

## **Attachment 2**

Comments are included from the following City Boards and Commissions on the Public Review Draft documents (November 19, 2011).

1. Affordable Housing Board
2. Air Quality Advisory Board
3. Art in Public Places Board
4. Electric Board
5. Landmark Preservation Commission
6. Senior Advisory Board
7. Water Board

Other boards and commissions (e.g., the Natural Resources Advisory Board, Parks and Recreation Board) previously sent comments to the Council and had no further comments on the Public Review Draft documents.

**Affordable Housing Board Comments or Concerns  
Public Review Draft Plan -Update of *City Plan*  
Principles and Policies**

<b>PAGE</b>	<b>PRINCIPLE - POLICY</b>	<b>COMMENTS or CONCERNS</b>
	<b>Economic Health</b>	
20	Policy EH 1.1 - Support Job Creation	Primary/basic jobs create spin-off secondary/non-basic jobs many of which are in the service and retail sectors. Service and retail jobs are typically lower paying jobs and, thus, put pressure on the need for affordable housing. The City should have a program to deal with the spin-off effects of primary/basic job creation. Firms/companies that create primary/basic jobs, especially those that receive any incentives from the City, should help mitigate the impacts on the need for additional affordable housing.
20	Policy EH 1.2 - Maximize Retail Sales Tax Revenue.	Retail jobs are typically lower paying jobs and, thus, put pressure on the need for affordable housing. The City should have a program to deal with the impacts on the need for affordable housing with the encouragement of sale tax generating businesses. Businesses that create lower paying jobs, especially those that receive any incentives from the City, should help mitigate the impacts on the need for additional affordable housing.
22	Policy EH 4.2 -- Reduce Barriers to Redevelopment	Overtime, less undeveloped "greenfields" will be available for developing affordable housing which means infill and redevelopment sites will be prime locations for affordable housing. The City needs to reduce barriers to redevelopment also for the sake of affordable housing.
22	Policy EH 6.2 Develop Fee Schedules for Redevelopment and Development	Reduced City Development Impact Fees for redevelopment projects will lower the costs of doing such projects and help compensate for other higher costs (e.g., land values). Lower fees will help with the development of affordable housing on redevelopment sites.

	<b>Environmental Resources</b>	
27	Policy ENV 1.1 Protect and Enhance Natural features	Policy states to use regulatory powers to direct development away from sensitive natural areas. However, the policy also recognizes that if directing development away from these areas is not possible, make development minimize impacts. This means affordable housing could be built adjacent to sensitive natural areas provided appropriate mitigation is accomplished.
27	Policy ENV 1.2 Continue Conservation in Floodplains.	Policy says, "to the extent feasible," development regulations should be used to conserve 100-year floodplains. Affordable housing should not be allowed to be built in floodplain areas.
30	Policy ENV 5.3 Remove Barriers to Net Energy Use Reduction	Policy state to remove "unnecessary" barriers caused by enforcement of City Codes. This should help make new construction of affordable housing more energy efficient without adding increased costs. If costs increase, the City should have a program to mitigate the cost increase on affordable housing construction..
30	Policy 5.7 Offer Incentives	Commits the City to offer incentives to new construction that go above minimum standards for energy efficiency. The unknown is if the incentives save more than the costs of going above the standards. If costs increase, the City should have a program to mitigate the cost increase on affordable housing construction..
31	Policy ENV 6.2 Remove Barriers to Net Energy Use Reductions	The same as Policy ENV 5.3 above except for existing buildings.
31	Policy ENV 6.5 Offer Incentives	The same as Policy ENV 5.7 except for existing buildings.
32	Principle 8.1 Continually improve Fort Collins' air quality as the city grows.	Need to recognize affordable housing as a component of air quality. Affordable housing allows lower income people to live in the community instead of outside the community forcing them to travel into the city for jobs, shopping, etc., increasing traffic congestion, and reducing air quality.
36	Policy ENV 18.1 Balance Environmental, Human and Economic Concerns	A floodplain policy related to Policy ENV 1.2 above. Policy recognizes the City must balance all concerns (environmental, human, economic) with the management of floodplains.

	<b>Community and Neighborhood Livability</b>	
47	Policy 1.1 Utilize a Growth Management Area Boundary	Eventually, a “fixed” GMA boundary will cause an increase in the value of undeveloped land, as growth consumes such land, making it more costly to develop affordable housing units. The Land Bank Program was designed to help mitigate this known impact of continued growth in the GMA. More funding is needed in the LBP to acquire additional vacant properties and preserve them for affordable housing development.
49	Principle LIV 4: Development will provide and pay its share of the cost of providing needed public facilities and services concurrent with development.	This “development will pay its own way” philosophy is the basis for the City’s Development Impact Fees. Impact fees add to the cost of housing. Currently, there are City incentive programs (e.g., the Fee Collection Delay Program) to help lessen the effect of fees and financial assistance through CDBG and HOME Programs to pay impact fee costs for affordable housing projects.
49	Policy LIV 4.2 Utilize Fees and Development Requirements	Policy commits the City to have a “fair system of fees.” The AHB strongly supports this policy.
49	Policy LIV 5.1 Encourage Targeted Redevelopment and Infill	Policy indicates the City will encourage redevelopment and infill in designated areas of the community. Higher density housing will be encouraged in areas that are served by transit and adjacent to higher levels of development. Higher density housing often means less costly housing. Incentives could include reduced parking, density bonuses, etc. This policy relates to Economic Health’s policies on infill and redevelopment.
51	Policy LIV 6.2 Types of Infill and Redevelopment in Residential Areas	Policy lists various types of dwellings, some of which may be considered additions to the affordable housing inventory.
55	Principle LIV 7: A variety of housing types and densities for all income levels shall be available throughout the Growth Management Area	Basic principle states housing for all income levels should be available throughout the GMA. Can be used to counter NIMBYism when an affordable housing project comes under fire from neighborhood residents.

