



Fort Collins Buildout Analysis 2014

Buildout

What is likely to happen if the Fort Collins community grows to the full extent allowed under *City Plan* and the Land Use Code

Greenfield vs. Infill vs. Redevelopment

Infill

creation of new housing or other buildings on scattered vacant sites in a built-up area.

Redevelopment

- A more intensive use of existing underused buildings and sites (often including building additions and floor plan reconfiguration); or
- Rehabilitation and adaptive re-use of historic buildings and sites, often for new uses; or
- Removal of existing building(s), followed by a replacement with different buildings, often larger and containing more intensive uses.

Assumptions

- Existing GMA (including recent Timnath IGA amendment)
- Uses and Intensity under *City Plan* and Land Use Code
- Buildable lands are remaining, vacant parcels in the Growth Management Area after removing natural areas, conservation easements, and future park/school locations. Lands heavily affected by natural area habitat buffers and floodplains are also removed.

Assumptions

- Approved/In-Process Projects include projects under construction, projects approved but not yet built, and development proposals under review.
- Additional CSU on-campus students per the 2012 CSU Master Plan.
- The historic development density scenario assumes new development proposals with densities and land-use mixes similar to recent averages.
- The high development density scenario assumes new development proposals that maximize the potential density permitted in each zoning district.

Today's Population

- 155,400 - City
- 169,009 - GMA

GMA Population Buildout

GMA Population Capacity (historic development densities) 236,384

GMA Population Capacity (high development densities) 255,247

GMA Population Buildout Scenarios (Year):

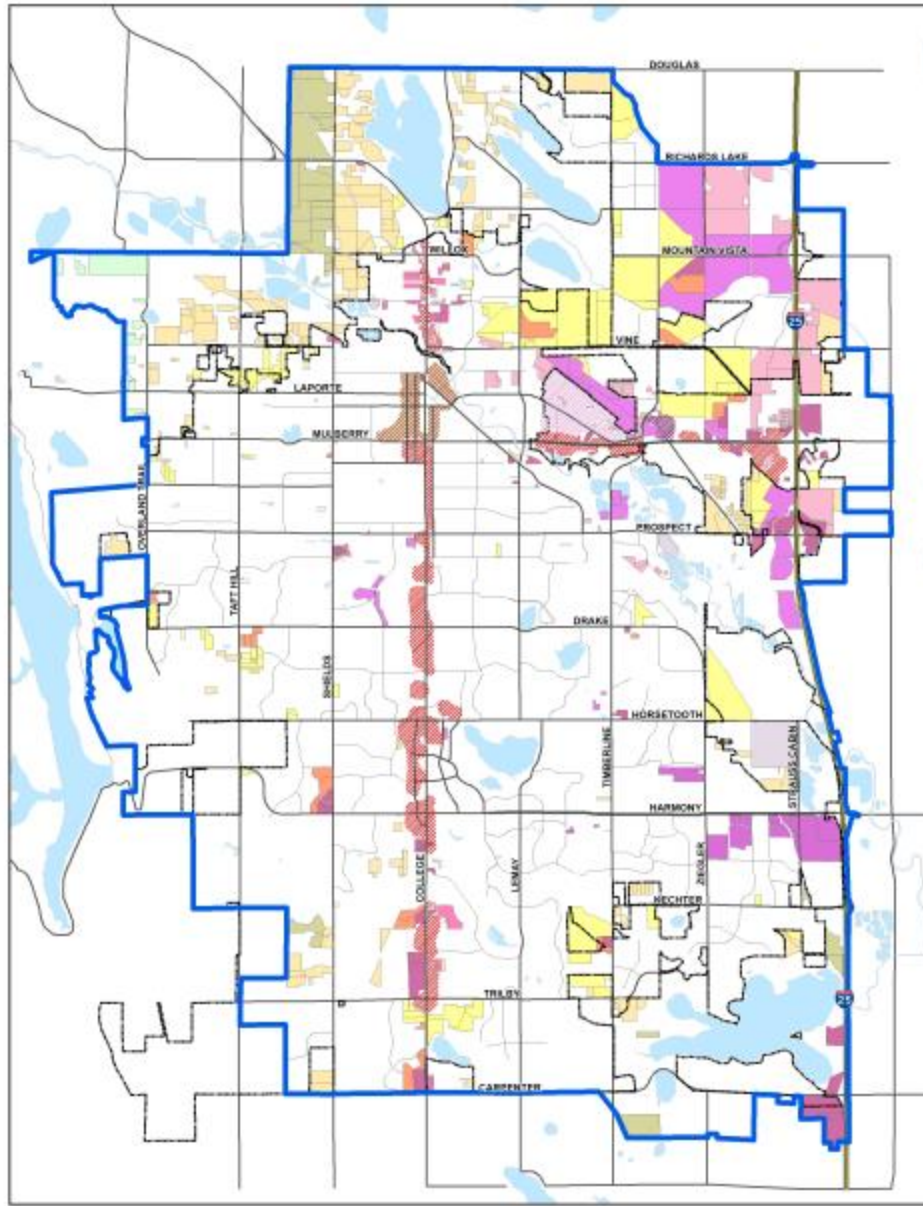
Scenario	1% Avg. Annual Population Growth	2% Avg. Annual Population Growth	3% Avg. Annual Population Growth
Historic Dev. Density	2040+	2031	2025
Maximum Dev. Density	2040+	2036	2028

