

Action Plan

The complete plans' Chapter 8 contains a summary of the cooperative actions which the City, County, residents, businesses, landowners and state, federal, and local agencies will take to make this plan a reality.

Key Plan Strategies

The complete plans' Chapters 2 and 8 have more information about strategies.

- 1 Coordinate efforts of agencies and neighborhoods.
- 2 Share timely information.
- 3 Encourage development to be consistent with design guidelines reflecting this area's character.
- 4 Make development approvals consistent with this plan.
- 5 Support neighborhood-based initiatives and action.
- 6 Use a variety of approaches to achieve new open space and trails.



Northwest Subarea Plan Citizen Summary



CLARION

Plan Purpose

This plan sets out the "roadmap" for the Northwest Subarea's future, and it addresses a wide array of issues, including open lands & natural areas conservation, trail planning, future development compatibility, land use patterns, transportation system, and utility provision and financing. The Northwest Subarea Plan is a joint planning effort of the City of Fort Collins and Larimer County. Extensive input from residents, landowners, businesses, and members of the public shaped this plan's vision, priorities, and policies.

Navigating this Plan

- 1 Introduction describes this plan's purpose, contents, issues, and planning process.
- 2 Vision & Key Strategies describes the plan's big ideas and key strategies.
- 3 Framework Plan contains a framework plan map (on page X)—the blueprint for future growth and development—and descriptions of the categories illustrated on the framework plan map.
- 4 Open Lands & Trails Plan contains an open lands and trails map (on page X) and descriptions of the assets and priorities for open lands and trails.
- 5 Transportation Plan illustrates planned and proposed transportation improvements to streets, bicycle routes, and transit facilities/service.

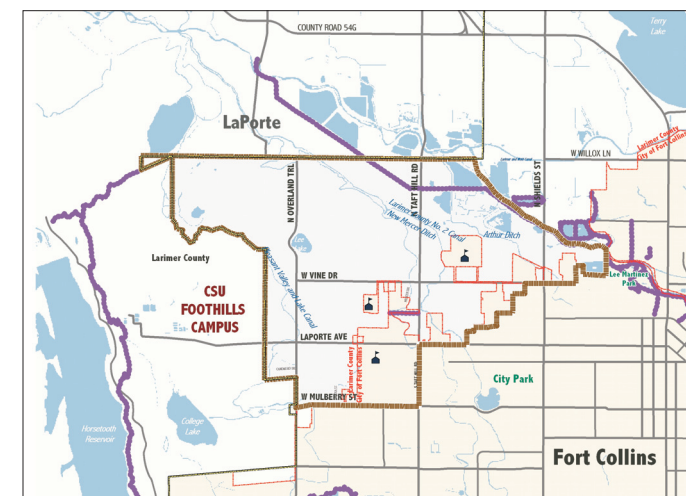
- 6 Goals, Policies & Strategies contains the goals, policies and implementation strategies for each key ideas of the vision: Community & History, Land Use & Neighborhoods, Open Lands & Natural Areas, Parks, Recreation, and Trails, Transportation, Utilities & Services, and Appearance & Design.
- 7 Guidelines for the Urban/Rural Edge includes recommendations for new development in the Urban Estate and Residential Foothills districts—to ensure it is compatible with the lot sizes, setbacks, landscaping, and building sizes of existing developments.
- 8 Action Plan contains the list of actions for the City, the County, residents, and other partners to make this plan a reality.

The Appendices contain additional background and supplemental information about: Existing Conditions & Issues, Related Plans, Citizen-based Land Conservation Initiatives, Annexation Procedures, Taft Hill Workshop Results, and Adoption Resolutions.

About the Northwest Subarea

The 4.3-square mile area is located northwest of Fort Collins and is bound to the north by the town of Laporte, to the west by the foothills and the CSU Foothills Campus, to the south by West Mulberry Street, to the southeast by a staircase from City Park Nine Golf Course to West Vine Drive. About 5,200 residents live in this area. Almost 800 acres are in agricultural use or are vacant and could develop over time.

Since 1980, this subarea is included in the Growth Management Area (GMA) for Fort Collins. Because it is in the GMA, it is part of the City's planning area. The majority of the land (85%) is unincorporated and is under County jurisdiction.



