



The Landing at Lemay Rezoning & Structure Plan Amendment, REZ220001

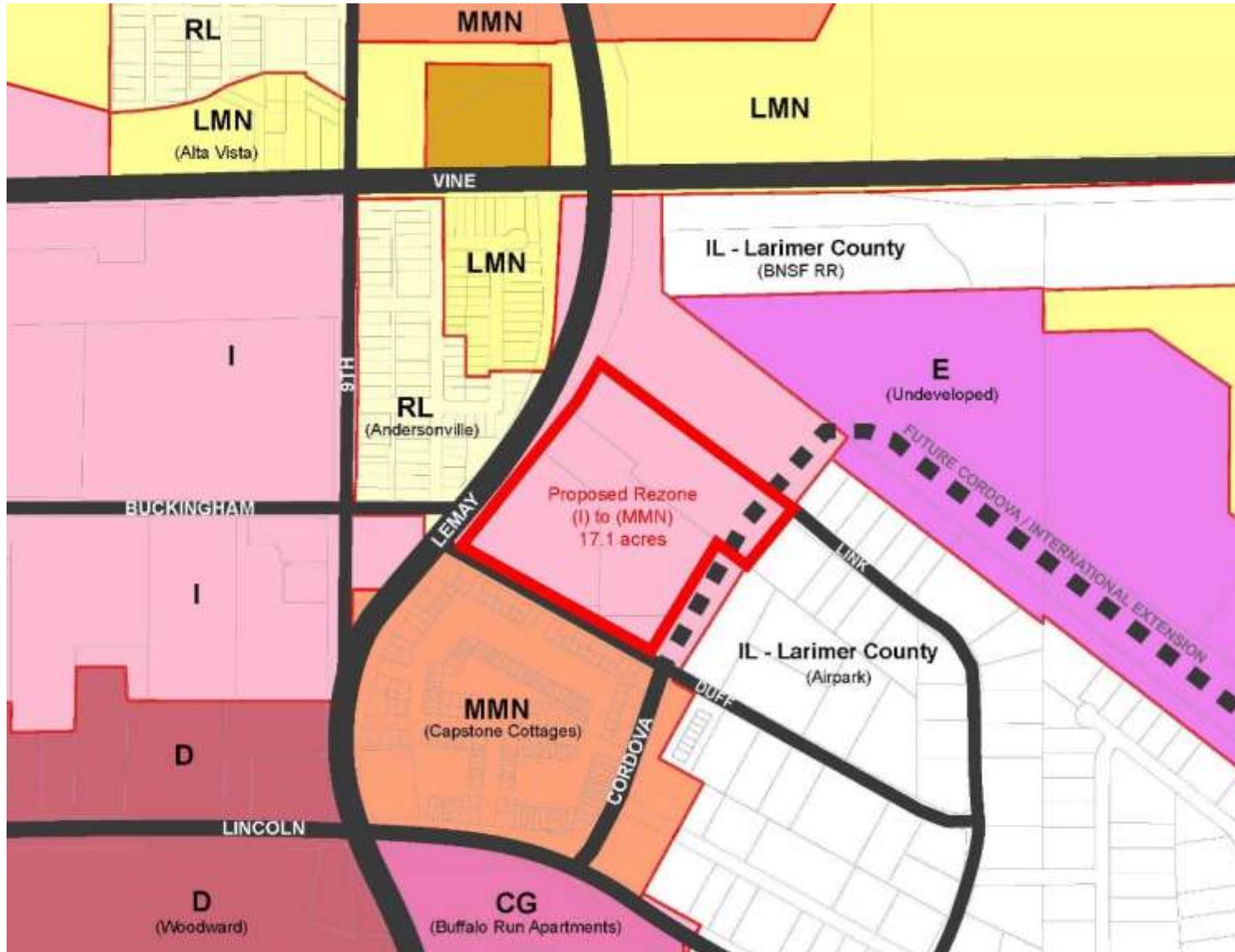
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City Planner

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Proposal

- Structure Plan Amendment from Industrial Place Type to Mixed-Neighborhood Place Type
- Rezone from Industrial to Medium Density Mixed Use Neighborhood District
- Size: ~17.1 acres



Land Uses

- Mixed zoning context
 - Residential – South, West, Northwest
 - Industrial/Employment – Northeast, East

- Edges & barriers
 - BNSF Railroad Yard
 - Realigned Lemay / overpass
 - Extension of Cordova Road

View from site looking north/northwest at Lemay Avenue overpass over Vine Drive



View west/northwest across Lemay Avenue to Andersonville neighborhood



View east/northeast towards the Airpark



View south across Duff Drive to the Capstone Cottages neighborhood



Rezonings criteria governed by Land Use Code Section 2.9.4(H)(2) and 2.9.4(H)(3)

