

















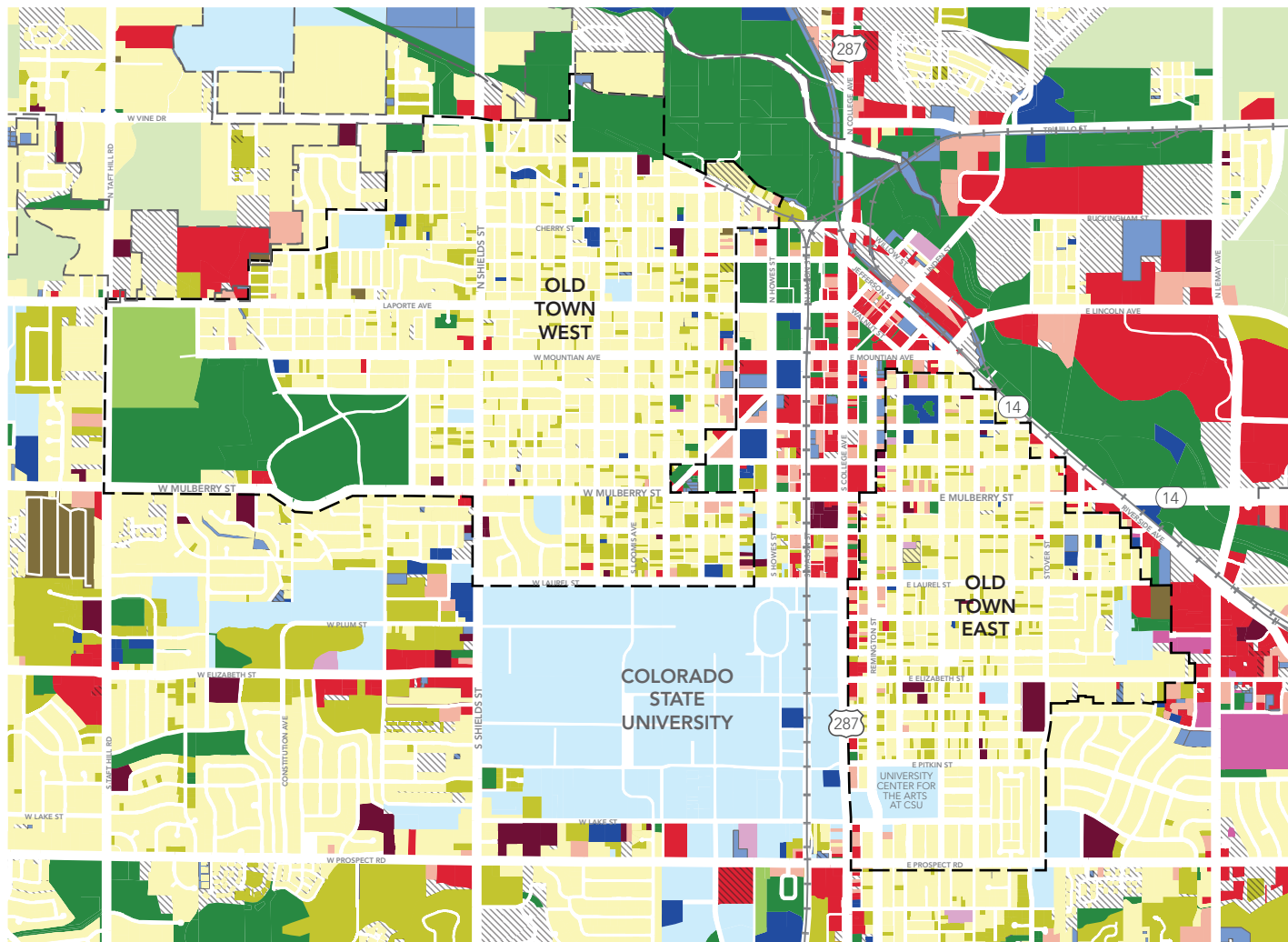


Land Use

Legend

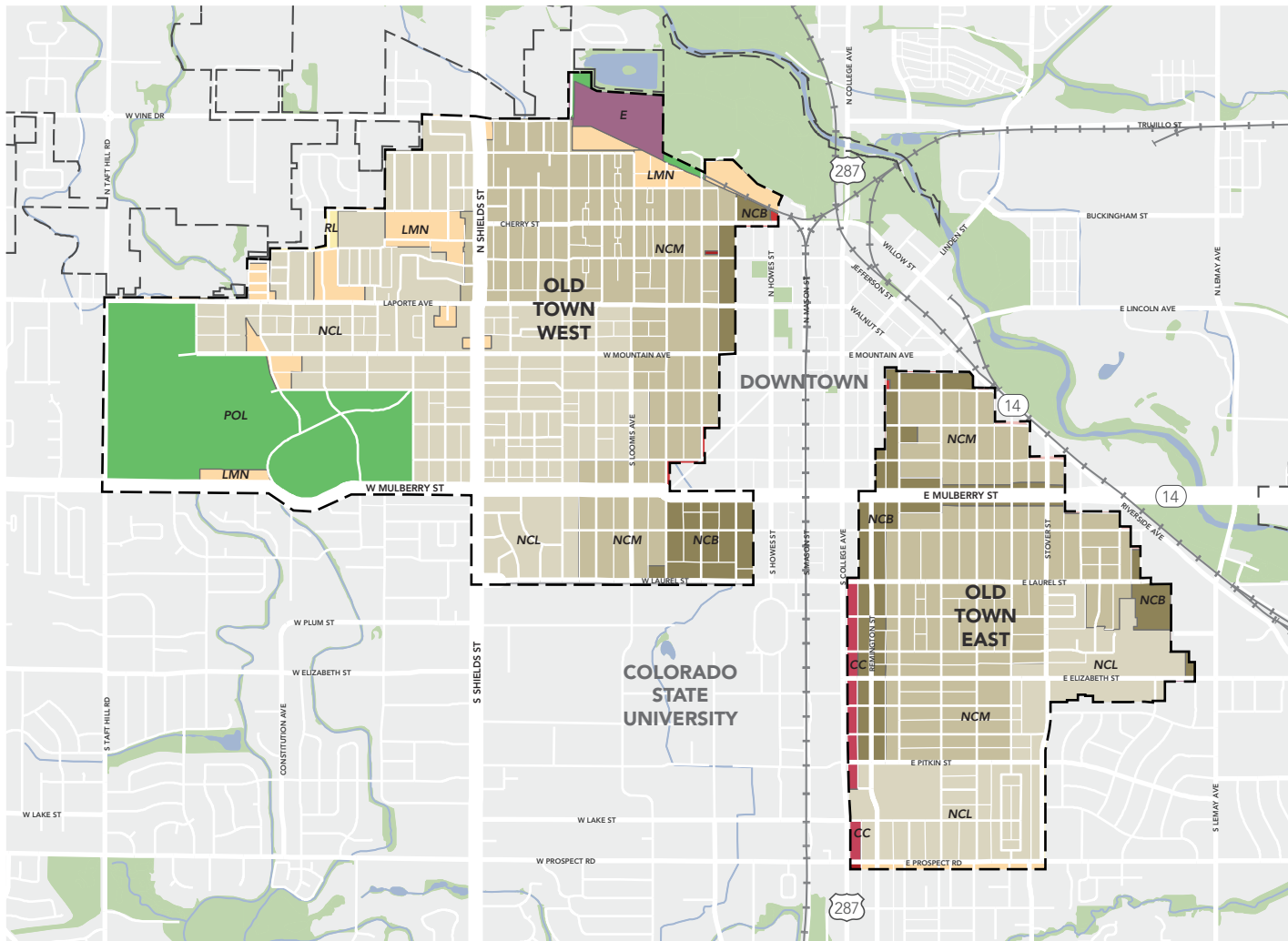
-  City Boundary
-  Neighborhood Boundary
-  Freight Rail Line
-  All Ag Uses
-  Parks/Rec/Open
-  Other Public
-  Commercial
-  Services
-  Single-Family
-  Multi-Family
-  Mobile Home
-  Government
-  Education
-  Religious Institutions
-  Hospital
-  Group Quarters
-  Vacant
-  Unspecified



