

Downtown Choices: Workshop #2



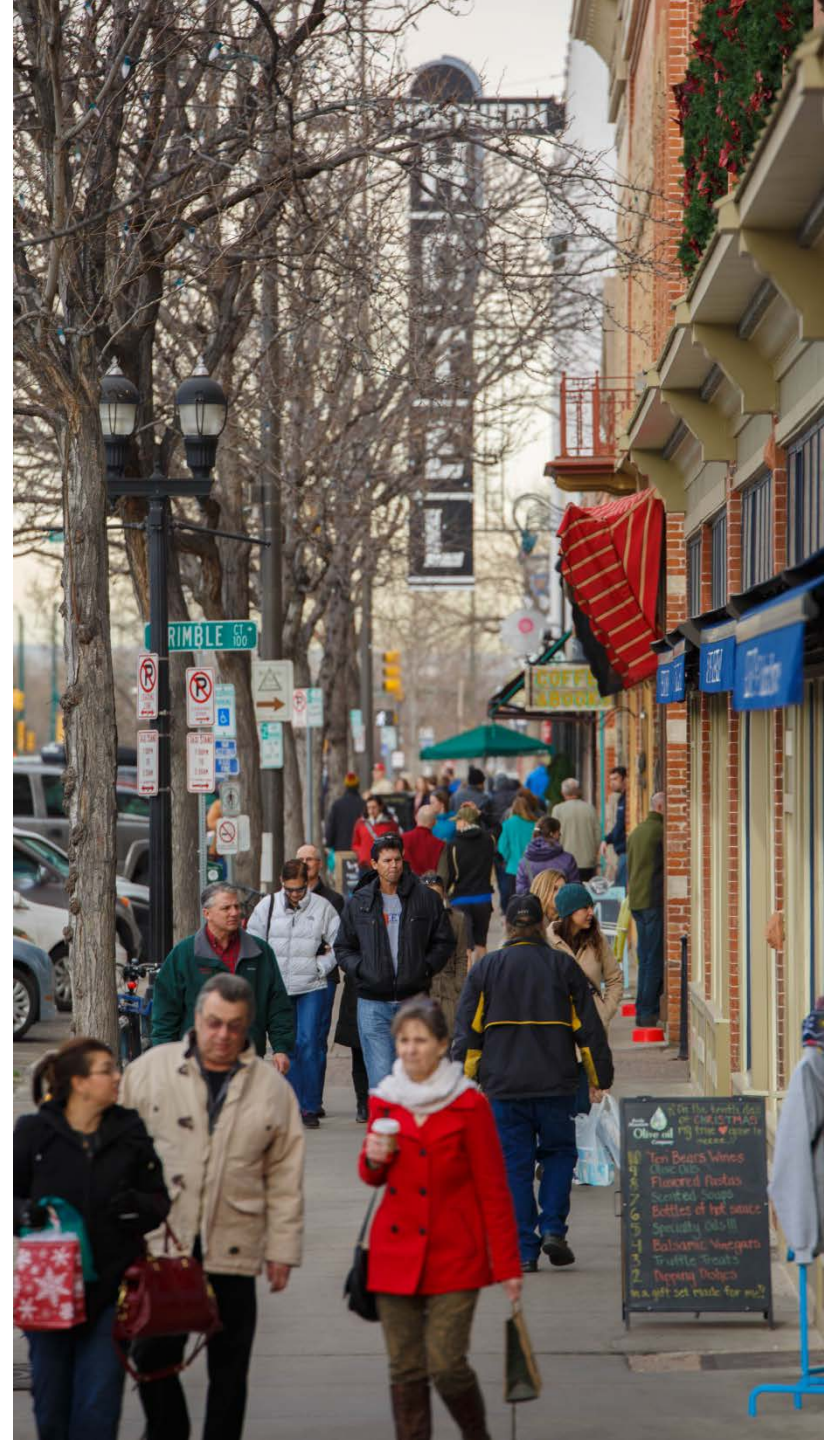
Agenda

Welcome + Background

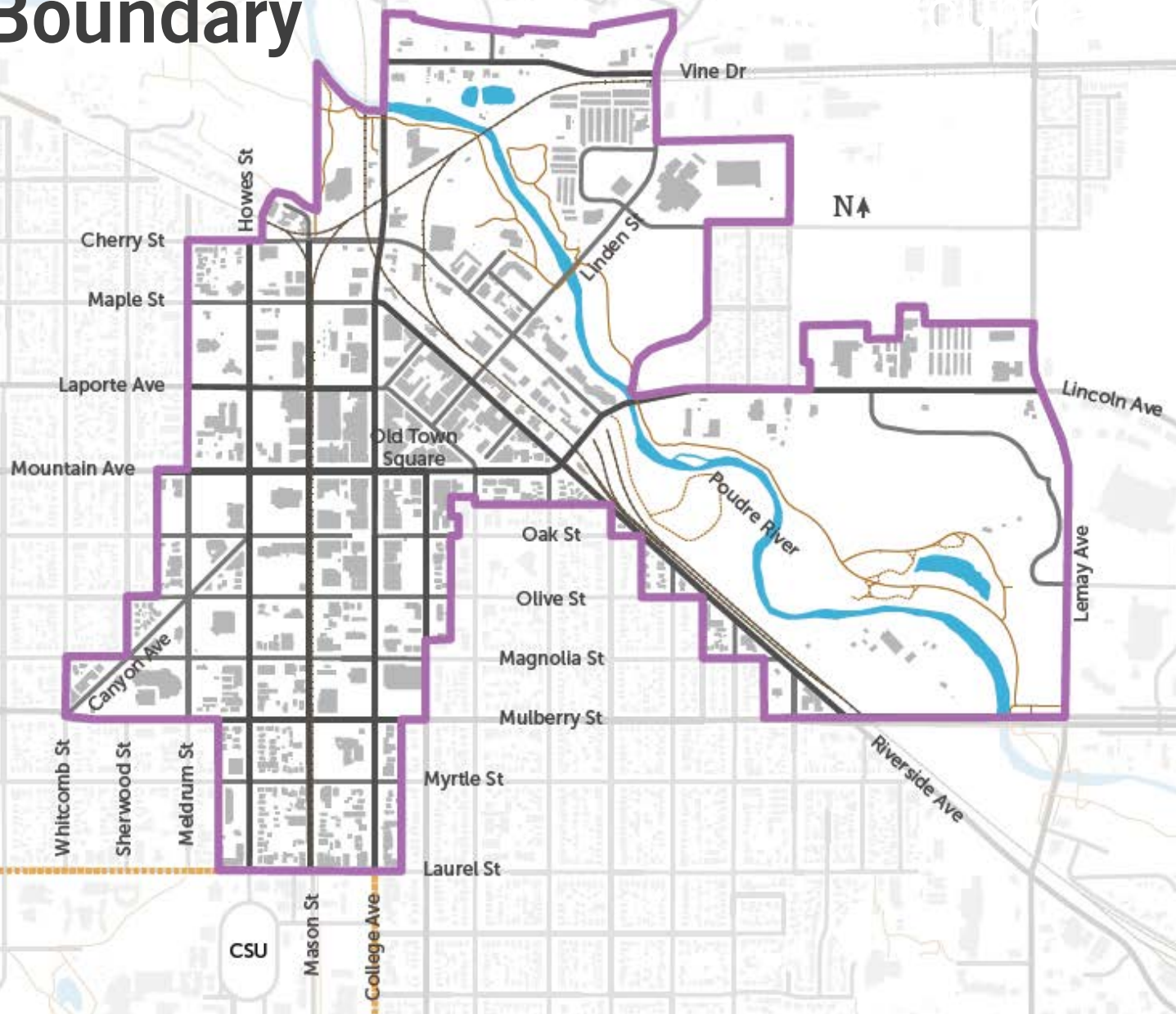
Sessions

- Market + Economy (20 min)
- Energy + Environment (20 min)
- Urban Design (40 min)