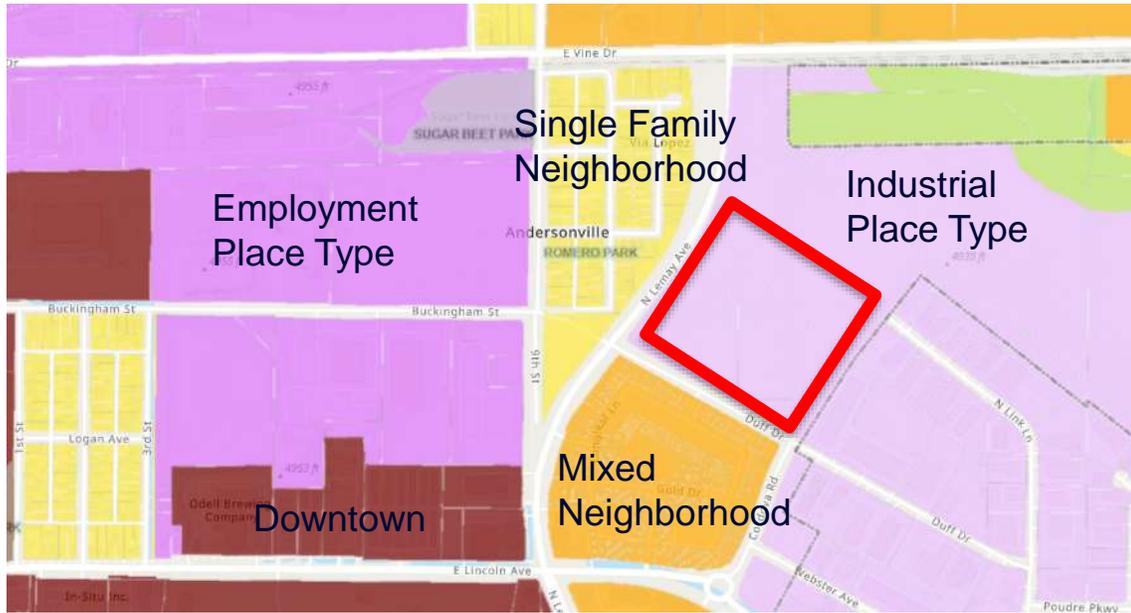
Mandatory requirements for quasi-judicial rezonings:

- 1) Consistent with the City's Comprehensive Plan; and/or
- 2) Warranted by changed conditions within the neighborhood surrounding and including the subject property.

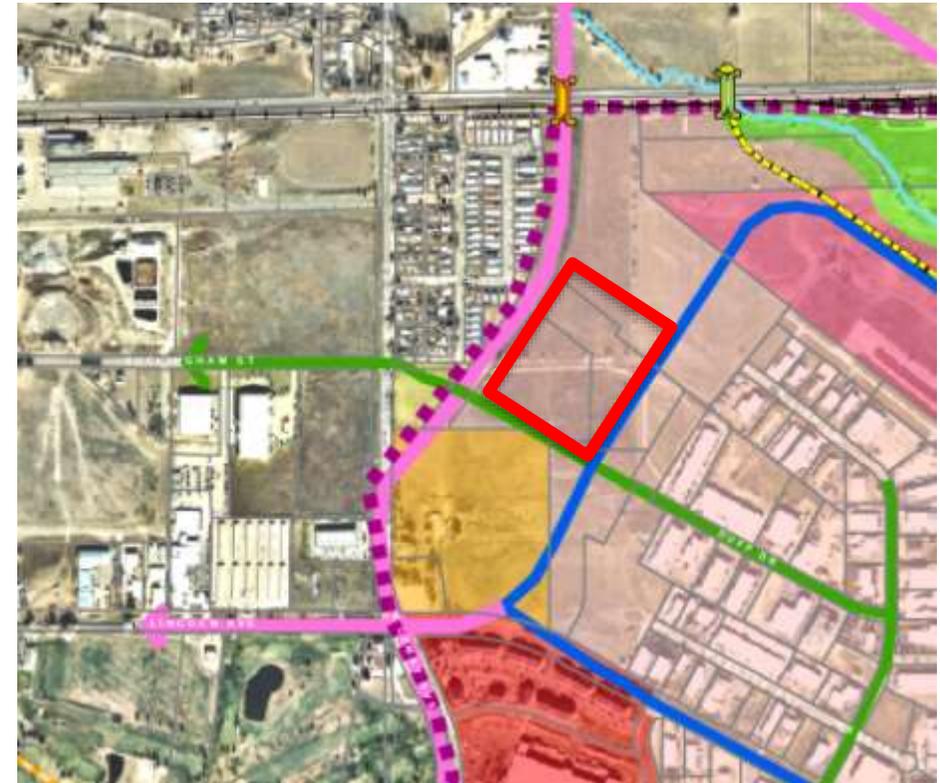
Additional considerations for quasi-judicial rezonings:

- 3) Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zone district for the land.
- 4) Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment.
- 5) Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.

Structure Plan Map



(2002) East Mulberry Corridor Plan



City Plan / East Mulberry Corridor Plan land use guidance matches existing Industrial zoning designation

- Structure Plan Map Amendment requested to align with proposed zoning
 - Industrial Place Type → Mixed Neighborhood Place Type

Tension between two sets of policy guidance:

CITY PLAN

- *Principle EH 4: Ensure that an adequate and competitive supply of space and/or land is available to support the needs of businesses and employers of all sizes.*
- *Policy LIV 5.1: To enhance community health and livability, encourage a variety of housing types and densities, including mixed-use developments that are well served by public transportation and close to employment centers, shopping, services, and amenities.*

EAST MULBERRY CORRIDOR PLAN

- *Principle EMC.LU-4: The East Mulberry Corridor study area supports the retention of existing industrial and agricultural business uses and their future expansion.*
- *Policy EMC.LU – 4.1: Existing and future industrial uses will be supported and focused along I-25 frontage and around the Fort Collins Downtown Airport area.*
- *Policy EMC.H-1.1: A variety of housing types will be developed within new neighborhoods and located close to neighborhood shopping, employment, and recreation.*

- Broaden proposed rezoning's policy support
- Provide amenities and utility/resource conservation support for residential development

Recommended Condition #1:

Residential development within the boundaries of The Landing at Lemay Rezoning shall achieve 15 combined points from the Energy, Renewables, and Water Sub-Categories of the 2021 Residential Metro District Points System.

