



Adapting to a Changing Regional Role: An Integrated, Proactive Approach to Economic Health

Transit Oriented Communities

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Question for Consideration



Does Council support staff's approach on locations within the community to designate as Transit Centers?

Does Council support designating Transit Centers outside the Transit Oriented Development Overlay Zone?

HB24-1313 Housing in Transit-Oriented Communities ('TOC Bill')

State legislation passed in 2024 to promote housing development opportunities near existing or planned high-frequency transit. Key requirements:

- **Develop a Housing Opportunity Goal**

Benchmark for dwelling unit capacity based on the size of State-designated Transit Areas. Transit Areas are locations near rail stations and high-frequency transit corridors.

- **Designate Transit Centers**

Select locations near high frequency transit with zoning capacity that meets or exceeds the Housing Opportunity Goal. Transit Centers require minimum densities and administrative review process.

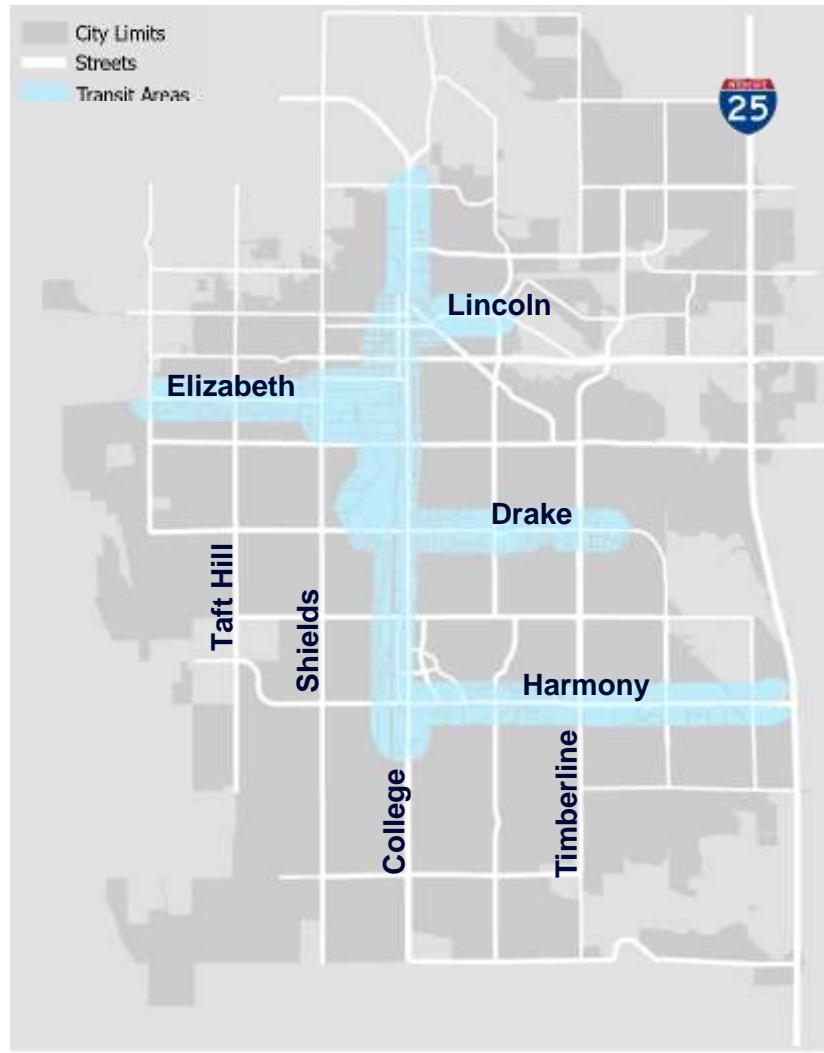
- **Housing Affordability / Displacement Mitigation Strategies**

Implement various strategies to address affordable housing and displacement risk.