Zoning Map













Legend

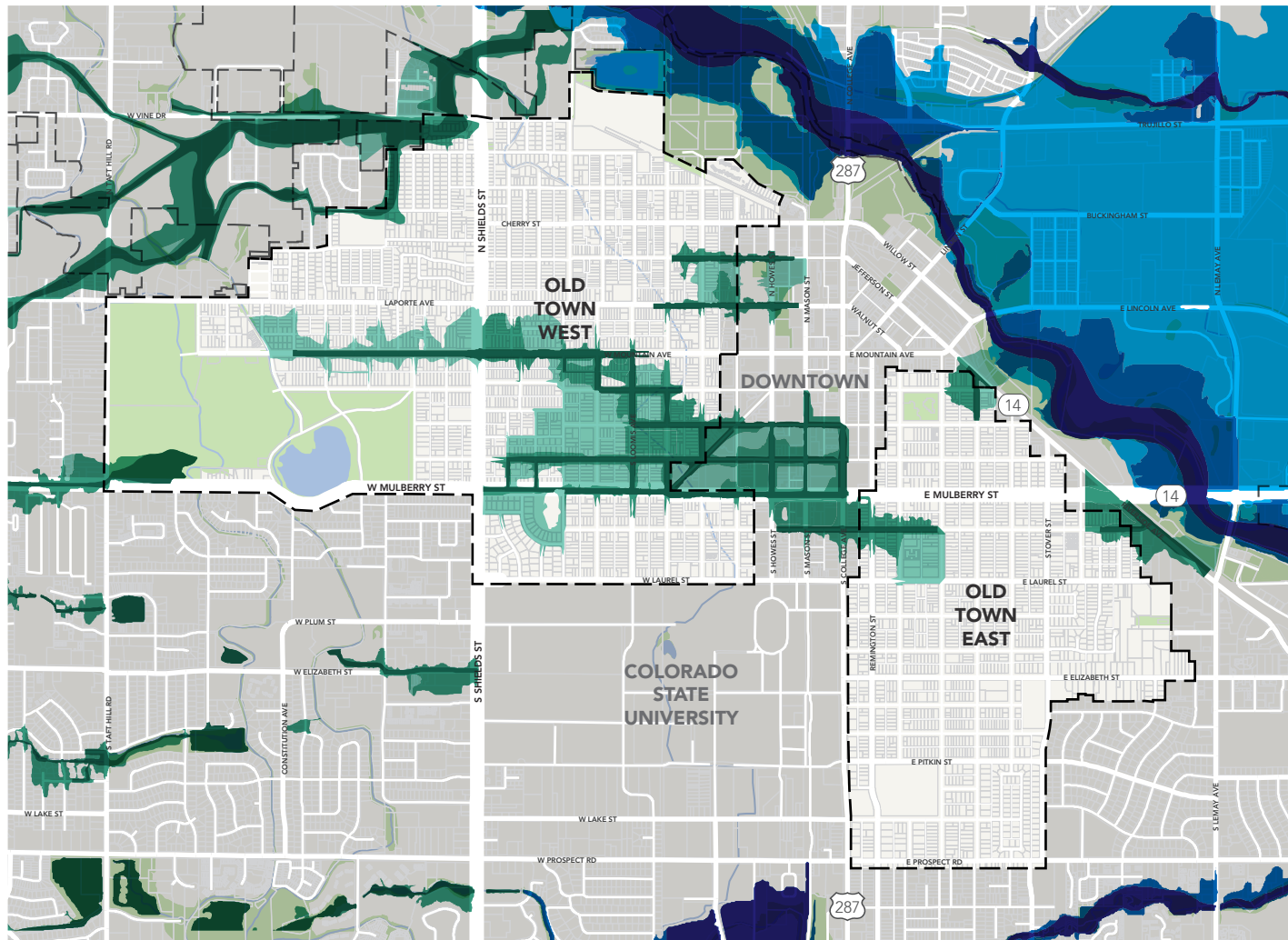
- City Boundary
- Neighborhood Boundary
- Parcel
- Freight Rail Line
- Open Space / Park
- Stream / River / Reservoir
- Neighborhood Conservation - Low Density
- Neighborhood Conservation - Medium Density
- Neighborhood Conservation - Buffer
- Community Commercial
- Employment
- Low Density Mixed-Use Neighborhood
- Low Density Residential
- Public Open Lands
- General Commercial
- Downtown



Floodplain Map

Legend

-  City Boundary
-  Neighborhood Boundary
-  Parcel
-  Freight Rail Line
-  Open Space / Park
-  Stream / River / Reservoir
-  FEMA Designated Floodway
-  FEMA Designated High-Risk Floodplain
-  FEMA Designated Moderate-Risk Floodplain
-  City Designated Floodway
-  City Designated High-Risk Floodplain
-  City Designated Moderate-Risk Floodplain



