

MAKING THE MOST OF THE LAND WE HAVE LEFT...

As we look to the future, it is important to consider how we can best use the limited supply of vacant land that remains to meet our future needs. Principles and policies in City Plan address the overall mix, distribution, and intensity of land uses in different parts of Fort Collins, promote the efficient and cost-effective provision of public infrastructure and services, and support the development of the types of places we would like to see—or retain—in our community in the future.

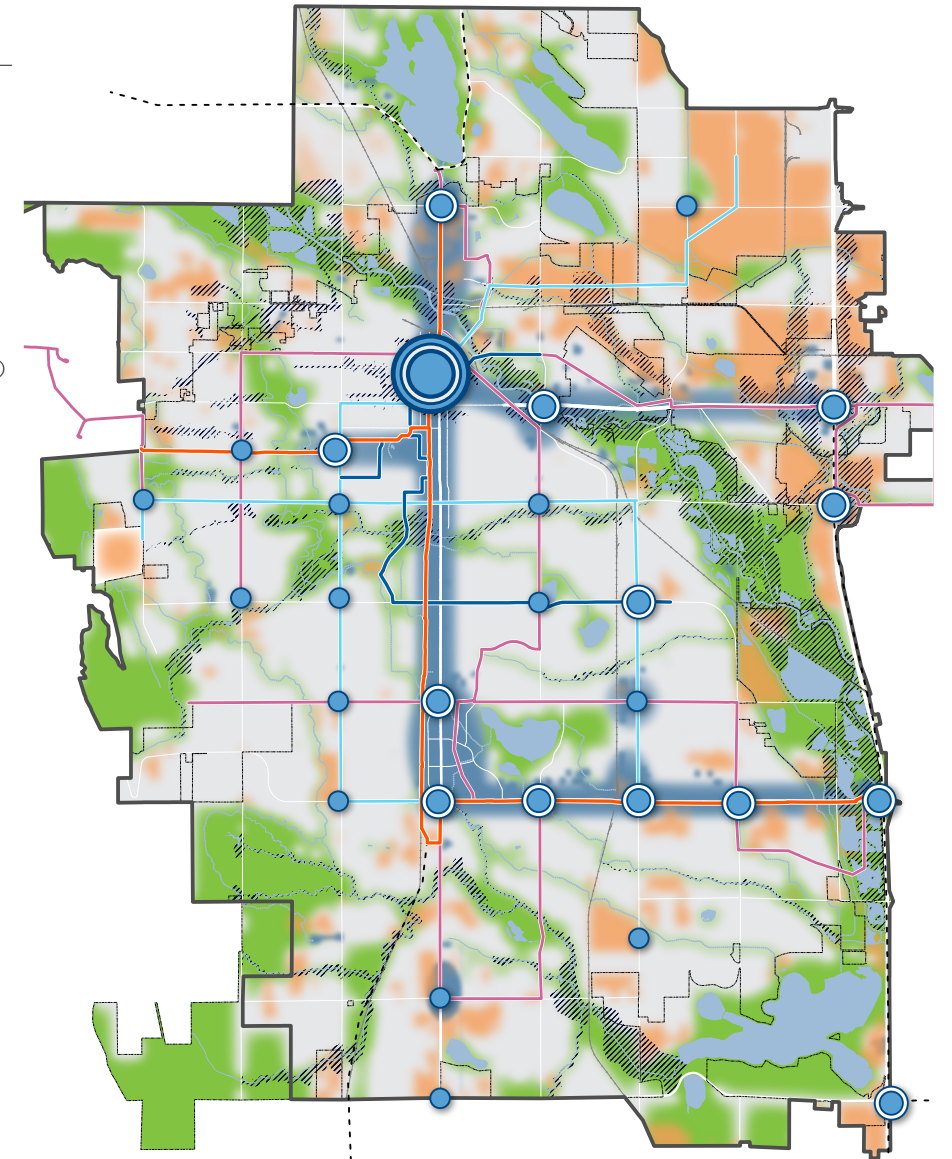
Where are we today?

- » Vacant land within the Growth Management Area (GMA) is becoming increasingly scarce.
- » Much of the remaining vacant land in the GMA is not served by City sewer and water utilities, which could impact the availability, timing, and pricing of future development in these areas.
- » There is significant potential for infill and redevelopment of underutilized properties, particularly along current and future transit corridors.
- » The transportation system desired by the community, including improvements to transit and infrastructure for bicycles and pedestrians, will not be viable without significant increases in density in key locations.

