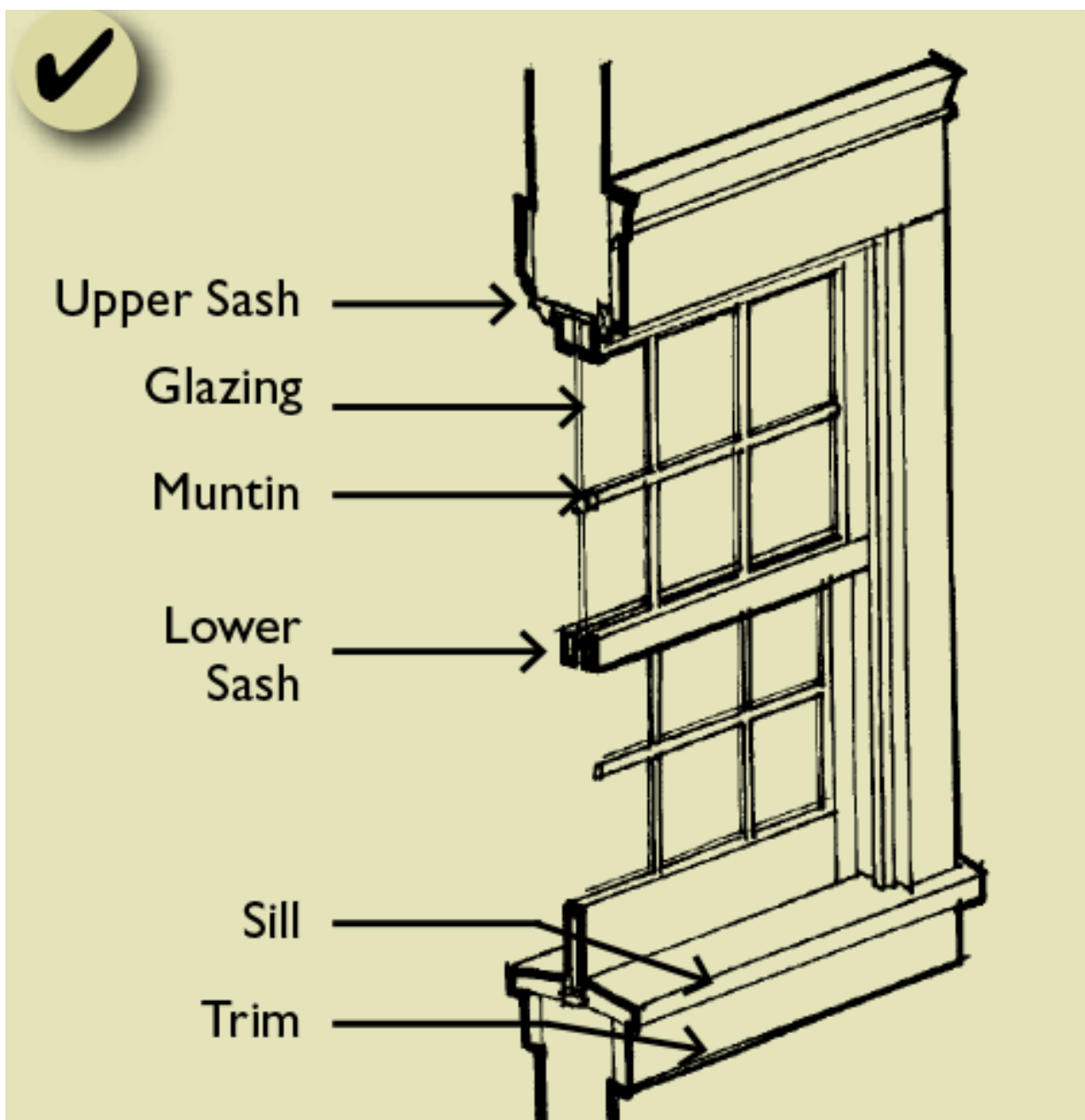


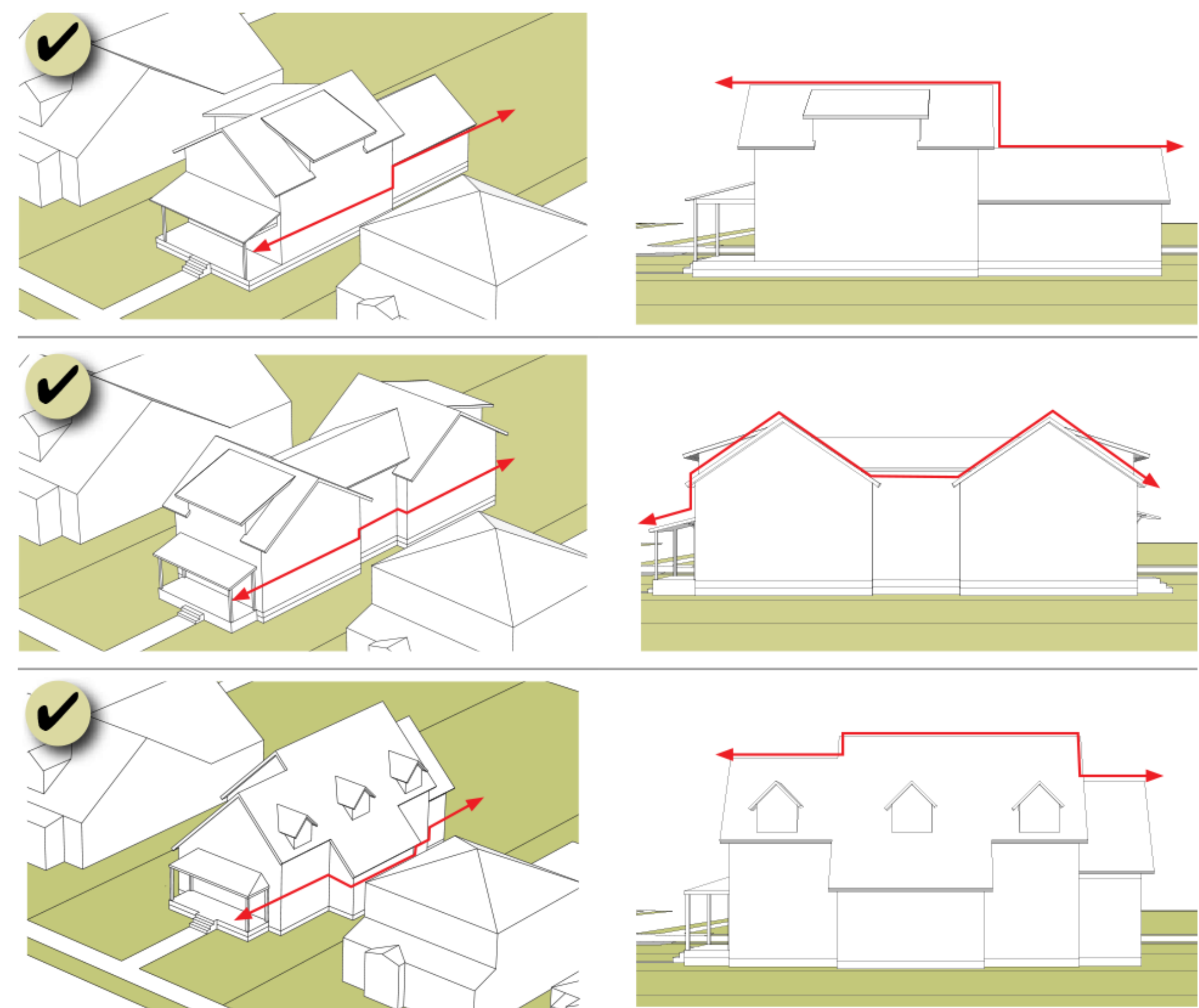