Northwest Subarea – Plan Area and Context



Contact Information

Timothy Wilder, City Planner/Project Manager
City of Fort Collins – (970) 221-6376 – twilder@fcgov.com



Russell Legg, Chief Planner
Larimer County – (970) 498-7690 - leggrn@larimer.org



Vision and Big Ideas

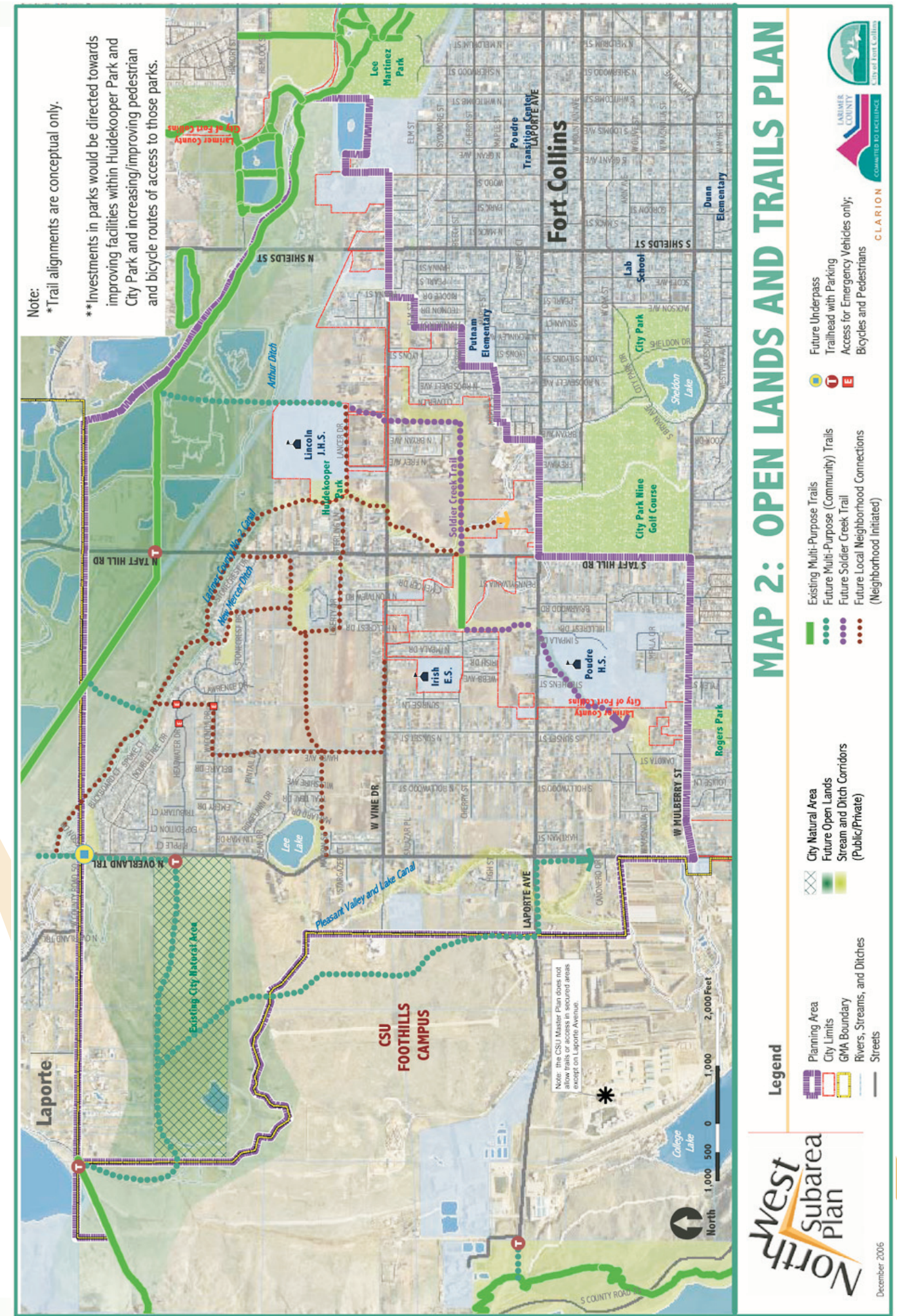
Vision Tomorrow

The "Vision Tomorrow" statement and graphic represents the citizen-based vision. Residents, landowners, and others who participated in the planning effort helped shape this vision for what the Northwest Subarea should be in the future.