WHERE WILL WE FOCUS OUR EFFORTS?

LEGEND

-  Downtown Activity Center
-  Community Activity Center
-  Neighborhood Activity Center
-  Bus Rapid Transit
-  High Frequency Service (15-min all day)
-  Frequent Peak Service (15-min peak/30-min off-peak)
-  Local service (30-min service all day)
-  Remaining Greenfield Opportunity Areas
-  Infill/Redevelopment Opportunity Areas
-  Parks and Natural/Protected Lands
-  Flood Hazard Areas



This diagram illustrates—at a conceptual level—where the most significant changes in density, intensity, and overall mix of uses are likely to occur over the next ten to twenty years. It also identifies areas that we will need to protect as future development occurs. Because our land supply is finite, we must focus our efforts on:

» **Requiring transit-oriented development in key locations**

High-frequency transit is not viable without supportive land use patterns such as mixed-use with higher-density residential, employment, and services. The Plan supports a stronger stance on maximizing infill/redevelopment potential where service exists or is planned.

» **Encouraging compact growth**

The Growth Management Area (GMA) will continue to define the outer limits of future growth.

» **Encouraging infill and redevelopment**

Plan policies support the conversion of vacant and underutilized properties to meet current and future needs and promote the efficient use of infrastructure.

» **Encouraging more diverse neighborhoods**

Housing options not traditionally found in Fort Collins, such as accessory dwelling units, will be encouraged through new development, as well as through the adaptation of established neighborhoods over time.

» **Expanding access to services and amenities**

City Plan supports a broader mix of uses in activity centers and along corridors to reduce the need for cross-town trips.

» **Addressing infrastructure priorities**

City Plan supports ongoing work with local and regional partners to address infrastructure and service needs in areas not currently served by City utilities.



TAKING STEPS TO SUPPORT A HEALTHY AND RESILIENT ECONOMY...

Fort Collins' economic health is influenced by a variety of factors—jobs/housing balance, land cost and supply, access to infrastructure and services, and the overall livability of the community. Principles and policies in City Plan promote a continued focus on innovation and creativity, which have long been drivers of Fort Collins' local economy. They also promote a stronger focus on equity—to ensure the benefits of employment, wage growth, prosperity, and increased standards of living are shared by all—and resilience—to allow our economy to evolve and adapt to technological advancements and climate change, as well as rebound from economic shocks.

Where are we today?

» We've experienced strong employment growth over the past ten years.

» Our economy is becoming greener and more adaptable in the face of climate change.

» Employment growth is outpacing housing growth which creates a commuting problem.