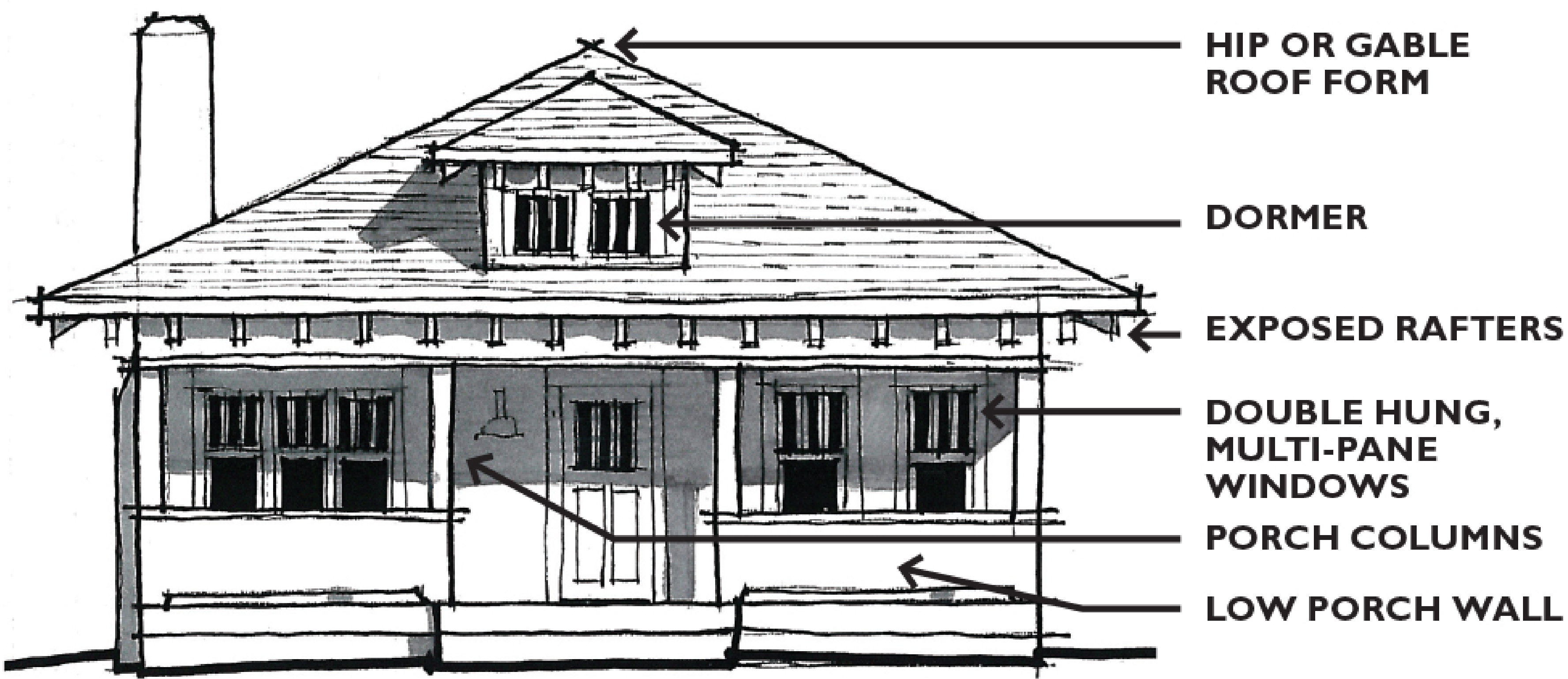