*Average population growth (City of Fort Collins only; 10-yr. average): 1.85%

GMA Capacity Details

	Historic Development Scenario		High-Density Development Scenario	
	Households	Population	Households	Population
2014 GMA Estimate	71,311	169,009	71,311	169,009
Approved/In-Process Projects	5,773	13,682	5,773	13,682
Additional CSU Students (on-campus)	n/a	3,440	n/a	3,440
Redevelopment & Infill	4,200	9,954	4,200	9,954
Vacant Buildable Lands	17,004	40,299	24,963	59,162
Total:	98,288	236,384	106,247	255,247

2014 Buildable Lands



LEGEND

- Service Management Area Outline
- City Limits Outline
- Infill & Redevelopment Areas**
- Commercial
- Downtown / West
- Industrial
- Employment

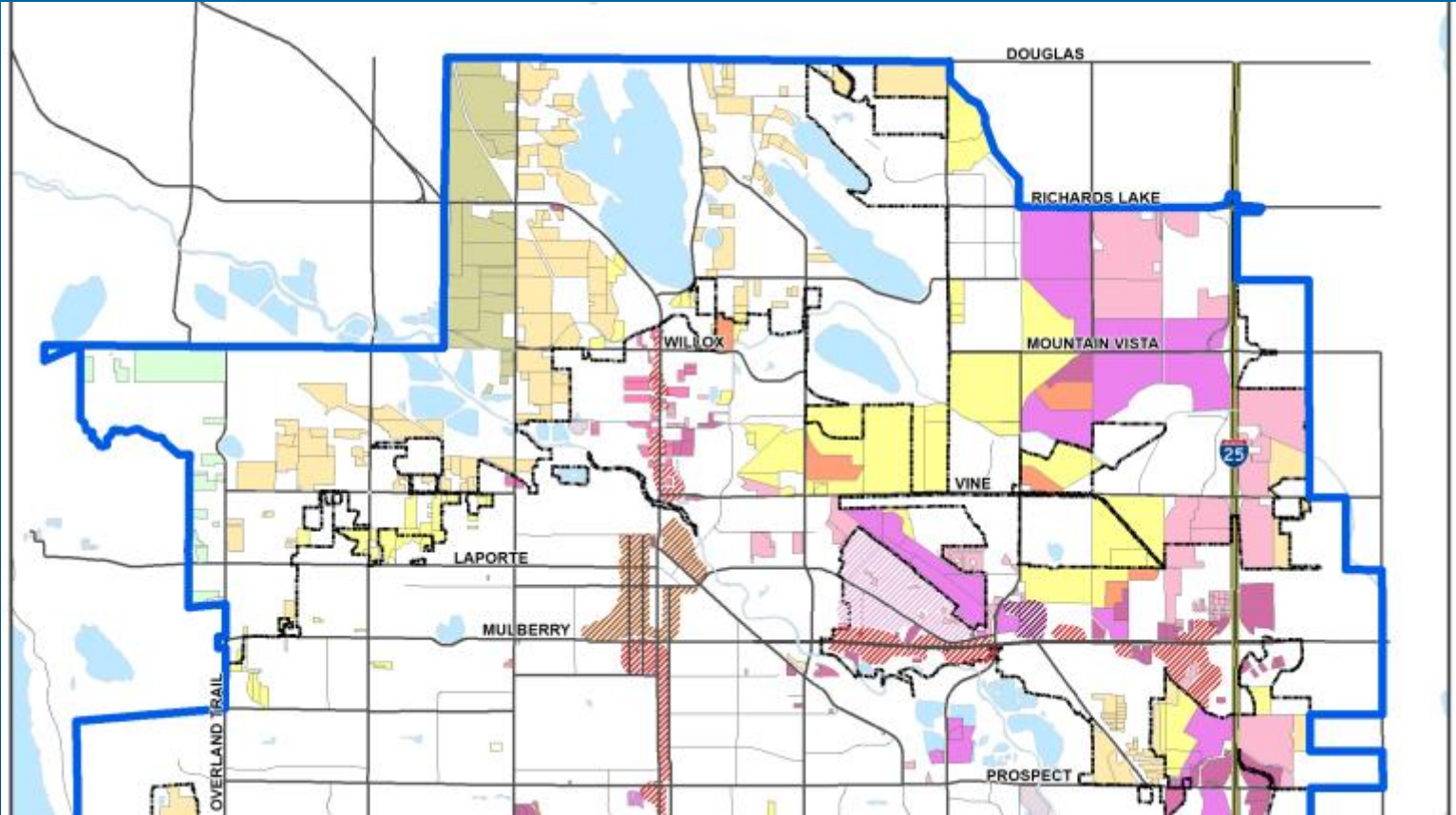
Vacant Buildable Lands by zoning district