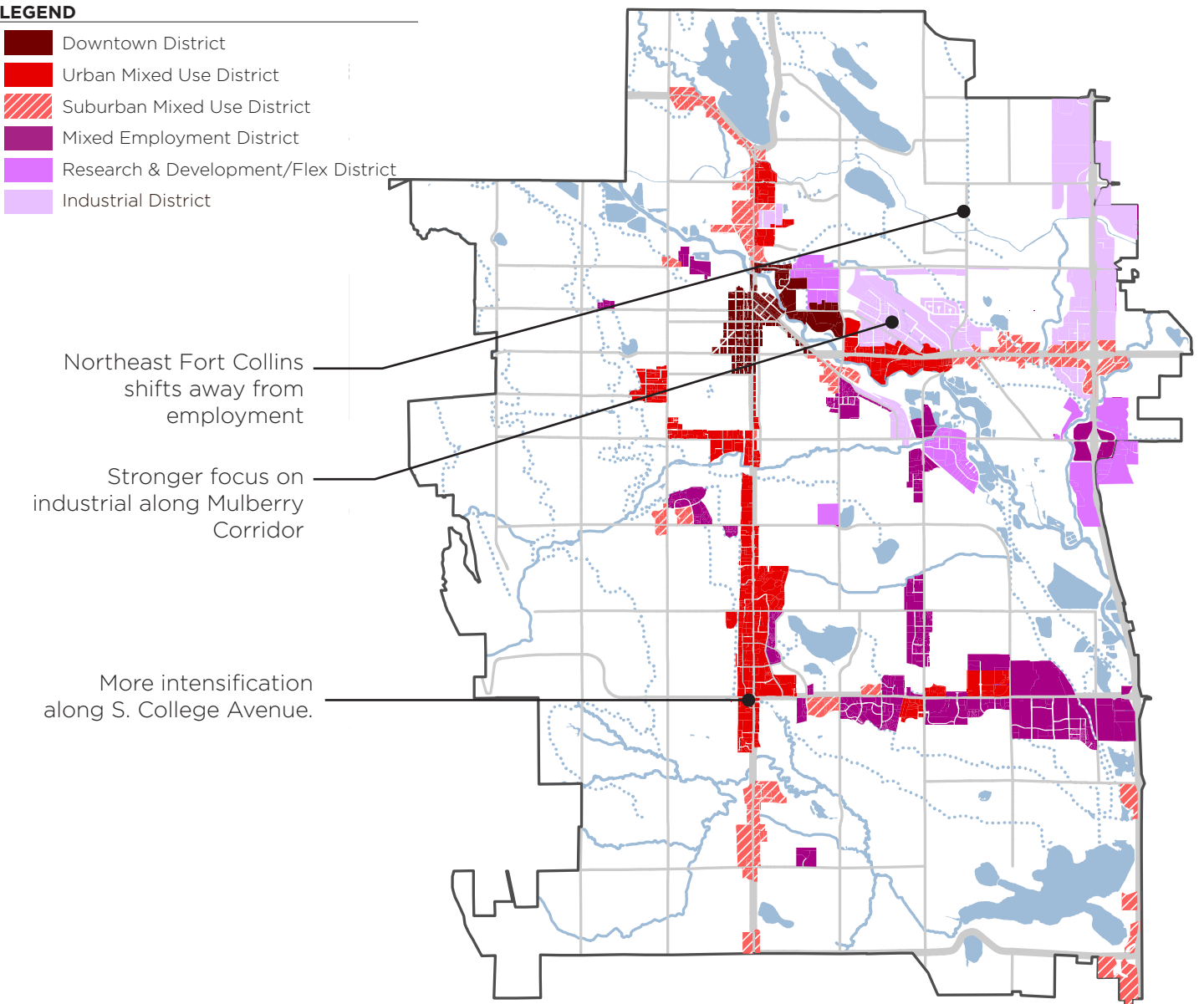
» It is difficult for residents to find high-paying jobs that allow them to live in Fort Collins.

» Businesses are struggling to find qualified workers and/or space to grow into.

» Land available for future non-residential development may not be development-ready or located in appropriate parts of the city.

» There is growing concern about smaller service-commercial and industrial users being priced out of Fort Collins.

WHERE WILL WE FOCUS OUR EFFORTS?



This diagram illustrates the overall distribution and types of areas designated for employment uses on the Structure Plan. Updates as part of the City Plan update reflect a continued focus on:

- » **Preserving land for industrial and service-oriented uses**
The Structure Plan identifies areas limited to industrial and service-commercial uses to support their retention over the long-term.

» **Improving Fort Collins' competitiveness**
Policies seek to provide more opportunities for employment, commercial, and industrial with the locations, amenities, and services employers are seeking.
- » **Maximizing return on investment**
City Plan promotes investments in infrastructure and other services in areas where benefits to the community will be greatest.