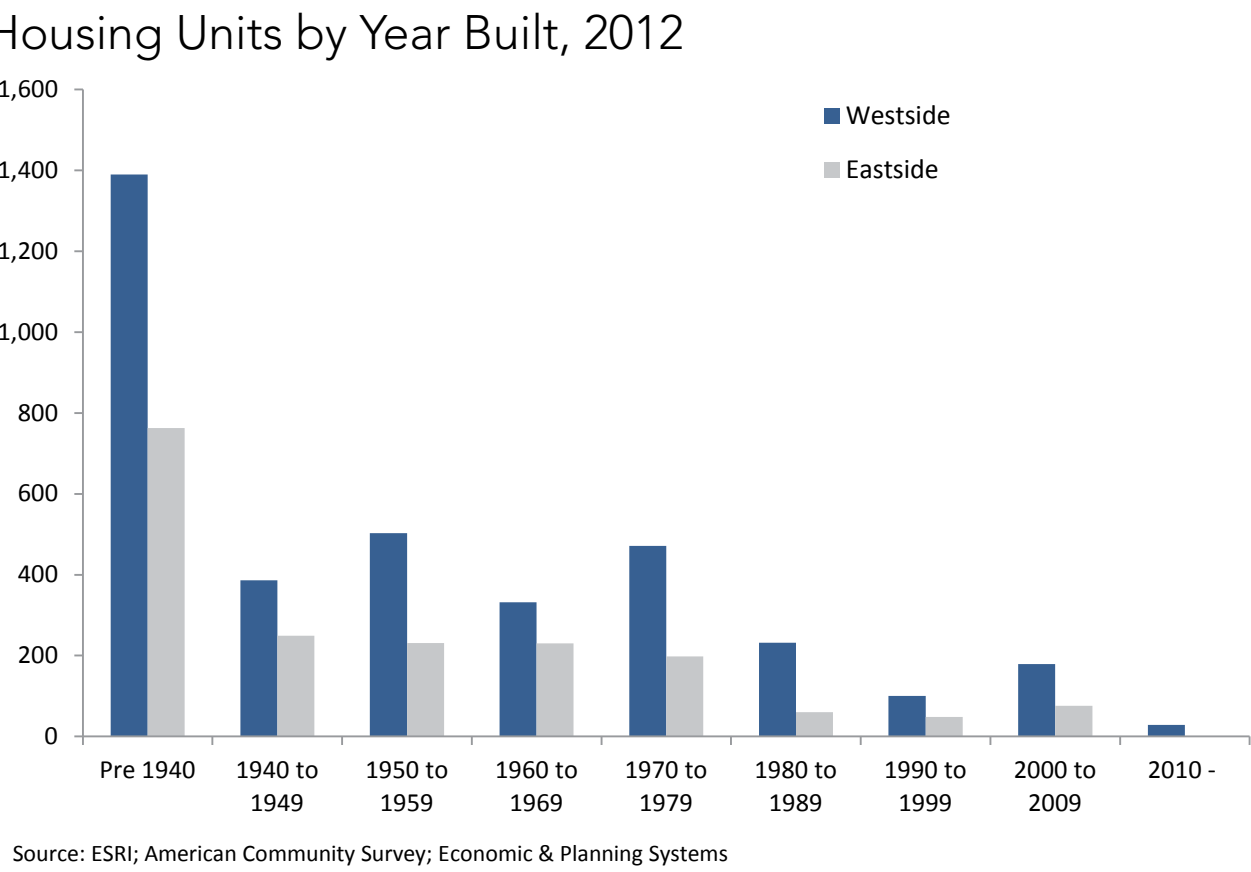
Market Conditions

Key Observations

- **Downtown and CSU have a major impact on the demand for real estate within the neighborhoods.** Proximity to downtown is appealing to potential residents and will continue to drive demand and drive up the price of housing. The demand for student housing will continue to drive demand for rental housing.
- The Eastside and Westside neighborhoods **average price for homes has increased 30 percent over the past decade, while the average monthly rental rate has increased nearly \$400** since 2010 for apartments in Fort Collins.
- **The growing demand for housing in the neighborhoods has led to significant construction activity** with 208 new housing units and 243 housing additions permitted between 2005 and 2014. Newer homes built in the last 10 years are larger than existing homes.
- **There are small pockets of retail and office spaces within the neighborhoods along the major arterial corridors** with rental rates similar to the city-wide average. These commercial spaces have low vacancy rates indicating high demand.

Housing

	Eastside	Westside
Single Family Detached	59.1%	60.3%
Single Family Attached	14.1%	21.7%
3 or 4 Units	6.2%	3.9%
5 to 19 Units	9.6%	5.7%
20 plus	10.9%	6.8%
Mobile Home	0.1%	1.6%



	Number Of Sales	Average Price	Average Square Feet	Price Per SF
All Units	1,106	\$278,989	1,286	\$227
Built Since 2000 (Finished Home)	81	\$417,697	1,907	\$219

Single family homes, both detached and attached, constitute 75 to 80 percent of the housing units in the Eastside and Westside neighborhoods.

Approximately 40 percent of units in both neighborhoods were built before 1940.

The average sale price for homes in the two neighborhoods has grown approximately 30 percent over the past 10 years from \$242,000 in 2005 to \$342,000 in 2014.

Retail

The Eastside and Westside neighborhoods have small pockets of retail embedded within them.

Retail Space	Square Feet	Average Rental Rate	Vacancy Rate
Eastside	106,730	\$18.10	12.0%
Westside	48,509	\$12.00	0.0%
Combined	155,239	\$16.19	8.3%
City of Fort Collins	10,928,117	\$13.83	5.8%

Office

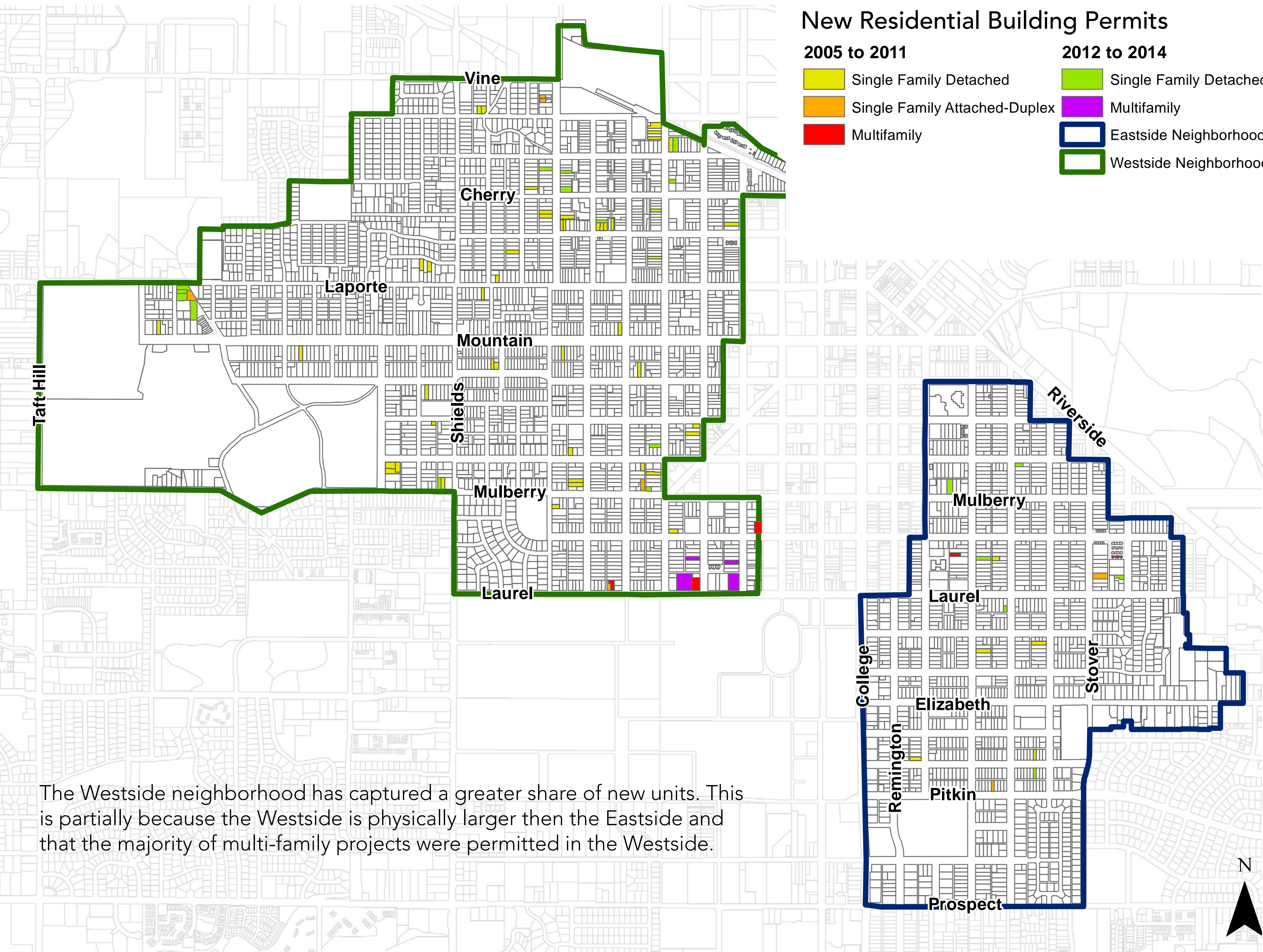
The office spaces within the neighborhoods are located in the same areas as the retail spaces, which are primarily along the arterial corridors.