55	Policy LIV 7.2 Develop an Adequate Supply of Housing	Policy encourages both public and private sectors to provide an adequate supply of housing and includes mobile homes/manufactured housing (typically more affordable) types of housing. Mobile homes may not be “affordable housing” as many people may believe they are. The factors that contribute to mobile homes not being affordable housing include high lot rents, high interest rates, and low or no appreciation in value. Add the problem of the home-owner not controlling the land they sit on thus the lack of long-term stability of location.
55	Policy LIV 7.3 Encourage Accessory Housing Unit Development	Policy recognizes that accessory housing is a possible contribution to the affordable housing inventory.
55	Policy LIV 7.4 Maximize Land for Residential Development	Policy recognizes that the availability of land influences housing affordability.
55	LIV 7.5 Address Special Needs Housing	Policy states two things, first it recognizes the need for housing for special populations (seniors, homeless, etc.) and states that such housing should be dispersed throughout the GMA. Can be used to counter NIMBYism when a special needs housing project (e.g., for the homeless comes) under fire from neighborhood residents.
55	Policy LIV 7.6 Basic Access	Policy recognizes the need for handicapped housing.
56	Principle LIV 8: The City will encourage the creation and expansion of affordable housing opportunities and the preservation of existing affordable housing supply.	The basic principle for affordable housing in the community. The AHB strongly supports this principle.
56	Policy LIV 8.1 Maintain Affordable Housing Programs	The policy basis for the City’s development incentives and funding support programs. The AHB strongly supports this policy.
56	Policy LIV 8.2 Monitor Affordable Housing	Indicates the City will maintain data on affordable housing.
56	Policy LIV 8.3 Offer Incentives	Policy basis for the City’s affordable housing development incentives programs. The AHB strongly supports this policy.
56	Policy LIV 8.4	City policy to preserve existing affordable housing.

	Retain Existing Affordable Housing	The AHB strongly supports this policy.
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56	Policy LIV 8.5 Integrate and Distribute Affordable Housing	Basically a policy that encourages the disbursement of affordable housing throughout the community instead of concentrating units in isolated areas. Again, can be used to counter NIMBYism when an affordable housing project comes under fire from neighborhood residents.
56	Policy LIV 8.6 Mitigate Displacement Impacts	This policy commits the City to explore ways to mitigate the impact of the displacement of residents in affordable housing units from redevelopment activities. This is the Relocation Policy staff will be working on next year.
56	Policy LIV 8.7 Maintain a Supply of Land	This is the policy basis for the Land Bank Program. The AHB strongly supports this policy.
73	Policy LIV 26.4 Balance Resident Preferences with Community-wide Interests	Another policy that could be used to combat NIMBYism when an affordable housing project comes under fire from neighborhood residents. The AHB strongly supports this policy.
75	Policy LIV 28.1 Density	This is the policy that sets the minimum density of Low Density Mixed Use Neighborhoods at 5 dwelling units per acre. Regarding affordable housing, the concept is that in order to achieve 5 du/ac minimum some type of attached housing product would be necessary and attached housing is usually lower cost housing than detached housing. There has been a lot of discussion about the "loss" of certain larger lot single-family development to surrounding communities because of this 5 du/ac density minimum. The AHB strongly supports a density bonus in the LMN Zone for affordable housing projects..
78	Policy LIV 30.6 Reduce Parking Standard	Policy provides for a reduction of parking standards for developments in commercial districts, including housing, that are within ¼ mile of high frequency transit services. This could help with the development of affordable housing as it may not have to provide as many parking spaces as currently required, thus reducing costs.
80	Policy LIV 31.7 Housing	This policy encourages either vertical or horizontal housing in commercial districts as infill and redevelopment activities. Upper level housing could be affordable housing in certain projects.
82	Policy LIV 33.3 & Policy LIV 33.7 Housing	Similar policies as Policy LIV 31.7, except for the Downtown.
86	Policy 37.3	This policy encourages student housing in

	Supporting Uses and Housing	“Campus Districts” which would provide housing opportunities for students instead of having student compete with lower income people for lower cost housing in older neighborhoods.
	<b>Safety and Wellness</b>	
99	Policy SW 2.5 Coordinate with Health and Human Service Providers	A policy basis for the City’s Human Services Program which includes providing funding to social service agencies, many of whom provide assistance related to affordable housing occupied by lower income people. The AHB strongly supports this policy.
	<b>High Performing Community</b>	
110	Policy HI 1.4 Promote Inclusion and Diversity	Policy promotes diversity and discourages discrimination. Could help affordable housing projects counter neighborhoods who don’t want “those people” living near them. The AHB strongly supports this policy.

