for these criteria. Depending upon the

value of the criterion to the City, the numerical score is assigned based upon the following:

0	Failure to implement the criterion.
1/2/4	Implementation of the criterion given the constraints and opportunities of the site.

Applicant Innovation or Outstanding Performance

Within each performance category is a criterion that is intentionally left blank and can be completed by the applicant. The purpose of this criterion is to encourage innovative techniques not otherwise identified within the performance matrix. An applicant must clearly describe the proposed technique and how it will promote established City policies relevant to the particular category. Furthermore, an applicant may receive points for performing exceedingly well in a particular category. There is no limit to the number of “applicant innovations” within each category. The numerical score for an innovation or outstanding performance is assigned based upon the following:

0	Failure to implement the criterion.
2	Minimal implementation and/or quality of the criterion given the constraints and opportunities of the site.
4	Standard implementation and/or quality of the criterion given the constraints and opportunities of the site.
8	Maximum implementation and/or outstanding performance in the category given the constraints and opportunities of the site.

Definitions:

Environmental Health

3.5	See Section 3.2(E)(3) of the Land Use Code that details the considerations associated with waterwise, or xeriscape, landscaping.
3.15	See the Land Use Code definitions in article V: <i>Tree, significant</i> shall mean any tree with a DBH of six (6) inches or more. Section 3.2.1(F) describes in detail what a significant tree is within the City of Fort Collins.

Economic Health

2.2	Primary job shall mean a job that derives fifty (50) percent or more of its income & purchases outside of the City and sells fifty (50) percent or more of its products or services outside of the City.
2.3	
2.8	Underdeveloped or underutilized – shall mean a parcel/lot with less than twenty-five (25) percent of its total land area developed or utilized.

Culture, Parks, and Recreation

1.4	Natural play area shall mean a natural playground, natural playscape, green playground or natural play environment is an area where children can play with natural elements such as sand, water and wood. Natural play areas must be
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designed for active play and preferably by a landscape architect.

Safety and Wellness

7.7 **Floatable material** shall mean any material that is not secured in place or completely enclosed in a structure, so that it could float off site during the occurrence of a flood and potentially cause harm to downstream property owners, or that could cause blockage of a culvert, bridge or other drainage facility. This includes, without limitation, lumber, vehicles, boats, equipment, trash dumpsters, tires, drums or other containers, pieces of metal, plastic or any other item or material likely to float. Floatable material shall not include motor vehicles parked temporarily on property for the purpose of customer or employee parking, or a business's temporary outdoor display of inventory during its usual hours of operation.

7.8 **Fill** shall mean a deposit of materials of any kind placed by artificial means.

7.9 **Dryland Access** shall mean a gravel, paved or concrete access route that connects a structure to a Dry Public Street, that is constructed above the base flood elevation, and that is of sufficient width to accommodate both emergency vehicles and other emergency access during evacuation of the site, considering the estimated number of people using the site and the expected mode (car, walking) of evacuation.

**Planned Development Overlay District (PDOD)
Performance Matrix**

Applicant must score **60 points** at minimum from at least 4 categories.

* Definitions are available in the Appendix.

Points

Culture, Parks, Recreation

1.1	Incorporates art, sculpture or fountains viewable to the public.	0	1	2	
1.2	Designates the site, structure(s) or object(s) determined to be individually eligible as a local landmark designation or for individual listing in the State or National Register of Historic Places.	0		2	4
1.3	Provides a plaza, pedestrian mall, public square, park or other similar public open space within the project.	0		2	4
1.4	Rather than creating play spaces dominated by turf/sod grasses, incorporates natural play opportunities into the site.*	0		2	4
1.5	Site is located within ¼ mile of an existing (4 points) or planned (2 points) bike or other recreational trail and provides a pedestrian/bike connection to the trail.	0		2	4
1.6	If the site/building is eligible for local landmark designation, participate in a complementary design review with the Landmark Preservation Commission, and incorporate feedback into the design.	0		2	4

1.7	If the site/building is eligible for local landmark designation, participate in the Design Assistance Program administered through the Historic Preservation Department, and incorporate feedback into the design.	0		2	4
1.8	Demonstrates innovation or outstanding performance to promote the City's culture, parks, and recreation policies:	0	2	4	8

Economic Health

2.1	Creates or retains at least one locally-owned business, meaning a business enterprise (sole proprietorship, partnership, limited liability company, corporation, or other similar business entity) with headquarters located within a 40 mile radius from the City's Growth Management boundary.	0	1	2	
2.2	Retains existing primary jobs.*	0		2	
2.3	Creates at least 5 new primary jobs.*	0		2	4
2.4	At least one (1) business created or retained by the project is associated with one of the City's established Targeted Industry Clusters (Bioscience, Water, Clean Energy, Software/Hardware, Uniquely Fort Collins).	0	1	2	
2.5	At least ten (10) percent of residential units are affordable to households earning between sixty (60) -eighty (80) percent of Area Median Income (AMI).	0	1	2	
2.6	At least ten (10) percent of residential units are affordable to households earning less than sixty (60) percent of Area Median Income (AMI).	0		2	4
2.7	Employs at least one (1) local contractor for design/construction/deconstruction work, meaning a City-licensed contractor with headquarters located within a forty (40) mile radius from the City's Growth Management boundary.	0	1	2	
2.8	Site is undeveloped, underdeveloped, and/or underutilized.*	0		2	
2.9	Site is located within the boundary of an Urban Renewal Plan Area or the Downtown Development Authority.	0		2	
2.10	Locates site within one quarter (1/4) mile of an existing (4 points) or funded (2 points) Bus Rapid Transit (BRT) stop along the Mason Corridor.	0		2	4
2.11	Assembles two (2) or more lots/parcels.	0		2	4
2.12	Demonstrates innovation or outstanding performance in promoting the City's economic health policies:	0	2	4	8