- Community Commercial
- Community Commercial North Center
- Community Commercial South Center
- Central Commercial
- Service Commercial
- Downtown
- Employment
- Harmony Center
- High Density Mixed-Use Neighborhood
- Industrial
- Low Density Mixed-Use Neighborhood
- Medium Density Mixed-Use Neighborhood
- Neighborhood Commercial
- Neighborhood Conservation Low Density
- Neighborhood Conservation Medium Density
- River Conservation

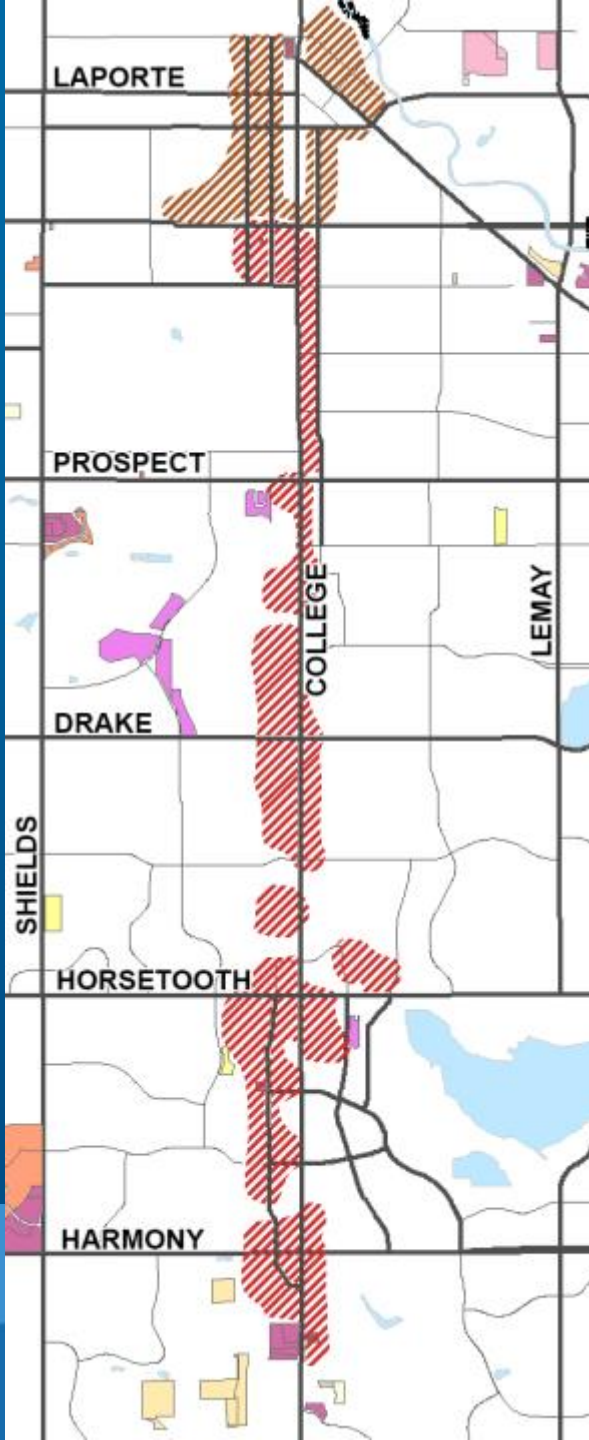
- Residential Single-Family
- Low Density Residential
- Rural Lands
- Urban Estate