Office Space	Square Feet	Average Rental Rate	Vacancy Rate
East Side	75,220	\$21.18	5.4%
West Side	47,963	\$21.23	7.6%
Combined	123,183	\$21.20	6.3%
City of Fort Collins	70,001,487	\$20.12	4.5%

The average sale price for homes that were built after 2000, and sold between 2005 and 2014 was \$418,000.

Permit and Variance Trends

New Building Permits, 2005 - 2011 and 2012 - 2014



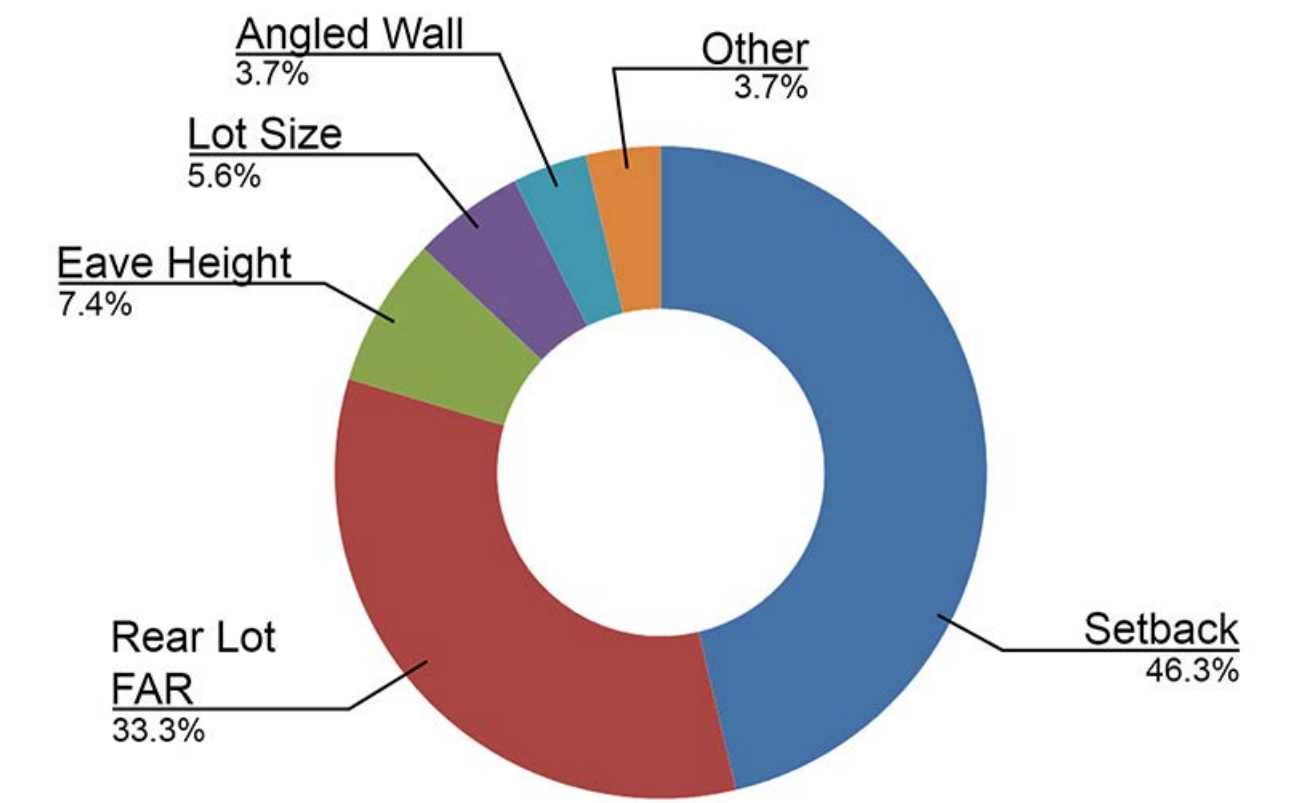
The Westside neighborhood has captured a greater share of new units. This is partially because the Westside is physically larger than the Eastside and that the majority of multi-family projects were permitted in the Westside.

Table: Permits Issued, 2005 to 2014		
	2005-2011	2012-2014
Single Family Detached		
Number of Permits	52	21
Annual Permits	8.7	7.0
Average Size	2,020	2,014
SFA/Duplex		
Number of Permits	7	0
Number of Units	11	0
Annual Permits	1.2	0.0
Average Size (unit)	1,251	0
Multifamily		
Number of Permits	8	4
Number of Units	51	73
Annual Permits	1.3	1.3
Average Size (unit)	1,014	1,082
Secondary Buildings		
Number of Permits	92	30
Annual Permits	15	10
Average Size	530	539
New Additions		
Number of Permits	176	67
Annual Permits	29	22
Average Size	651	602
Average Valuation	\$73,228	\$143,174