Neighborhood Character & Compatibility



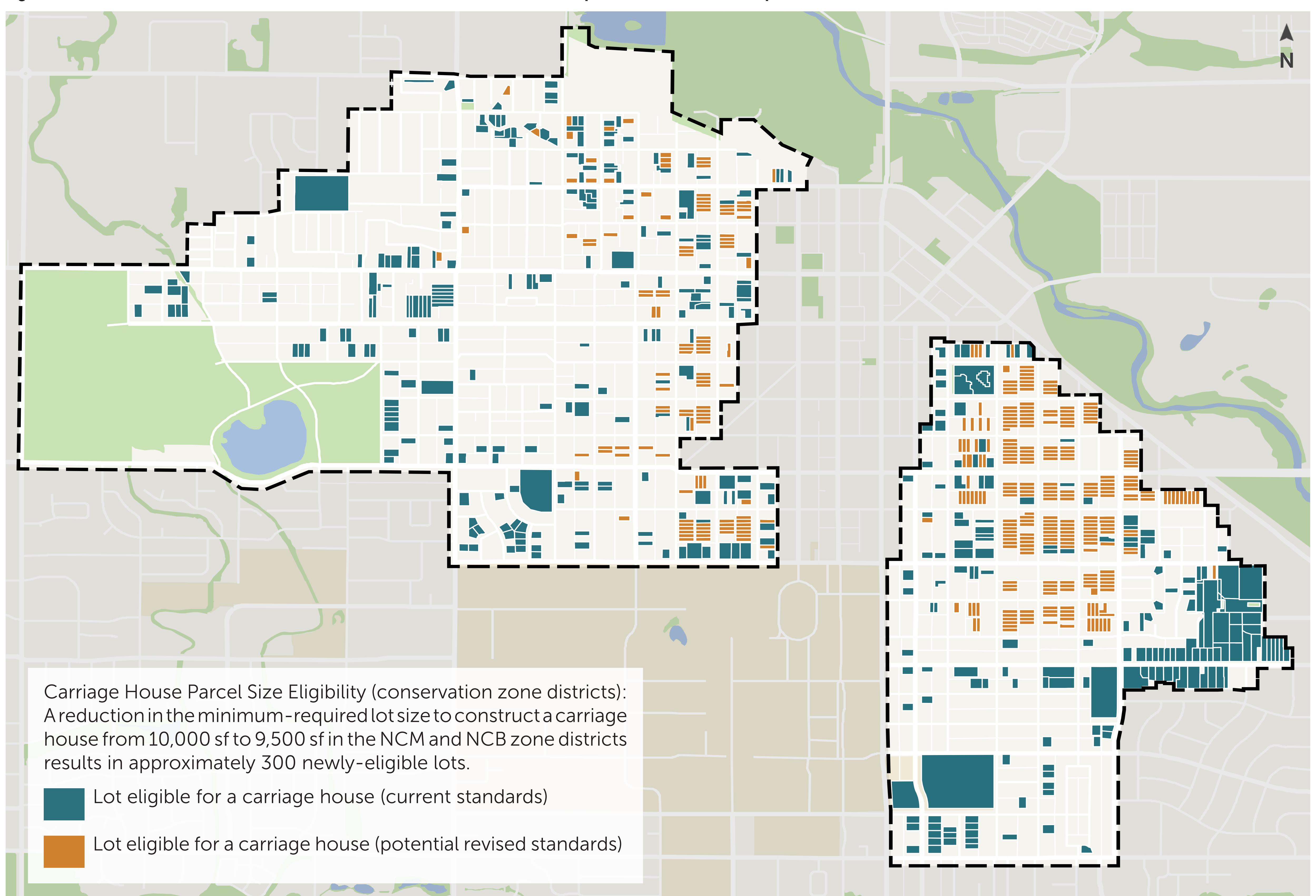
Neighborhood Design Guidelines & Pattern Book

New voluntary Old Town Neighborhood Design Guidelines will be developed, providing information on common architectural and building styles, infographics of architectural details, and design ideas for more compatible home additions or new construction



