

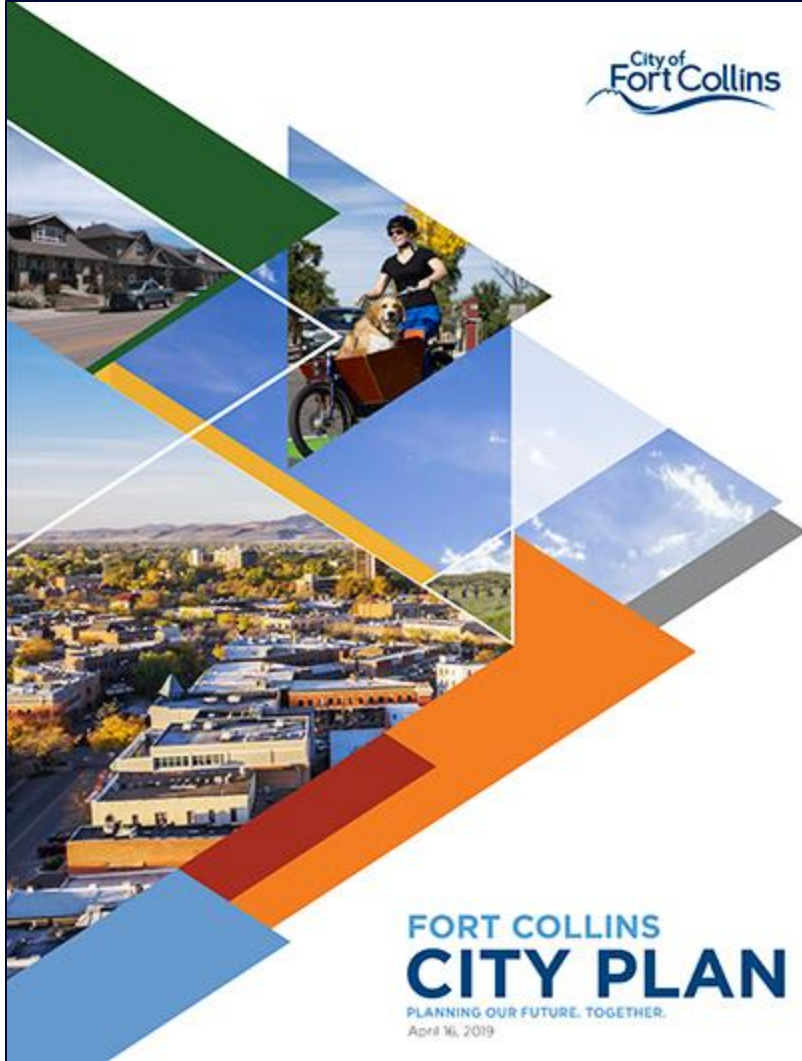
Two Areas of Focus:

- Long Range Planning
- Development Review

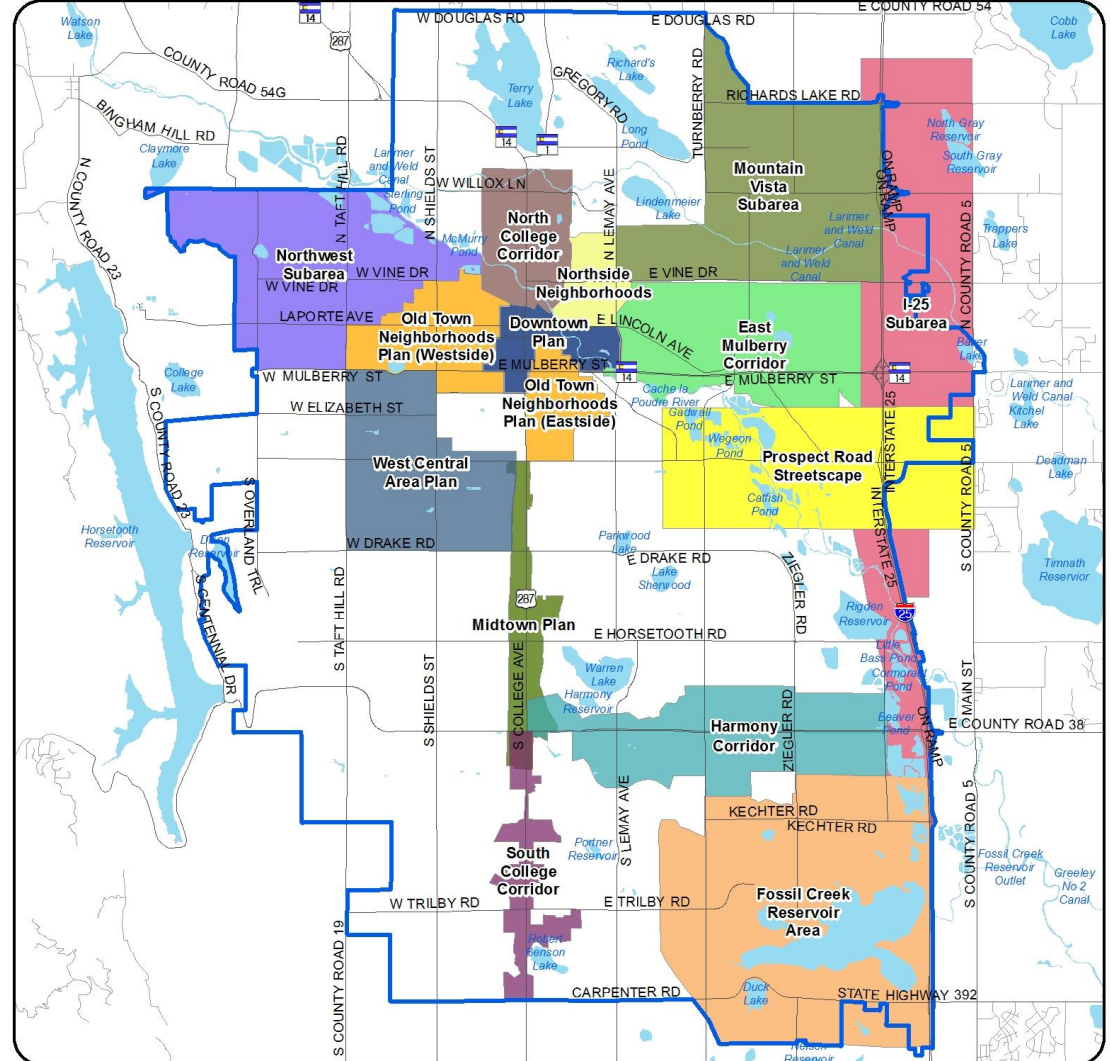


Work closely with:

- Development Review departments & outside agencies
 - Utilities, Engineering, Zoning, Historic Preservation, Poudre Fire Authority
- Neighborhood Services
- Community groups & organizations



Comprehensive Plan:



Subarea Plans:

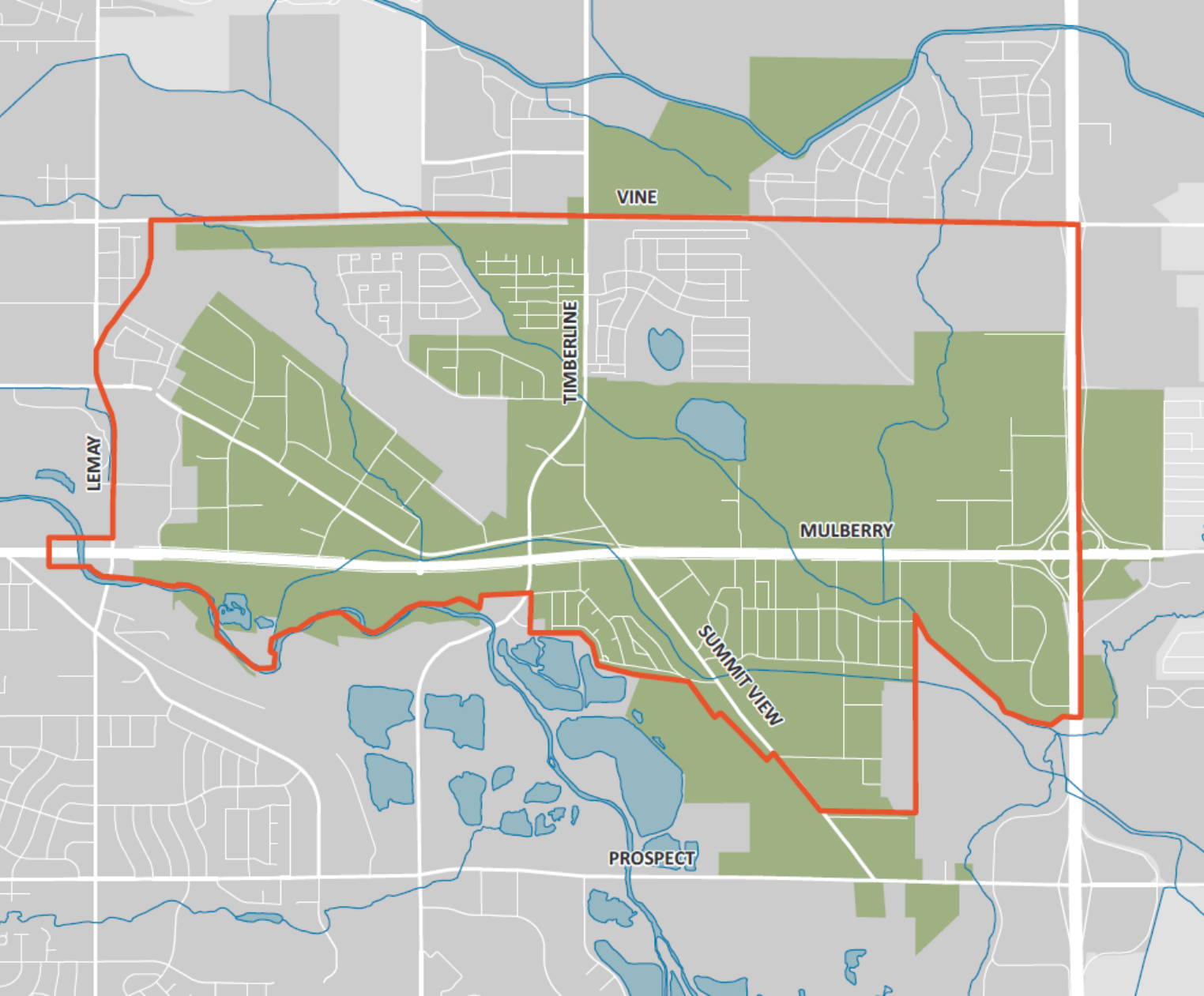
Comprehensive Plan:

- A plan for the future (20+ years)
- Articulates our vision and goals for the entire community
- Provides policy guidance and recommended actions
- High Level

Neighborhood / Corridor Plans

- A plan for the future (10-20 years)
- Vision for a particular area/neighborhood
- Describes how policies from Comprehensive Plan should be implemented in a specific place OR
- Addresses unique, neighborhood-specific needs & issues
- More detailed

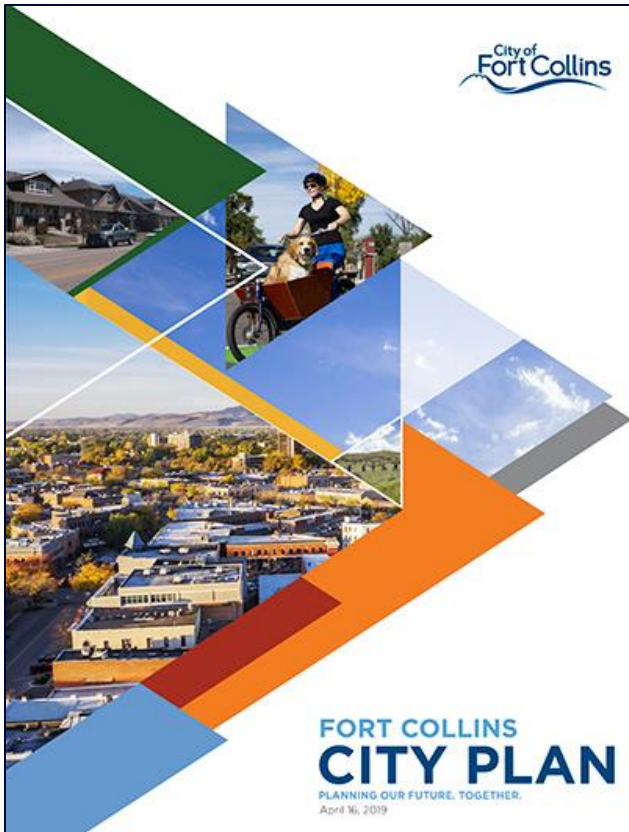
*What do we want our community/neighborhood to look and feel like in the future?
How should we accomplish that?*