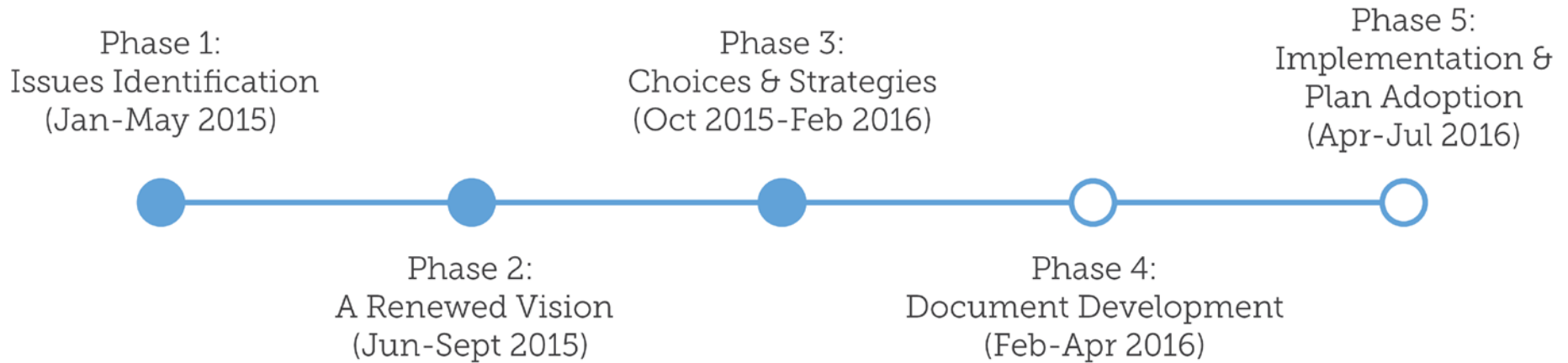
Comments + Questions



Plan Boundary



Timeline



Tonight's Workshop

- Introduce some key choices on a few topics
- Table discussions + keypad polling



Question

What is your relationship to downtown? (choose the option that most closely describes you)

- A. Live in or near downtown
- B. Work downtown
- C. Downtown business owner
- D. Visit downtown
- E. Own property downtown
- F. Affiliated with CSU
- G. Other

Question

What is your relationship to downtown? (choose the option that most closely describes you)

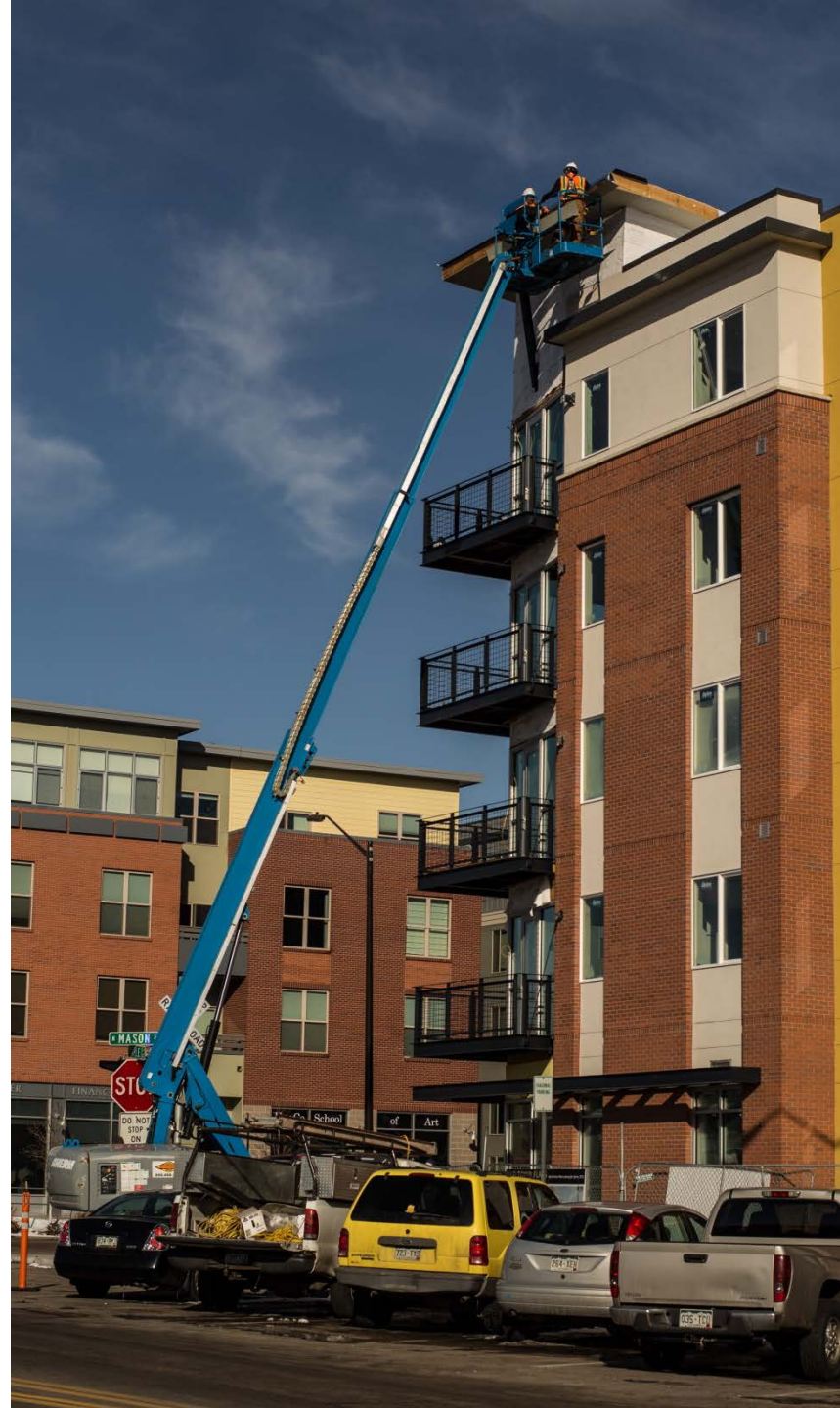
- 33% A. Live in or near downtown
- 20% B. Work downtown
- 22% C. Downtown business owner
- 10% D. Visit downtown
- 6% E. Own property downtown
- 4% F. Affiliated with CSU
- 4% G. Other

Session 1: Supporting Future Investment in Downtown



Key Questions

- Which community goals are most important to encourage in the downtown area?
- What are the potential tradeoffs and tensions?



What We've Heard

- Outreach to date has identified a number of community desires for new downtown development, including:
 - Sustainable/green building
 - Affordable housing
 - Affordable commercial space
 - Use of high-quality materials
 - Space for creatives/artists
 - Space for primary employers



What We're Already Doing

- For projects that advance identified community goals:
 - Financial incentives
 - Expedited processes
 - Alternative compliance
- High levels of development activity will likely continue downtown
 - Identify priorities for future downtown growth
 - Not just in historic core

Workshop

- Which community goals are most important to encourage in the downtown area?
- What are the potential tradeoffs and tensions?
- On your table
 - Stability and change map
 - Community goals handout
 - Worksheets