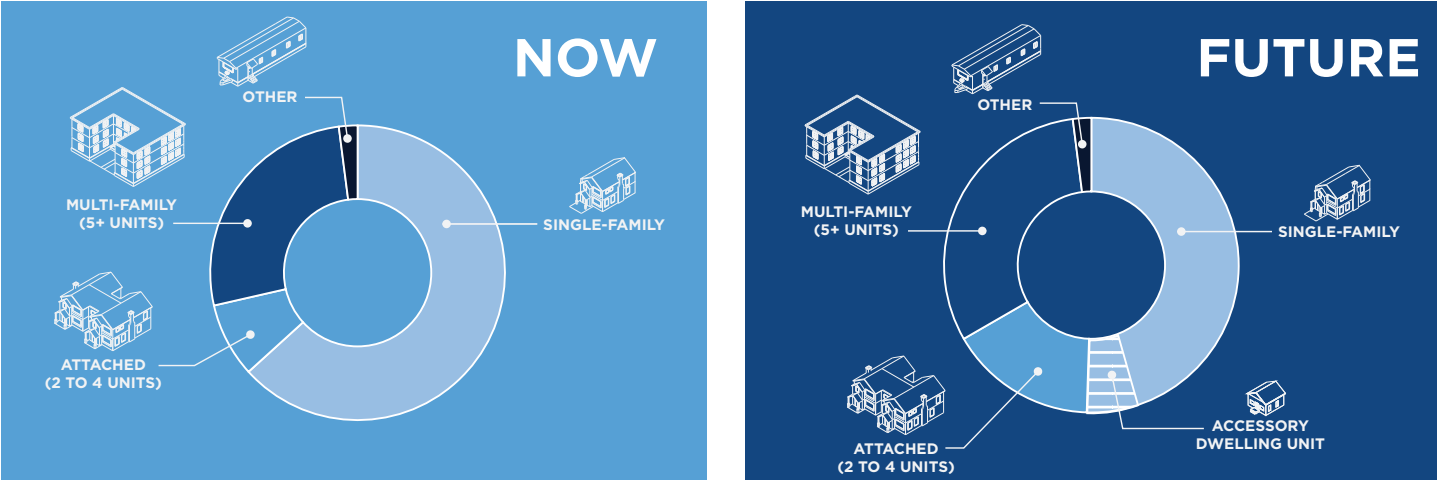
» **Aligning employment designations with business needs**
The Structure Plan includes expanded employment place types to increase clarity around the types of employment that are desired in different parts of the city.
- » **Providing more opportunities for people to live close to where they work**
Policies support expanded housing options in areas that are close to jobs and transit to allow more opportunities for employees at all wage levels to live and work in Fort Collins.

ENCOURAGING MORE DIVERSE HOUSING OPTIONS...

The degree to which housing is attainable in Fort Collins is influenced by multiple factors: the diversity of housing options that are available (type, size, and price point), the overall supply of land devoted to different types of housing versus demand, the proximity and connectivity of housing and jobs, overall housing costs, and housing programs and policies aimed at expanding and maintaining the city's supply of affordable and workforce housing. City Plan principles and policies recognize that improving housing access in Fort Collins will require action on all of these fronts.

- Where are we today?**
- » Fort Collins' demographics are changing, creating demand for different housing types.
 - » Since 2000, Fort Collins and Larimer County have produced more jobs than housing units, and this imbalance has recently accelerated.
 - » Despite an increase in multifamily development in recent years, the overall mix of housing in Fort Collins is similar to 2000.
 - » Rents and home prices in Fort Collins are increasing faster than wages, and homeownership is becoming less attainable; as a result, more people are living outside the city and commuting to their jobs in Fort Collins.
 - » Only 4.8% of housing units in Fort Collins are deed or income restricted (affordable to households earning less than 80% of the area median income).
 - » Smaller housing options, such as accessory dwelling units, are only allowed in limited locations.

WHERE WILL WE FOCUS OUR EFFORTS?



Updates as part of the City Plan update reflect a continued focus on:

- » **Expanding housing diversity**
The Structure Plan promotes a broader mix of housing types and densities to support a changing population and housing market.
- » **Recalibrating land use patterns to increase capacity**
The Structure Plan reflects the reallocation of some land that was previously designated for employment uses to residential uses.
- » **Expanding workforce and affordable housing efforts**
City Plan promotes strategies, new programs, and incentives to encourage the construction of workforce and affordable housing throughout the community.
- » **Removing regulatory barriers**
City Plan identifies numerous changes to zoning and development standards that will be needed to support desired housing types.
- » **Adopting protective measures where needed**
Area plans and/or design standards will continue to be used to ensure residential infill and redevelopment is compatible with established neighborhoods.

EXPANDING TRANSPORTATION AND MOBILITY OPTIONS...

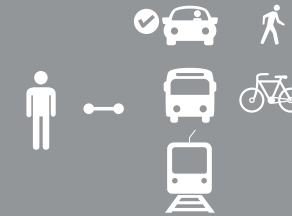
Transportation and mobility options impact how and when people travel and therefore, the ability of residents to access their jobs, services, or accomplish their daily needs. City Plan principles and policies seek to reduce the number of vehicle miles traveled (VMT) per person and the number of trips made by vehicles with only one occupant. This will be accomplished through strategies and that encourage walking, carpooling, cycling, and transit use, and the implementation of solutions that minimize travel times between key destinations within Fort Collins and to/from other parts of the region.