Recommended Condition #2:

Residential development within the boundaries of The Landing at Lemay Rezoning shall achieve 5 combined points from the Neighborhood Livability Category of the 2021 Residential Metro District Points System.

Use Residential Metro District Policy Points System as a framework

- Approved in 2021 to align with City Plan / Our Climate Future conservation/sustainability policy goals
- Menu of prescriptive and flexible options designed to ensure development performs above Land Use, Building, Energy Codes
- Note: Future project proposal is not requesting a metro district

Examples of points options:

(ENERGY) - Install demand response connected thermostats; electric heat pumps/electric water heating

(WATER) - Install leak detection systems; use WaterSense fixtures that perform above Code

(LIVABILITY) - Publicly-accessible lvl 3 EV charging; integrate pollinator corridors in landscaping design

Infrastructure, Access, Visibility

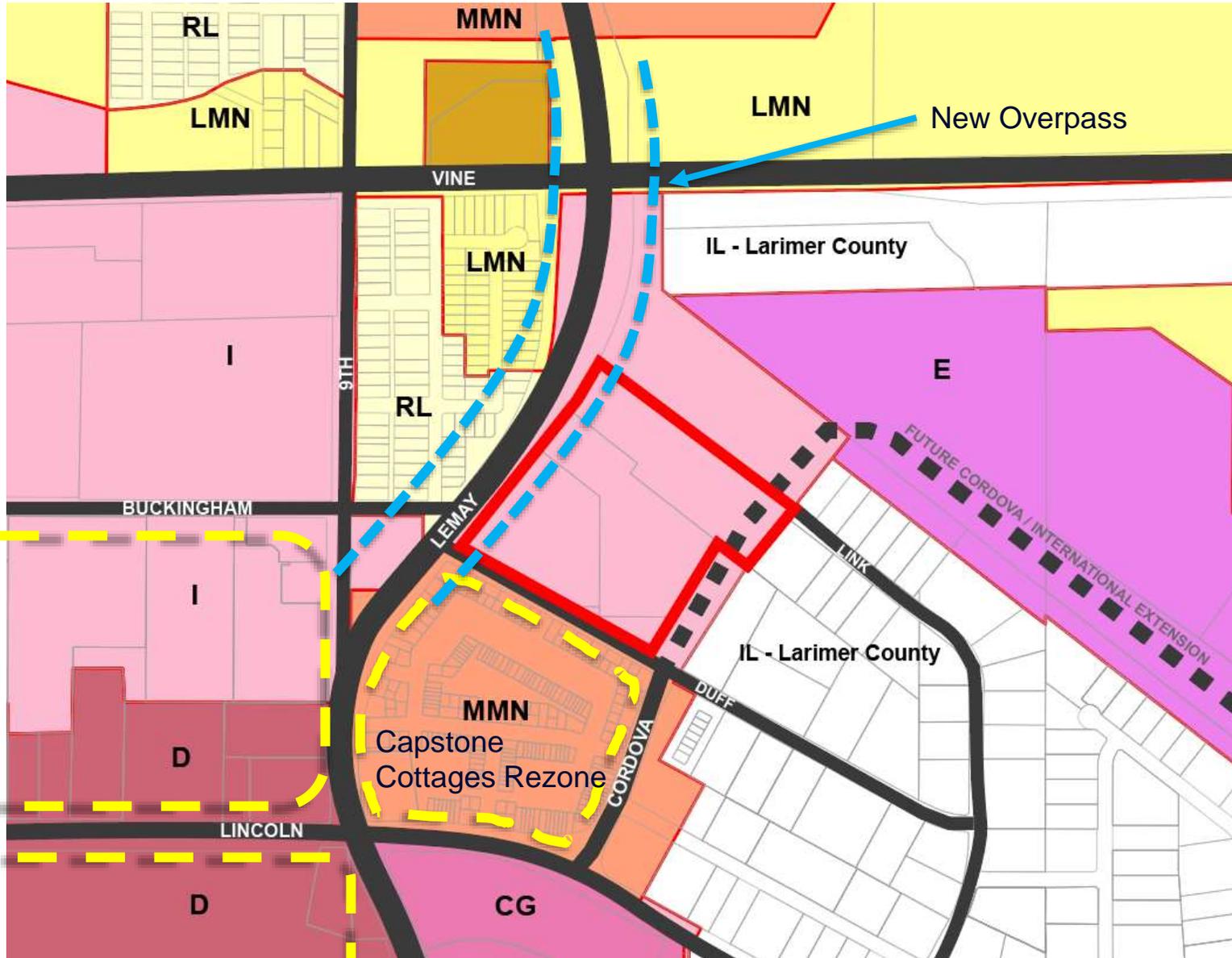
- Realigned Lemay Ave & overpass – limited access, reduced visibility
- Site not as suitable towards certain industrial uses (warehousing / logistics)
 - Lack of industrial suitability – discussed with EPS / Economic Health

Adjacent Zoning & Uses

- Rezones: Capstone Cottages (I → MMN), Woodward / Lincoln Ave (POL → CCR → D)
- Growth of breweries have changed composition of former (I) areas to the west

Industrial Development Demand

- Since 2000, average annual development of ~55,000 sf
- Demand flat / slightly falling even as community grows
- 850 undeveloped industrial acres remaining (City Plan); require approx. 7-8 acres per year
- Large undeveloped industrial sites along I-25 between Mulberry & Mtn. Vista
- Less demand for speculative custom small industry (ex: airpark) new construction



Lincoln Ave Rezone & Breweries

Woodward Rezone

Capstone Cottages Rezone

New Overpass

IL - Larimer County

IL - Larimer County

FUTURE CORDOVA / INTERNATIONAL EXTENSION

Site Context

- Abutting zoning / uses split between residential (south / west) and industrial (north / east)
- Site buffered to the north and west by realigned Lemay / overpass; railroad yard