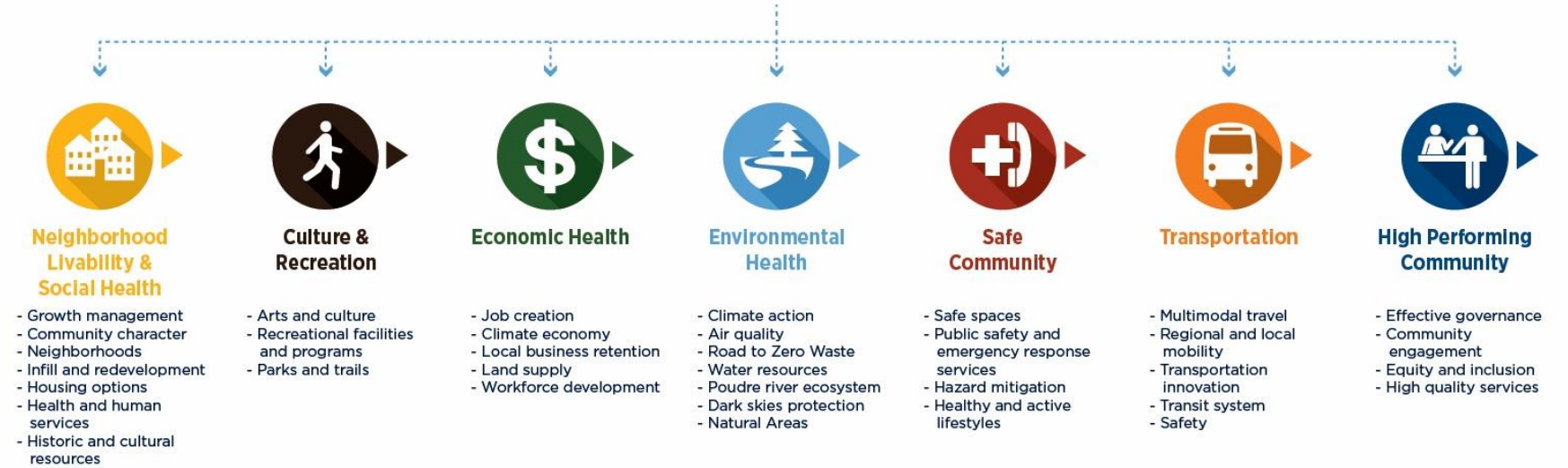
EAST MULBERRY **PLAN**

Topics / Focus:

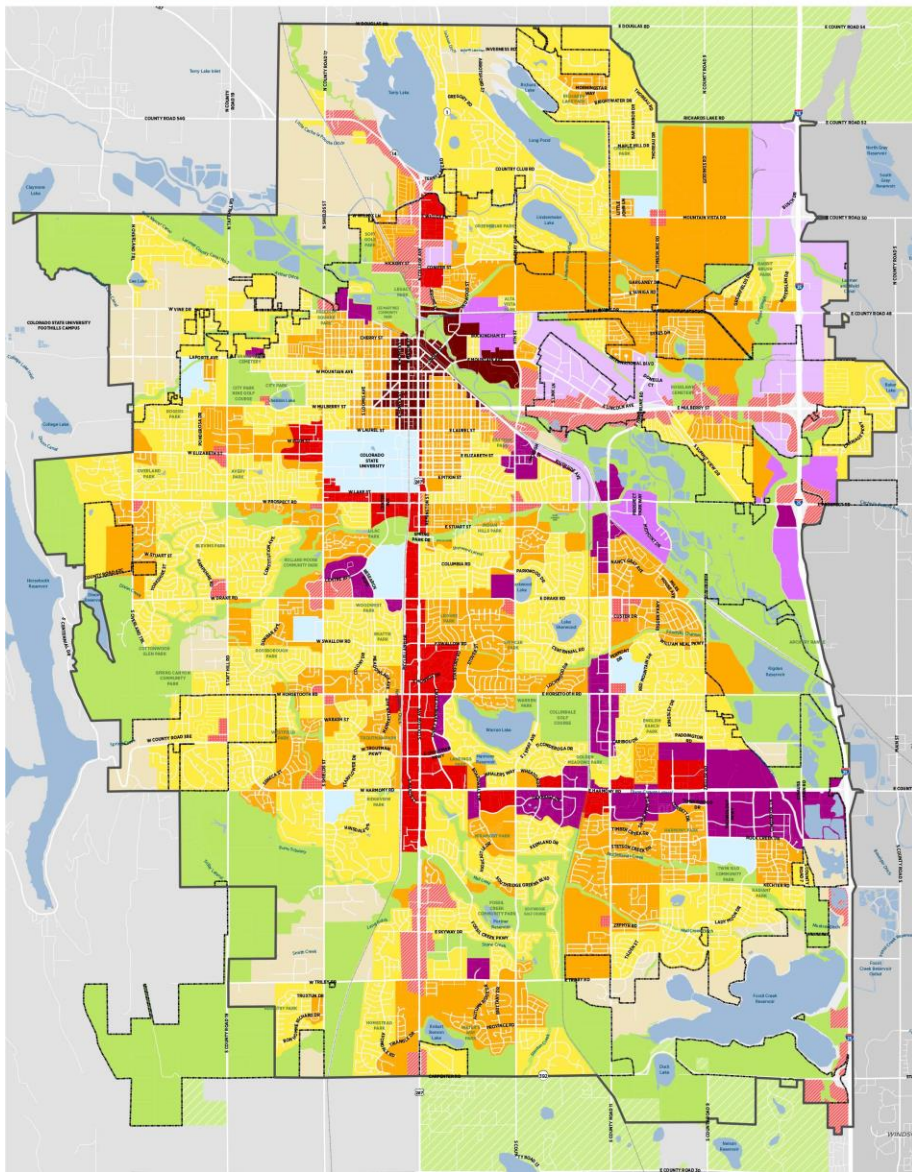
- Annexation
- Providing services
- Protecting important source of industrial employment / land
- Transportation / stormwater improvements



OUTCOME AREAS



Structure Plan Map



Mixed-Neighborhood | MIX OF HOUSING TYPES



- A Single-Family**
Existing one- and two-story single-family detached homes.
- B Duplexes and quadplexes**
Duplexes and quadplexes added through infill and redevelopment provide alternatives to single-family detached homes.
- C Townhomes**
Townhomes and other attached single-family housing types expand opportunities for residents to age in place.