## MEMORANDUM

TO: Mayor Hutchinson and Councilmembers  
FROM: Eric Levine, Chair, Air Quality Advisory Board  
CC: Darin Atteberry, City Manager  
Lucinda Smith, AQAB Staff Liaison  
DATE: December 29, 2010  
SUBJECT: AQAB Recommendations on City Plan

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The Air Quality Advisory Board has been involved in the Plan Fort Collins process and discussed it at several meetings in 2010. We previously sent a memo to City Council on November 10 stating that we had reviewed the air quality policy language in the Plan Fort Collins draft and that we recommend that the Council adopt the principles and policies as stated. The Board appreciates the efforts that have been made to coherently integrate transportation, environment, energy, health and air quality challenges into the updated proposed City Plan.

At our December 20 meeting, the AQAB developed the following two recommendations on City Plan for your consideration.

**1. Add an action to “Implement a Comprehensive Environmental Assessment of Major Development Projects” to the list of Immediate Actions in the City Plan Action Plan table.**

After reviewing the draft City Plan as well as briefly discussing “The Grove”, a residential development proposal that proposes to use electric resistive heating for over 600 residential units, the Board recommends that an item be added to the Immediate Action list of actions to initiate a process to “Implement a Comprehensive Environmental Assessment of Major Development Projects.” This action is in support of Policy ENV 11.1 that says the City will consider scenarios for lowering climate impacts in all major planning efforts that impact greenhouse gas emissions.

Comment to Immediate Action section of Plan Fort Collins

**Comprehensive Environmental Assessment of Major Development Projects**

The AQAB recommends that Council find a way to ensure that an integrated, comprehensive, cross-departmental environmental review be performed by the City prior to approving any major development action to verify all City plans (i.e. Climate Action Plan, Air Quality Plan, Green Building, etc.) are fully accommodated. This review would also identify existing policy gaps and lead to improvement and internal consistency in City plans and codes.

Motion passed unanimously 8-0-0.

**2. Modify street over-sizing fee to support transit and develop a more sustainable way to fund street maintenance.**

When discussing critical needs for transportation funding and recognizing that a new transportation paradigm is needed to address critical issues such as climate change, peak oil and an aging population, the board recommends that the street over-sizing fee be made available to transit as well, not just road capacity building and that a tax or fee be used to cover all the cost of long-term street maintenance.

Recognizing that the City cannot build its way out of transportation issues, or even properly maintain our current system, transportation policy should include:

- Street oversizing funds should be modified to include public transit as the means to meet capacity demand for development and to
- Develop a sustainable tax/fee strategy to cover the long-term costs of street maintenance and operations.

Motion passed unanimously 8-0-0.

Please feel free to contact me if you have any questions. Thank you for the opportunity to provide input into City Plan.

## MEMORANDUM

December 28, 2010

To: Mayor and City Council  
From: Jane Nevriy, Chair  
Art in Public Place Board  
Re: City Plan

The Art in Public Places Board (APP) discussed the City Plan at our regular meeting on December 15, 2010. The APP Board would like to point out that the APP Pickle Plant Project proposed for the Lincoln Triangle area promotes many of the Plan Fort Collins themes and objectives.

The Pickle Plant Project will reclaim this abandoned site, which is otherwise inaccessible for public use, as a visual gateway at the intersection of Mulberry Street and Riverside Road. The intended message for the artistic aspects of the project include historic interpretation and community commitment to technology and green power.

The Pickle Plant solar farm would be a functional, environmental sculpture that serves as a gateway to downtown Fort Collins. Located along Riverside Road northwest of Mulberry Street, it would transform the six-acre site of a former pickle plant that was a local landmark for many decades. In its new use, rows of photovoltaic panels would convert solar energy to electricity, which would power the nearby water reclamation facility or be fed into the city's power grid. In cooperation with city engineers and planners, sculptor Robert Tully would help design the layout of the solar farm so that the project is part art, utility, and historic marker. It would also support FortZED as an innovative clean energy project. The site could be used for educational tours as well as potential testing of new types of solar panels.

The Pickle Plant Project would be a great catalyst for change in the Lincoln Triangle area. Art is often used to initiate transformation. This unique gateway project will introduce Fort Collins as a world class cultural destination that is also dedicated to clean energy technology.

Date: December 20, 2010

To: Ken Waido

From: John P. Morris  
Chair, Fort Collins Electric Board

Re: Electric Board Inputs to the 19 November 2010 Draft City Plan

Ken,

The Electric Board is pleased to provide feedback and inputs to the Draft City Plan.

On the whole, the Board supports the Plan, which substantially captures critical elements the Board believes are needed to enable the 2009 Energy Policy, as well as the 2008 Climate Action Plan.