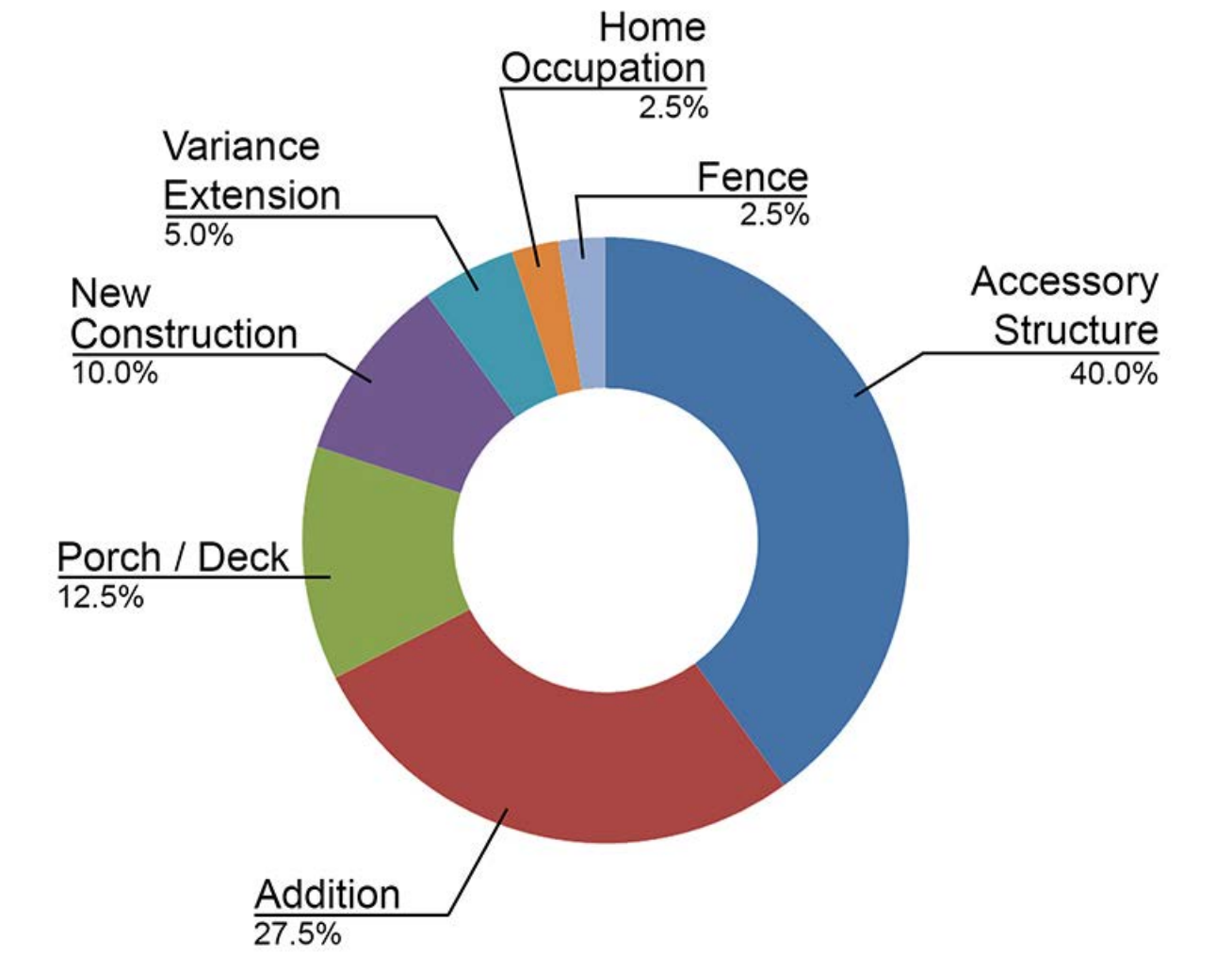
Source: City of Fort Collins; Economic & Planning Systems