- D Accessory Dwelling Units (Detached)**
Detached ADUs provide opportunities for smaller, secondary living quarters separate from main residence.
- E Accessory Dwelling Units (Attached)**
Attached ADUs provide opportunities for smaller, secondary living quarters as part of main residence.

Mix of housing types

Single-Family

Duplex/Quadplex

Townhome

Accessory Dwelling Unit (ADU)



*Prospect / Shields
(1930s)*



*Prospect / College
(1960s/1970s)*



*Prospect / Shields
(Now)*



*Prospect / College
(Now)*



North College (1970s)

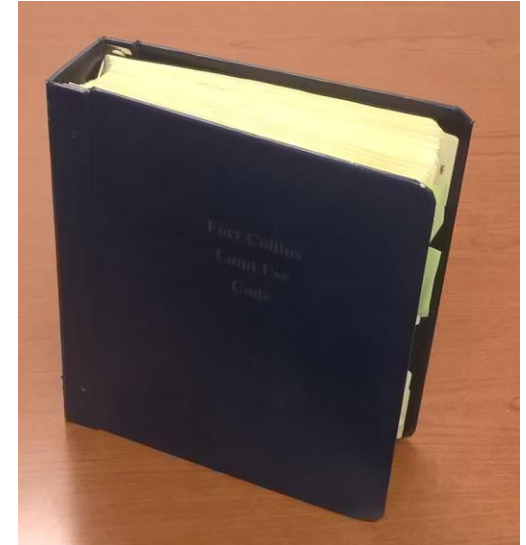


Downtown Alleyways



Development review is an important City regulatory function

- Ensure proposals meet development standards
 - Land Use Code
 - Stormwater Criteria Manual
 - Zoning
 - Building Codes
- Address / mitigate compatibility concerns
- Meet community and neighborhood policy goals
- Balance tensions of private property rights & community input



Development standards

- Protect health and safety
- Implement vision and goals of long-range plans
- Determine what types of land-uses can locate in different parts of the City (zoning)
- Determine what buildings look like
- Ongoing balance between predictability & flexibility

Land Use Code Example:

Purpose. *The Harmony Corridor District is intended to implement the design concepts and land use vision of the Harmony Corridor Plan - that of creating an attractive and complete mixed-use area with a major employment base.*

Basic Development Review

- No public hearing (“use-by-right”)
- Staff level approval

Minor Amendment

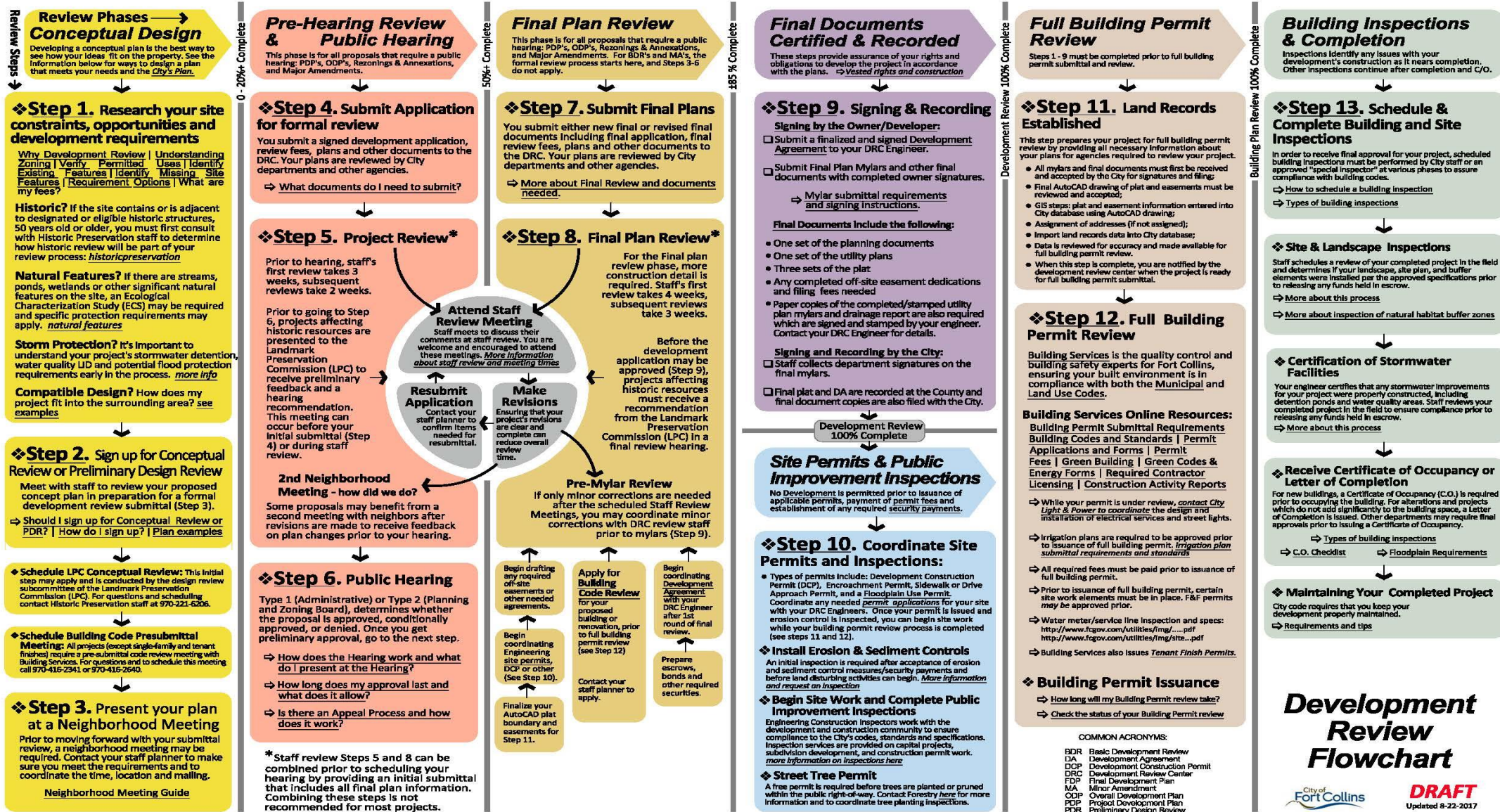
- Existing site plan in place; minor changes sought
- No public hearing – staff level approval

Administrative Review (Type 1)