Board members would also like to offer specific feedback on several items:

- Recognizing substantial challenges facing the Utility and the City in meeting Goal #2 of the Energy Policy, "***Support the community's carbon emissions goal of reducing the City's carbon footprint 20% below 2005 levels by 2020 and 80% by 2050,***" the Electric Board believes that details related to actions and funding mechanisms used to meet this goal may be a critical element in securing the support of our citizens.
- The Board also recommends that related indicators shown on page 24, Carbon Emissions and Energy Consumption, both be described and tracked on a per capita basis.
- Regarding ENV 5.1 the Board would like to suggest that the verbiage be adjusted to read, "***...where technically and economically practical,***" instead of "***...wherever feasible.***"
- Three members of the Board expressed an opinion that incentives mentioned in ENV 5.7 **Offer Incentives** should include a variety of incentive and should not always be monetary incentives.
- Board members disagreed on whether Principle ENV 11 puts the city at an economic disadvantage due to increased energy costs. Some members of the Board believe that Principle ENV 11 puts the city at an economic disadvantage due to increased energy costs, especially if nearby municipalities do not adopt similar goals and thus offer lower electric rates. Other Board members believe the Principle actually creates an economic advantage for the City
- Recognizing that Electric Vehicle adoption may not reach expectations, the Board suggests that Action 31 of Administrative Items (page 145) be written, "***Develop public electric vehicle charging stations as needed.***"

Thank you again for the opportunity to comment on the Draft City Plan.

Cc: Brian Janonis, Utilities Executive Director  
Steve Catanach, Light & Power Operations Manager

**Plan Fort Collins**  
**Landmark Preservation Commission Comments**  
**1/3/2011**

December 8, 2010

- Shouldn't policies include language on "embodied energy" (yes, Policy LIV 17.2 does).
- Should the LPC adopt the Historic Preservation Program Assessment Report actions?
- Is there another word for the word "enhanced" in Principle LIV 17? (Some LPC members think word needs changing, others do not).
- Page 50 – change caption or replace photo: don't think the residence shown in the photo complements the surrounding neighborhood (too large, out of scale).
- Would like staff to come back to LPC on January 12 with any word changes

## Senior Advisory Board Comments

Dear Mayor Hutchinson and Members of Council:

On behalf of the Senior Advisory Board, I am writing to share our views of the Public Review Draft of Plan Fort Collins.

We recognize the enormous size and scope of the project and appreciate the time, effort and energy that have gone into the Plan. We are grateful, too, for your efforts to make the Plan Fort Collins process transparent and inclusive. Throughout the process, the Senior Advisory Board (SAB) has received briefings from staff regarding the Plan and our Members have participated in many events hosted in the community.

The SAB is pleased that many of the issues of concern to us and to our constituents—articulated in letters and at events—received favorable consideration. Those policies that we sought and which are included in the Draft Plan are listed on the attachment. Thanks to the Plan Fort Collins team for addressing these matters.

We also appreciate that the forthcoming change in demographics—growth of the city's 65-plus population from 8% in 2010 to 19% in 2030—is so clearly articulated and accounted for within the Plan. In particular, the Pedestrian Plan focuses on accommodating our growing population of seniors.

That said, there are three topics that we believe deserve additional consideration:

First is the opportunity to Promote Fort Collins as a Retirement Destination. Sections of the Plan covering Economic Health Initiatives could be enhanced if policies were expanded to recognize that Fort Collins is a highly desirable place to retire and that the influx of mid-life and older adults brings considerable value to the community. Newly-retired individuals attracted to Fort Collins are a boon to the economy—not only do they bring money to spend, but they are resources for part/full-time employment, as well as volunteerism. In addition, their needs stimulate the services sector of the economy (including many businesses that cater specifically to seniors).

Second, the Fort Collins Senior Center is already recognized as a world class facility, and it should be widely promoted as such. Policy CPR 4.1 speaks generally to world-class facilities. Why not include the Senior Center as a tangible example in this section? The Fort Collins Senior Center has been accredited by the National Council on Aging and the National Institute of Senior Centers. It is one of only two accredited senior centers in Colorado. Voters recently approved Building on Basics, which will fund expansion of the Center beginning in 2014. Private fundraising efforts to supplement public monies are underway, and these are critical to making the Senior Center Expansion even more successful. The Senior Center is a centerpiece of the city's efforts to continue to meet the needs of changing population (CPR 5.1), and Council's support of this facility is welcome.

Third, the SAB strongly encourages that the area around the Senior Center be demarcated as an “Activity Center” when it considers Immediate Actions, Targeted Infill and Redevelopment Map Update (page 129). This would mean it would be, “well supported by transit service and provide a high quality of a pedestrian-oriented environment”. This seems appropriate with the presence of the Senior Center, surrounding senior residences, the proposed near-by student housing and the existing commercial establishments. The Pedestrian Plan does include this area on the “Draft Pedestrian Facilities Map” as an “Updated Pedestrian District”.

The Senior Advisory Board appreciates this opportunity to provide additional feedback on Plan Fort Collins. We look forward to continuing to share input and to be involved in future discussions.