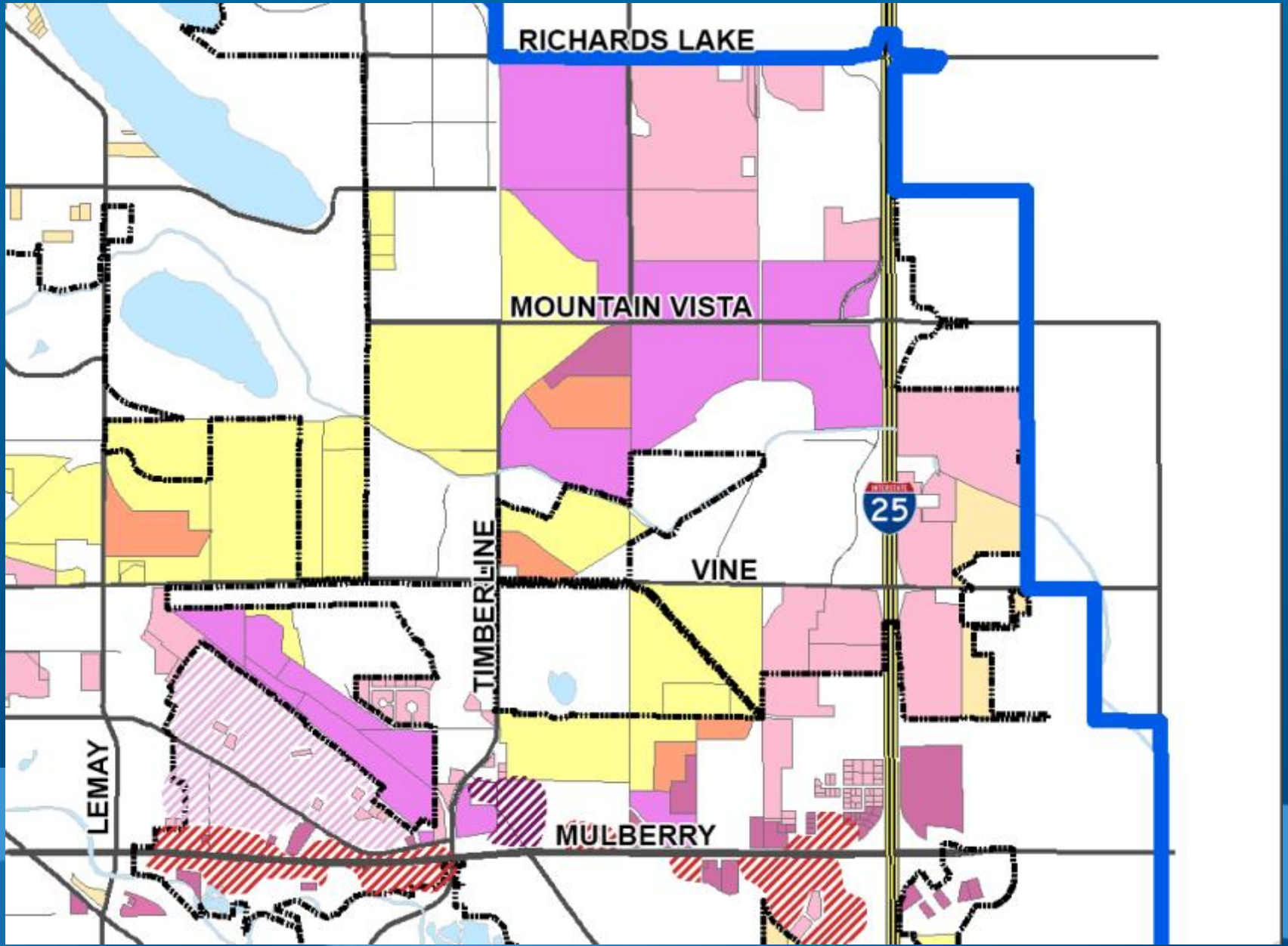
Growth Capacity in NoPro



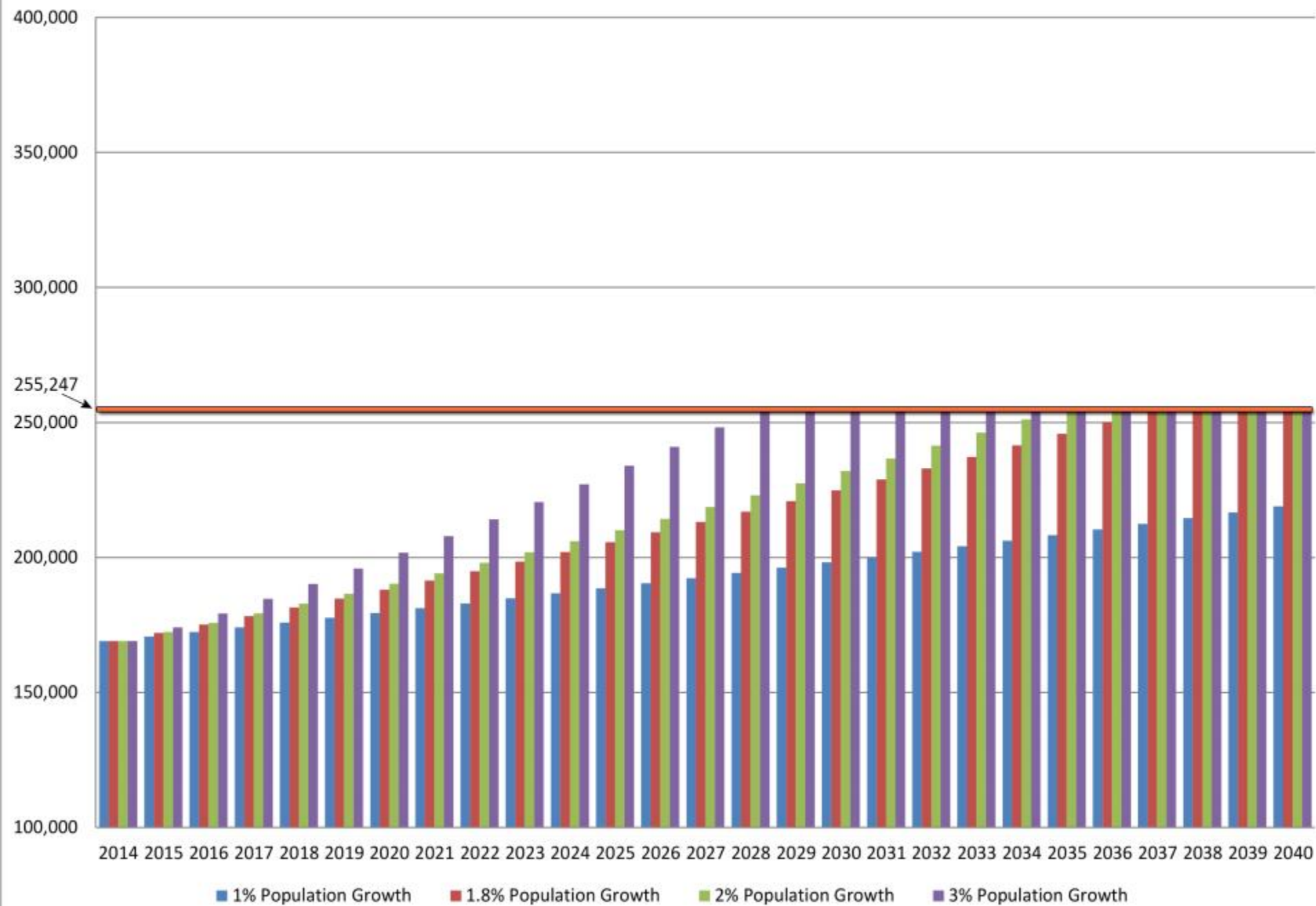
Downtown/Mid-Town



Mulberry/Mt. Vista



Fort Collins GMA Population Projections



Altering our Course

- Different Land Use Pattern
- Alter development density/intensity
- Modify the Growth Boundary
- Increase the developable land supply, e.g.- stormwater improvements to take property out of the floodplain.
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