Where are we today?

- » Our vehicle miles traveled (VMT) per capita is decreasing, but this trend could change depending on how transportation innovations (such as autonomous vehicles) affect travel behavior.
- » Travel time on average has been consistent, with some corridors increasing and others decreasing.
- » While transit services have expanded, many areas of the city do not have access to convenient, high-frequency transit service.
- » Employee commuting patterns will be impacted by emerging mobility and technology, land use, and regional transit.
- » Fort Collins is a nationally recognized city for biking and walking; however, gaps and deficiencies in the low-stress multimodal network remain. Some of these gaps or deficiencies correlate to areas with more vulnerable or disadvantaged populations.

WHERE WILL WE FOCUS OUR EFFORTS?

THEN



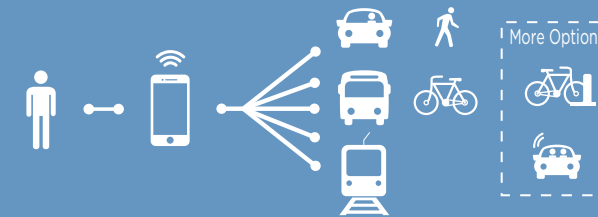
Loyal to Mode

Tend to use just one option and rarely switch

Perception of Limited Options

Personally-owned car often the default option

NOW



Mobile Phone

Helps make choices, but each tool has separate app

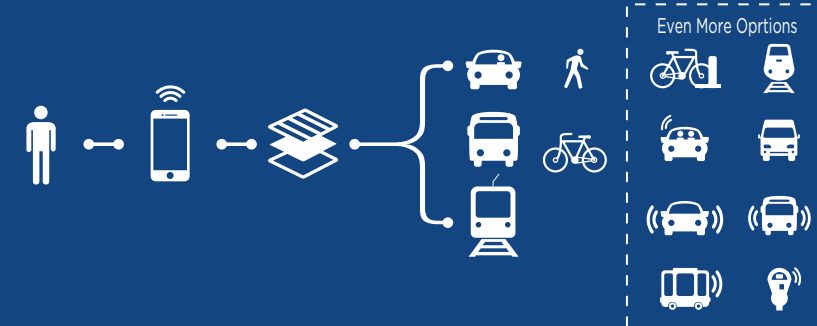
New Options

Many people use just one or two new options (ride-hailing, bike share) in addition to their primary mode

Ride-Hailing

Car ownership separated from car use

FUTURE



Mobility as a Service

Use mobile device to select among many options and seamlessly book and pay for them

More New Options

Including innovative new private sector mobility tools

Choose the Right Tool for the Right Trip

Based on better information about cost, time, and comfort

Updates as part of the City Plan process reflect a focus on:

» Prioritizing safety

City Plan supports expanded transportation options to make travel safe and comfortable for all ages and abilities.

» Expanding High-Frequency Transit in targeted locations

To leverage the significant investment required, high-frequency transit is planned in areas where higher densities/intensities exist or are likely to be achieved in the planning horizon.

» Using a Layered Network approach

Policies support the prioritization of certain modes in corridors where all modes of transportation may not be viable.

» Enhancing pedestrian and bicycle connectivity

Policies support connected bicycle/pedestrian networks between neighborhoods and districts citywide.

» Making equitable investments

As City investments and improvements in transportation infrastructure are made, equity must be a key consideration.

» Lead transportation innovation

Fort Collins will be proactive in welcoming new travel options and technologies that offer the opportunity of traveling more efficiently while reducing negative environmental, infrastructure, and social impacts of travel.

» Optimize traffic flow through mobility management and system improvements.

Keeping the transportation system functioning efficiently is key for the success of the community and all modes of travel by reducing traffic demand, eliminating bottlenecks and deploying state of the art traffic control.

MAINTAINING OUR FOCUS ON CLIMATE ACTION...

City Plan principles and policies play a significant role in supporting the community's ongoing efforts to protect the climate and our environment with ambitious climate action goals. Additional transportation options and increased density along key transit corridors will result in a smaller land use footprint, reduced vehicle miles traveled, increased walkability and bikeability, and smaller housing unit sizes. This in turn translates to reduced energy use, lower GHG emissions and water demand, and improved health outcomes. In addition, City Plan helps advance the community's Nature in the City goals—providing opportunities for habitat, recreation, and connection to the outdoors.