Variances since 2012

By Code Standard

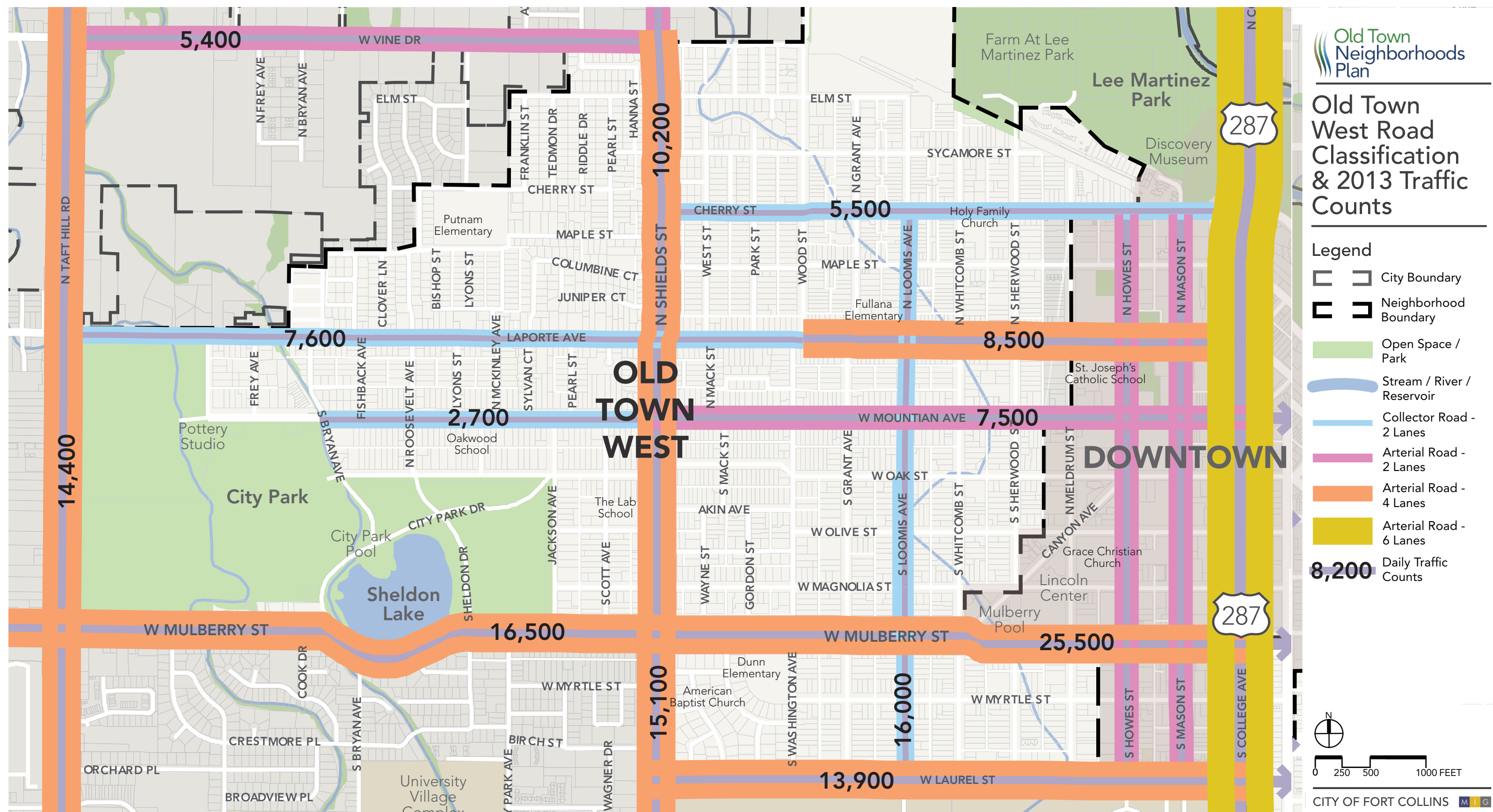


By Project Type



Old Town West Mobility Networks

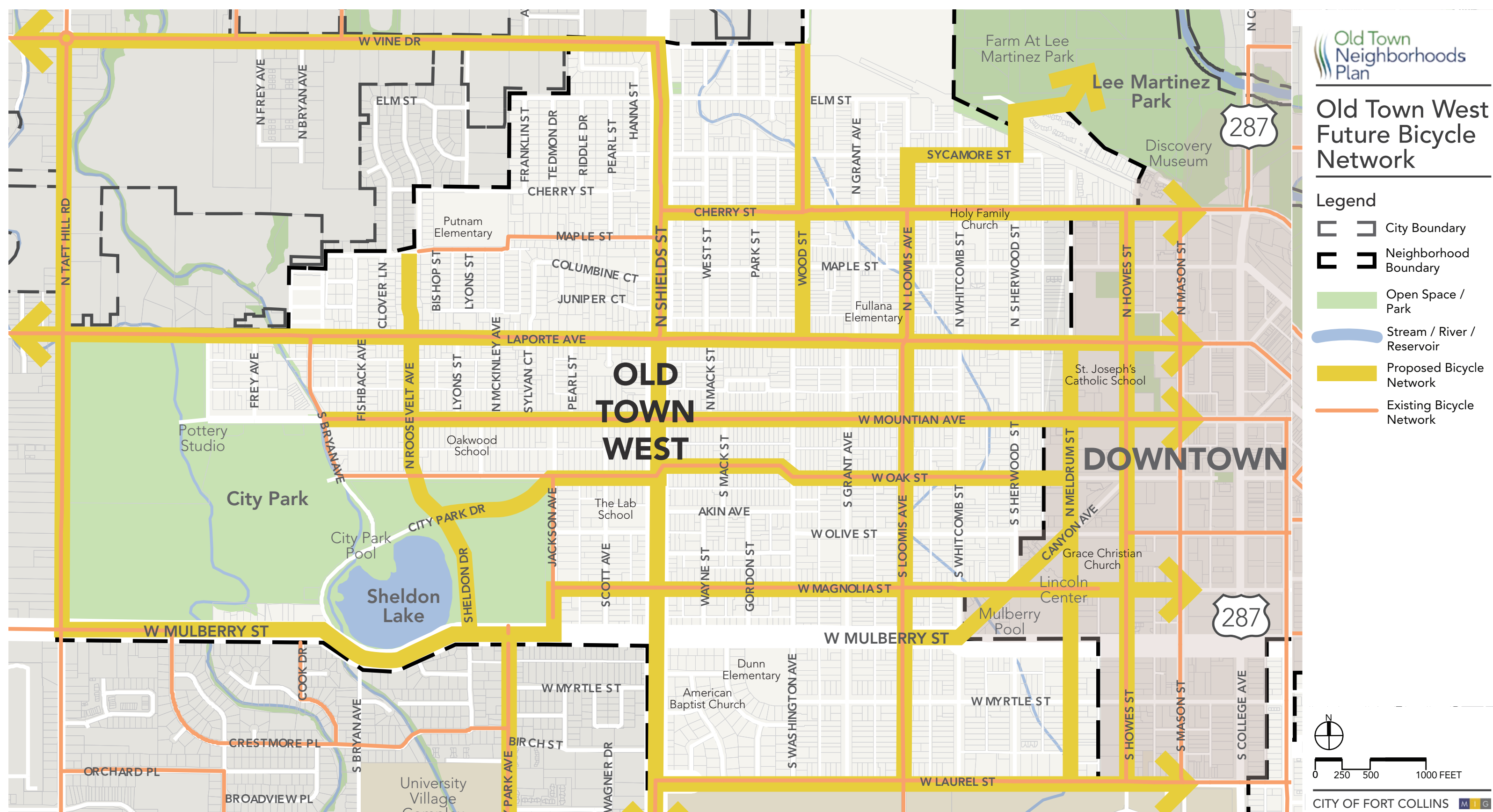
ROAD CONDITIONS



OBSERVATIONS

- The road network has significantly more east-west arterials and collector roads
- The neighborhood has twice the east-west traffic volume (compared to north-south travel)