Big Ideas

1. Historic and Cultural Heritage Maintained. Preserve historic structures, small farms, and open fields and expand access to interpretive information.
2. Connected Open Lands. Expand protected open lands to conserve the Poudre River corridor and Foothills vistas, provide separation between Fort Collins and Laporte, and restore Soldier Creek.
3. Unique Image and Country Feel with Views. Protect scenic views of the mountains and the diverse area at the edge of the City and small farms, as new development occurs.

4. Access to Recreation and Natural Areas. Expand connected trails for walking, bicycling, and equestrians. Some local trails will be neighborhood-initiated. The City and County will work with willing landowners.
5. Low-Density Housing with Stable Neighborhoods. Allow predominately low density housing consistent with the land use/framework plan. Protect stable neighborhoods from incompatible development.
6. Small Commercial in Discrete Existing Locations. Existing commercial and independent businesses will remain, but further proliferation of large commercial development will not occur.
7. Pleasant and Safe Travel. Improve trail connections to local destinations such as schools and CSU and improve safety for pedestrians and bicycles on major roads.
8. Valuing Self Reliance and Helping Neighbors. Agencies will rely on neighborhoods or special districts to initiate projects and will work with property owners or developers to achieve trails and open space.



MAP 2: OPEN LANDS AND TRAILS PLAN

FUTURE UNDERPASS

 TRAILHEAD WITH PARKING

 ACCESS FOR EMERGENCY VEHICLES ONLY

 BICYCLES AND PEDESTRIANS

 EXISTING MULTI-PURPOSE TRAILS

 FUTURE MULTI-PURPOSE (COMMUNITY) TRAILS

 FUTURE SOLDIER CREEK TRAIL

 FUTURE LOCAL NEIGHBORHOOD CONNECTIONS (NEIGHBORHOOD INITIATED)

 CITY NATURAL AREA

 FUTURE OPEN LANDS

 STREAM AND DITCH CORRIDORS (PUBLIC/PRIVATE)

 PLANNING AREA

 CITY LIMITS

 GMA BOUNDARY

 RIVERS, STREAMS, AND DITCHES

 STREETS

 CLARION

 COMMITTED TO EXCELLENCE

 LARABEE COUNTY

 CITY OF FORT COLLINS

 NORTHWEST SUBAREA PLAN

 December 2006



Development in the Residential Foothills category should cluster lots and buildings to provide open space and protect views.

Land Use/Framework Plan

The Framework Plan in Chapter 3 shows the different proposed land uses. This plan applies to properties which will develop in the future—it does not affect current neighborhoods and subdivisions. The area's existing agricultural and rural uses are allowed and encouraged to continue operations. (See Map 1 on page E-6.)

As this subarea's development occurs, it should generally be low or very low density residential uses, as defined by the different categories in Chapter 3 and on the Framework Plan. Some very limited commercial uses can occur in residential districts (e.g., child care, nursery, rural uses, home occupations), otherwise neighborhood-serving commercial or retail uses are limited to the areas shown on the Framework Plan, generally where they exist already.

What Land Use Categories Are Shown?

Residential Foothills- The Residential Foothills district applies to the area west of Overland Trail. It allows residential development at a density of one (1) unit per acre overall when lots are clustered with a minimum of 50% open space. (See page 15 in the complete plan, Chapter 7 guidelines apply.)

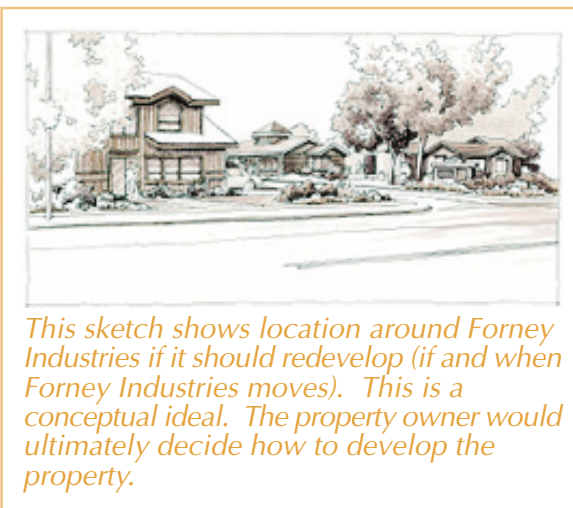
Urban Estate- The Urban Estate district applies to the central part of the subarea—generally east of Overland Trail and outside City limits. It allows residential development at a density of two (2) units per acre, with clustering encouraged and preferred along the bluffs and

near the Poudre River. A few non-residential uses can occur too, subject to review by the appropriate jurisdiction. (See pages 16-17 in the plan. Chapter 7 guidelines apply.)