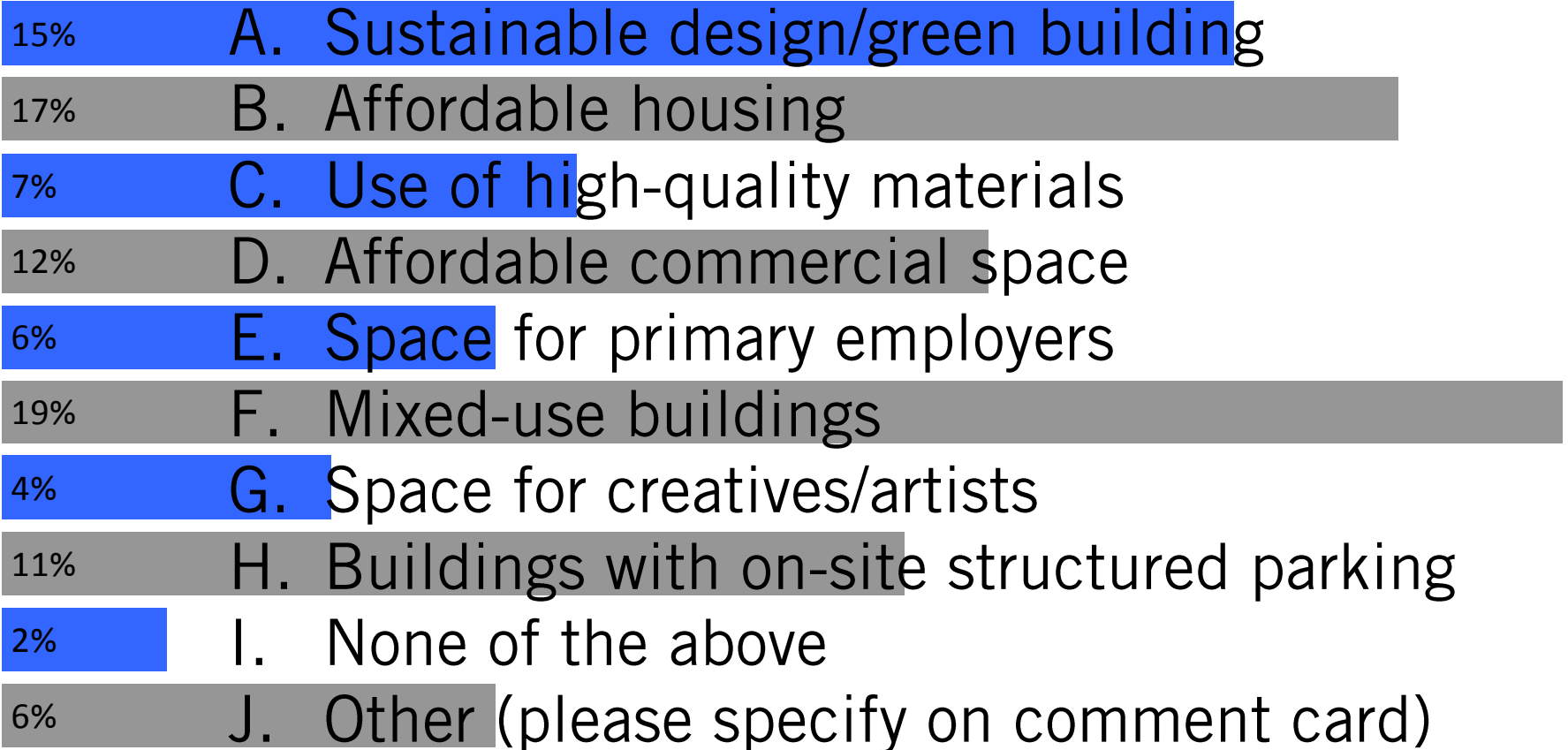
Question

Which of the following community goals are most important to encourage in new downtown development? (pick 3)

- A. Sustainable design/green building
- B. Affordable housing
- C. Use of high-quality materials
- D. Affordable commercial space
- E. Space for primary employers
- F. Mixed-use buildings
- G. Space for creatives/artists
- H. Buildings with on-site structured parking
- I. None of the above
- J. Other (please specify on comment card)

Question

Which of the following community goals are most important to encourage in new downtown development? (pick 3)



Session 2: Climate Action Plan Implementation



Key Question

Which Climate Action Plan strategies should be prioritized in the downtown area?



Climate Action Plan Origins

- 1999 – Fort Collins adopted its first emissions goals
- 2008 – Fort Collins adopted goal of 80% emissions reductions below 2005 levels by 2050
- 2015 – Fort Collins adopts new goal of carbon neutrality by 2050 and moves 80% reduction goal up to 2030