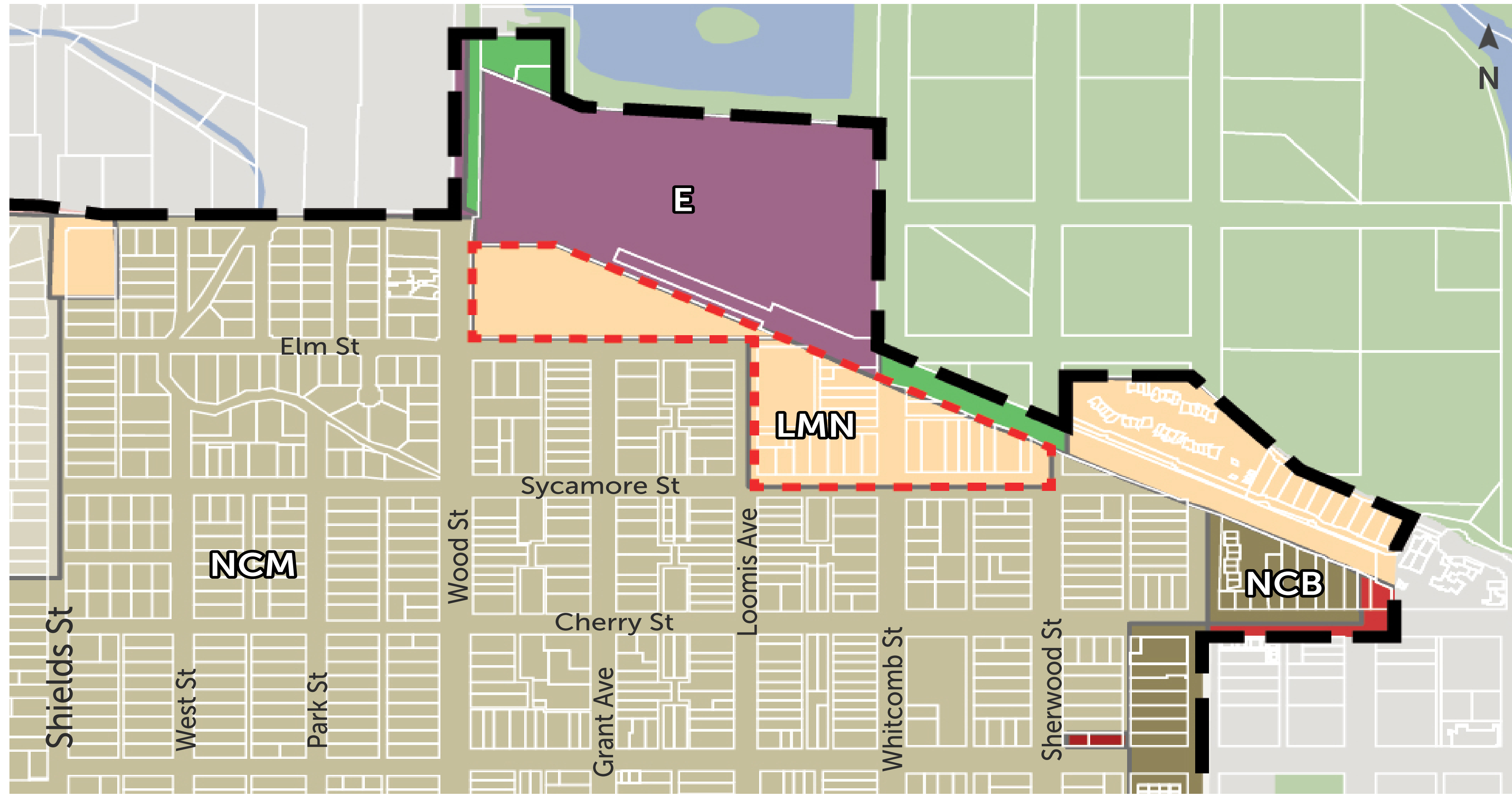
Accessory Dwelling Units

Follow-up implementation of the plan will include a review of standards and requirements for accessory dwelling units like carriage houses. A reduction in the minimum lot size for carriage houses, or flexibility for subordinate, internal units are options to explore.