Very truly yours,

Cherrie Thornton  
Secretary, Senior Advisory Board

Senior Community Issues in Plan Fort Collins supported by the Senior Advisory Board

Community Livability-Principle 7 Housing Policies

LIV 7.3 Encourage Accessory Housing Unit Development

LIV 7.5 Address Special Needs Housing

LIV 7.6 Basic Access

Community Livability-Principle 8 Affordable Housing

LIV 8.1 Maintain Affordable Housing Programs

LIV 8.4 Retain Existing Affordable Housing Programs

LIV 8.5 Integrate and Distribute Affordable Housing

Community Livability-Principle 10 Streetscapes

LIV 10.1 Design Safe, Functional, and Visually Appealing Streets

LIV 10.3 Tailor Street Lighting

Community Livability-Public Areas

LIV 11.2 Incorporate Public Spaces

LIV 12.1 Design for Crime Prevention and Security

Community Livability-Principle 21 Neighborhoods

LIV 21.1 Interconnected Streets and Pedestrian Network

LIV 21.2 Design Walkable Blocks

LIV 21.3 Calm traffic

LIV 21.4 Provide Access to Transit

Community Livability-Principle 31 Commercial District Design and Character

LIV 31.4 Design for Pedestrian Activity

Safety and Wellness-Principle 2 Healthy & Active Lifestyles

SW 2.6 Consider Location of and Transportation to Health and Human Services

Culture, Parks, Recreation-Principle 2 Promote Downtown

CPR 2.1 Promote Visibility of the Arts and Culture

Culture, Parks, Recreation-Principle 3 Cultural Education and Participation

CPR 3.2 Support Educational Programming and Participation

Culture, Parks, Recreation-Principle 4 Recreation

CPR 4.1, Provide World Class Facilities

Culture, Parks, Recreation-Principle 5 Adapt to Changing Community

CPR 5.1 Address Changing Needs

Transportation-Principle 3 Planning Decision-making

T 3.1 Pedestrian Mobility

Transportation-Principle 8 Healthy Lifestyles

T 8.1 Support Active Transportation

T 8.2 Design for Active Living

Transportation-Principle 10 Transit: Safe, Affordable, Easy, Convenient

T 10.1 Transit Stops

T 10.7 Access to Health and Human Services

T 10.10 Regional Connections

Transportation-Principle 11 Bicycling

T 11.5 Enforcement

Transportation-Principle 12 Pedestrian Network

T 12.1 Connections

T 12.4 ADA Compliance

T 12.5 Safe and Secure

T 12.6 Street Crossings

Transportation-Principle 29 Programs that Establish Awareness of Transportation Safety will be Promoted

T 29.1 Bicycle Safety

T 29.2 Pedestrian Safety

## **Water Board Comments**

**Policy ENV 14.1 – Divert Waste (R) <sup>105</sup>**

Continue to identify and develop viable, sustainable strategies designed to accelerate the community's ability to meet or surpass the adopted goal of diverting 50% of the community's waste stream from disposal in landfills.

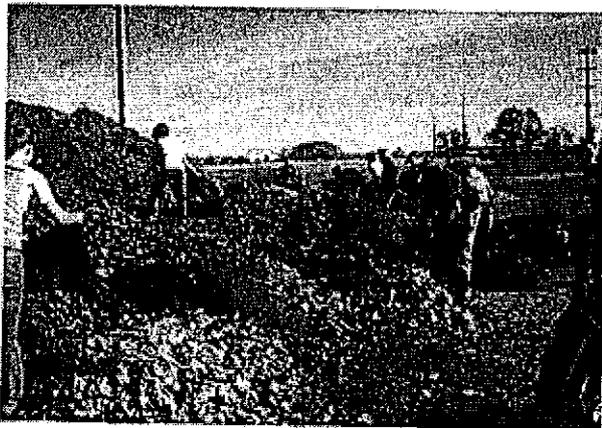
**Policy ENV 14.2 – Lower Greenhouse Gas Emissions (N) <sup>106</sup>**

Continue to recognize the critical role of solid waste diversion and recycling in significantly lowering greenhouse gas emissions (GHG) and place priority on employing strategies that will enable the community to meet its adopted goals for reducing GHG emissions and the risks of climate change.

**Principle ENV 15: The City will continue to recognize that waste materials can be an economic resource for the community. (N) <sup>107</sup>**

**Policy ENV 15.1 – Encourage Composting (R) <sup>108</sup>**

Divert organic waste material from landfill disposal and put it to beneficial secondary use as compost, which increases water conservation, adds nutritional value, and provides CO2 storage capacity (carbon sink) when applied to soil, or for use in generating alternative sources of energy.



Composting or recycling yard waste such as leaves and grass clippings diverts waste from landfills.

**Policy ENV 14.2 – Generate Energy (N) <sup>109</sup>**

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**Policy ENV 15.3 – Establish Incentives for Waste Processors (N) <sup>110</sup>**

Support the use of incentives to create sustainable waste diversion methods as an alternative to Colorado's low-cost landfills.

**Policy ENV 15.4 – Enhance the Economy (N) <sup>111</sup>**

Consider potential and existing recycling and waste recovery activities as opportunities to enhance local revenue generation and to create jobs.

**Policy ENV 15.5 – Analyze Lifecycles and Costs and Benefits (N) <sup>112</sup>**

View the generation of waste and all techniques for managing waste disposal as an integrated system in order to identify opportunities to put discarded material to its "highest and best" re-use. Advocate the use of full lifecycle analyses and cost/benefit assessments in the interests of transforming wasted resources into viable, marketable commodities over the long term.