CLIMATE HAZARDS FACING FORT COLLINS



FOREST
STRESS



INCREASE IN
SEVERE
STORMS



INFECTIOUS
DISEASE



DECLINING
WATER
QUALITY



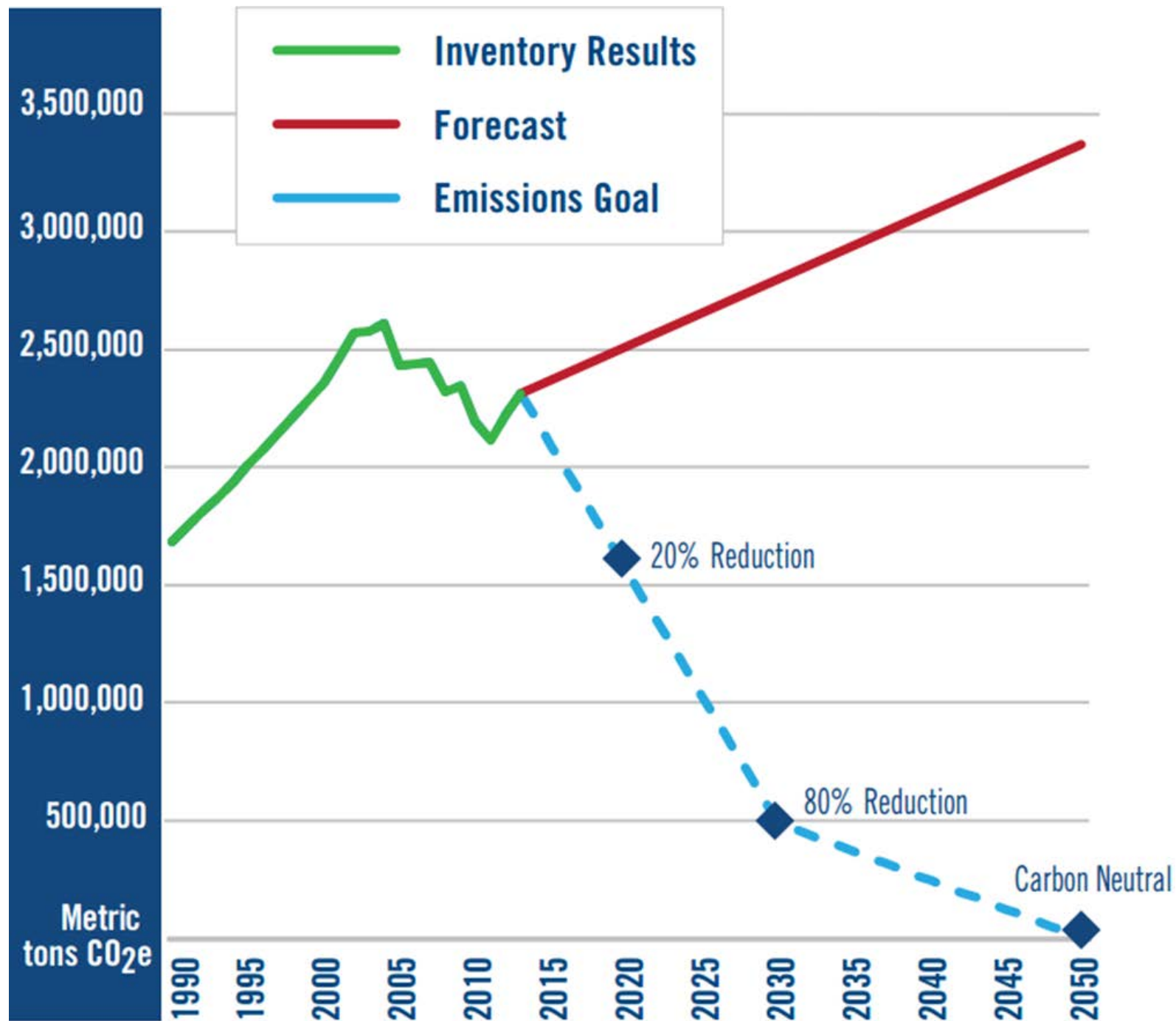
WILDFIRES



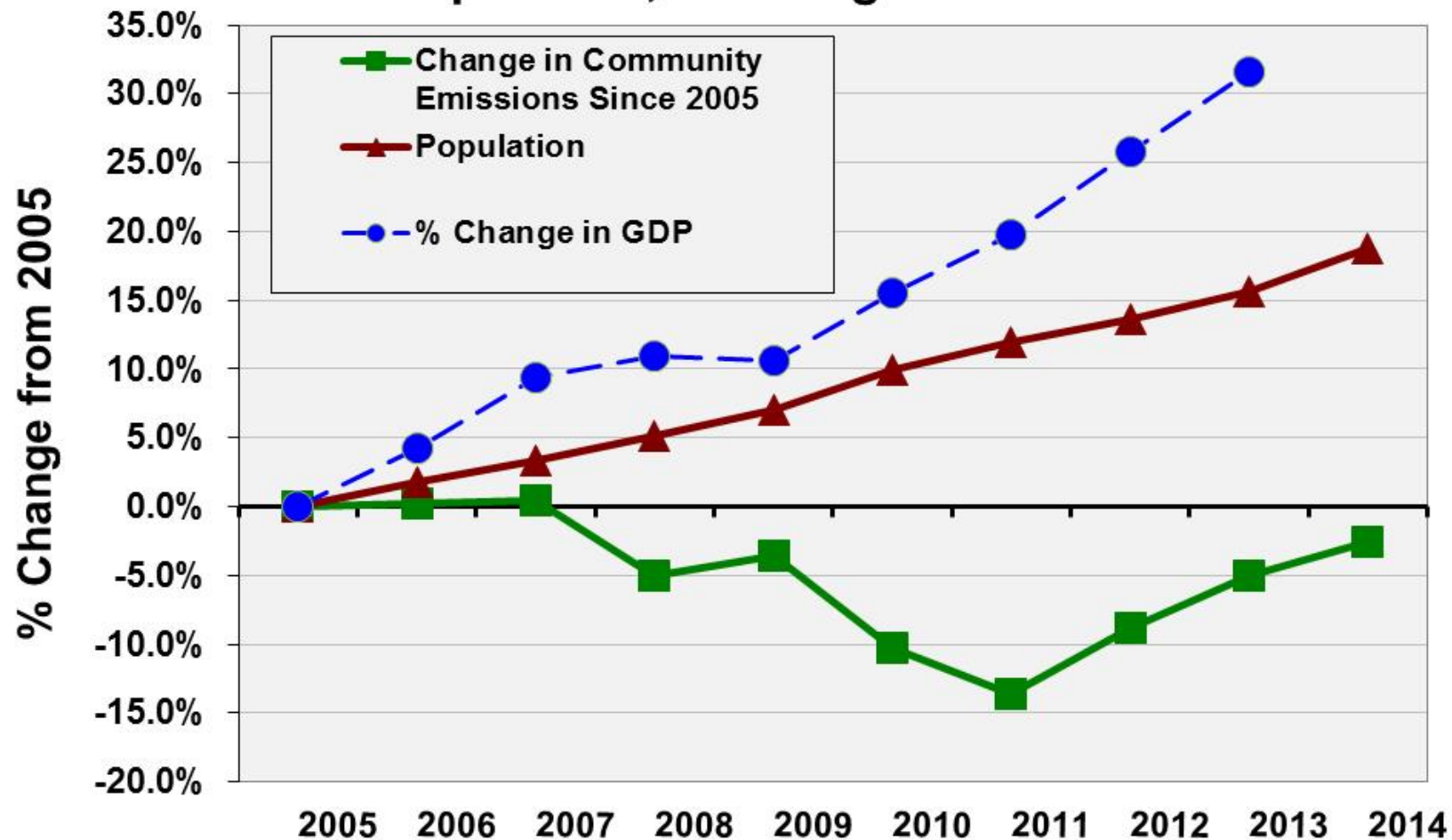
EXTREME
TEMPERATURES



DECLINING
WATER
AVAILABILITY

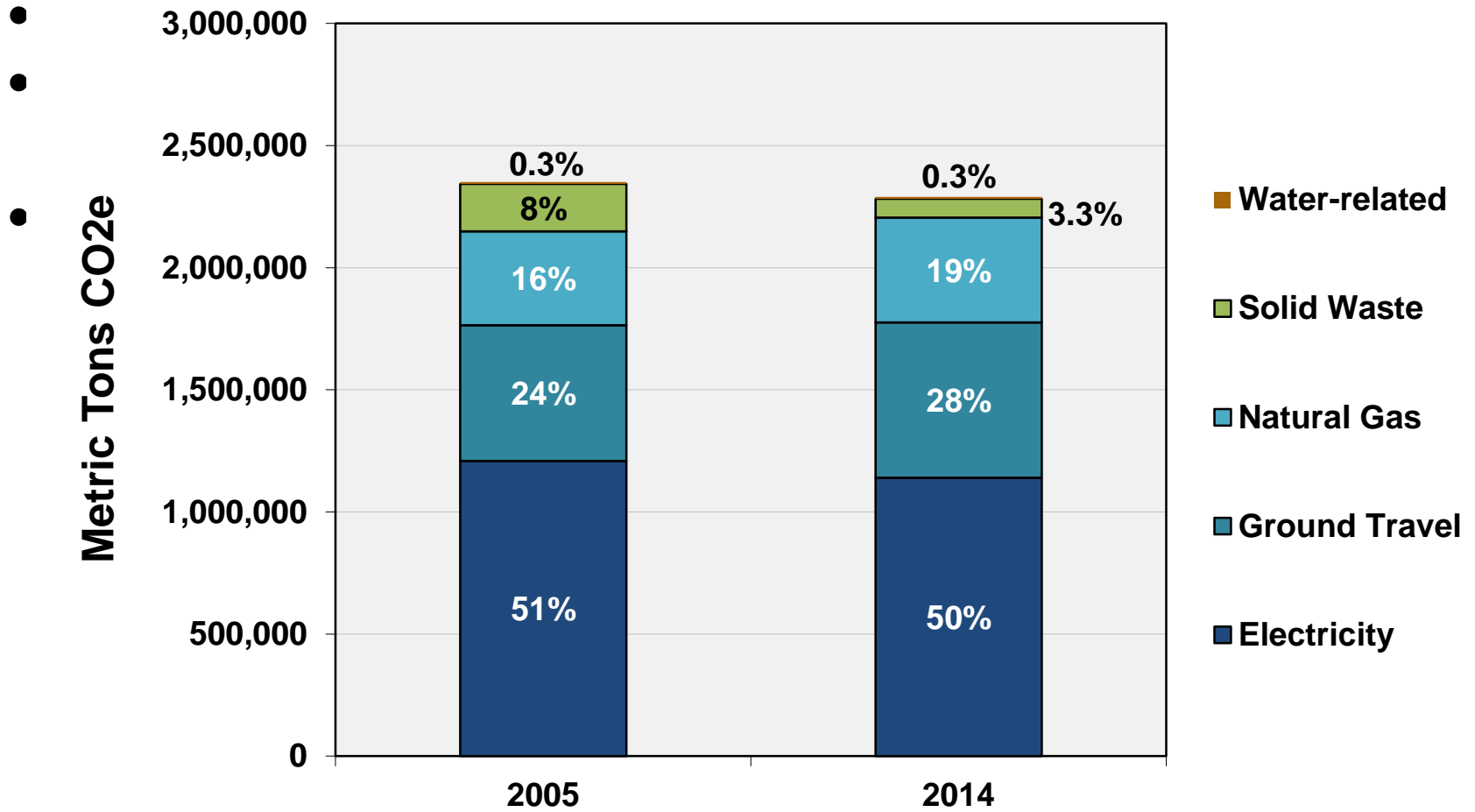


Fort Collins Greenhouse Gas Emissions, Population, and Regional GDP



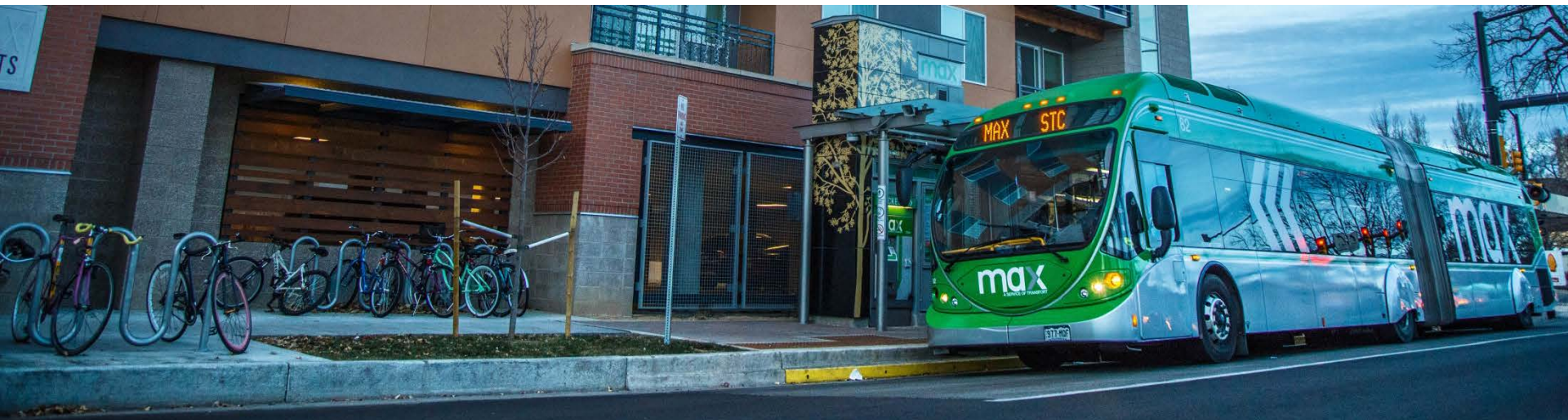
* Does not include the Keep Fort Collins Great tax collections

Fort Collins GHG Sources



What We've Heard

- Downtown should showcase energy and environmental innovation
- Support for additional programs and incentives for energy efficiency and clean energy
- Emphasis on transit, biking, and walking to reduce vehicle emissions downtown
- Support for expanded recycling and composting programs



Question

Which Climate Action Plan strategies should be prioritized downtown? (select 3)

- A. Energy efficiency retrofits (existing buildings)
- B. Energy efficiency/green building (new buildings)
- C. Solar/renewable energy production
- D. Compact, higher density land use patterns
- E. Increased transit, bicycling, and walking options
- F. Increased use of fuel efficient/electric vehicles
- G. Additional recycling and composting programs
- H. Green roofs, living walls and/or landscaping
- I. Other – please specify on comment card
- J. None of the above

Question

Which Climate Action Plan strategies should be prioritized downtown? (select 3)

- 16% A. Energy efficiency retrofits (existing buildings)
- 13% B. Energy efficiency/green building (new buildings)
- 20% C. Solar/renewable energy production
- 17% D. Compact, higher density land use patterns
- 24% E. Increased transit, bicycling, and walking options
- 3% F. Increased use of fuel efficient/electric vehicles
- 2% G. Additional recycling and composting programs
- 3% H. Green roofs, living walls and/or landscaping
- 1% I. Other – please specify on comment card
- 1% J. None of the above

Workshop

- Which Climate Action Plan strategies should be prioritized in the downtown area?
- How should the community work toward those strategies?
- On your table:
 - Information about the Climate Action Plan implementation strategies
 - Map of downtown Character Districts
 - Worksheets

Session 3: Growth and Density



Issue

Long-standing policies call for greater density, and building height downtown. How should this vision be realized?