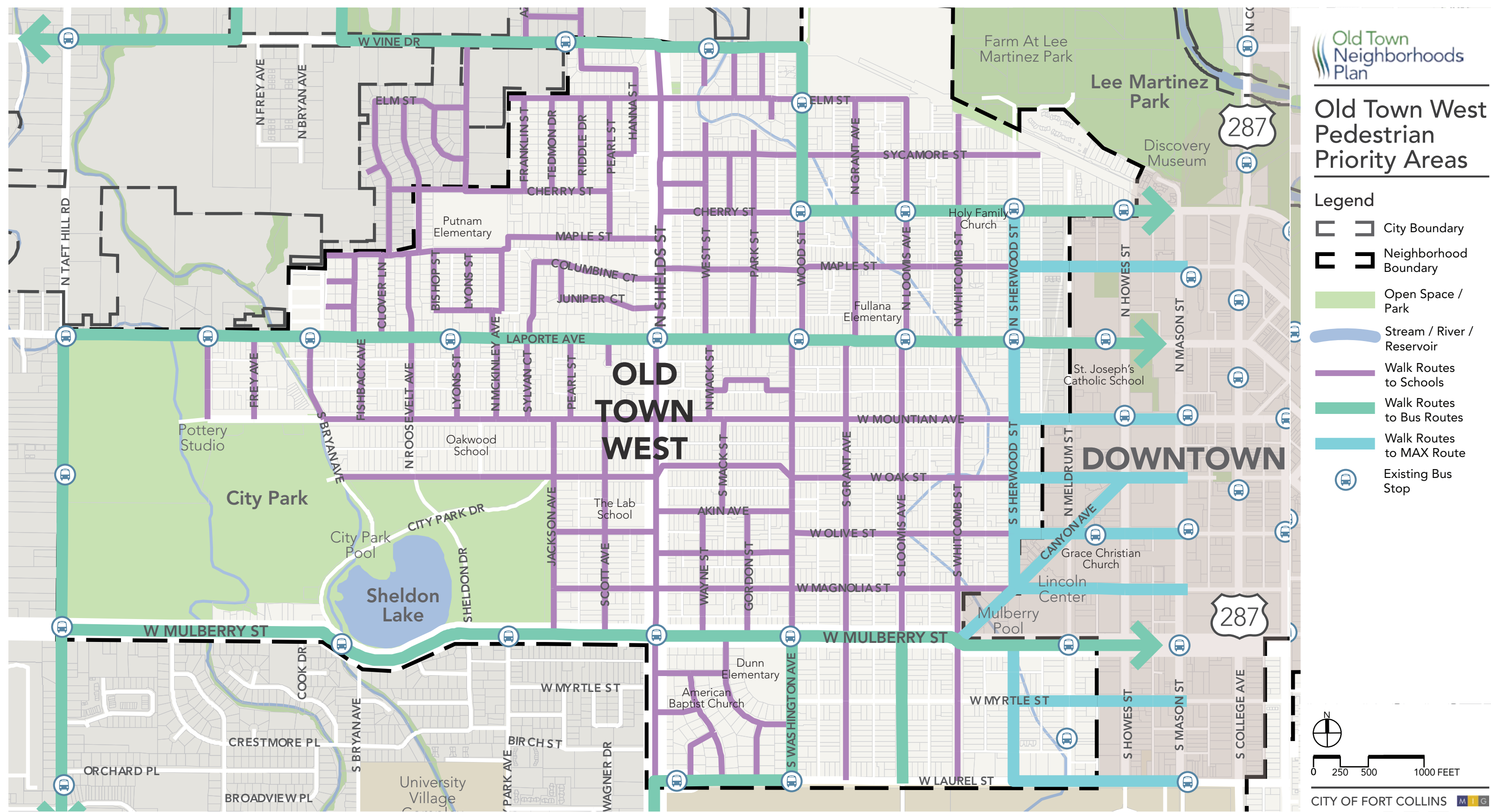
BICYCLE CONDITIONS



OBSERVATIONS

- The current bike network connects to destinations within and around the neighborhood
- The new Bike Plan will expand the bicycle network and add protection to arterial streets

PEDESTRIAN CONDITIONS

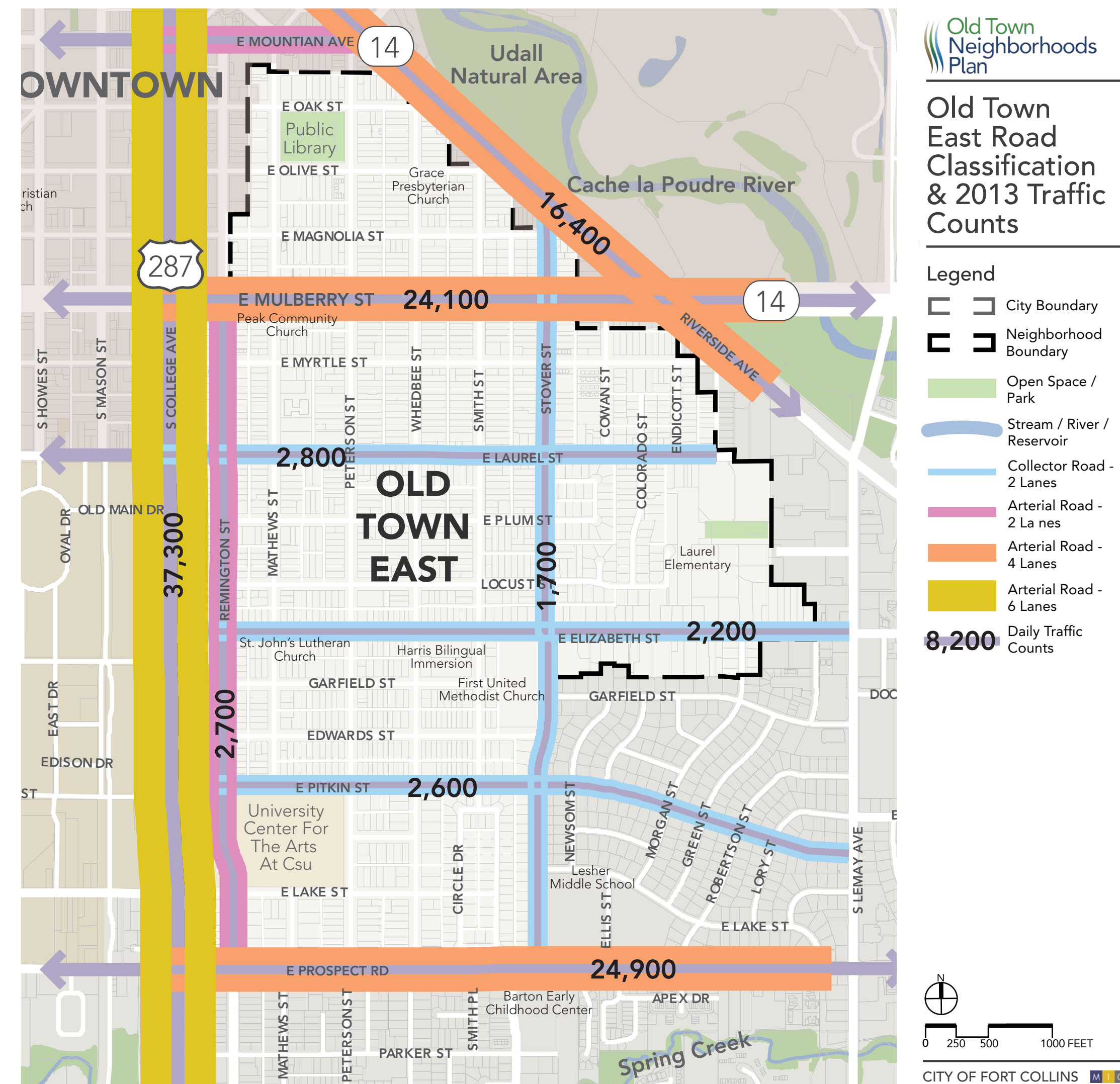


OBSERVATIONS

- The Pedestrian Master Plan identified the entire neighborhood as a priority area for improvements