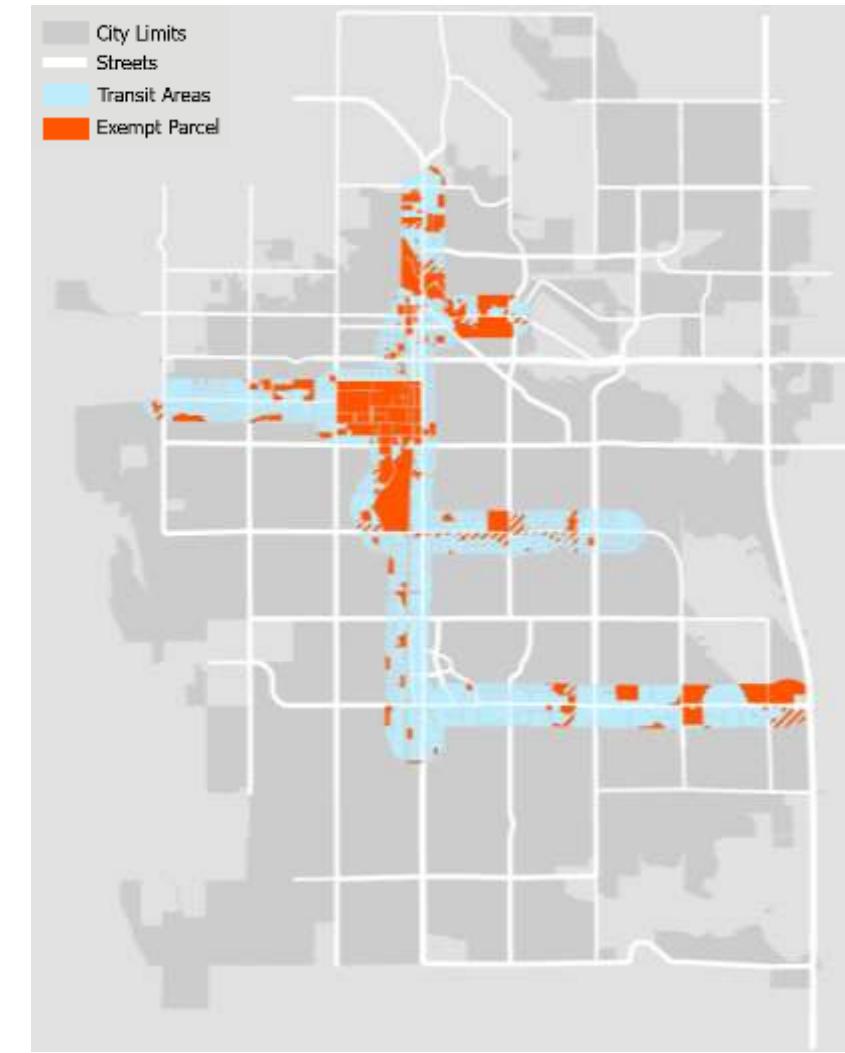
- **Ongoing Reporting**

Compliance reports to Department of Local Affairs every three years.

Visualized: Fort Collins Transit Areas



Transit Areas
6,159 acres



Transit Areas after exemptions
3,380 acres

Exemptions:

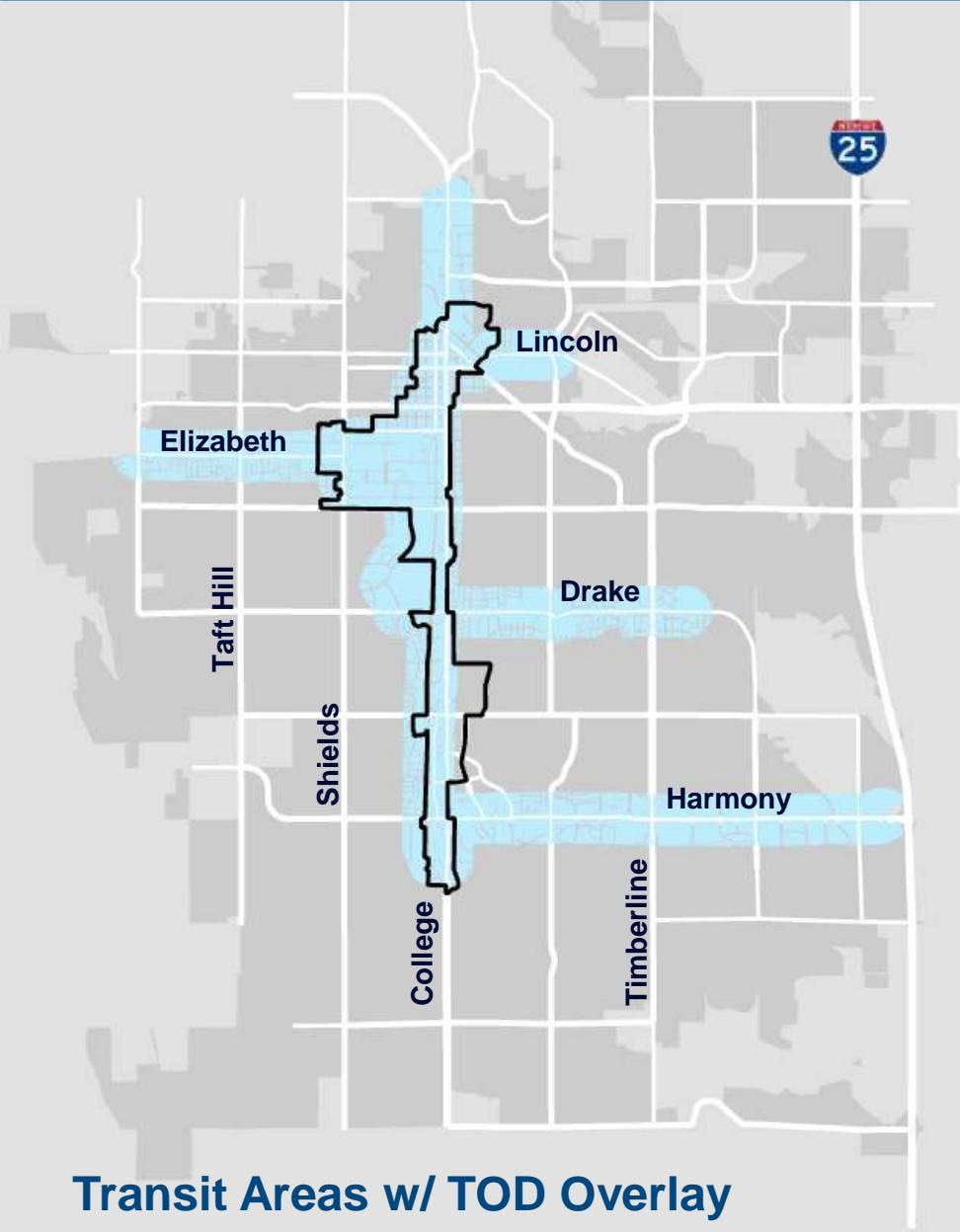
- Parks
- Schools
- Government-Owned Property
- Cemeteries
- Mobile Home Parks
- Natural Hazards
- Natural Areas
- Conservation Easements
- Utility Easements
- Industrial Uses
- Lack of Utility Infrastructure/Resources

Total exemption size: 2,779 acres

Fort Collins Housing Opportunity Goal: 135,160 units

3,380 acres x 40 dwelling units per acre

- Housing Opportunity Goal is a benchmark for zoning capacity, not a requirement for the number of new dwelling units.
- Legislative research indicates the number of units built corresponds to approximately 10% of zoning capacity.
- Fort Collins' Housing Opportunity Goal may amount to 13,500 new & existing units over time.



Transit Centers

TOC Bill requires the City to designate portions of the community as Transit Centers. In total, all Transit Centers must have zoning capacity equal to or exceeding the Housing Opportunity Goal.