(MMN) vs (I) future development – potential tradeoffs

- MMN – likely more traffic; taller buildings
- I – potential for aesthetic / noise / nuisance impacts
 - Either development scenario: similar intensity to existing, abutting land-uses
 - Future development (regardless of zoning) need to address compatibility concerns

Cordova Road Extension

- Future eastern edge to site
- Opportunity to create an edge and additional distance between existing industrial uses and residential to the west

Considerations

- (I) or (MMN) development have similar development intensity & impacts
 - Ex: (MMN) more human activity; (I) more impervious area
- Site contains no identified Natural Habitats and Features according to inventory mapping
- Aerial imagery indicates possible presence or past presence of prairie dogs
- Ecological Characterization Study required prior to any future development
 - LUC 3.4.3 standards and requirements shall apply
 - Requirements apply to both (I) or (MMN) zoning

Broader Vicinity

- MMN serves as buffer between lower intensity residential zones and non-residential uses
- Future residential well-served by:
 - Transit – Lincoln Avenue
 - Employment – Mulberry Corridor, Downtown
 - Services – Downtown, Lemay Crossing Shopping Center, Future Woodward Retail
- Cordova Rd extension as boundary between Industrial & Residential



Rezoning Criteria	Staff Evaluation	Conditions Recommended
Consistent with the City's Comprehensive Plan	Neutral / Complies	
Warranted by changed conditions within the neighborhood surrounding and including the subject property	Complies	
Proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zone district for the land	Complies	
Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment	Complies	
Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern	Complies	

Recommendation

- Voted 5-1 to recommend rezoning & structure plan amendment with two conditions of approval
- Did not recommend a third staff condition of approval

Discussion

- Whether to include a condition of approval for LUC Section 3.8.26 related to buffering between residential & industrial development.
 - Condition was not advanced; LUC Section 3.8.26 to be required during a future project development plan review
- Should the remaining industrial property north of the site also be rezoned to MMN?
 - Features the same characteristics and justification for the current rezoning and leaves a small sliver of industrial land
 - Petitioners planning to submit an additional rezoning application for this property following P&Z discussion
 - Staff opportunity to update guidance with forthcoming Mulberry Corridor Plan update

Neighborhood Meeting

- October 2021 to discuss rezoning & early multifamily project concepts
- Key discussion topics:
 - Building height & traffic generation concerns
 - Impacts of development on water resources and wildlife
 - Desire for more mixed-use land uses in area; particularly more walkable retail/restaurants
- One comment at P&Z Hearing regarding concerns about multifamily building heights and traffic

In evaluating the petition for The Landing at Lemay Rezoning and Structure Plan Amendment staff finds that the petition complies with the standards in Division 2.9 with two recommended conditions.

Recommended Conditions:

1. Residential development within the boundaries of The Landing at Lemay Rezoning shall achieve 15 combined points from the Energy, Renewables, and Water Sub-Categories of the 2021 Residential Metro District Points System.
2. Residential development within the boundaries of The Landing at Lemay Rezoning shall achieve 5 combined points from the Neighborhood Livability Category of the 2021 Residential Metro District Points System.