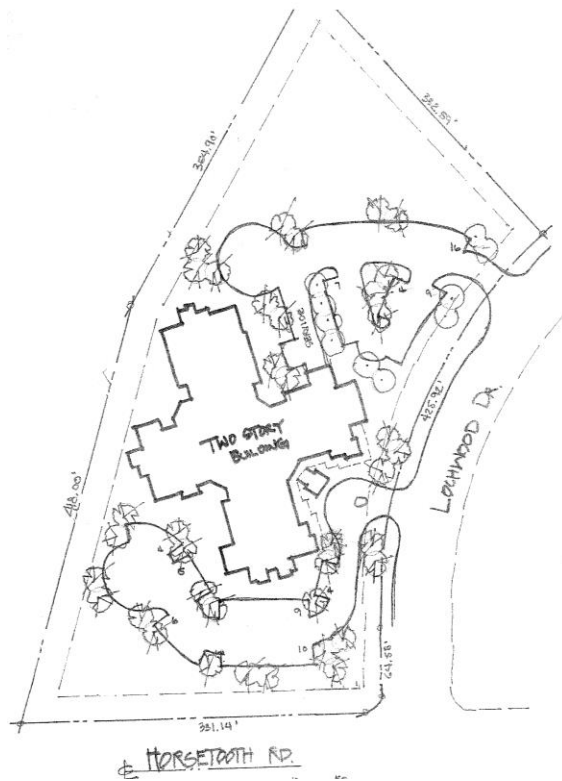
- Common for Project Development Plans (PDP), Major Amendments
- Hearing Officer is decision maker at public hearing

Planning and Zoning Board Review (Type 2)

- Planning & Zoning Commission is decision maker at public hearing



- Facilitator of the process (for public, applicant, decision-makers)
- Reviews & provides recommendation on compliance with codes/standards
- Informer and communicator with stakeholders
- Most often is not a decision-maker



By leaps and bounds

Experts, citizens fret over growth

By SONJA BISBEE
The Coloradoan

People across the nation are flocking to the Front Range. Many come for the mountains, the open space, the blue skies, the wildlife, the scenic views and the wilderness. But if they're not careful, they will "love the land to death," local experts warn.

Homes now reach almost from Fort Collins to Loveland. They dot the foothills, ridges and river valleys.

They fragment the wetlands, prairies and forests. They're closing in on agricultural land.

And they're not slowing down. Experts and ordinary citizens worry about what that means for the ecology and for the quality of life for people here.

Environmentalists and scientists fear continuing growth could have long-term impacts on vital ecosystems and the plants and animals that live in them.

Air-quality experts fear increasing traffic could mean unhealthy and ugly pollution.

Local residents fear they may no longer have uninterrupted views of the mountains or foxes

Focus: Growth
COLORADOAN
10-27-90

Year of the City Plan time to get involved

I began my term as chair of the Planning and Zoning Board six months ago as the City Plan update project was starting. This is perhaps our last great historic opportunity to become proactive managers of our future.

"Those who do not learn from their history..." In the fall of 1967 we began addressing growth management in the *Plan for Progress*, which soon expired on the shelf.

In the fall of 1975 we were in the midst of another boom and wisely reconvened our visioning and planning under the banner of "Designing Tomorrow Today."

Soapbox



Gary Carnes



Plan shifts growth away from fringe

By TONY BALANDRAN
The Coloradoan

Growth along Fort Collins' outer edges is causing City Council members to consider pushing new development closer to the city's core.

"Overall, it's cheaper to taxpayers when we locate new development inside the city and build where amenities are already established rather than extending sewer, water and schools to the fringe areas," Councilwoman

What's next

The Fort Collins City Council is expected to consider the new phasing criteria at its regular meeting that begins at 6:30 p.m. Jan. 16 at City Hall, 300 LaPorte Ave.

is expected to change how the city assigns points to a development proposal. Without enough points, a project won't reach the city's planning and zoning board.

commercial or residential projects. Developments now earn base points based on their location: Are they near a shopping center, a day-care center, a grocery store, a bus stop or a park?

Any proposed development also can earn bonus points: Will some living units accommodate low-income residents? Will the design entail energy conservation? Will open space be dedicated to the city?

The sweeping change in the or

Fort Collins grows quickly;

Some residents want door shut to future growth

By Patrick O'Driscoll
USA TODAY

11/97

Back in the 1970s, when this was still a semisleepy college town and farm hub, sloganeers dubbed Fort Collins "The Choice City" in a campaign to boost the local economy. Slogan or not, droves of new residents have been attracted to the city.

now prosper with high-tech businesses in a lush agricultural setting along the Front Range of Colorado's Rocky Mountains.

Hewlett-Packard, Kodak and Symbios Logic employ 6,000 local workers in the cities. Colorado State University, in Fort Collins, is internationally known for environmental sciences, water resources, engineering and veterinary medicine. The cities are part of a Front Range growth boom that reaches south through Denver past Colorado Springs, population 345,127, whose 23.1% growth in the '90s also ranks it among the USA's 25 fastest-growing cities.

Reader's Digest re-

mare.

"My only quarrel hard for the city to tired veterinary al members when st down College Aven vard in town.