Transit Centers also require:

- **Location** – Within $\frac{1}{2}$ mile of a rail station and/or $\frac{1}{4}$ mile buffer of bus routes
- **Minimum Density** – 15 dwelling units per acre
- **Approval Process** – Administrative review for multifamily development (no neighborhood meeting or public hearing required)

Transit Centers Opportunities

Beyond legislative requirements, Transit Centers enable funding opportunities for infrastructure and affordable housing:

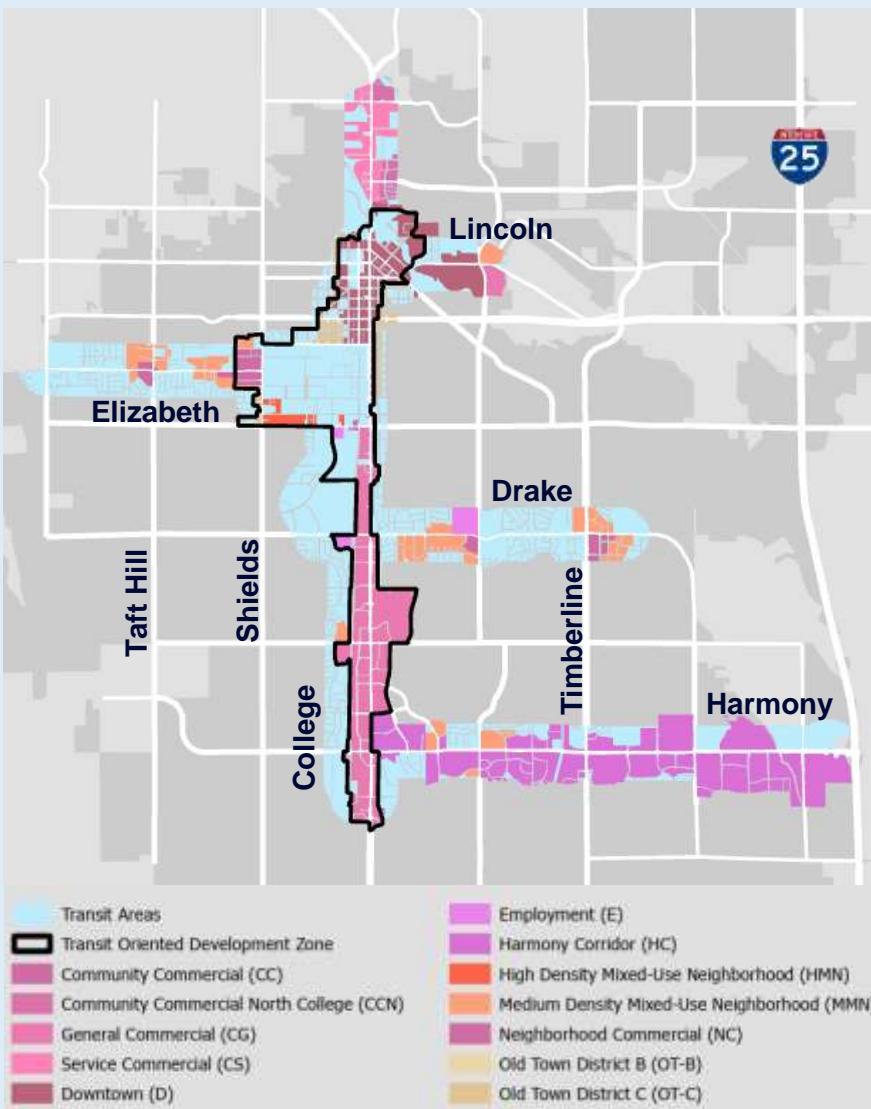
- Transit Oriented Communities Infrastructure Grant *
- Transit Oriented Communities Tax Credit for affordable housing

Designated Transit Center may also be used by State agencies to determine eligibility for future projects, programs, and incentives.