Environmental Health

3.1	Designs and builds at least one (1) principal building to be eligible for LEED certification.	0		2	4
3.2	Designs and builds all buildings to exceed the City's Building Energy Code by at least ten (10) percent.	0		2	4

3.3	Uses runoff from small rainfall events (total rainfall of .5 inches or less) for landscape irrigation and/or onsite infiltration to exceed minimum standards in the City's <i>Stormwater Criteria Manual</i> . Exceeds minimum standards by 25% (2 points); exceeds minimum standards by 50% (4 points).	0		2	4
3.4	Uses paving materials with a Solar Reflective Index (SRI) of at least twenty-nine (29).	0	1	2	
3.5	Uses at least fifty (50) percent waterwise landscaping materials.*	0	1	2	
3.6	Uses native plants for landscaping as defined in the <i>Fort Collins Native Plants</i> guide.	0	1	2	
3.7	In mixed-use and non-residential developments, includes recycle containers adjacent to other waste collection receptacles in areas accessible to the public.	0	1	2	
3.8	Implements a three (3)-bin waste system by providing space for trash, recycling, and composting accessible to residents and/or tenants.	0		2	
3.9	Restores preexisting degraded natural resources area on or adjacent to the site, e.g. wetlands, native grasslands, riparian forests, streams.	0		2	4
3.10	If the site is contiguous with a natural area or natural habitat or feature, creates internally contiguous habitat opportunities on a minimum of ten (10) percent greater than the requirements specified in 3.4.1.	0	1	2	
3.11	Designs and incorporates on-site renewable energy for at least five (5) percent of total energy generation using technologies such as solar, wind, geothermal, or biomass.	0		2	4
3.12	Designs and builds at least one (1) building so that it will readily accommodate the installation of solar photovoltaic panels or solar thermal hot water heating devices, including all necessary conduit, chases, roof penetrations, roof pitch, and orientation. For projects with multiple buildings, designs and builds at least twenty (20) percent to be solar ready as described.	0	1	2	
3.13	Uses any combination of solar reflective index (SRI) compliant and vegetated roofing materials, provided they collectively cover at least seventy-five (75) percent of the total project roof area.	0		2	4
3.14	Specifies and installs high efficiency equipment such as water heaters, appliances, furnaces or air conditioning units in any newly constructed or renovated buildings.	0		2	
3.15	Protects valuable features including creeks, significant trees and wetlands and, to the maximum extent feasible, integrate such features into the overall design of the site as shared amenities.*	0	1	2	
3.16	Provides space and equipment for shared trash/recycling/composting activities and coordinates with adjacent property owners to establish service sharing for waste	0		2	4

	removal.				
3.17	Re-uses deconstructed materials in the construction of new buildings and/or other site features.	0		2	4
3.18	Provides and retrofits water quality treatment beyond minimum requirements established in the City's <i>Stormwater Criteria Manual</i> , including treatment for the original developed site, the redeveloped portion, and any newly developed area.	0	1	2	
3.19	Detains off-site runoff (identify source and provide adequate volume of storage) beyond minimum requirements established in the City's <i>Stormwater Criteria Manual</i> .	0	1	2	
3.20	Coordinates with adjacent property owners to share water quality and detention systems and/or facilities.	0		2	4
3.21	Provides on-site composting system(s) to process the site's organic waste.	0	1	2	
3.22	Develops and implements a long-term vegetation management plan that ensures proper training for staff, addresses weed management and native plant establishment, and provides a funding mechanism to address problems when they occur.	0			4
3.23	Demonstrates innovation or outstanding performance in promoting the City's environmental health policies:	0	2	4	8

High Performing Community

4.1	Implements citizen engagement best practices throughout their development review process such as an extra neighborhood meeting, design-charrette with neighbors, or interactive project blog. Provides the City with a written assessment of the needs and concerns of the adjacent area, and indicates how those needs and concerns are being addressed by the project design.	0			4
4.2	The business(es) occupying the development is (1 point) or will become (2 points) a City of Fort Collins Climate Wise partner.	0	1	2	
4.3	Participates in the City's Integrated Design Assistance Program (IDAP) administered through the Utilities Department using the Prescriptive Approach.	0		2	
4.4	Participates in the City's Integrated Design Assistance Program (IDAP) administered through the Utilities Department using the Whole Building Approach.	0			4
4.5	Utilizes alternative dispute resolution processes, e.g. mediation, to engage surrounding neighbors in the project design process and provide the City with a written assessment of the identified concerns, and address how those are being addressed by the project.	0			4
4.6	Demonstrates innovation or outstanding performance to promote	0	2	4	8

	the City's high performing community policies:				
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Livability