RESOURCES

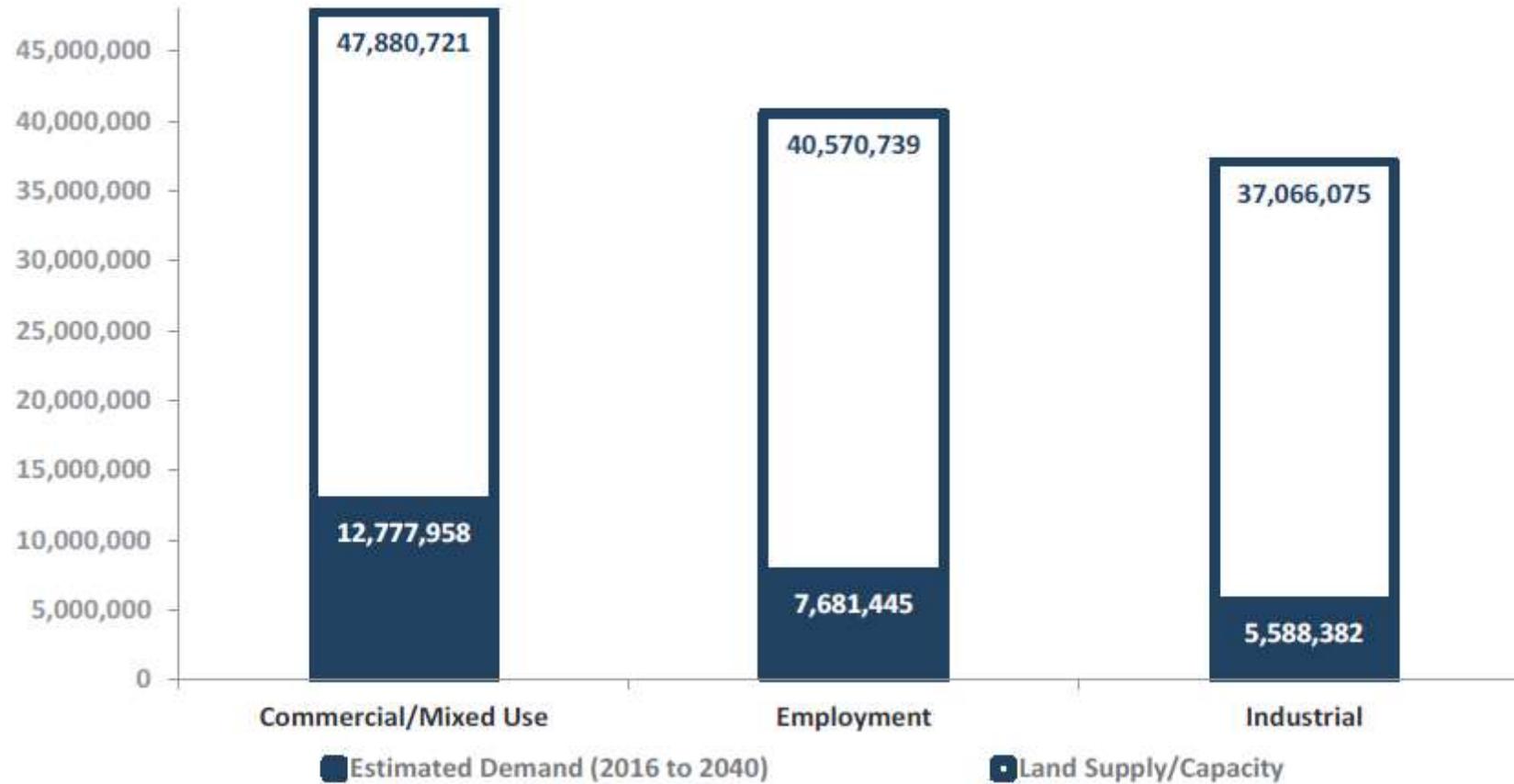
Growth of Logistics

As e-commerce has driven down demand for retail space, it has at the same time driven up demand for industrial development supporting its growth. Logistics and distribution oriented employment sectors (transportation and warehousing, wholesale trade) and industrial development are the largest drivers of new industrial development. As e-commerce retailers and traditional retailers are pushing for more convenience and more online shopping, demands for local distribution are growing. Industrial buildings and developments related to logistics want to locate centrally to their service market, and along major transportation routes. Industrial spaces

Small Urban Manufacturers (SUMs)

Urban manufacturing today is largely occupied by small, specialized firms in collaborative and interdependent networks. In Fort Collins, 80 percent of manufacturing firms have fewer than 20 employees. The average size of a manufacturing firm is 28 employees but the median size is six employees. Manufacturers nationally have also been trending towards smaller footprints and fewer employees. Research has shown that small urban manufacturers (SUMs) are more productive when located in denser urban areas. These firms desire the centrality within their market, which helps with employee attraction and also proximity to goods and services needed to support their businesses. SUMs also tend to pay higher median wages with higher wage growth and skill development opportunities. However, these smaller manufacturers are typically looking for existing, lower cost spaces at least initially. As they grow, finding locations with a larger building and/or the ability to build to suit their own facility is a need, which is increasingly harder to find in central locations and at an affordable cost.