Land Use & Transition Areas

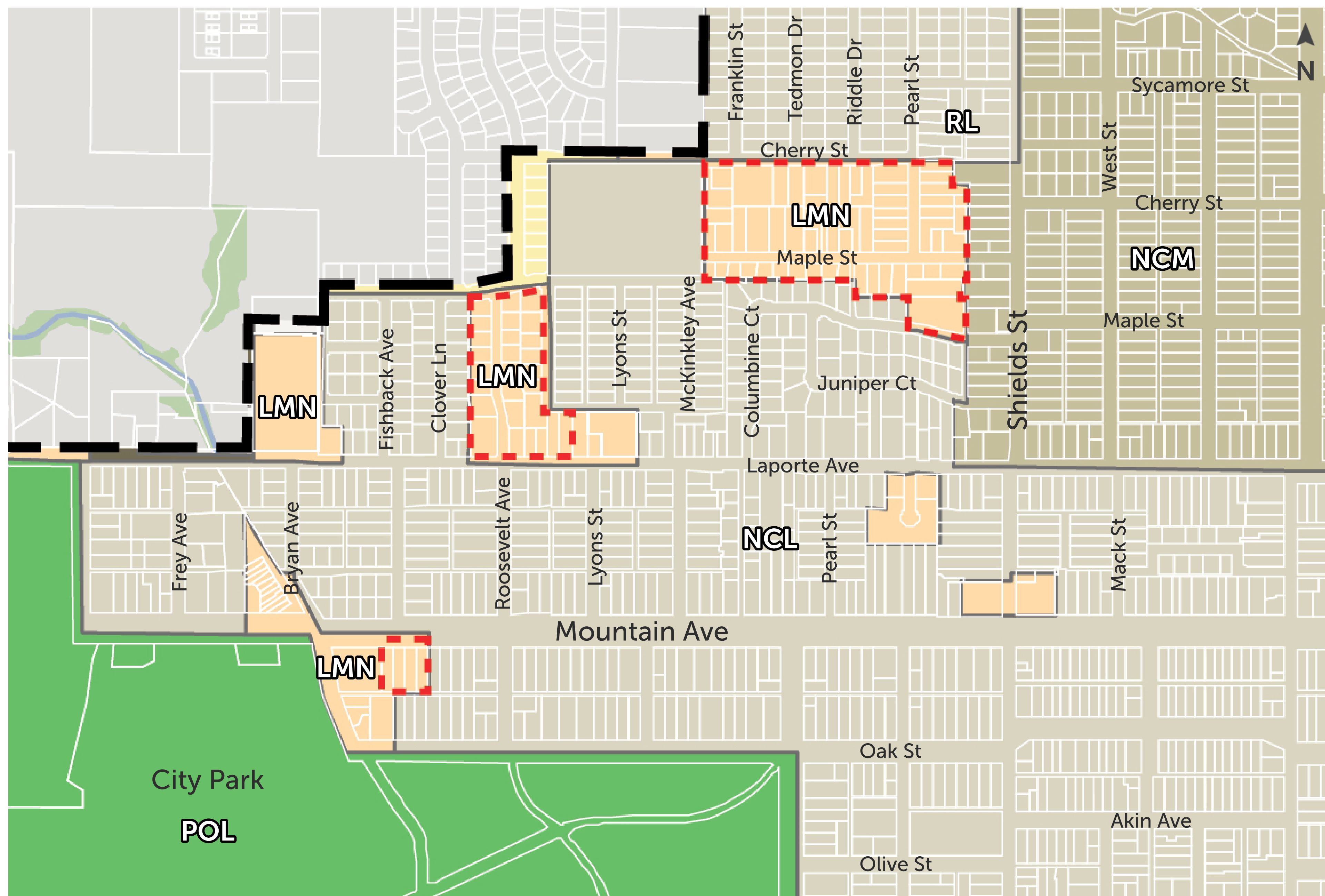


Map Legend

Proposed Rezoning Areas

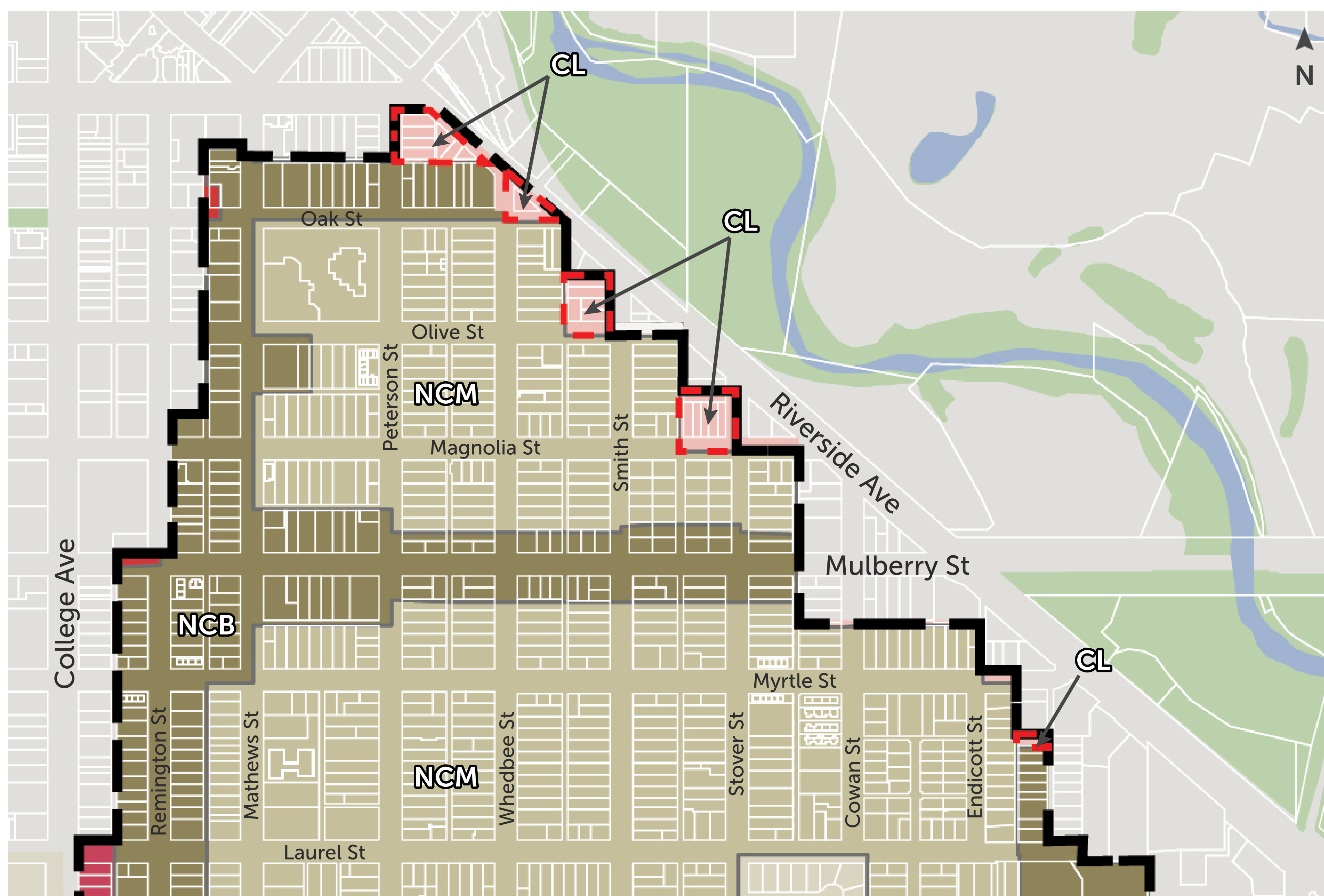
Zoning Districts:

- Low Density Mixed-Use Neighborhood (LMN)
- Neighborhood Conservation Medium Density (NCM)
- Neighborhood Conservation Low Density (NCL)
- Neighborhood Conservation Buffer (NCB)
- Public Open Lands (POL)
- Limited Commercial (CL)



Neighborhood Zoning

Plan recommendations include potential rezoning of select pockets of commercial or mixed use zoning that permit different types of land uses or larger/taller buildings than typically found within the neighborhoods.