Where are we today?

- » We have set ambitious climate action goals, and aim to eliminate emissions of greenhouse gases by 2050; overall emissions have decreased since 2005.
- » We do not meet national air quality standards for ozone.
- » Although other policies and documents guide long-term actions, the City lacks a climate adaptation and resilience plan.
- » We have the potential to reach our 2030 goal to reduce GHGs by 80%, but shifts in development patterns and travel behaviors and other steps will be needed to realize this reduction.
- » Many residents have access to a park or natural area within a 10-minute walk of their home, but gaps still remain.

WHERE WILL WE FOCUS OUR EFFORTS?

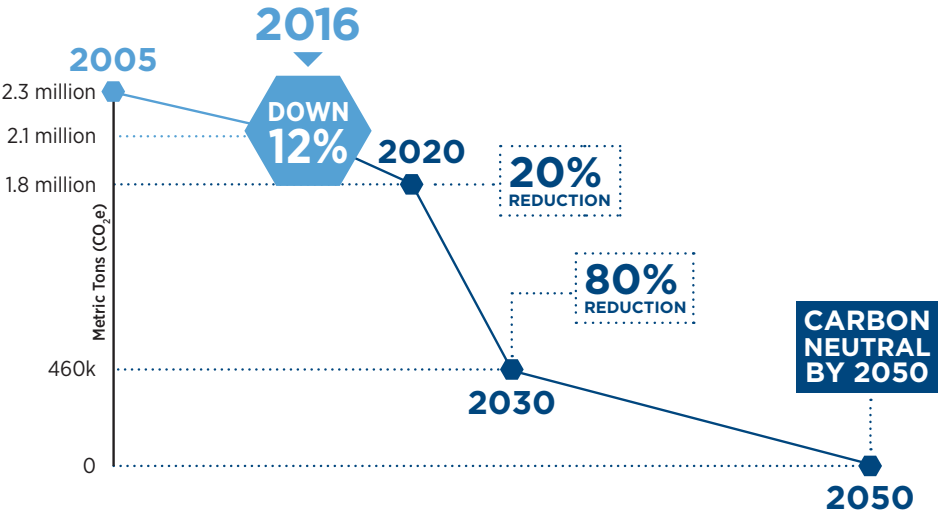
What are GHGs

Greenhouse gases (GHG) are gases in the atmosphere that can absorb and emit heat. Science attributes a warming of the Earth's atmosphere to an increase in GHGs.

What is CO₂e?

Carbon dioxide (CO₂) is a GHG emitted naturally and from fossil fuel combustion for energy and heat (e.g., coal, natural gas, gasoline and diesel). Global warming contributions from other greenhouse gases (such as methane) are referred to in terms of "carbon dioxide equivalent" or CO₂e, which represents the amount of CO₂ that would have the same global warming potential as other GHGs. Community carbon inventory goals are tracked in terms of tons of CO₂e.

GHG Emission Reduction Progress & Targets



WHAT WILL IT TAKE?

▼ DECREASE GROUND TRAVEL
▲ EXPAND MOBILITY INNOVATIONS

▲ INCREASE ELECTRIFICATION

▼ DECREASE SOLID WASTE

▲ INCREASE SUSTAINABLE BUILDING PRACTICES

▼ DECREASE NATURAL GAS USAGE

Updates as part of the City Plan process reflect a focus on:

» Promoting sustainable development practices

Policies seek to reduce net energy and water use in new and existing development.

» Advance carbon neutral energy systems

Policies support a continued focus on partnerships and regulatory shifts needed to promote greater electrification.

» Aligning land use and transportation decisions

The Structure Plan and Transportation Plan work in tandem to promote development patterns and transportation behaviors that reduce VMT.

» Coordinating climate adaptation and resilience planning efforts

City Plan provides a coordinated and cohesive set of policies to support ongoing climate adaptation and resilience planning throughout the community.

» Increasing access to Nature in the City

Policies seek to increase the number of residents that have access to natural areas, parks, and/or open space within a 10-minute walk of their home, emphasizing existing gaps and areas planned for intensification.