Figure 11
Estimated Land Demand versus Supply, 2016 to 2040

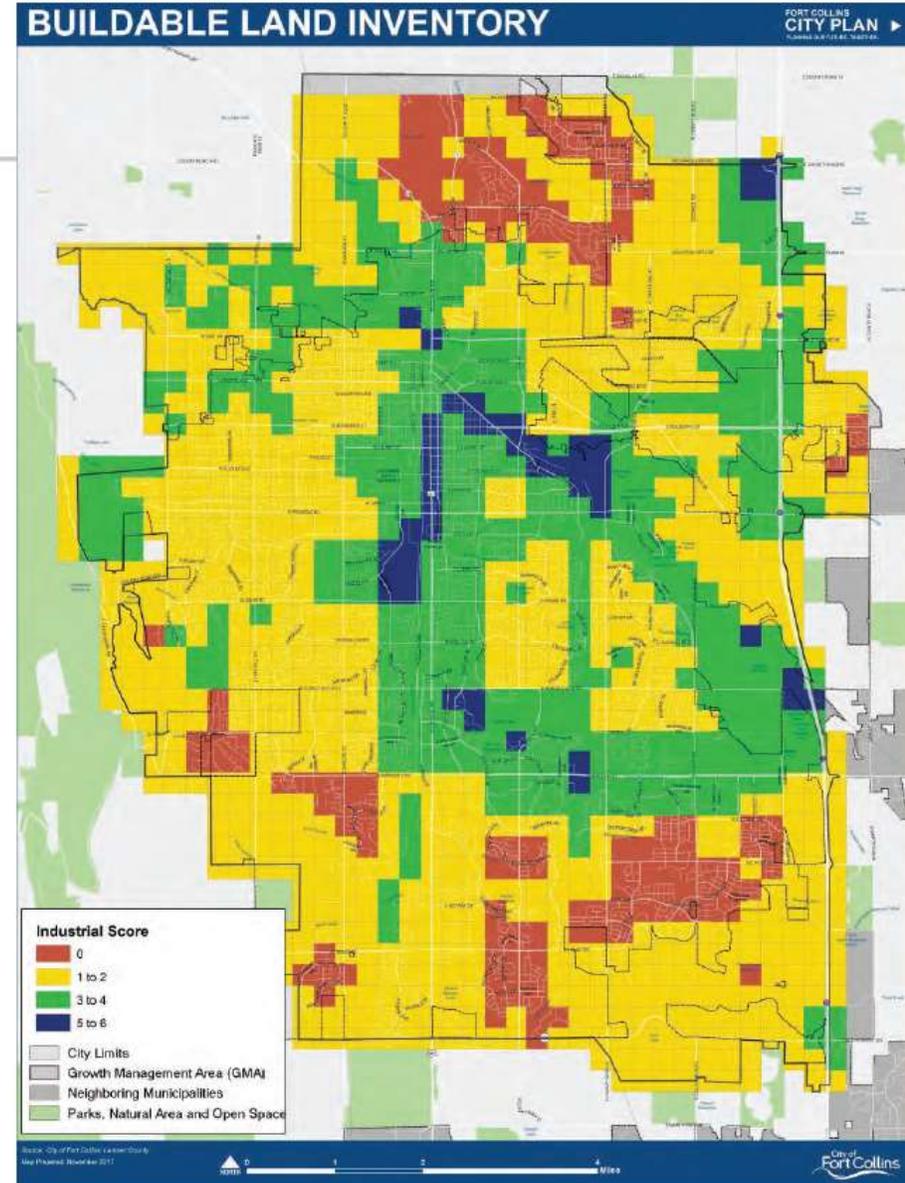


Source: Economic & Planning Systems; City of Fort Collins

INDUSTRIAL

ATTRIBUTES MEASURED

- Access to highways/major arterials
 - Within ½ mile of Major Arterial or Highway
- Highway Interchange
 - Adjacent to interchange
- Access to freight transportation
 - Adjacent to rail
- Presence of Enterprise Zone
 - In an enterprise zone Y/N
- Served by City’s Water and Sewer
 - Water - Yes/No
 - Sewer - Yes/No
- Average parcel size
 - Average parcel size of greater than 2 acres



COMPARISON TO OPPORTUNITY AREAS

QUALITATIVE ASSESSMENT BASED ON SCORING

- Retail Focus Areas
 - Downtown, College and Harmony Corridors and select Highway interchanges
- Office Focus Areas
 - Greater downtown area, Midtown and Harmony Corridors, select opportunities near interchanges
- Industrial Focus Areas
 - Interstate/interchanges, Mulberry Corridor, North College

	Regional/Community Retail	Office/Employment	Industrial
Downtown	Good	Good	Limited
Mountain Vista Area (north of Vine, excluding interchange areas)	Limited	Limited	Limited
North College Corridor	Adequate	Adequate	Good
East Mulberry Corridor (except interchange area)	Adequate	Adequate	Good
Midtown Corridor	Good	Good	Adequate
Harmony Corridor	Good	Good	Adequate
Timberline Corridor (Horsetooth to Harmony)	Adequate	Adequate	Limited
W. Elizabeth Corridor	Adequate	Adequate	Limited
Mountain Vista Interchange	Adequate	Limited	Good
Vine Interchange	Adequate	Limited	Good
Mulberry Interchange	Good	Adequate	Good
Prospect Interchange	Adequate	Adequate	Good
Harmony Interchange	Good	Adequate	Adequate
Hwy 392 Interchange	Good	Adequate	Adequate

LEGEND

	Limited	Adequate	Good
Desirability	Limited	Adequate	Good

	NOTES	Points
HOUSING		
1. Housing Supply, Diversity, and Choice		
A. 10% Home Ownership at <120% AMI	10% deed restricted, for-sale, single family units not to exceed 120% AMI *Point multiplier: If all housing units meet DOE Zero Energy Ready (ZER) standard, 1 additional point received	4/5*
B. Limit Unit Size for 20% single family homes	A combination of Attached or detached, single family units based on at least 2 of the following breakpoints: 5% less than 800 SF 5% between 800 to 1,100 SF 5% between 1,100 to 1,300 SF 5% between 1,300 to 1,600 SF 5% between 1,600 and 2,200 SF **Option for Point multiplier: If 3 of the following breakpoints are selected, 1 additional point OR If all housing units meet DOE Zero Energy Ready (ZER) standard, 1 additional point received	2/3**
C. Accessory Dwelling Units (ADU's)	Detached or attached Accessory Dwelling Units between 300 and 800 SF in size for a minimum of 10% of the units within the development plan.	2
2. Affordable Rental Housing		
A. 10% Affordable Rental Housing	10% rental units serving an income average not to exceed 60% AMI	2
B. 10% Affordable Rental Housing that does not utilize competitive funding sources	10% rental units serving an income average not to exceed 60% AMI that does not utilize competitive funding sources, i.e.- local limited Private Private Activity Bonds, Low Income Housing Tax Credits (LIHTC) and City competitive grant process funding (CDBG/HOME/Affordable Housing Fund), or a development that otherwise demonstrates it contributes net-new units of affordable housing into the Fort Collins community.	3
Required number of Housing Points		5

	NOTES	Points
ENERGY, RENEWABLES & WATER		
1. Enhanced Energy Performance		
<p>A. DOE Zero Energy Ready (ZER) Home Performance Path Certified with balanced mechanical whole dwelling ventilation</p>	<p>Very similar to current code, but with more rigorous 3rd party inspection. Studies show incremental cost of building to ZER ranges from only 0.9-2.5%, with Fort Collins likely be on lower end with existing stricter building code. ZE and ZER levels of efficiency could be achieved without aggressive or cutting-edge envelope and HVAC solutions.¹</p> <p>Local example - REVIVE: Total Marginal Cost for Zero Ready (4.8%) - Increase monthly mortgage payment=\$84, Monthly savings=\$138. Projected monthly utility energy bill=\$20.²</p> <p>1. Peterson, Gartman, Cordivae, The Economics of Zero Energy Homes, Rocky Mountain Institute, 2019 https://rmi.org/wp-content/uploads/2018/10/RMI_Economics_of_Zero_Energy_Homes_2018.pdf 2. McFaddin, Economics of Energy Performance – REVIVE Properties, 2019 https://www.fcgov.com/greenbuilding/files/mcfaddin_green-finance-2019.pdf?1584398326</p>	4
<p>B. OR HERS index of 47 or less without solar and single family detached and attached dwellings must achieve 2.0 or less ACH50 and provide balanced mechanical whole dwelling ventilation</p>	<p>Building records confirm new homes in Fort Collins built to code are delivering scores of 58-62. Proficient builders are capable of achieving a HERS in the mid 40's resulting in an average annual energy cost savings of \$350-400 over a code built home.³ For Multifamily development, the HERS score shall be in accordance with RESNET Guidelines for Multifamily Energy Ratings</p> <p>3. https://www.hersindex.com/</p>	4
<p>C. OR Energy Rating Index (ERI) path single family detached and attached dwellings must achieve 2.0 or less ACH50 with balanced mechanical whole dwelling ventilation</p>	<p>Energy Rating Index (ERI) of 40 or lower. ERI as a metric has a backstop to prevent builders from a reduced envelope performance. Must also achieve 2.0 or less ACH50 and</p>	3
<p>D. OR Net Zero Energy Home Performance Path - HERS of 0 or less with balanced mechanical whole dwelling ventilation</p>	<p>Optional compliance paths that would replace all of the above requirements.</p>	7