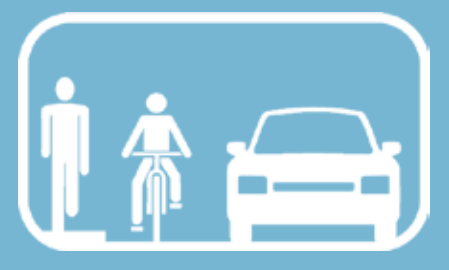


Map Legend

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Circulation & Mobility

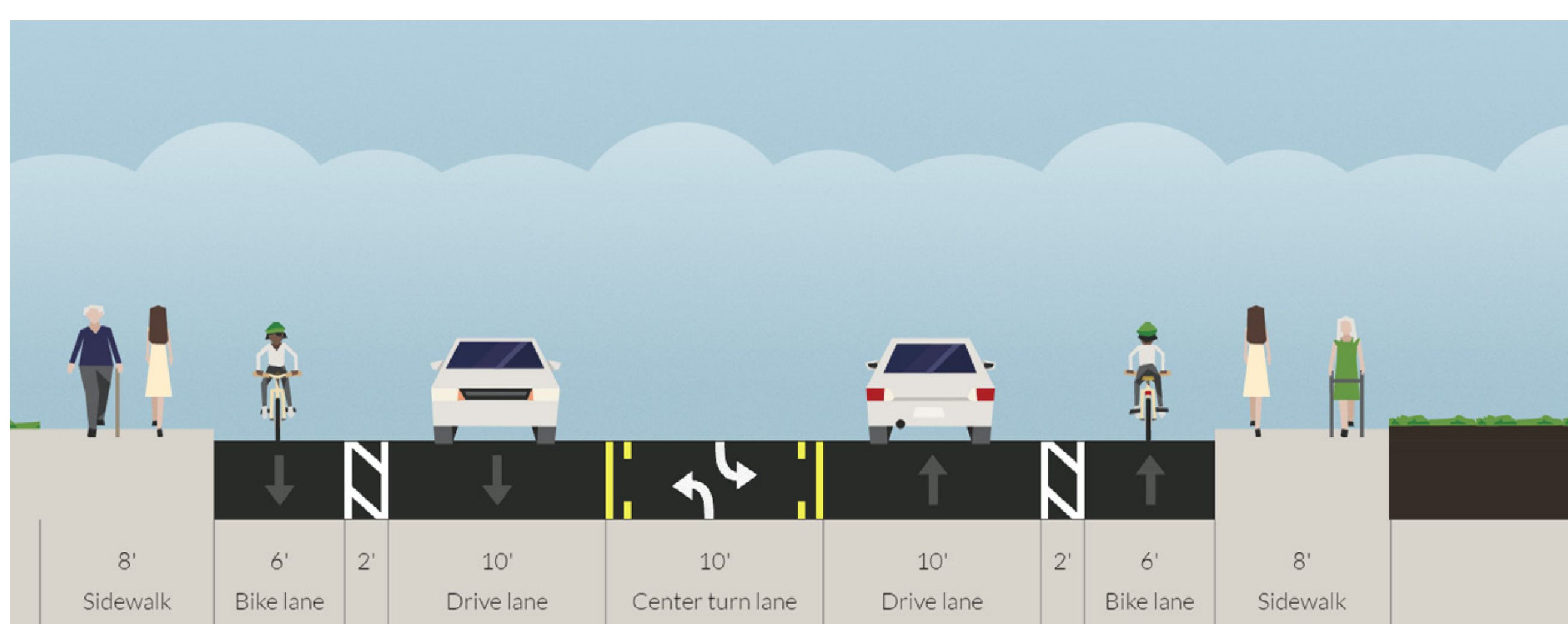
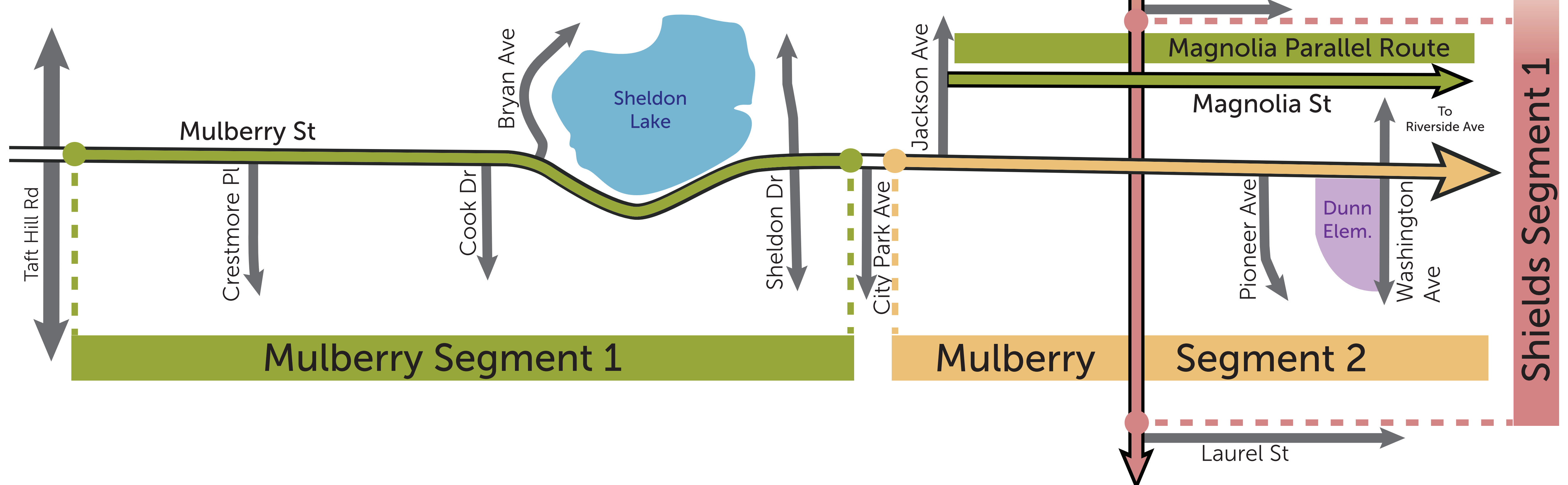
Shields & Mulberry Arterial Corridors

The Old Town Neighborhoods Plan provides recommended options for enhancements to bike & pedestrian infrastructure along Mulberry & Shields Streets, while maintaining their importance as vehicle commuting corridors.

Improvements are recommended by segment based on traffic volumes, right-of-way, and timeline/costs. Options could include restriping or vehicle lane width adjustments, buffered bike lanes, utilizing parallel routes, and crossing enhancements.