* Spring 2026 TOC certification enables grant opportunity for a proposed affordable housing project in Midtown



Designating Transit Centers



Density-Eligible Zoning within TOD Overlay Zone:

General Commercial [CG]
Community Commercial [CC]
Downtown [D]
High Density Mixed-Use Neighborhood [HMN]
Old Town, High [OTC]

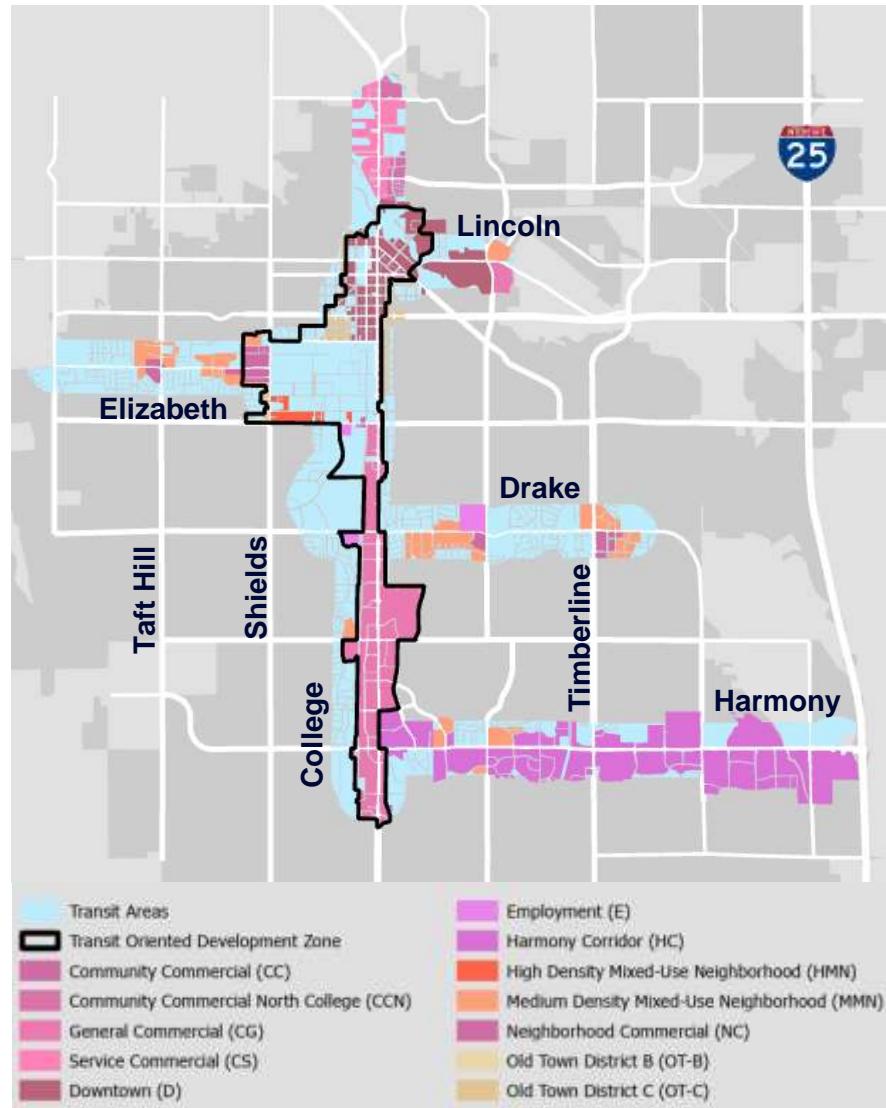
Other Density-Eligible Zoning outside TOD Overlay Zone:

Employment [E]
Neighborhood Commercial [NC]
Harmony Corridor [HC]
Medium Density Mixed-Use Neighborhood [MMN]
Community Commercial, North College [CCN]
Service Commercial [CS]