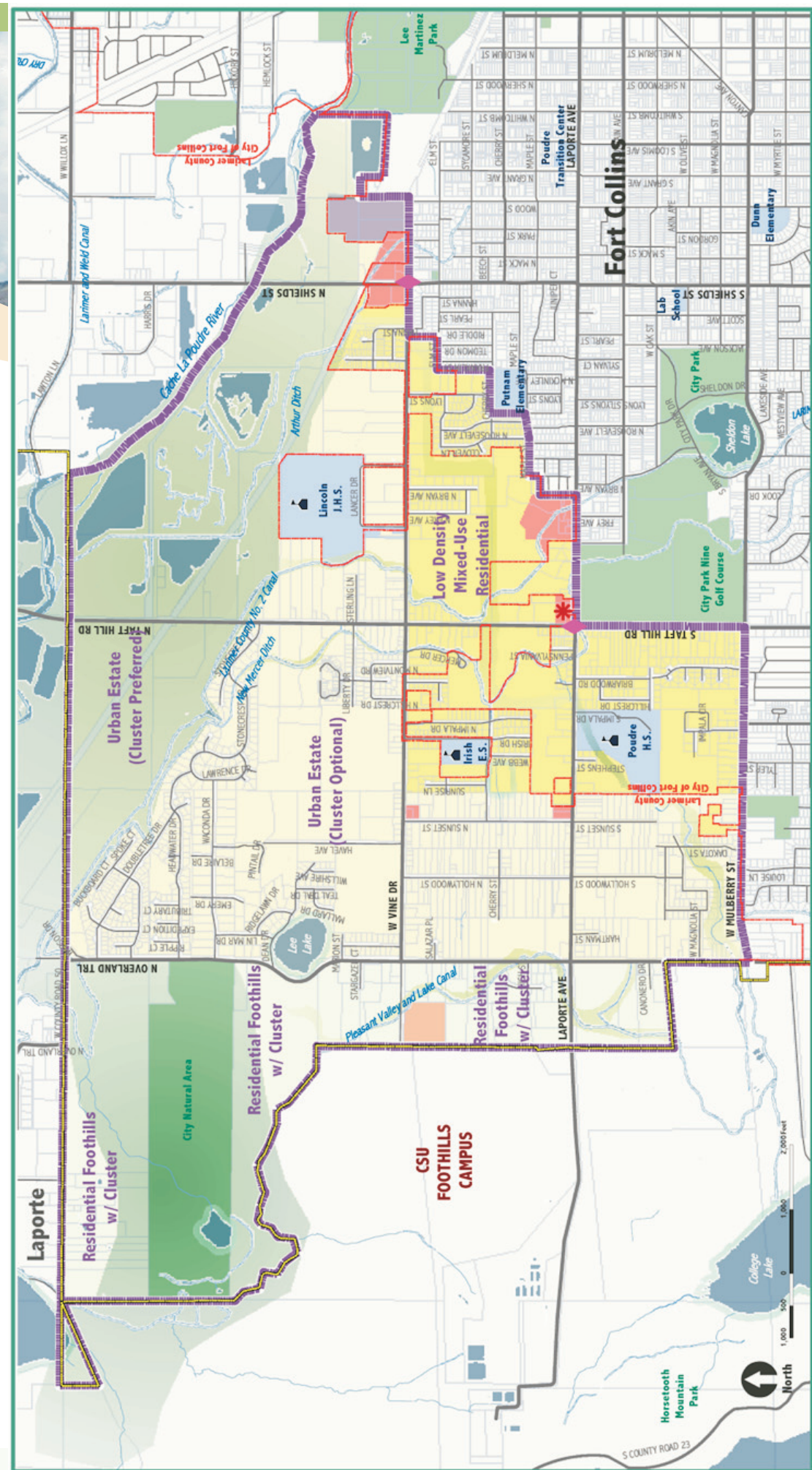
Low Density Mixed-Use Residential - The Low Density Mixed-Use Residential district applies to the area generally east of Sunset Street and south of Vine Drive. Some lands are in city limits. New neighborhoods containing mixed housing types should be pedestrian-friendly and well designed. Density up to 8 units per acre may be appropriate in some locations (or up to 12 for affordable housing); however, smaller infill parcels may only be eligible for density up to 5 units per acre. (See pages 17 through 19 in the plan and Figure 5.) The district allows neighborhood commercial if it meets location and design criteria.