What We've Heard

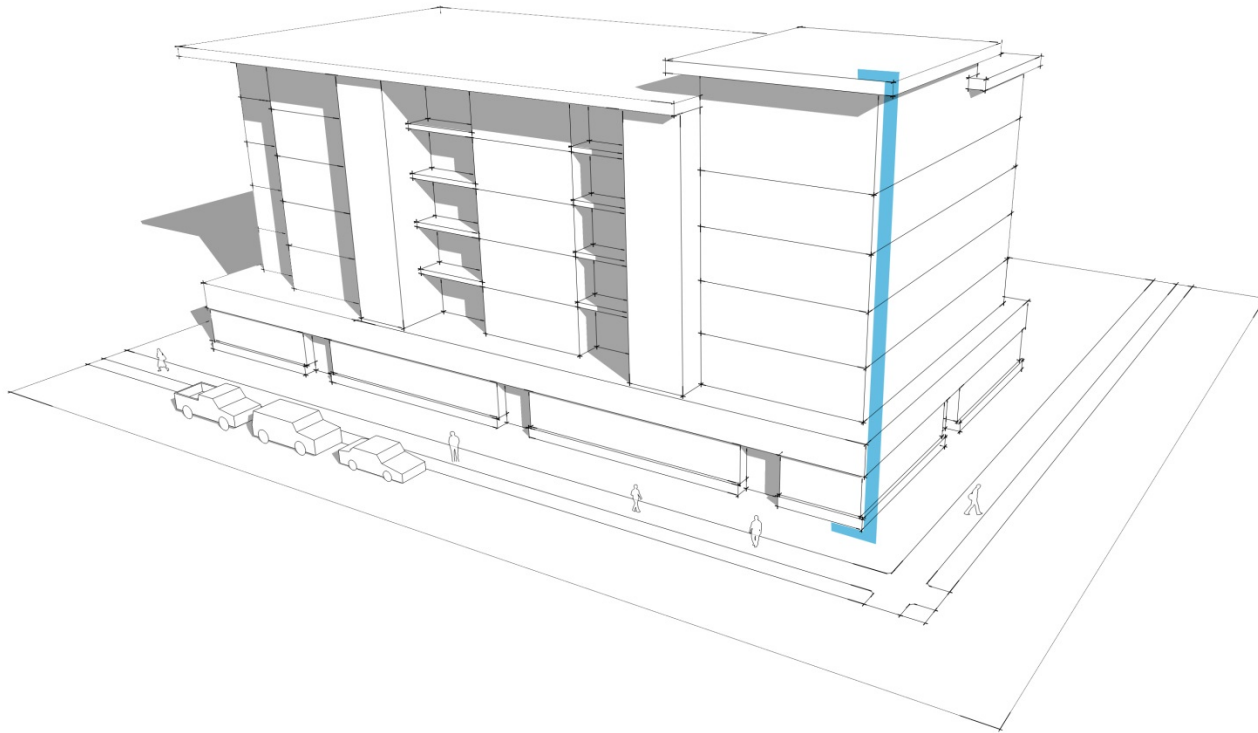
Outreach to date has identified a number of urban design opportunities, including:

- Acknowledge that the character of downtown is varied and complex and should be acknowledged in expanded character districts.
- Greater predictability in regulations is needed so that desired character can be achieved.
- Design clarity is needed for buildings, sites and streets.
- Most of the Downtown gateways should be enhanced.

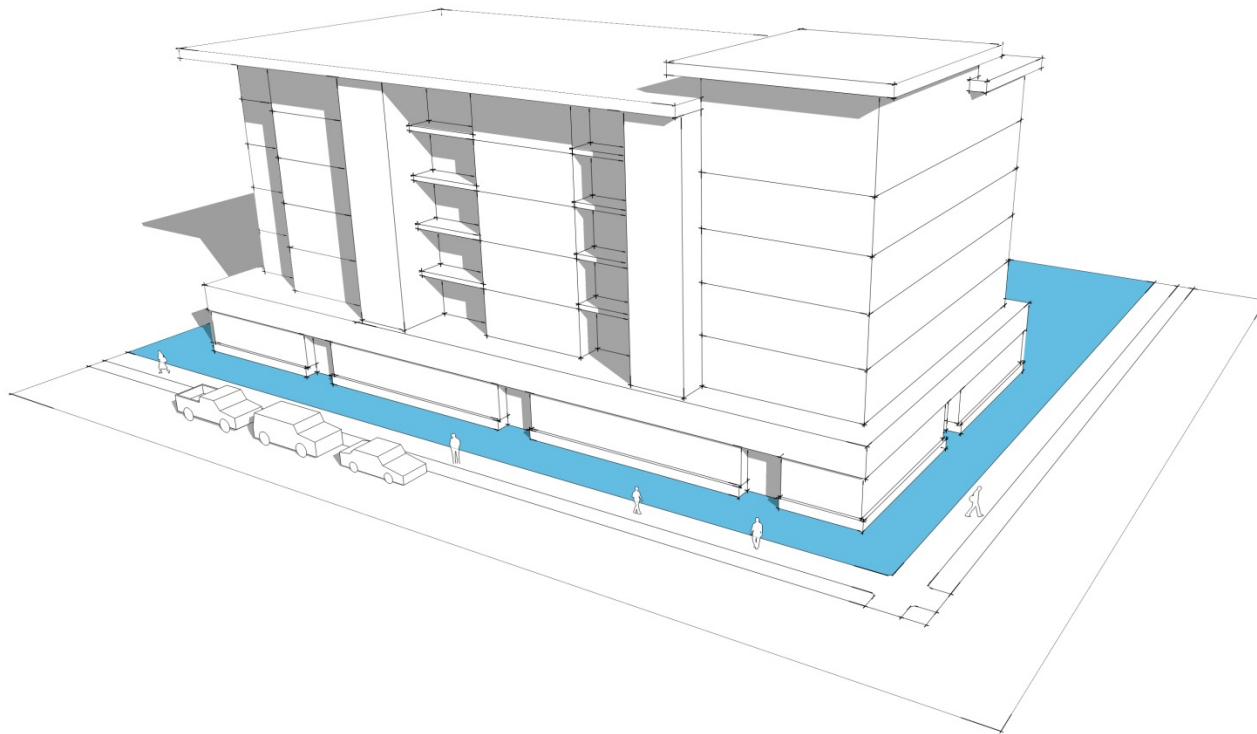
What We Do Today

- Subdistricts: Old City Center, Canyon Ave, Civic Center, River District.
- Limit building heights based on subdistricts (range from 3-4 stories to 10-12 stories depending on location)
- Require general compatibility based on context
- Require building mass to be reduced for buildings over 3 stories.