**Principle ENV 16: When feasible, the City will collaborate with other organizations to develop infrastructure that will accommodate larger quantities of waste for processing and that will reduce shipping distances. (N) <sup>113</sup>**

**Policy ENV 16.1 – Continue Coordination (R) <sup>114</sup>**

Coordinate with private businesses, non-profit groups, CSU, Poudre School District and other government agencies to increase local infrastructure and improve market conditions for recycling, composting and reuse industries, and to educate the public about source reduction and recycling.

**Policy ENV 16.2 – Consider Financial Investment (N) <sup>115</sup>**

Consider investments in energy generation or other kinds of facilities that are designed to collect and process materials that cannot be recycled or reused.

**Principle ENV 17: The City will continue to act as a steward of the environment and public health by using its regulatory authority. (N) <sup>116</sup>**

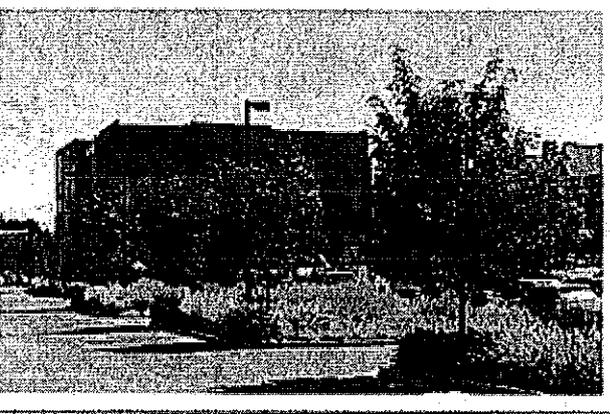
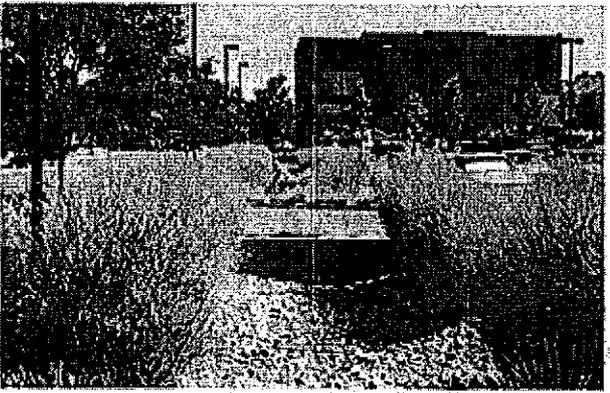
**Policy ENV 17.1 – Update Regulations (R) <sup>117</sup>**

Regularly update codes to include effective environmental and resource conservation provisions to promote waste reduction, efficient resource use, and recycling.



**Policy ENV 19.2 – Pursue Low Impact Development (N) 130**

Pursue and implement Low Impact Development (LID) as an effective approach to address stormwater quality and impacts to streams by urbanization. Low Impact Development is a comprehensive land planning and engineering design approach with a goal of minimizing the impact of development on urban watersheds through the use of various techniques aimed at mimicking pre-development hydrology to the extent possible.



*In areas with lower density more traditional Low Impact Development strategies can be effectively used to treat and detain stormwater on-site. Sunflower Market in Denver, Colorado, shown above, illustrates how vegetated buffers and planting beds can be incorporated into a comprehensive stormwater treatment and detention system while maintaining a high aesthetic level.*

**Principle ENV 20: The City will develop an integrated stormwater management program that addresses the impacts of urbanization on the City's urban watershed. As part of that program, the City will implement requirements and strategies for multi-functional stormwater facilities that support density goals for development and redevelopment at a sub-watershed level. (N) 131**

**Policy ENV 20.1 – Develop Stormwater Master Plans (N) 132**

Develop master plans for future stormwater projects in order to minimize the impacts of urbanization. Master plans should consider the naturalization of stream corridors, piped conveyance, and other methods to provide a balanced benefit to the citizens of Fort Collins.

**Policy ENV 20.2 – Follow Design Criteria for Stormwater Facilities (N) 133**

Utilize design criteria that follow national Best Management Practices (BMPs).

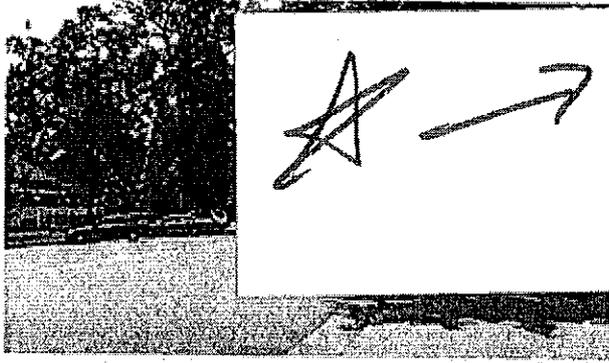
**Policy ENV 20.3 – Utilize Public Lands (N) 134**

Utilize public lands, such as street rights-of-way to the greatest extent possible for the design of multi-functional stormwater facilities by maximizing the carrying capacity of streets with curb and gutter, and by modifying design standards to promote infiltration or detention where appropriate depending on area specifics. Emphasize the development of a linked surface stormwater system that reinforces the City's open lands policy and reduces the need for large stormwater pipes. (Also see the Transportation chapter mode choices section.)