Mayor Ann Azar ed City Plan, a 21 print, emphasizes s



Boom brings radical change

Fort Collins adopts new growth plan

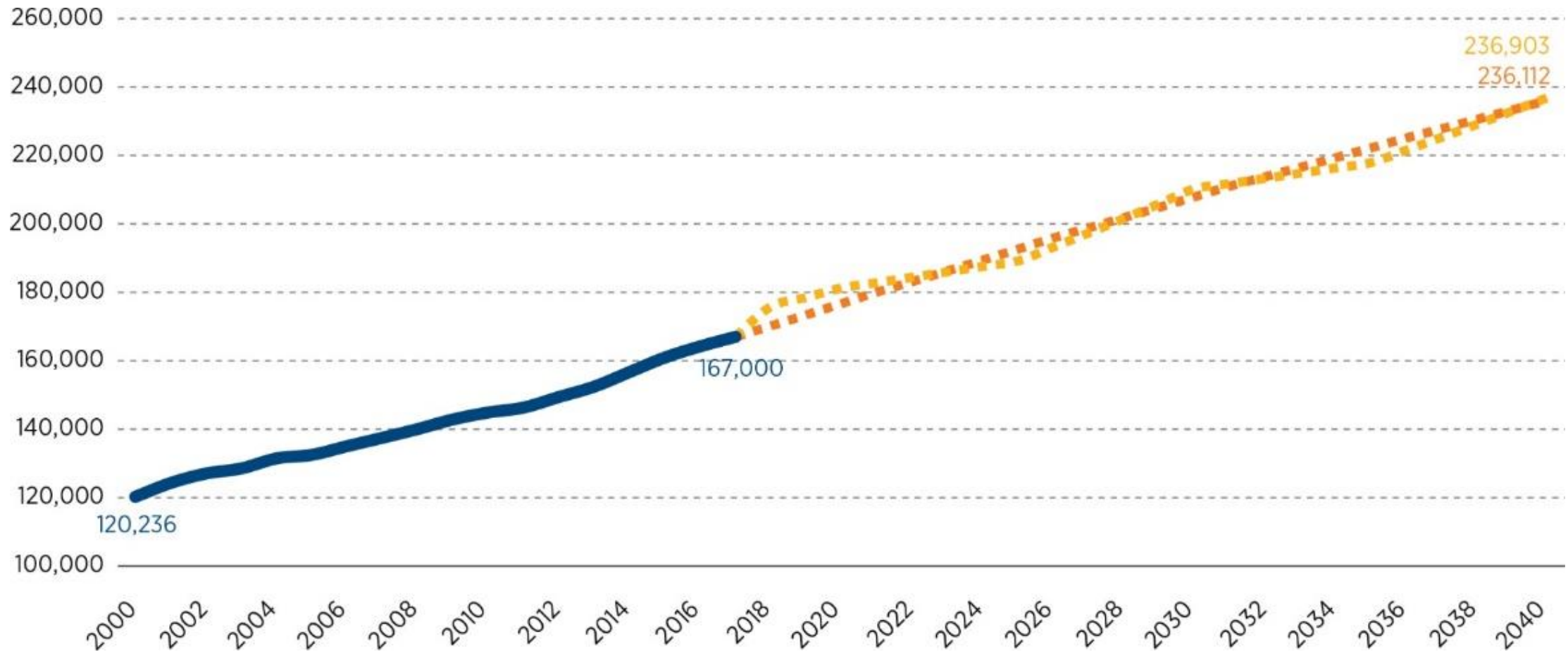
By Alan Katz
Denver Post Staff Writer

FORT COLLINS — A placid city with a thriving, century-old downtown and an agricultural tradition, Fort Collins isn't known as a haven for radicals.

But a raging development boom accompanied by cookie-cutter subdivisions and traffic snarls has so shaken up the city that it recently scrapped its zoning code in favor of an experimental one that some call revolutionary.

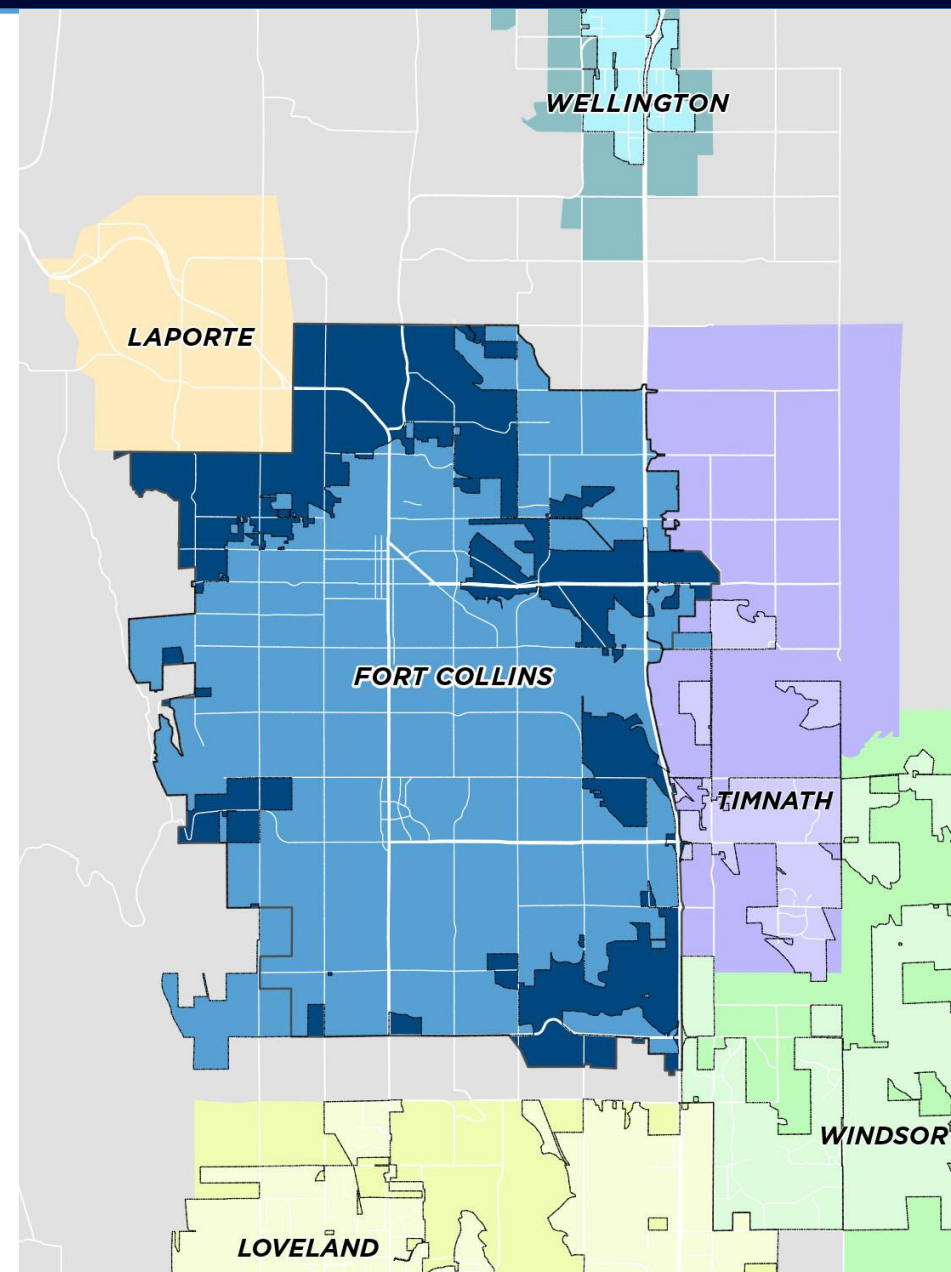
The new code, known as City Plan, has stirred up such a controversy that builders and devel-