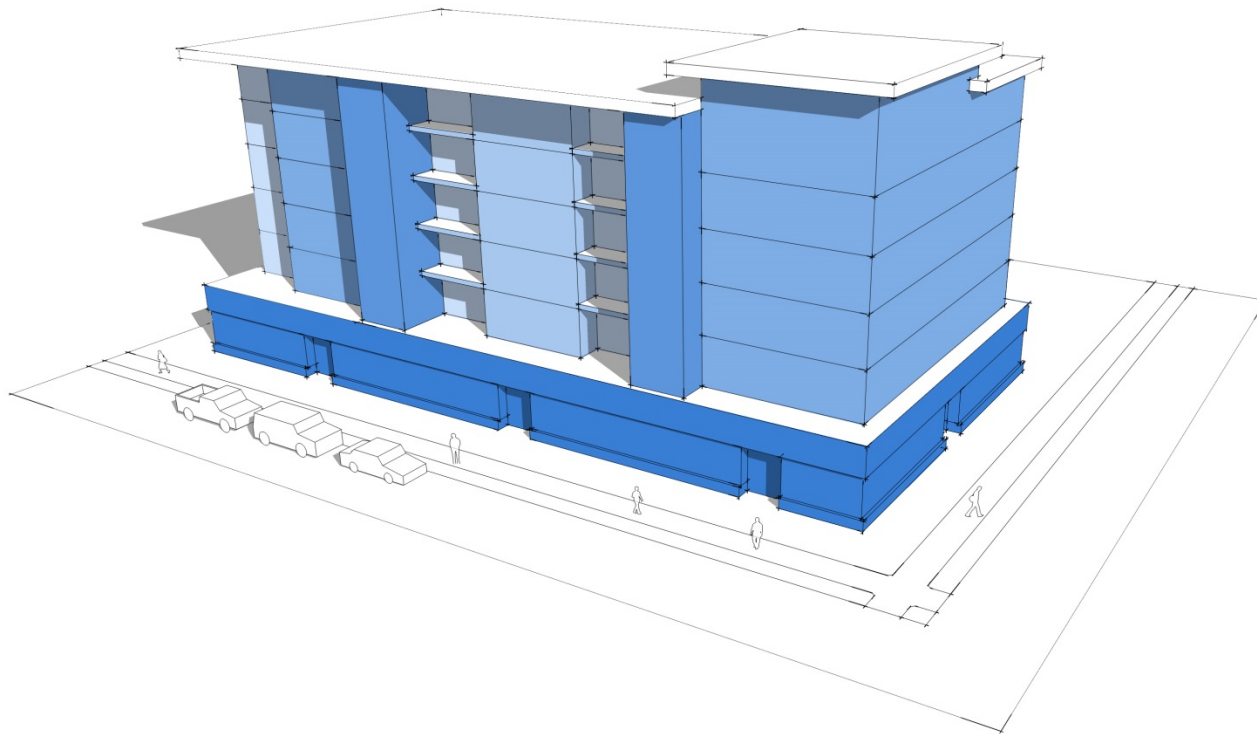
Building Height



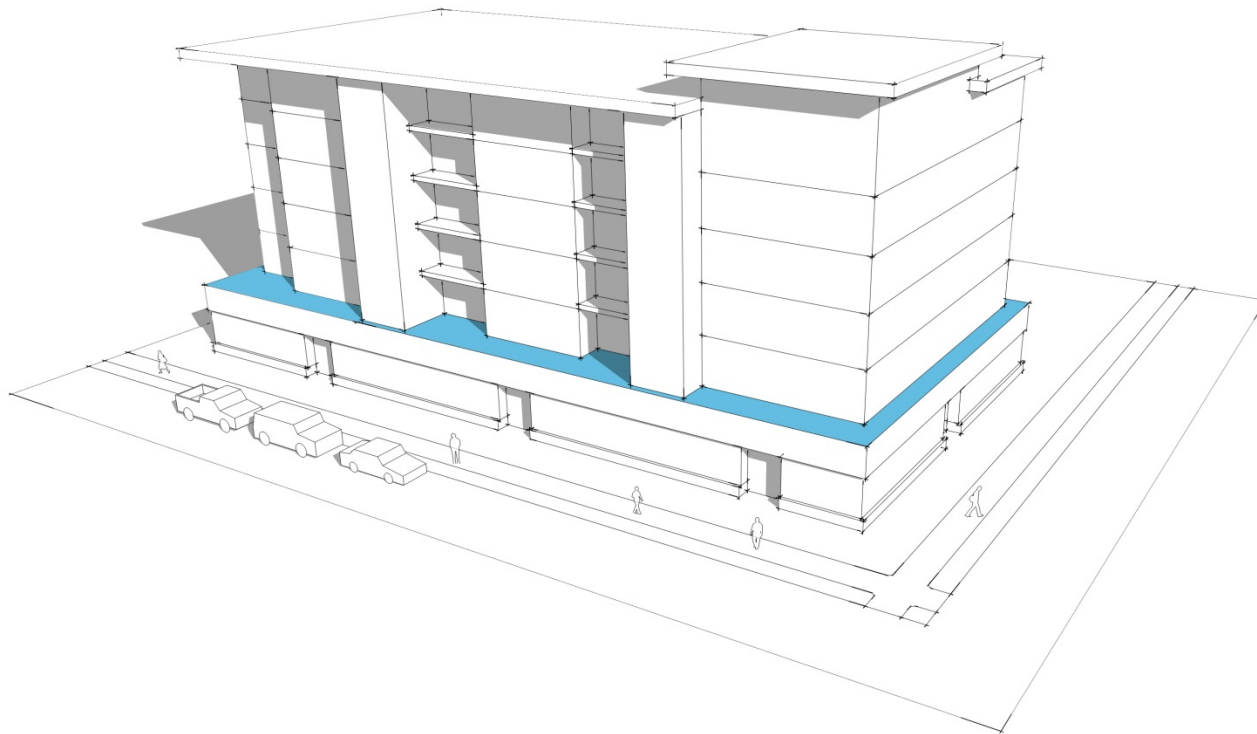
Building Setbacks



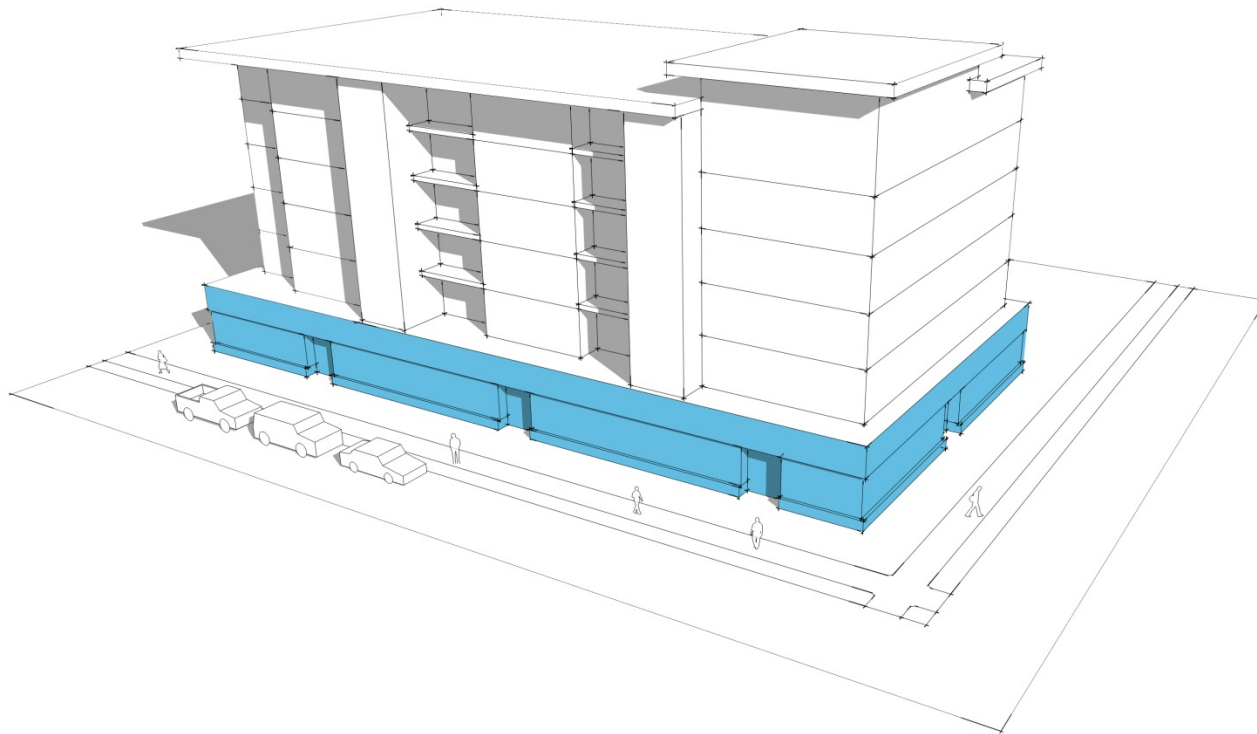
Building Massing



Building Stepbacks



Ground Floor Character



Workshop

- How do we best add density and height to Downtown?
- Three short activities
- On your table:
 - Stability & Change Map
 - Photo Inventory of recent buildings
 - Transitions Diagram
 - 3-D Building model site development options