**Policy ENV 20.4 – Develop Public/Private Partnerships (N) 135**

Employ public/private partnerships to optimize the balance between stormwater management and compact development.

*Take advantage of opportunities to combine the needs of managing stormwater from both public and private lands in order to maximize the development potential.*



Existing publicly owned land, which includes street right-of-ways and utility corridors, in some cases can be repurposed as stormwater facilities; these facilities can be constructed in conjunction with the existing use of the site along with other public uses such as pedestrian trails and bikeways. The images above illustrate the use of excess road width to convey, treat and possibly detain stormwater reducing the need for larger pipes and larger dedicated stormwater treatment facilities. (Also see Appendix C.)

## WATER RESOURCES

This section carries forward many of the water-related principles and policies from prior versions of *City Plan*, including continued emphasis on water conservation and providing high quality drinking water. They also reflect the *Water Supply and Demand Management Policy*, which addresses water supply planning in a balanced manner to address storage and conservation and provide for adaptability to meet future water needs. The principles and policies in this section also introduce the topic of wastewater treatment into *City Plan*, emphasizing water reclamation standards, programs, and practices that meet or exceed regulatory requirements.

**Principle ENV 21: Drinking water provided by the City's Water Utility ~~and Wastewater Utility~~ will continue to meet or exceed customer expectations for quality, quantity, and reliability. Water conservation will be strongly encouraged. (R)<sup>136</sup>**

### Policy ENV 21.1 – Adhere to Drinking Water Quality Standards (R)<sup>137</sup>

Continue to develop and adhere to water quality standards, treatment practices, and procedures that provide the highest level of health protection that can be realistically achieved.

### Policy ENV 21.2 – Continue Water Supply and Demand Management Policy (R)<sup>138</sup>

Provide for an integrated approach to providing a reliable water supply to meet the beneficial needs of customers and the community while promoting the efficient and wise use of water. Conservation measures should be implemented in accordance with the *Water Conservation Plan* and periodically adjusted to reflect new and effective conservation measures. The total water supply available to City customers will be adequate to meet or exceed a ~~50-year drought~~ *\* insert reasonable drought frequency*

potential effects of climate vulnerabilities. Water supply shall be acquired or consideration of so environmental factors.

### Policy ENV 21.3 – Monitor a Changes for Water Treatment

Monitor the legislative processes to help in the implementation of changes to regulatory requirements and ensure such rules are reasonable and practical. Anticipate the effect of these changes on operational costs in order to adequately finance meeting these requirements.



Programs like the City's sprinkler system audits help citizens conserve water and save money on utility bills.

**Principle ENV 24: The City will support a resilient Cache la Poudre ecosystem, and protect, enhance and restore the ecological values of the River (R)<sup>148</sup>**

**Policy ENV 24.1 – Support Ecological Resilience (N)<sup>147</sup>**

Make efforts to support an ecologically resilient Poudre River; i.e., a river ecosystem that has the capacity to persist and adapt over time in the face of natural and human-caused challenges. When possible, and when congruent with other City objectives, protect or enhance opportunities for natural processes to drive ecosystem renewal.

**Policy ENV 24.2 – Conserve Natural Features (R)<sup>148</sup>**

Conserve and protect important natural areas and natural values within the Poudre River Corridor. This will include acquiring land for public natural areas and conservation easements to protect natural area values on privately-owned lands; establishing appropriate cooperative agreements with adjacent landowners; developing and applying development regulations and design standards; and promoting public education and outreach programs, and other techniques as appropriate.

**Policy ENV 24.3 – Provide Natural Area Protection Buffers (R)<sup>149</sup>**

Maintain natural area protection buffers along both banks of the Poudre River to protect natural features and scenic qualities, and to account for the natural instability of the River channel. Wherever possible, the buffer should be a minimum of three hundred (300) feet wide, beginning at the outer limits of the river bank, or areas of riparian vegetation. One known exception to this general policy is the stretch of the river between North College Avenue and Lincoln Avenue, where a narrower minimum buffer distance is more appropriate due to the constraints of existing development and the area's proximity to downtown.

**Policy ENV 24.4 – Restore and Enhance (R)<sup>150</sup>**

Restore or enhance degraded or disturbed areas of the Poudre River Corridor to improve natural habitat conditions, aesthetic and recreational values. Restoration and enhancement projects may be performed cooperatively with adjacent private landowners and volunteer community groups.

**Policy ENV 24.5 – Coordinate to Provide Adequate Instream Flows (R)<sup>151</sup>**

Consult with scientific experts and public stakeholders, and coordinate with appropriate agencies, to ~~help~~ provide adequate instream flows to maintain the ecological functionality, recreational, and scenic values of the Cache la Poudre River through Fort Collins.

*quantify*  
*water uses and*

**Principle ENV 25: The City will provide enhanced recreation opportunities within the Poudre River Corridor, with an emphasis on scenic values, heritage education, and interpretation while avoiding or minimizing impacts to environmentally sensitive areas. (R)<sup>152</sup>**

**Policy ENV 25.1 – Minimize Impacts (R)<sup>153</sup>**

Locate and design recreational features within the Poudre River Corridor in a way that avoids or minimizes impacts to natural areas, wildlife habitat, water quality, and other environmental values.