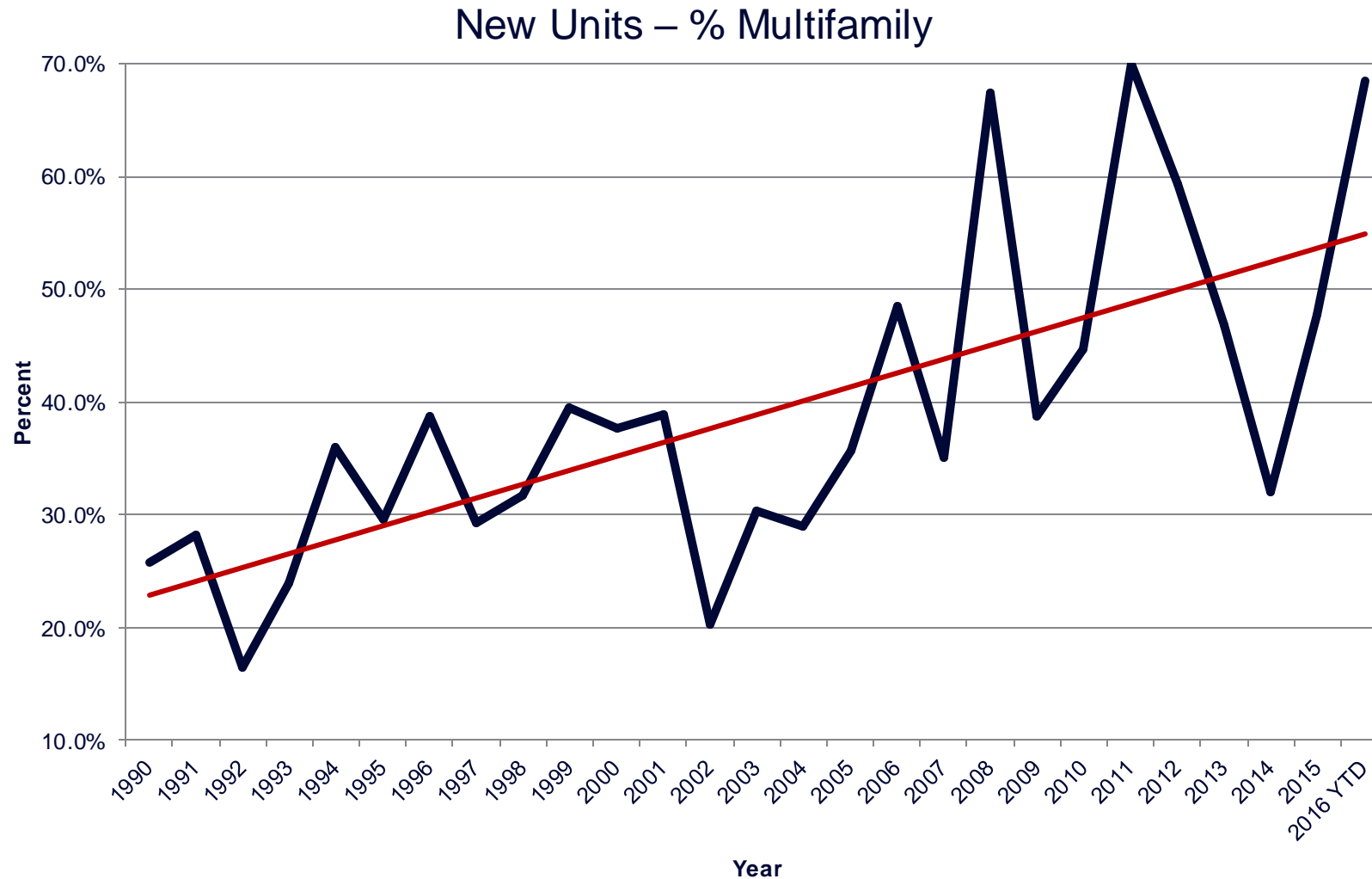
City Population (2020): ~ 170,000



City Growth Management Policies

- Fixed Growth Management Area (GMA)
- Community Separators (Loveland + Wellington)
- Protect and preserve sensitive natural features & open space
- Promote mixed-use development & multi-modal transportation
- Encourage redevelopment & infill in commercial and transportation corridors





Older Multifamily Projects

- Garden-style apartments
- Vacant, greenfield locations
- Park-like settings
- Surface parking or detached garages

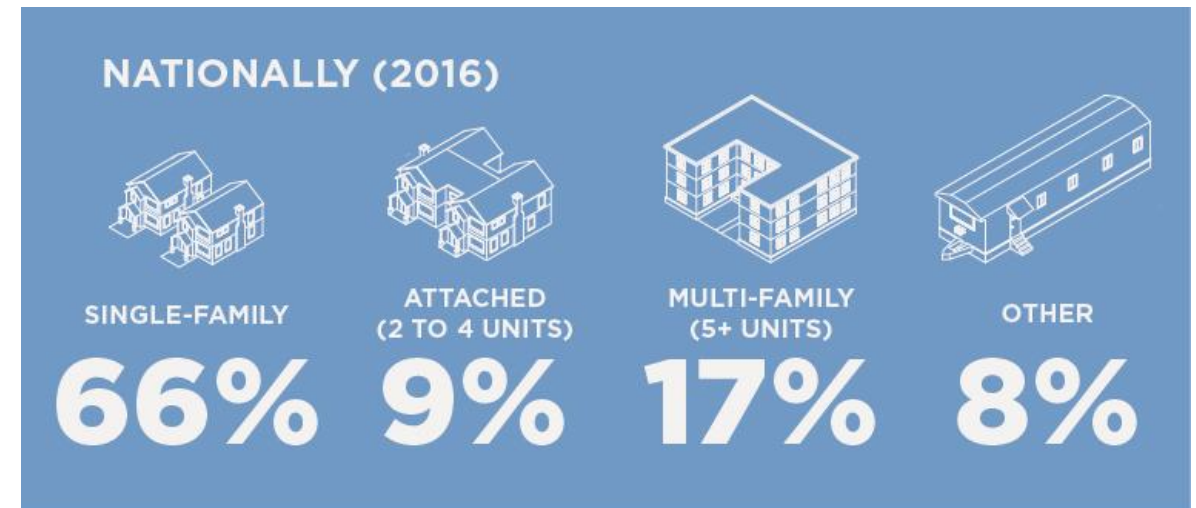
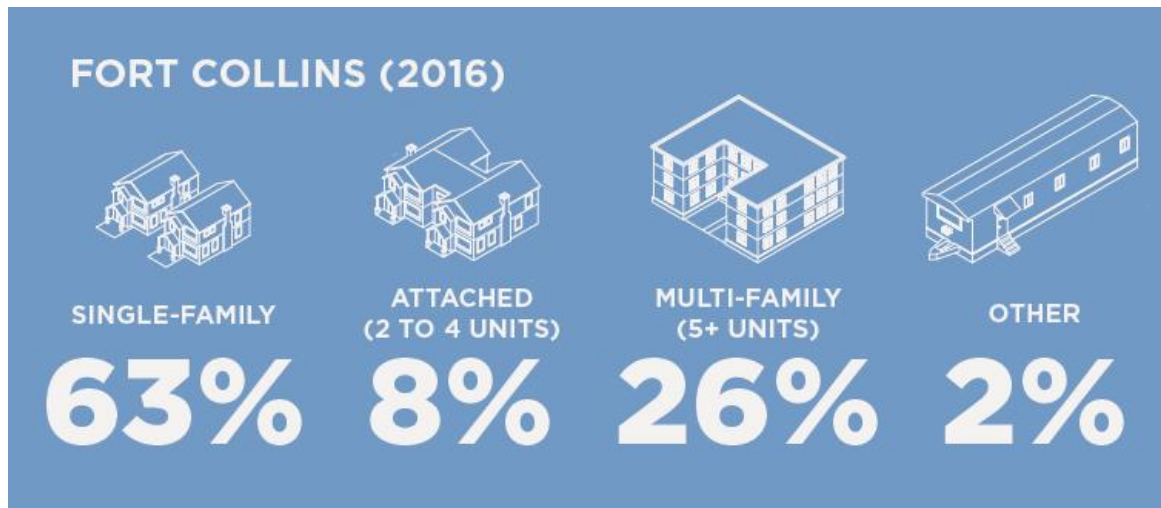