Segment Conditions & Timelines:

- Lower traffic volumes and/or enhancement costs; potential for shorter implementation timelines
- Higher traffic volumes and/or enhancement costs; short & mid-term implementation timelines & additional study may be necessary
- High traffic volumes and enhancement costs; additional study necessary & mid-term implementation actions



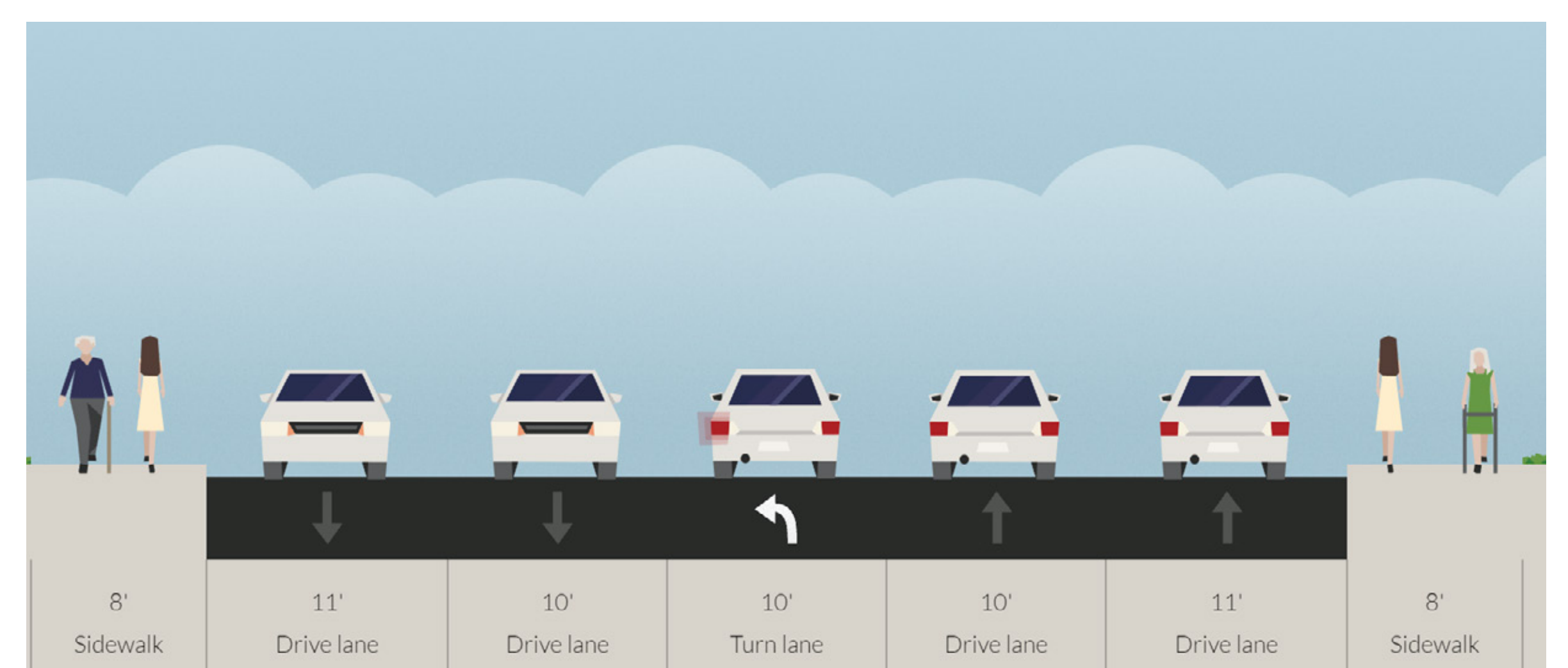
Mulberry Segment 1

Potential lane restriping, new center turn lane, and new buffered bike lanes



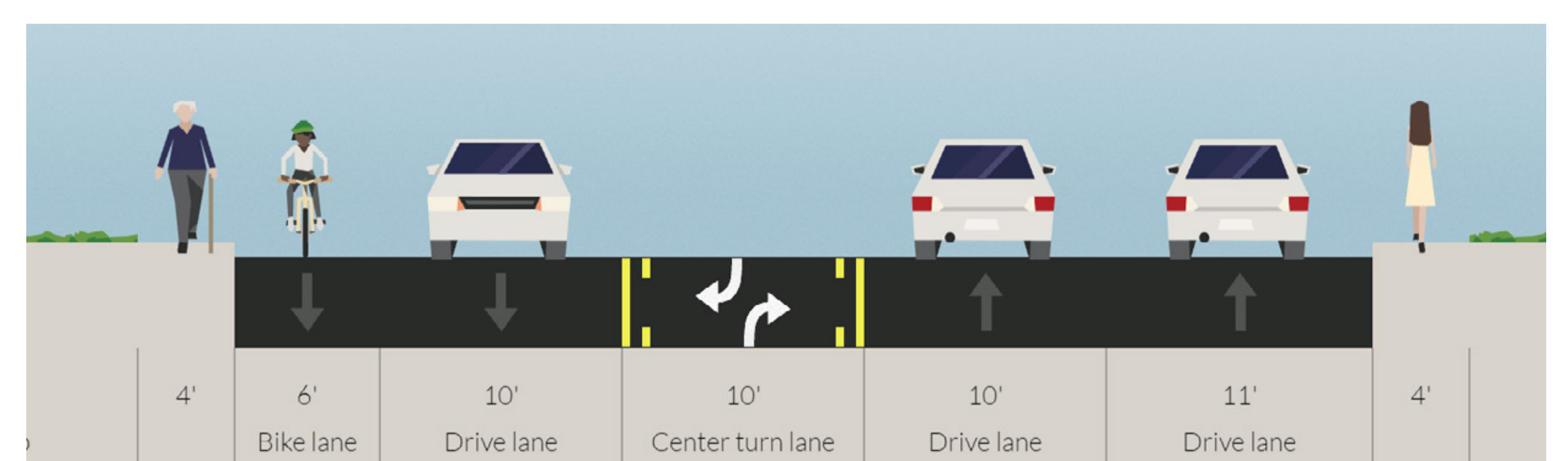
Magnolia Parallel Route

Buffered bike lanes along with existing two vehicle lanes and parking



Shields Segment 1

Potential lane width reduction, creating wider sidewalks on either side



Shields Segment 2 / 3

Explore lane restriping or lane width adjustment to create center turn lane and one-way bike lanes; segment 3 includes room for bike lanes on both sides of the street with parking adjustments.