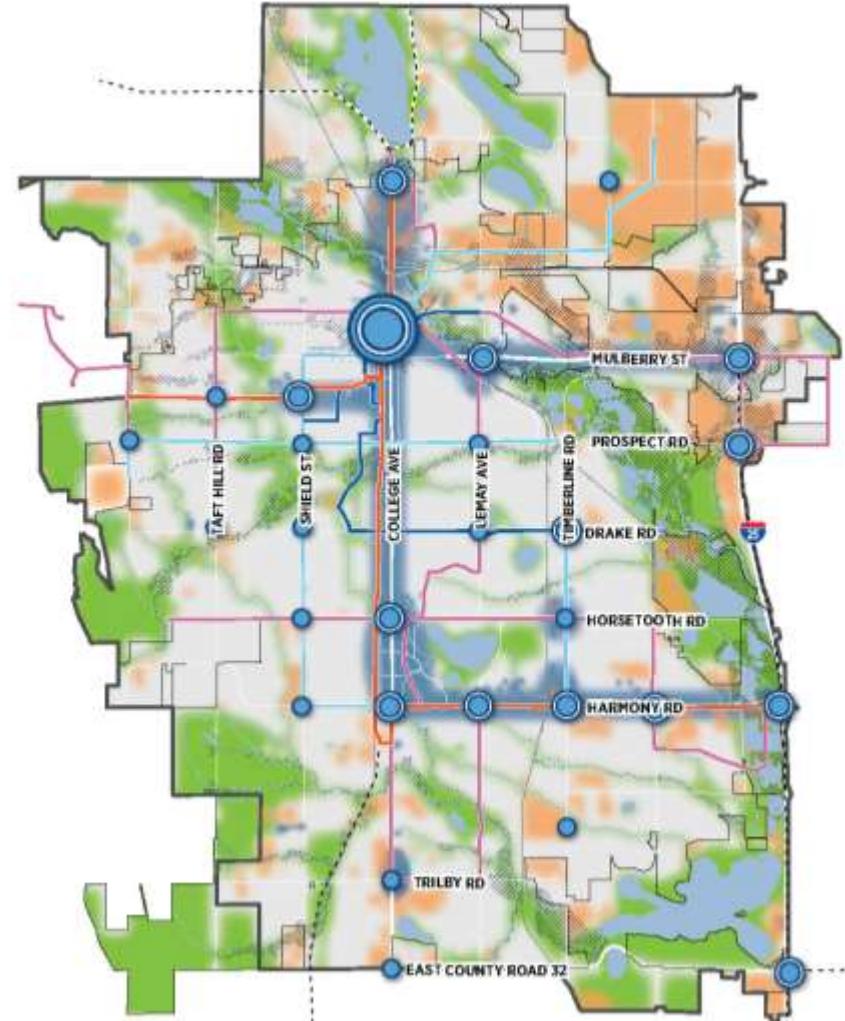
Fort Collins Zoning – Eligibility as Transit Centers

- Most residential zoning **does not** meet minimum density threshold (15 units/acre)
- Most commercial and mixed-use zoning **does** meet minimum density threshold
- All zoning except two Downtown subdistricts do not meet administrative approval requirement
- Land Use Code changes are necessary to allow administrative review where Transit Centers are designated.