5.1	Includes two (2) or more use types. No one use shall amount to less than ten (10) percent or more than eighty (80) percent of the total development gross floor area. Individual phases of projects may have a lesser mix if the applicant provides assurances acceptable to the City that later phases will produce the required overall mix.	0		2	4
5.2	Locates any residential component of the project within one-half (½) mile of at least four of the following community facilities: school, library, childcare or daycare, health care facilities, community centers, family and human services, community assembly use, park, recreation facility, public safety, public buildings.	0		2	
5.3	Adapts or re-uses at least one (1) existing non-accessory building on the site.	0		2	4
5.4	Incorporates a mix of two (2) or more uses vertically.	0			4
5.5	Uses natural stone, synthetic stone, brick and/or concrete masonry units (solely or in combination) to cover the first floor elevation on exterior buildings that are visible to the public.	0	1	2	
5.6	Adapts and incorporates prominent or distinctive design elements from neighboring structures, e.g. rooflines, recesses, projections.	0	1	2	
5.7	Designs the first floor of mixed-use building(s) so it can accommodate commercial/retail and residential uses.	0		2	
5.8	Includes neighborhood-serving retail in the project, e.g. grocery store, dry cleaner.	0	1	2	
5.9	Demonstrates innovation or outstanding performance in promoting the City's community and neighborhood livability policies:	0	2	4	8

Transportation

6.1	Site is located within one-quarter (¼) mile of existing (4 points) or planned (2 points) transit stop.	0		2	4
6.2	Provides or enhances an existing pedestrian connection from the site to an existing or funded transit stop.	0		2	4
6.3	Provides at least one (1) preferred parking space for carpool, shared-use, and/or other alternatively-fueled vehicles along street-like private drives and/or parking lots for every twenty-five (25) parking spaces.	0	1	2	
6.4	Uses street-like private drives for internal roadway connections where connections are not necessary to be public streets.	0	1	2	

6.5	Establishes pedestrian and bicycle Level Of Service (LOS) A as defined in the <i>Fort Collins Multimodal Transportation Level of Service Manual</i> .	0	1	2	
6.6	Provides at least one (1) charging station (“plug-in”) along street-like private drives and/or parking lots for electric/hybrid vehicles.	0		2	4
6.7	Provides secured and covered bicycle storage spaces for residents or employees.	0		2	4
6.8	Provides or enhances an existing public area and/or facility on site for awaiting transit passengers.	0	1	2	
6.9	Provides bicycle parking spaces greater than ten (10) percent of the requirements specified in 3.2.2.	0		2	4
6.10	Provides structured or below-ground parking (reduced parking footprint).	0		2	4
6.11	Provides employees with at least one (1) shower per gender on-site for every thirty (30) bicycle parking spaces.	0		2	4
6.12	Devotes less than twenty-five (25) percent of site to surface parking.	0	1	2	
6.13	Site is located within one-quarter (¼) mile of a vehicle share station (auto and/or bike share).	0		2	4
6.14	Coordinates with adjacent property owners to provide shared auto parking facilities for the development.	0		2	4
6.15	Demonstrates innovation or outstanding performance in promoting the City’s transportation policies:	0	2	4	8

Safety and Wellness

7.1	Provides at least twenty (20) percent of the total landscaping with plants that are edible or produce edible material, e.g. fruit or nut-bearing trees.	0	1	2	
7.2	Provides managed open space for a community garden or composting activity with fencing and/or irrigation as needed.	0		2	4
7.3	Installs fire sprinkler systems in all single-family residential units.	0			4
7.4	Provides an emergency evacuation plan which identifies important safety features of all buildings, such as exit routes and internal shelter locations (in case of tornados), safety equipment such as fire escape ladders or extinguishers, and locations of shutoffs for gas, water, and electricity.	0		2	
7.5	Locates development outside of the flood fringe.	0			4
7.6	If the site is adjacent to a culvert or bridge, relocates buildings and/or raises the elevation of the lowest floor (including basement and crawlspace) to minimize flood damage should the culvert or bridge become blocked by debris during a 100-year flood.	0		2	4
7.7	Refrains from putting floatable materials on a site in the floodplain fringe of any FEMA or City floodplain.*	0		2	4

7.8	Does not put fill in the 100-year flood fringe.*	0			4
7.9	Provides dryland access for 100-year flood.*	0		2	4
7.10	Demonstrates innovation or outstanding performance in promoting the City's safety and wellness policies:	0	2	4	8

Section 6. This Ordinance shall terminate and be of no further force and effect at the close of business on **September 9**, 2013 unless extended by ordinance of the City Council.

Introduced, considered favorably on first reading, and ordered published this 12th day of February, A.D. 2013, and to be presented for final passage on the 26th day of February, A.D. 2013.

Mayor

ATTEST:

City Clerk

Passed and adopted on final reading on the 26th day of February, A.D. 2013.

Mayor

ATTEST:

City Clerk