Employment- The plan designates the Employment district on Vine Drive just east of Shields Street where the City utility facilities are now. The intent of the district is to allow offices or light industry. It does not allow businesses that generate excessive traffic, noise, or odors.

Limited Commercial - The plan designates Limited Commercial for areas where some commercial exists already. It allows businesses, but not vehicle-intensive uses. Workshops and custom small industry could occur. The intent is to encourage reinvestment and redevelopment on existing sites and to ensure that new uses are compatible with neighborhoods. A neighborhood center could expand on the northeast corner of Taft Hill and Laporte (location of existing gas station).



This sketch shows location around Forney Industries if it should redevelop (if and when Forney Industries moves). This is a conceptual ideal. The property owner would ultimately decide how to develop the property.



MAP 1: FRAMEWORK PLAN

Legend

- Existing Natural Areas and Parks
- Future Open Lands (including Poudre River Corridor)
- Stream and Ditch Corridors (Public/Private)
- Gateway
- Low Density Mixed-Use Residential
- Urban Estate Residential
- Residential Foothills
- Public/Quali-Public
- Limited Commercial
- Campus District
- Employment District
- Neighborhood Center
- Planning Area
- City Limits
- GMA Boundary
- Rivers, Streams, and Ditches
- Streets

Northwest Subarea Plan

December 2006



This image shows what Soldier Creek could be if restored to include open lands and trails.

The Northwest Subarea Plan identifies trails which could accommodate equestrians.



Open Land and Trails Plan

The complete plan's Chapter 4 contains an open land & trails plan which shows existing and conceptual locations of future multi-purpose trails and local neighborhood connections (conceptual locations). One of this plan's "big ideas" is the Soldier Creek restoration and trail (from W. Mulberry Street through Poudre High School to Poudre River just north of Lincoln Junior High) which would provide flood control and drainage and restored open lands and trails. Map 3 in the complete plan also shows a desired open lands network which will achieve the local and communitywide open lands goals, for example, separating Fort Collins and Laporte, protecting river natural areas, and maintaining views of the foothills.

See the Open Lands & Trails Plan (Chapter 4) for more information about the different types of open lands and trails, and Chapter 6 and 8 for information about strategies and techniques to acquire and conserve them. The City and County propose all transactions take place with willing property owners or as development occurs.

Plan Goals

These provide the general direction for the plan. (See the complete plan's Chapter 6 for more details.)

Community & History

- This area will retain aspects of its historic past. This plan aims to protect and interpret the area's historic resources and landscape.
- This area's local neighborhoods will be the catalyst for changes and improvements.

Land Use & Neighborhoods

- This area will retain its character and integrity through the appropriate placement and density of new housing compatible with existing neighborhoods.
- New non-residential uses will be located in the areas designated in the Framework Plan (generally where they exist already).
- Share plans with neighborhoods on a regular basis.



This



Not This

Open Lands & Natural Areas

- This area will have a connected system of open lands (linked to the foothills, Poudre River, and Soldier Creek restoration project) to conserve natural areas, scenic views, and wildlife corridors.

Parks, Recreation, & Trails

- All residents will have access to neighborhood parks and recreation facilities—some private and some publicly provided.
- This area will contain a system of connected trails providing access to the foothills, Poudre River, the Soldier Creek trail, between neighborhoods, and to local parks, schools, and other destinations. This connected trail system will be achieved with willing participants.

Transportation

- This area will contain a safe and functional system of streets, sidewalks, and bicycle lanes allowing for pleasant and safe and convenient travel by pedestrians, equestrians, bicyclists, motorists, and transit users.

Utilities and Services

- Neighborhoods in the Northwest Subarea will have access to safe and reliable water and sewer service.
- This area will have reduced flooding potential.
- Continued coordination will take place between the City, County, and other area utility and service providers.

Appearance & Design

- The Northwest Subarea will continue to have a unique image and identity, with a wide variety of compatible styles and activities. (See the complete plan's Chapter 7 for guidelines.)



Development? See Guidelines for the Urban/Rural Edge

The complete plan's Chapter 7 offers guidance to achieve context-sensitive developments to future developers in the area, staff reviewers, and citizens. They are not mandatory, but they can help clarify how new developments should be site- and context-sensitive and fit this community's interests.