Newer Multifamily Projects

- Garden-style & urban-oriented
- Infill & redevelopment sites
- Taller (3 – 5 stories)
- Structured / tuck-under parking



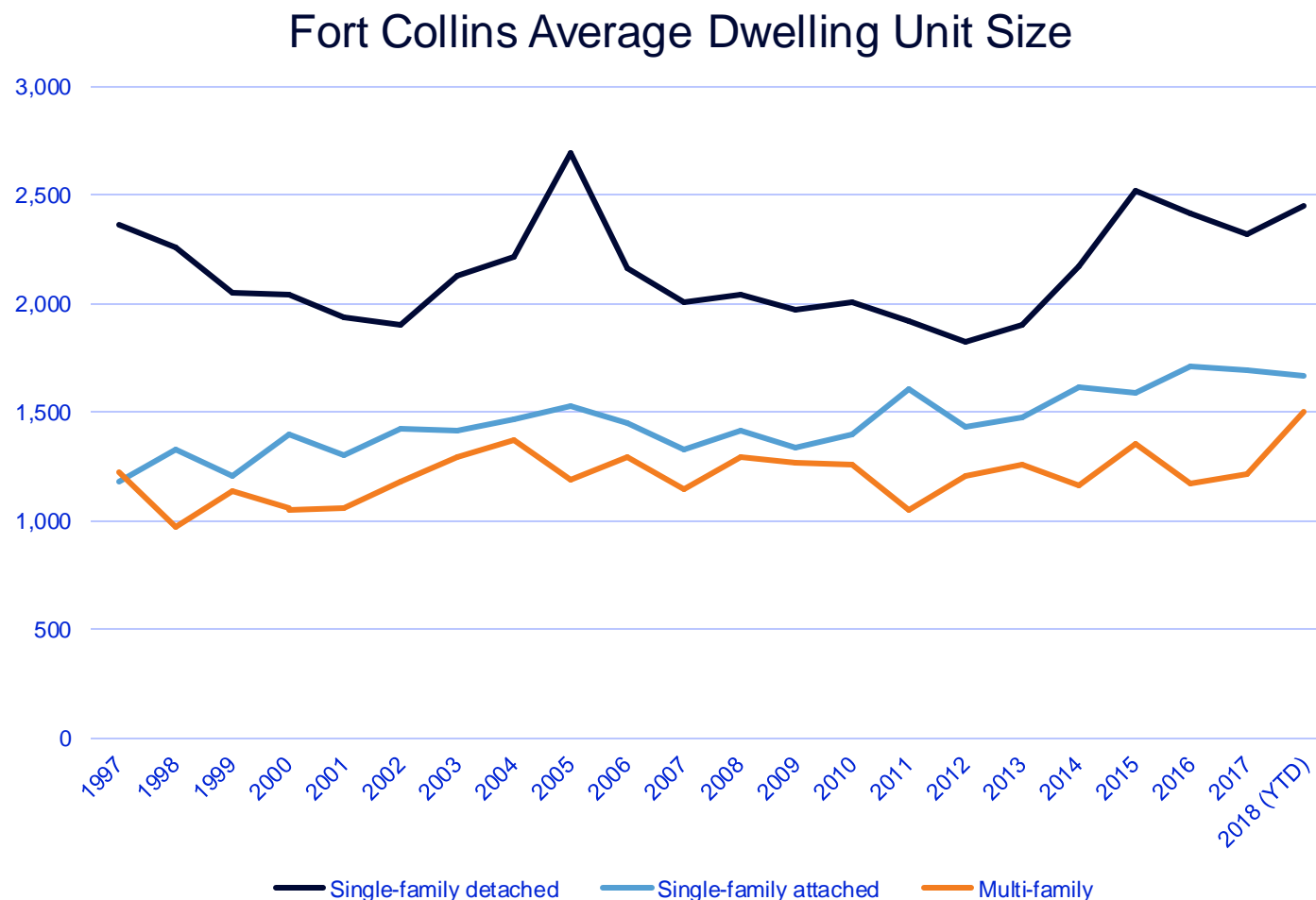
Housing Unit Composition



Compared to Colorado & Nation

- More multifamily units
- Fewer small-scale multifamily options
- Fewer mobile or manufactured homes
- Much younger housing stock

- All types of units in Fort Collins are increasing in size
- Nationally, unit sizes are stable / decreasing
- Reflects a lack of entry-level housing products and student-oriented apartments



Demographic Trend

- Smaller & fewer families
- More people living alone



Housing Trend

- Unit sizes increasing
- Student-focused multifamily units (3-5 bedrooms / rent by bedroom)

- Aging-in-place; multigenerational living



- Inflexibility to change existing housing / accommodate accessory units

- Slow or delayed wage growth & buying power



- Lack of more affordable entry-level and attached units