	NOTES	Points
ENERGY, RENEWABLES & WATER		
2. Energy Components		
A. Heat homes with efficient electric heat	Efficient electric heat is defined as a Geothermal Heat Pump or Cold Climate Air Source Heat Pump (ccASHP) with a COP of 1.9 or greater at a heating design temp of 5° F. Product list of qualifying ccASHP's: https://neep.org/high-performance-air-source-heat-pumps/ccashp-specification-product-list	2
B. Build to Passive House Standard	5% of homes built to either International Passive House Association (IPHA) or Passive House Institute US (PHIUS) standard.	3
C. Build air tight homes with balanced whole dwelling ventilation with heat or energy recovery	Build homes to ≤ 1.5 ACH50 air tightness. Balanced mechanical whole dwelling ventilation via Heat Recovery Ventilator (HRV) or Energy Recovery Ventilator (ERV).	1
D. District Heating and Cooling for Neighborhood	Utilize electric-based centralized heating and cooling systems such as a neighborhood scale ground source heat pump. Usually more cost effective for commercial and mixed use and not residential SF.	3
E. Install qualifying connected thermostat	Install qualifying connected thermostat from Fort Collins Utilities Peak Partners demand response (DR) program. This bolsters the utilities DR effort by increasing the number of homes that can opt-in to the program. https://peakpartnersfortcollins.com/	1
F. Install air source heat pump electric water heater	Fort Collins Utilities Peak Partners connected air source heat pump water heaters get the additional point (up to 3 pts). https://peakpartnersfortcollins.com/	2-3
G. Provide EV-Installed charging for buildings containing R-1 or R-2 occupancies.	Provide EV-Installed charging for 7% of the total parking spaces for buildings containing R-1 or R-2 occupancies. Single family detached and single family attached are excluded as current code requires all new single family homes have EV ready conduit installed from the panel to a junction box located in a garage or carport. https://www.swenergy.org/transportation/electric-vehicles/building-codes#who	1
3. Renewable		
A. Install % of total energy need in solar (50/75/100%)	Installations may be on individual rooftops or in shared as in "solar gardens" and will be virtually net metered. These additional points cannot be used toward total if Enhanced Energy Performance item D - Net Zero Energy Home above is utilized.	1 - 3
B. Smart storage and grid interactivity	Install interactive grid storage system that allows owners to optimize renewable energy storage and energy utilization through smart grid technologies. Points are differentiated by size of battery, and capability of export to the grid (3 pts)	1 - 3
Required number of Energy Saving & Renewable Points		10

NOTES	Points	
ENERGY, RENEWABLES & WATER		
4. Indoor Water *		
A. WaterSense fixtures performing above code	New construction provides fixture efficiencies surpassing code standards and must all be WaterSense Certified. <ul style="list-style-type: none"> • 1.0 GPF/600 gram MaP score toilets (dual flush code def) & • 1.5 gpm showerheads 	2
B. Install leak detection and notification system	Each home or unit must be water shutoff valve enabled and installed by a licensed plumber. Flo by Moen and Phyn Plus Smart Water Assistant are two examples.	1
C. Sub-metering	Privately owned and maintained sub-metering is provided for individual units within multi-family development to help with water management and leak detection.	1.5
D. Efficient plumbing design	Meet Section 3.3 of the WaterSense New Home Specification, which requires that hot water distribution systems store no more than 0.5 gallons of water between the source of hot water and the furthest existing fixtures and provides inspection and compliance methods and details. This is also the standard used in DOE's Zero Energy Ready program.	0.5
E. Indoor Water Use Innovation	The project demonstrates indoor water use innovation and pursuit of building certifications. Points are achieved when applied to all applicable buildings within the development.	1
Required number of Indoor Water Points		3