Old Town East Mobility Networks

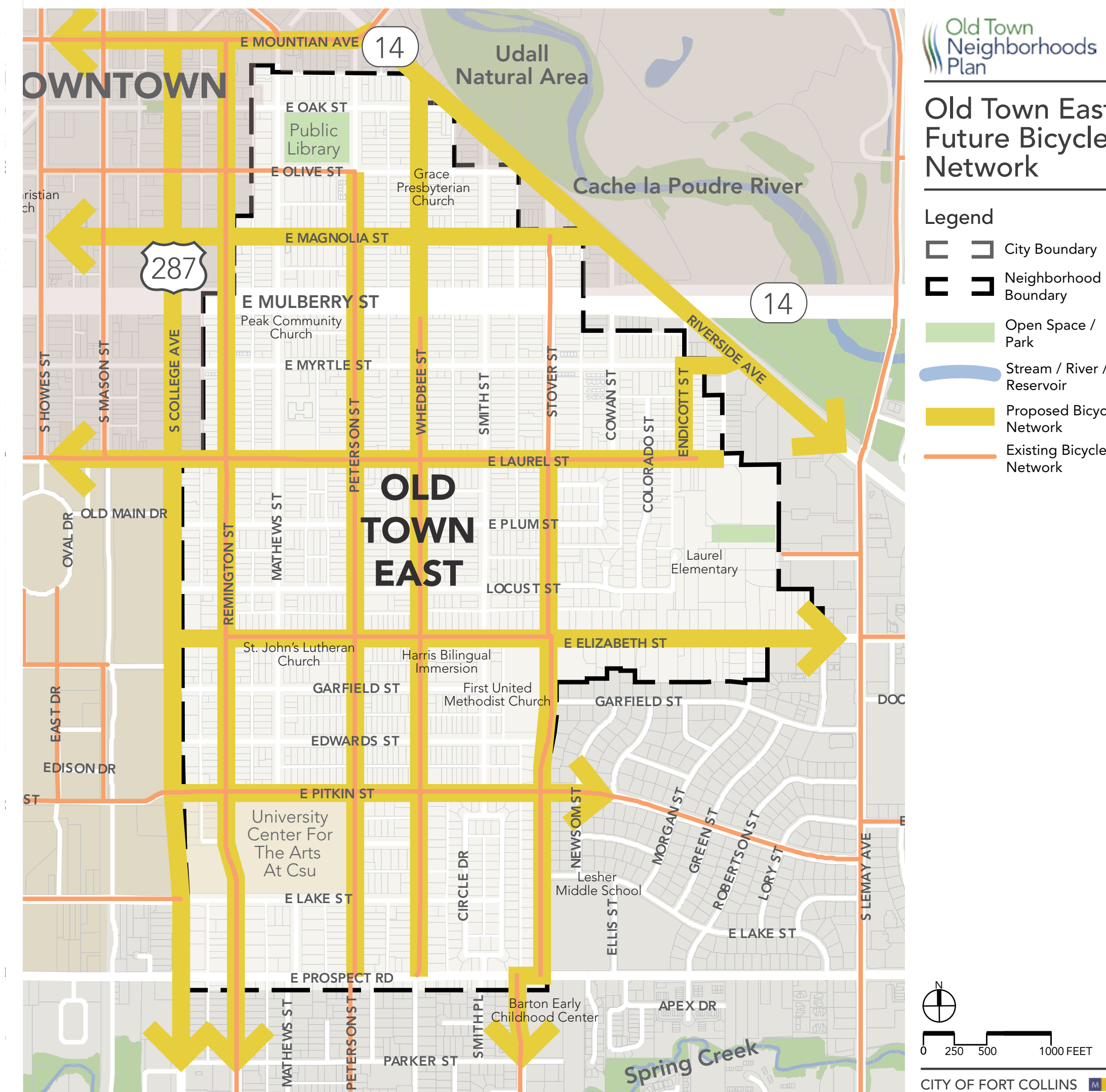
ROAD CONDITIONS



OBSERVATIONS

- There are more east-west arterials and collectors roads than north-south
- The neighborhood is surrounded by 78,000 vehicles daily
- East-west traffic volumes are double compared to north-south traffic volumes

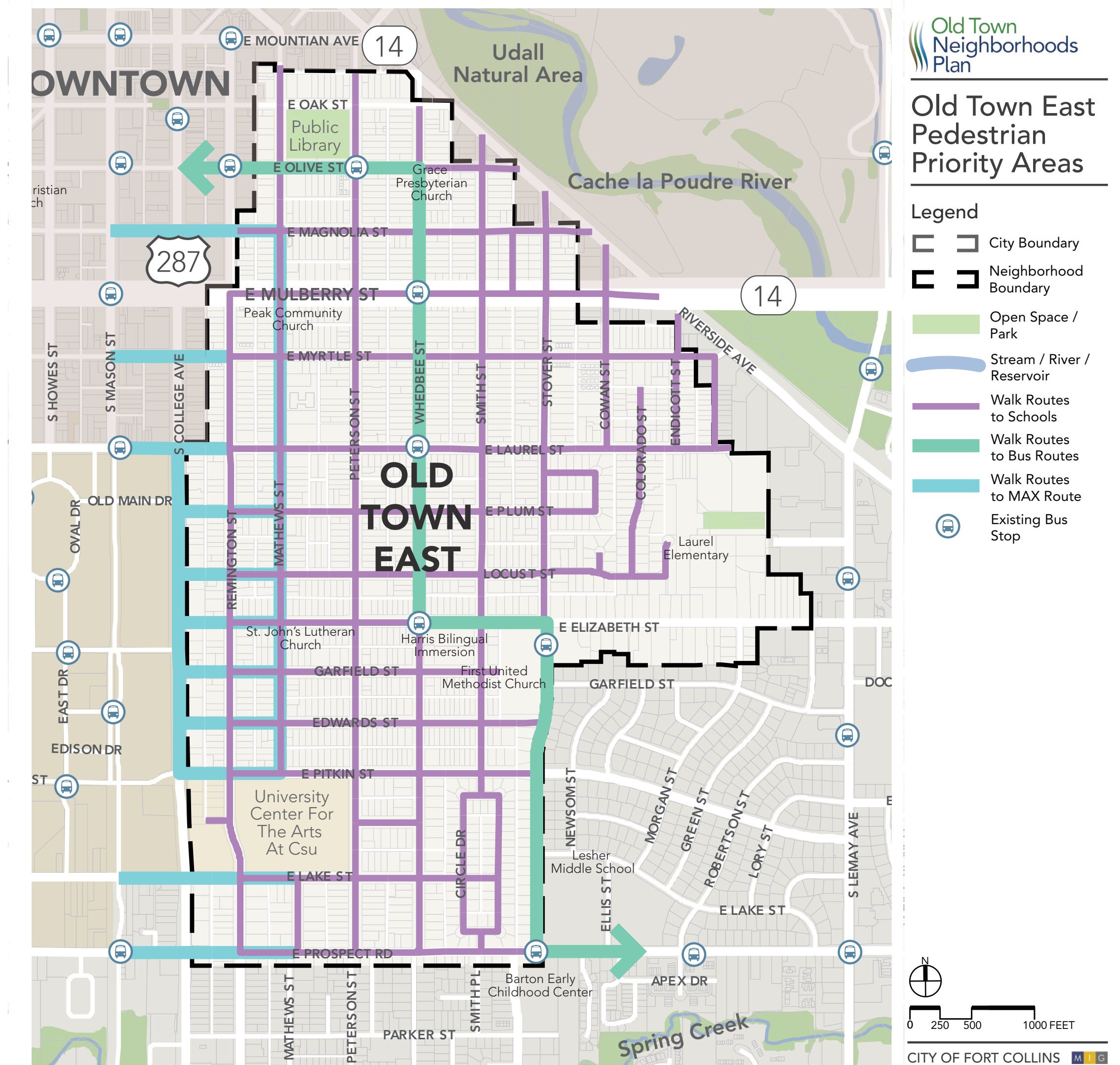
BICYCLE CONDITIONS



OBSERVATIONS

- The current bike network connects to destinations north and west of the neighborhood

PEDESTRIAN CONDITIONS



OBSERVATIONS

- The Pedestrian Master Plan identified the entire neighborhood as a priority area for improvements