Designating Transit Centers



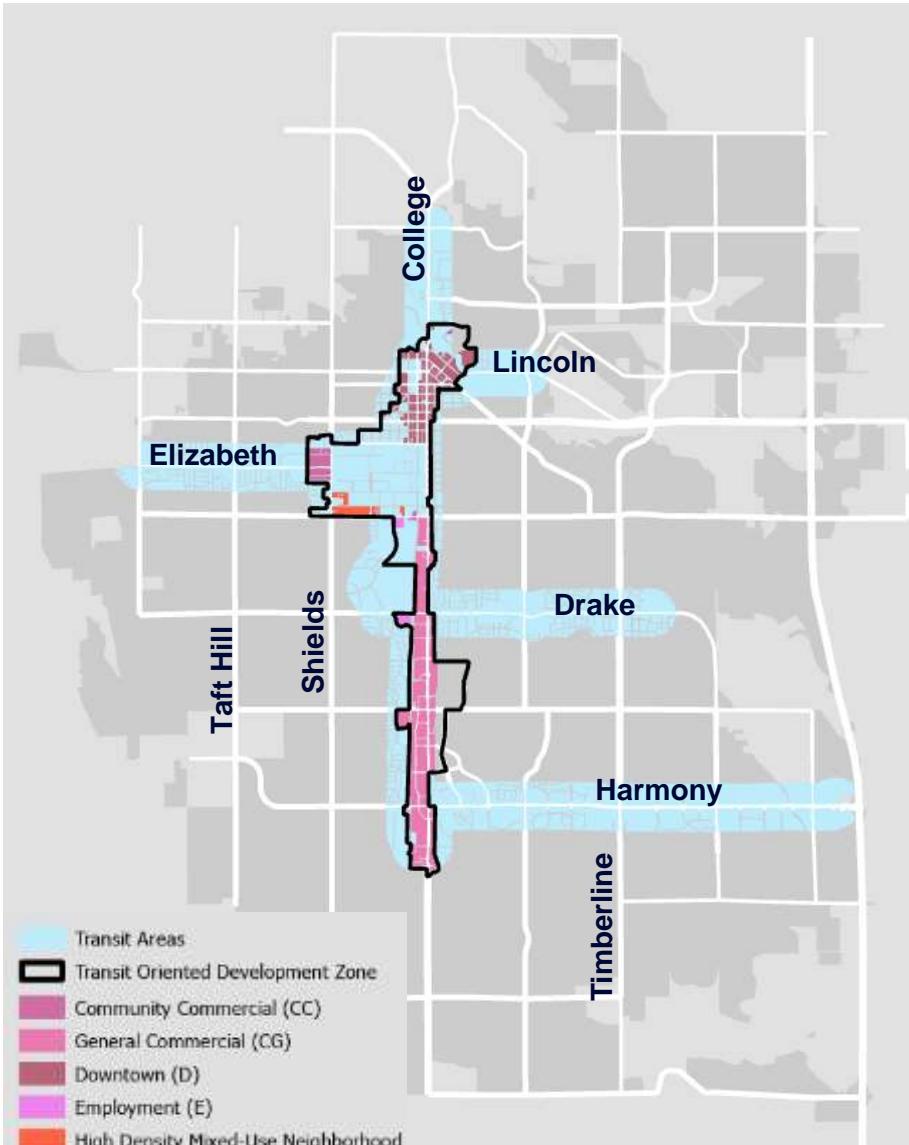
Transit Areas w/ Density-Eligible Zoning



City Plan: Where Will We Focus Our Efforts?