The map displays the city of Fort Collins, Colorado, with various neighborhoods and landmarks labeled. The areas shown include Westside Neighborhood, Downtown, Eastside Neighborhood, and Colorado State University. The map highlights two types of bike routes: Prioritized Bike Routes (Bike Wayfinding Plan) shown as solid green lines, and Proposed Neighborhood Greenway Routes & Enhancements shown as dashed green lines. The map also shows major streets, parks, and the Colorado River. A legend at the bottom identifies the route types.

Legend:

- Prioritized Bike Routes (Bike Wayfinding Plan)
- Proposed Neighborhood Greenway Routes & Enhancements

Potential Neighborhood Greenway Design Elements



BIO-SWALES

BIO-SWALES
Bio-swales are landscape improvements that help alleviate stress on existing stormwater infrastructure by capturing water on-site.



RAIN GARDENS

Rain gardens are landscapes in low lying areas that collect stormwater runoff. Native plantings in rain gardens also function as urban habitats for birds and insects.



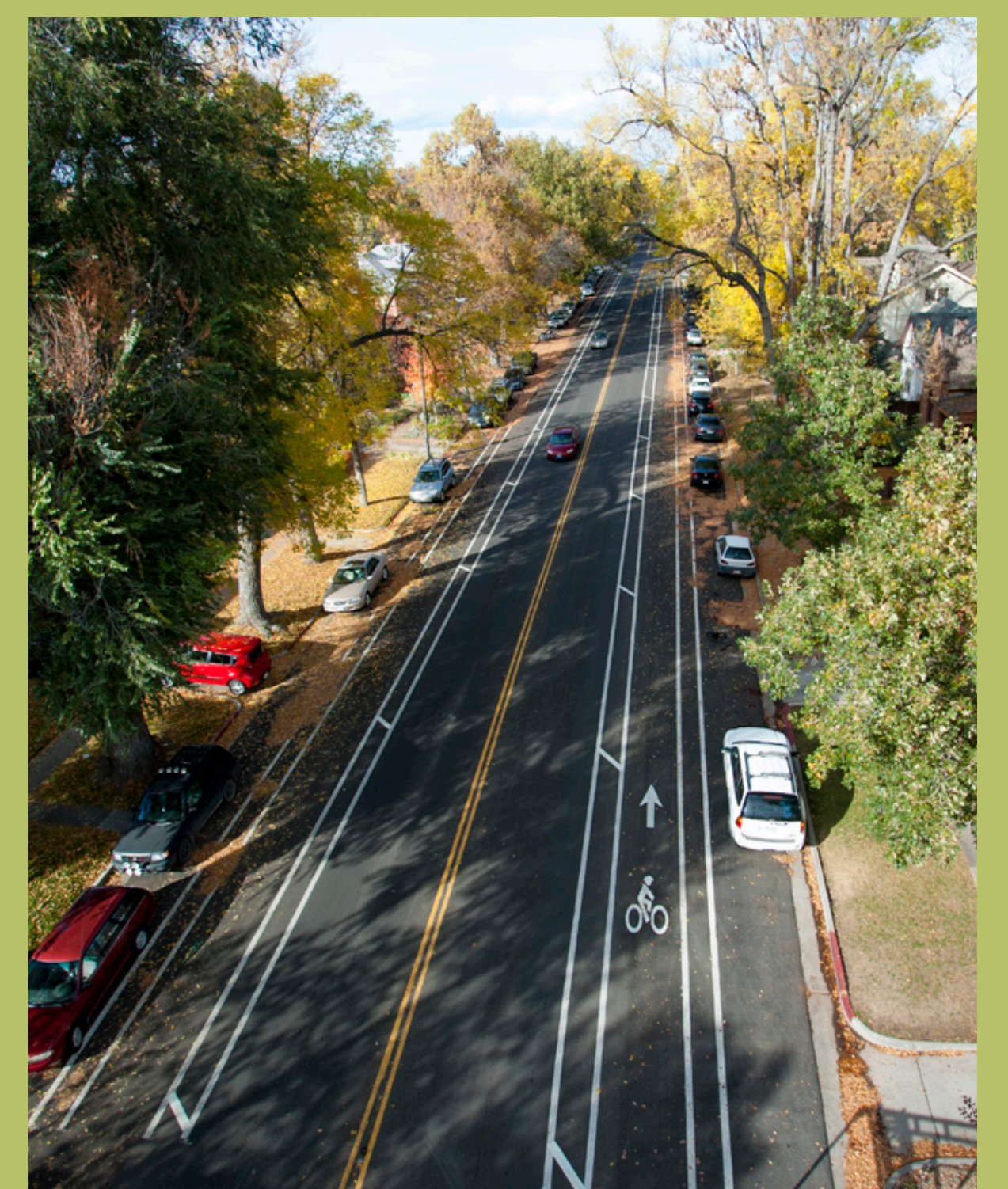
URBAN AGRICULTURE

Existing vegetation strips, medians, tree lawns and front yards can be used to produce vegetables. Raised beds create better soil conditions and an ordered aesthetic.



INTERSECTION TREATMENTS

Neighborhood intersections with higher or unique traffic flows could benefit from exploring alternative traffic control and intersection treatments, such as special paving, medians, or roundabouts.



Neighborhood Greenways are modeled after the recently-completed Remington Greenway project, which showcases potential greenway elements such as buffered bike lanes, new intersection treatments, streetscape design, and stormwater enhancements.