**Policy ENV 25.2 – Integrate Parks and Recreation Sites (R)<sup>154</sup>**

In addition to existing facilities such as Lee Martinez Park, the *Parks and Recreation Policy Plan* includes new recreation facilities in the Poudre River Corridor. Place emphasis on integrating natural, environmental, historic, and cultural values within new public recreation sites.

**Policy ENV 25.3 – Extend the Poudre River Trail (R)<sup>155</sup>**

Extend the Poudre River Trail system downstream to Harmony Road and then to Greeley through partnerships with Larimer County, Weld County, and other Northern Colorado interests. Location and design will account for and avoid or minimize impact to environmentally sensitive areas.

**Policy ENV 25.4 – Develop Trail/Path Linkages (CF)<sup>156</sup>**

Develop additional trails or paths, as appropriate, to link the Poudre River Corridor to adjacent city neighborhoods and districts to provide public access within the Poudre River Corridor. These trail/path connections will be located and designed to avoid or minimize impacts to environmentally sensitive areas.

**Principle ENV 26: The City will manage the Poudre River floodplain to minimize potentially hazardous conditions while promoting natural processes associated with flooding, erosion, and channel migration to occur over time as appropriate. (R)<sup>157</sup>**

**Policy ENV 26.1 – Implement the Poudre River Master**



Master Drainageway and damage to existing. Minimize risks to public. It will recognize and intent to protect public environmentally responsible. In extent feasible, the



100-year floodplain of the Poudre River will be protected to maintain, restore, and enhance natural river processes and the environmental services of floodplains.

**Policy ENV 26.2 – Integrate Watershed and Stormwater Management (R) 159**

Design stormwater systems within the Poudre River watershed to minimize the introduction of human-caused pollutants. Educational programs and demonstration projects will be pursued to enhance public understanding of pollution prevention efforts.

**Policy ENV 26.3- Assure Setbacks for Channel Instability and Improve Channel Mitigation (R) 160**

Apply buffer zones, and consider vertical and lateral channel stability with new development and redevelopment to ensure adequate setbacks are provided to account for lateral migration of the River channel across the floodplain and vertical degradation. The resiliency of the Poudre River ecosystem is tied directly to the ability of the channel to migrate back and forth across the floodplain. Therefore make efforts, to the extent feasible and when congruent with other policies, to protect the capacity of the channel to move laterally across the landscape and to seek opportunities to improve or restore the function of channel migration.

**Policy ENV 26.4 – Development in the Floodplain (R) 161**

To the greatest extent feasible, the Poudre River 100-year floodplain will be protected by implementing best management conservation techniques and floodplain regulations. Floodplain regulations shall promote public safety, protect the Poudre River corridor, and allow natural hydraulic and hydrologic processes to occur.

**Principle ENV 27: Historic cultural landscapes, aesthetic qualities within the Poudre River**



**Policy ENV 27.1 – Protect Historic Cultural Landscapes (CF) 163**

Protect historic landmarks landscapes along the River to the extent reasonably feasible. This will be accomplished using land acquisition, local landmark designation, conservation easements, land use policies, and development and design standards.

**Policy ENV 27.2 – Maintain and Enhance Visual Resources (CF) 164**

Development within the Poudre River Corridor will be located and designed to best maintain or enhance views of the River, its natural setting, the

protected corridor features, and the foothills and mountains.

**Policy ENV 27.3 – Develop Landscape Guidelines (CF) 165**

Develop guidelines for landscape treatment and streetscapes within the Poudre River Corridor that include the use of materials that are native to the Poudre River Corridor and will integrate developed areas within the natural context of the River corridor.

**Policy ENV 27.4 – Restore and Enhance (R) 166**

Restore or enhance degraded or disturbed areas of the Poudre River Corridor to improve ecological conditions, aesthetics, and recreation access. Restoration and enhancement projects may be performed cooperatively with private landowners and volunteer community groups.

**Principle ENV 28: The City will encourage learning and community awareness of the Poudre River's historic, cultural and natural heritage through education and interpretation. (R) 167**

**Policy ENV 28.1 – Continue Educational and Environmental Learning Opportunities (R) 168**

Continue to be supportive of environmental learning opportunities in the Poudre River Corridor. Integrate education with interpretation, which may include interpretive trails and educational facilities as well as outdoor laboratories for lessons on wildlife habitat, gravel extraction and reclamation, floodplain management, rural heritage, farming, pollution prevention, and conservation/reconstruction of historic sites and structures.

**Principle ENV 29: When feasible and appropriate, the City will collaborate with gravel mining interests to ensure that mining operations are conducted to meet community values and restore ecological function. (R) 169**

**Policy ENV 29.1 – Gravel Mined Land Purchases (R) 170**

Continue to evaluate areas along the Poudre River that have been mined for gravel for acquisition for public open lands purposes.

**Policy ENV 29.2 – Reclaim Gravel Mined Areas (CF) 171**

Collaborate with gravel mining interests to develop innovative approaches to gravel mine reclamation that will provide wildlife habitat, restoration of native landscapes, recreational opportunities, water storage, and other public values.