Development Over the Last 20 Years



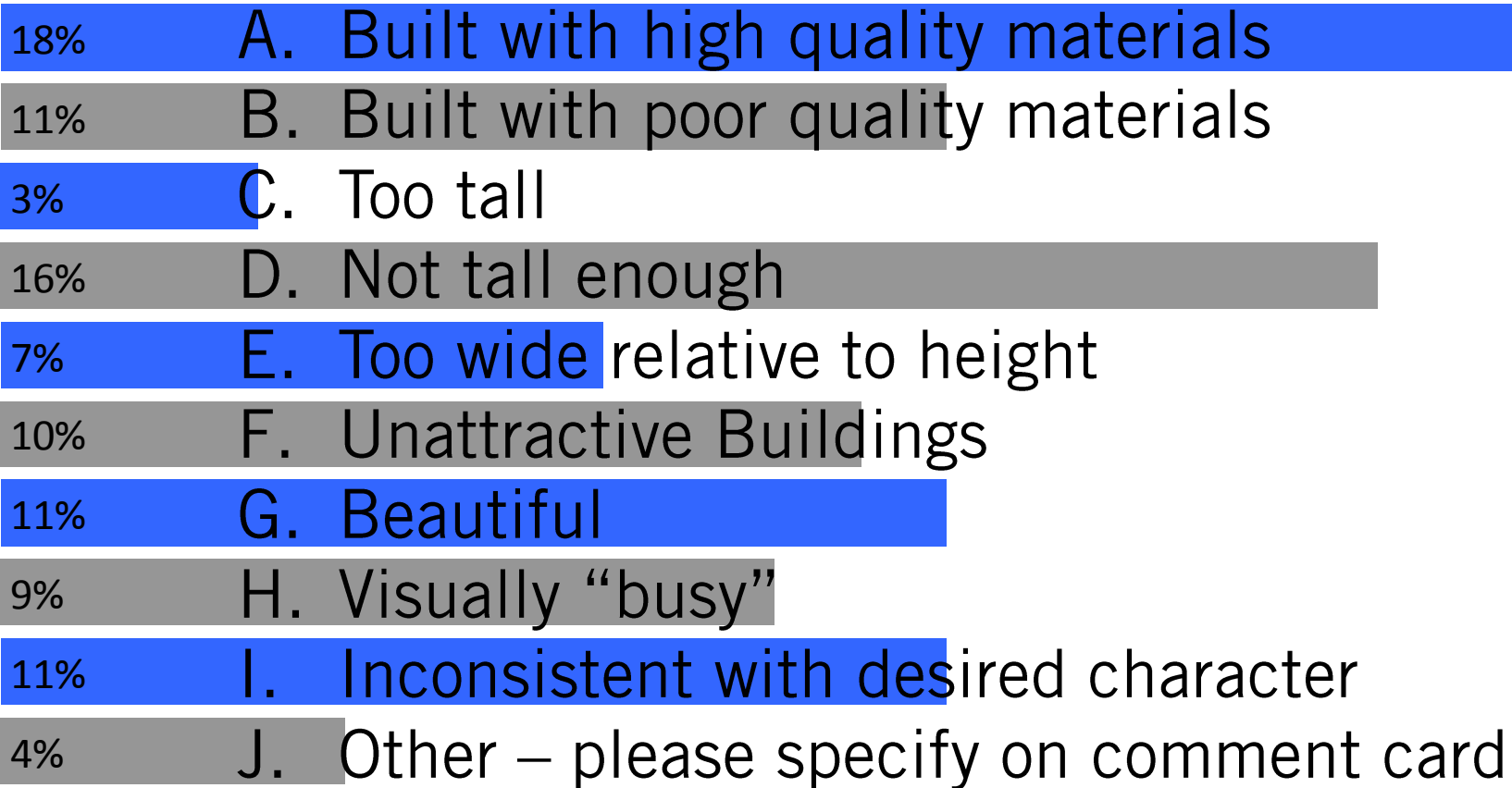
Question

In general, Downtown buildings constructed over the past 20 years are (choose up to 3):

- A. Built with high quality materials
- B. Built with poor quality materials
- C. Too tall
- D. Not tall enough
- E. Too wide relative to height
- F. Unattractive Buildings
- G. Beautiful
- H. Visually “busy”
- I. Inconsistent with desired character
- J. Other – please specify on comment card

Question

In general, Downtown buildings constructed over the past 20 years are (choose up to 3):

- 
- A horizontal bar chart displaying survey results for the question: 'In general, Downtown buildings constructed over the past 20 years are (choose up to 3):'. The chart lists 10 options (A through J) with their corresponding percentages. The bars are color-coded: blue for options A, C, E, G, and I; and grey for options B, D, F, H, and J. The bars are arranged in descending order of percentage.
- | Percentage | Option | Description |
|------------|--------|--|
| 18% | A. | Built with high quality materials |
| 11% | B. | Built with poor quality materials |
| 3% | C. | Too tall |
| 16% | D. | Not tall enough |
| 7% | E. | Too wide relative to height |
| 10% | F. | Unattractive Buildings |
| 11% | G. | Beautiful |
| 9% | H. | Visually “busy” |
| 11% | I. | Inconsistent with desired character |
| 4% | J. | Other – please specify on comment card |

Character Districts



Answer A



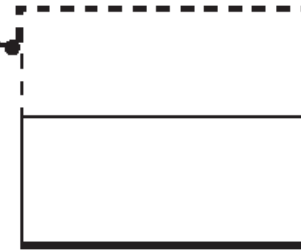
Existing



Proposed

Allowed Height

Answer B



Existing

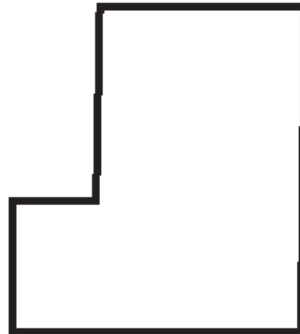


Proposed

Answer C

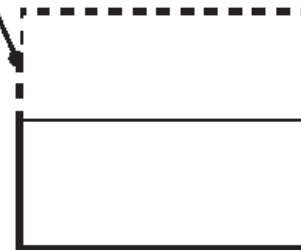


Existing

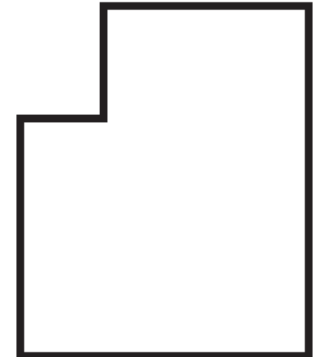


Proposed

Answer D



Existing



Proposed

Question

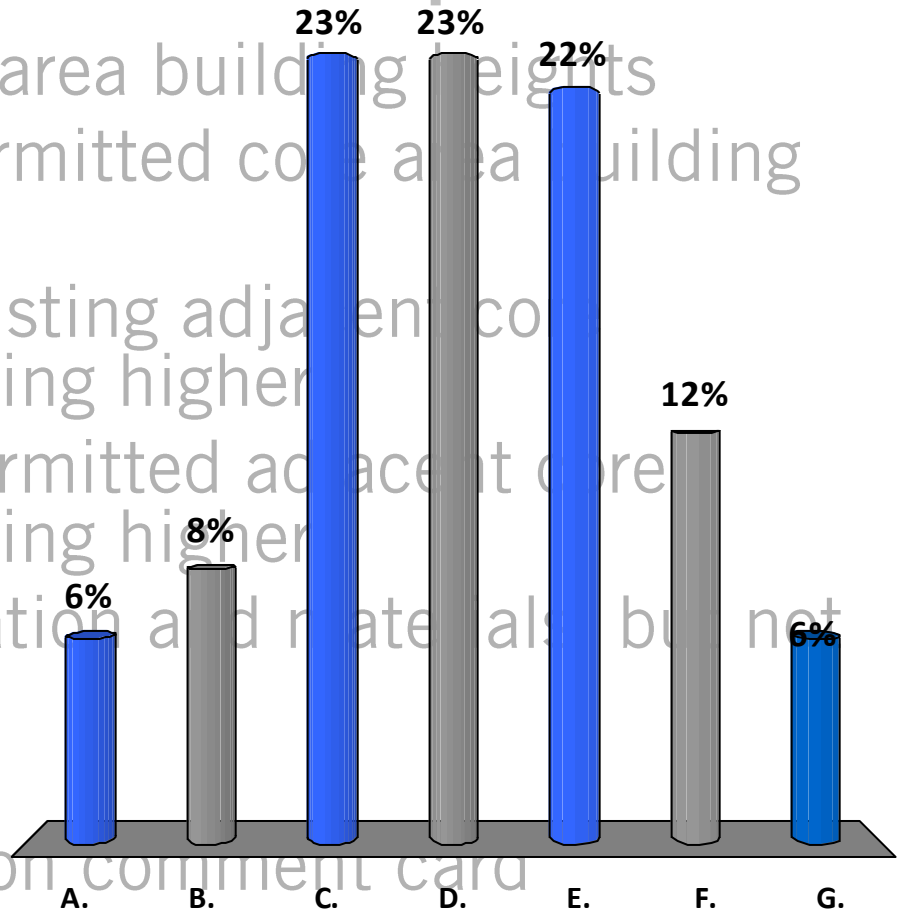
New buildings heights should transition from the historic core area by... (choose up to 2)