Break for Clarification Questions

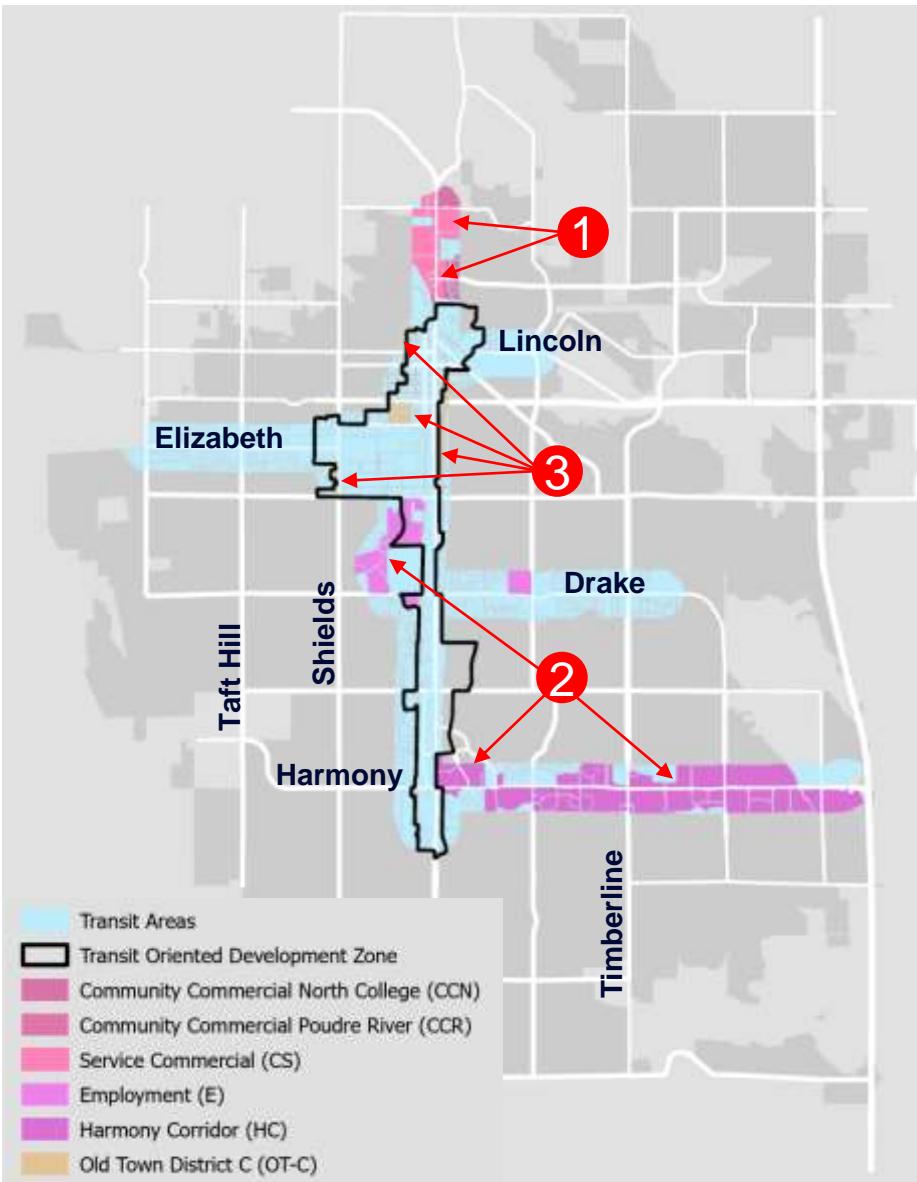


Utilize Existing Zoning inside TOD Overlay

Housing Opportunity Goal zoning capacity can be met by designating Transit Centers within the TOD using the following zone districts:

- Community Commercial (CC)
- General Commercial (CG)
- Downtown (D)
- Employment (E)
- High Density Mixed-Use Neighborhood (HMN)

Designating Transit Centers – Additional Options



Additional Transit Center Designation Options:

- 1) Commercial Zoning along North College
Alignment with North College BRT Study
- 2) Employment (E) & Harmony Corridor (HC) Zoning in
Eligible Transit Areas outside TOD
Employment Areas along Centre Avenue & Harmony Road
- 3) Old Town – High (OT-C) within/near TOD Overlay
Eligible zoning along high frequency routes near CSU / Downtown

Designation Readiness & Timelines



Designating extra Transit Centers creates additional opportunities for competitive grant funding while reducing direct public participation in the development review process for multifamily development.

Designate Transit Centers within TOD Overlay (Staff Recommendation)				
Certification Timeline	Engagement Needs	Policy Alignment	Grant Eligible in 2026?	Grant Eligible in 2027?
Spring 2026	Minor	Strong	Yes	Yes

Additional Options for Transit Center Designations				
Certification Timeline	Engagement Needs	Policy Alignment	Grant Eligible in 2026?	Grant Eligible in 2027?
① North College	December 2026	Moderate	Strong	No
② Centre & Harmony Corridors	December 2026	Major	Moderate	No
③ OT-C Near Downtown	December 2026	Major	Moderate / Low	No

Transit Center Implementation Timeline



Task	Timeframe
Finalize Transit Center Locations & Modeling	February
Amend Land Use Code *	February - April
<ul style="list-style-type: none">▪ Outreach▪ P&Z Recommendation▪ City Council Adoption Hearings	<p>February & March</p> <p>February 19</p> <p>March & April</p>
Submit Final TOC Report & Model Data *	April
TOC Certification *	April
Ongoing Reporting	Every 3 years

* Spring 2026 certification to enable grant opportunity for an affordable housing project.

If desired, timeline could be pushed back to mid or late 2026 (must be designated by end of 2026), foregoing grant opportunity.

Other Upcoming Related Work



- Continuation of Commercial Corridors and Centers Land Use Code Updates:
 1. Commercial Zone District Consolidation
 2. Ongoing work on Article 5 of the Land Use Code

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Thank you!