NOTES		Points
ENERGY, RENEWABLES & WATER		
5. Outdoor Water *		
A. Efficient Residential irrigation systems **	Install efficient irrigation systems for all residential sprinkler systems, WaterSense Certified (WS), where available: <ul style="list-style-type: none"> •☑Pressure reducing heads (WS) and high efficiency nozzles •☑Weather-based irrigation controller (WS) •☑Flow sensor •☑Master valve 	2
B. Water efficient landscaping for residential front yards	Front yard - Create waterwise, plant friendly landscapes, including a water budget on a 10 gallon or less per SF basis within residential front yards. Consider plant selection, tree protection/selection, mirroring water budget table requirements on the commercial side, but less than 10 gpsf	2
C. Separate drip system for trees within parkways and medians	Establish separate drip systems for trees in common areas to support urban forest health and resiliency, especially during water shortages.	2
D. Common area water use performing above code	12 gallons per sq. ft. max or sliding scale (e.g. – 3 pt for 8 gpsf or less, 2pts for 9-11gpsf, 1pt for 12-14 gpsf or something similar). Align metrics to ELCO water budget table	1 - 3
E. Stormwater Innovation	Uses innovative stormwater techniques such as Low Impact Development (LID) or Green Infrastructure to capture and treat runoff at the source as defined and illustrated in the City’s LID Implementation Manual. https://www.fcgov.com/utilities/img/site_specific/uploads/fcscm-appendix-c.pdf?1549566344	1 - 2
F. Rain barrels	0.5 pt for every two, 100-gallon barrels. 1 pt maximum (CO State Law - 2 x100 gallons per residential unit on units 4 or fewer)	0.5 - 1
G. Outdoor Water Use Innovation	The project demonstrates outdoor water use innovation and pursuit of building certifications. Points are achieved when applied to all applicable buildings within the development: For single family and duplex homes: HERS H20 (No minimum score, but certification required) WERS (No minimum score, but certification required) Net Blue – offset 25% or more water use from new developments with water efficiency upgrades/retrofits to existing and/or the new development(s), per the Net Blue program	1 2
Required number of Outdoor Water Points		7

*Compliance with these indoor and outdoor water standards do not alter a project’s responsibility to satisfy water supply requirements of ELCO, FCLWD, Fort Collins Utilities or other governing water service district. To receive listed points, measures must be applied to all applicable areas, properties and buildings within the development.

**For water sources other than potable, additional requirements shall be included, such as water filtration, purple pipe and valve box, no cross contamination with potable supplies, and no drip irrigation on non-potable systems.

	NOTES	Points
NEIGHBORHOOD LIVABILITY		
1. Transportation		
A. Off-site Trail Connection	Direct connections to off-site bicycle and pedestrian facilities, including but not limited to the regional paved trail system, the low-stress bicycle network and other local paved trail systems.	1
B. Exemplary Bicycle and Pedestrian Improvements	Provide pedestrian and bicycle circulation improvements exceeding Larimer County Urban Areas Street Standards (LCUASS) requirements. e.g. - buffered bicycle lanes, concrete crosswalks, enhanced intersection paving design, enhanced streetscape design, and pedestrian-oriented lighting.	1
C. Level 3 EV Charging Stations	Publicly-accessible Level 3 EV charging stations provided in convenient locations.	1
D. Trail Connection provided to a School	An off-site and off-street trail connection is provided to a neighboring public or private school.	1
E. Transportation Innovation	The project provides innovative transportation improvements.	1
2. Neighborhood Amenities		
A. Access to Essential Neighborhood Services	Includes at least two neighborhood-serving retail or service uses, e.g.- recreation facilities, childcare, daycare, and healthcare facilities in the project (1 point) , or three or more uses (2 points), and 3 points for a grocery store or supermarket.	1 - 3
B. Vertical Mixed-Use Buildings	A mixture of uses are provided in the same building. Lower floors typically include more public uses with private uses on the upper floors. Examples include ground floor retail or services, with remaining floors including residential units.	2
C. Community Gathering Spaces	Provides a plaza, public square, park or other similar public open space within the project that exceeds requirements of Section 4.5.	1
D. Community Workspace	Provide common neighborhood workspaces; (e.g., workshops, maker spaces, over/under live workspaces).	1
E. Common Areas Food Production	Provisions for community gardens, edible landscapes, and/or on-site urban agriculture.	1
F. Innovative Neighborhood Amenities	The project provides innovative neighborhood amenities.	1

NOTES		Points
NEIGHBORHOOD LIVABILITY		
3. Natural Environment		
A. Access to Parks & Open Spaces	Each resident is within 1,320 feet of a park and/or open space, including areas of respite (i.e., places that are quiet, beautiful, naturalistic).	1
B. Enhanced Habitat	Integrate pollinator corridors in design, create and/or enhance wildlife habitat/corridors, ecological restoration of degraded systems using native and adaptive landscaping in common areas.	1
C. Expansion of Adjacent Natural Habitat	If the site is contiguous or adjacent a natural area or natural habitat or feature, creates internally contiguous habitat opportunities a minimum of ten (10) percent greater than the requirements specified in 3.4.1.	1
D. Innovation in Natural Environment Protection	The project provides innovative measures to protect or enhance the Natural Environment.	1
4. Health, Culture & Education		
A. Universal Design	Create interior spaces that are accessible to people with diverse ability levels and that support lifelong living (1 point), e.g.- doorways that provide 32 inches of clearance and a ground floor bathroom accommodating future installation of grab bars . Provide zero step entryways (2 points)	1 - 2
B. 0.5% for Arts & Culture	The amount equal to one half (0.5) percent of the total capital infrastructure construction costs of the Metro District for the planning, design and construction of public art, including “functional art” in community spaces, parks, plazas, playgrounds, or other areas viewable to the public.	1
C. Sustained Educational Programing	Provide long-term funding in infrastructure for ongoing community engagement and educational programming that support learners of all ages (e.g. High Plains Environmental Center, library branch, community college branch).	1
D. Excellence in Community Engagement	Community engagement process follows the National Charrette Institute (NCI) standards that engage diverse constituents in participatory design processes designed to understand and accommodate community aspirations and priorities for the specific site.	1
E. Health, Culture or Education Innovation	The project provides innovative techniques to promote health, culture or education.	1
Required Number of Neighborhood Livability Points		5

Floodplain Mapping



Site located in the 500-yr Poudre River Floodplain

- Primary impact: No critical facilities