- A. Matching existing core area building heights
- B. Matching maximum permitted core area building heights
- C. Step down to match existing adjacent core area/remainder of building higher
- D. Step down to match permitted adjacent core area/remainder of building higher
- E. Matching style, articulation and materials, but not height
- F. Don't need a transition
- G. Other – please specify on comment card

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7-9 Stories – College/Jefferson/Maple



5-6 Stories – College/Jefferson/Maple



College experience – 7-9 stories



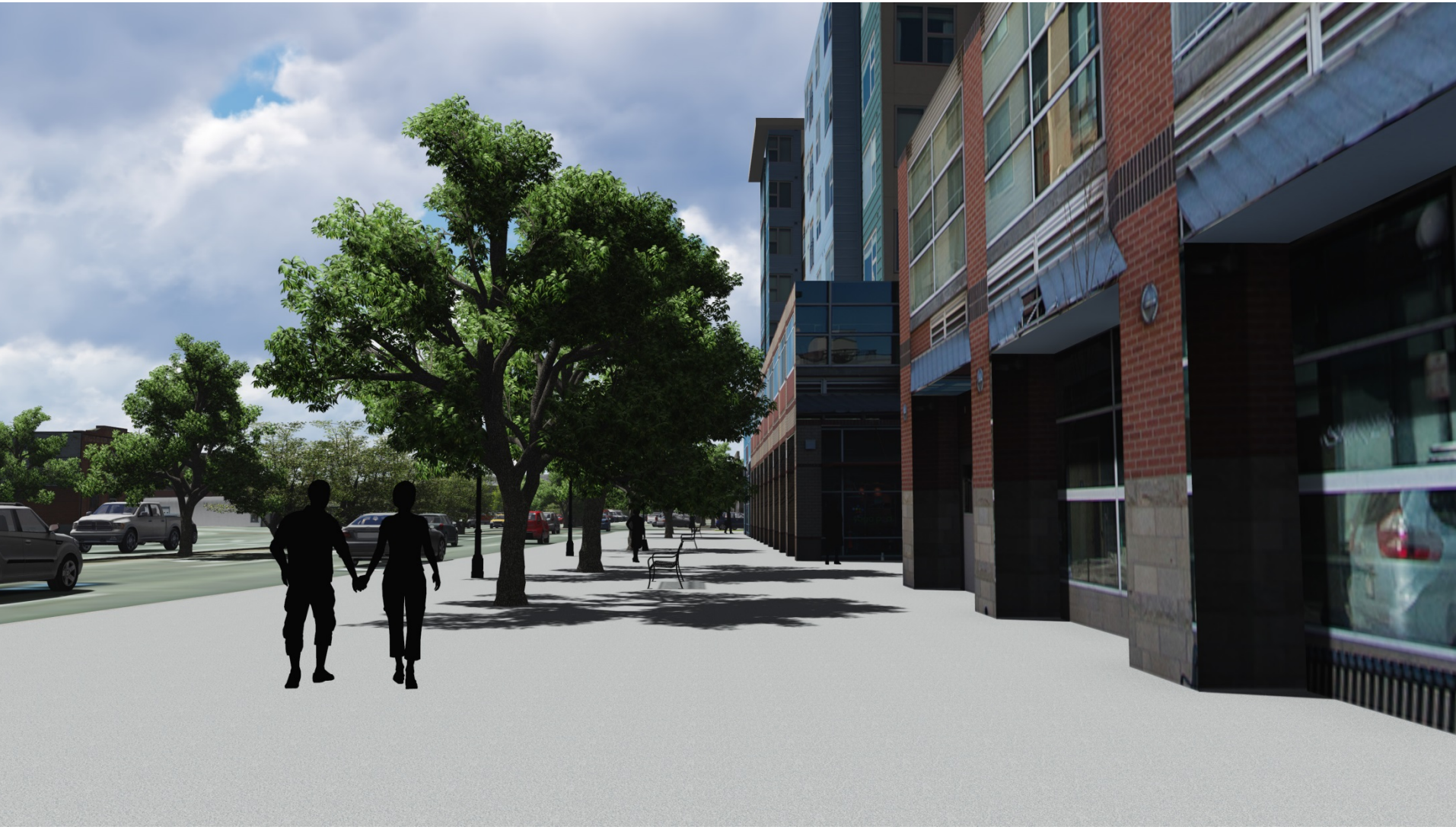
College experience – 5-6 stories



College pedestrian experience – 7-9 stories



College pedestrian experience – 5-6 stories



Maple Street experience – 6-7 stories



Maple Street experience – 4-5 stories



College aerial view – 7-9 stories



College aerial view – 5-6 stories



Mulberry/Canyon aerial view – 9 stories



Mulberry/Canyon aerial view – 6 stories



Mulberry/Canyon pedestrian view – 9 stories



Mulberry/Canyon pedestrian view – 6 stories



Canyon pedestrian view – 9 stories



Canyon pedestrian view – 6 stories



Mulberry/Canyon view – 9 stories



Mulberry/Canyon view – 6 stories



Mulberry view – 9 stories



Mulberry view – 6 stories



Question

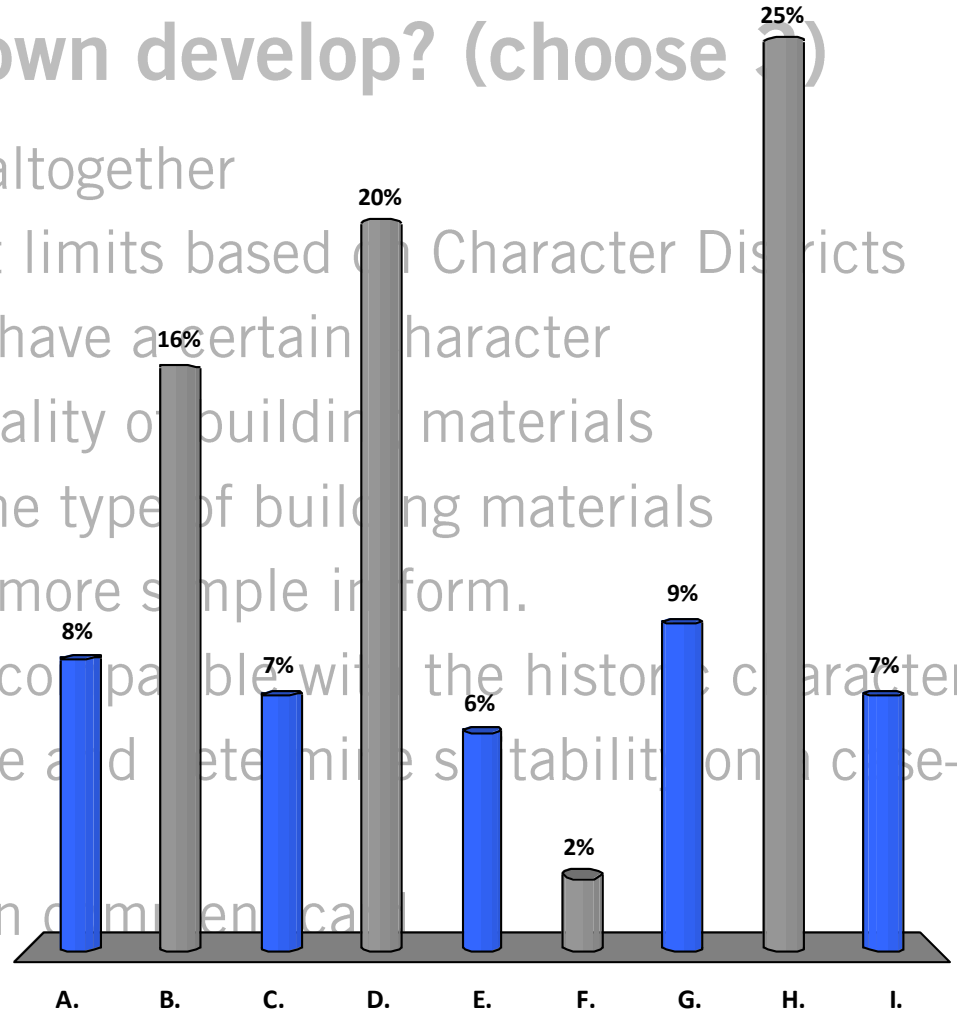
If you were King or Queen for a day, how would you like to see Downtown develop? (choose 3)

- A. Eliminate height limits altogether
- B. Set more specific height limits based on Character Districts
- C. Require all buildings to have a certain character
- D. Set standards for the quality of building materials
- E. Place no limitation on the type of building materials
- F. Require buildings to be more simple in form.
- G. Require buildings to be compatible with the historic character
- H. Let architects be creative and determine suitability on a case-by-case basis
- I. Other – please specify on comment card

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Next Steps

- Draft policies, write draft plan
- To sign up for updates and for more information, visit our project website: fcgov.com/downtown