

Land Use Code Phase 2 Engagement Fall Report

Introduction

The City of Fort Collins is undertaking Phase 2 of its Land Use Code update. This phase is part of the larger effort to modernize the City's Land Use Code (LUC), which governs how land is used and developed in our community.

Phase 2 is focused on updating commercial zone districts, corridors, and development standards to ensure they align with current city policies and community needs. Phase 2's goals:

- To create a more intuitive, easy-to-use Land Use Code
- To enable the creation of resilient commercial centers that support local business and are adaptable to future community needs
- To enable more mixed-use development, especially along transit corridors and within commercial centers

The purpose of this phase of public outreach was to educate participants about the LUC, clarifying its functions and limitations. It aimed to explain the specific issues being addressed in the current update and how evolving community priorities influence our built environment. Additionally, this phase highlighted the differences between Phase 1 and Phase 2 of the project, explaining what will and will not be covered in this update. Participants also learned about key upcoming milestones in the project timeline. Importantly, this outreach provided a platform for community feedback on desired code changes that align with the city's plans and policies.



Photo of participants at the 1st Neighborhood Visit at Poudre Valley Plaza during the staff presentation.

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Event Details

Neighborhood Visits

In October, the City of Fort Collins held six neighborhood visits with over 50 participants, one in each council district, as part of the LUC Phase 2 updates. These events provided residents with an opportunity to learn how the LUC has influenced their neighborhoods, including the places where they work, shop, and spend time.

During the visits, attendees discussed important topics such as street access, walkability, bikeability, zoning, landscape design, and the layout of commercial spaces. Participants also took part in a hands-on scavenger hunt, exploring their neighborhoods to document key 15-minute city locations and share feedback on how these areas serve the community.

- **Visit 1:** Friday, Oct. 4 from 4 - 6 p.m. at Poudre Valley Plaza (1050 W. Horsetooth Rd.)
- **Visit 2:** Monday, Oct. 7 from 4 - 6 p.m. at Jessup Farm Artisan Village (1950 Jessup Dr.)
- **Visit 3:** Wednesday, Oct. 9 from 1:30 - 3:30 p.m. at Harmony Crossing Shopping Center (2050 S. Timberline Rd.)
- **Visit 4:** Thursday, Oct. 10 from 4 - 6 p.m. at Whole Foods Market (2201 S. College Ave.)
- **Visit 5:** Saturday Oct. 12 from 1 - 3 p.m. at Scotch Pines Shopping Center (2601 S. Lemay Ave.)
- **Visit 6:** Monday, Oct. 14 from 4 - 6 p.m. at Cedarwood Plaza (1033 S. Taft Hill Rd.)



Photo of participants at the 6th Neighborhood Visit at Cedarwood Plaza.

Business Kickoff Event

In partnership with the Fort Collins Chamber of Commerce, the City hosted a business engagement kickoff event to educate participants about the Land Use Code and to share the ways that businesses could engage with the City to help guide these important policy decisions.

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- **Business Kickoff Event:** Wednesday, Oct. 23 from 4 - 6 p.m. at Visit Fort Collins

Community Forum

On November 18th, the community forum will feature City staff providing an overview of the Phase 2 LUC update, similar to what was shared with participants of the neighborhood visits. Staff will also share insights gathered from the community during neighborhood visits, the business kickoff event, and the interactive project map. The presentation will highlight key learnings so far from Phase 2 of the Land Use Code update. Following the presentation, a Q&A session will allow attendees to ask questions and share their thoughts.

- **Community Forum:** Monday, Nov. 18 from 6 - 8 p.m. at the Northside Aztlan Community Center, 112 E Willow St.

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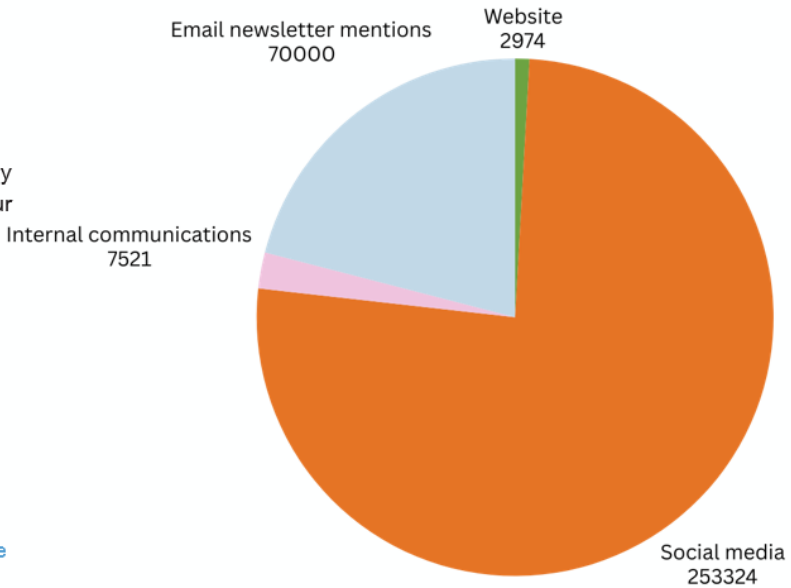


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Communication Details

Maximum reach

Here's a breakdown of the communications maximum reach (the maximum potential number of how many people saw each communication) for our communications deliverables.

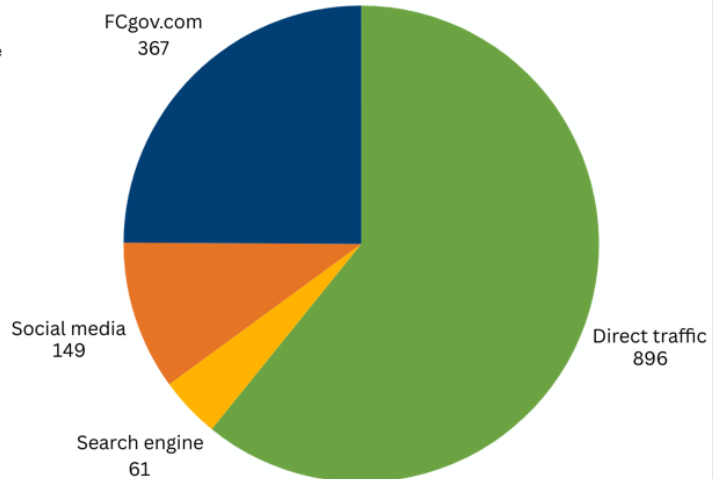


We can't measure this for all deliverable types, like print or earned media.

Website Communication type (as of 10/17)	Quantity
Webpage visits	1700
Engaged users (who've reviewed engagement materials on the webpage)	446
Users who've contributed (by asking a question, posting a comment, or posting a pin on the interactive map)	69
Users who've subscribed to project updates	54

Traffic to the webpage

Here's a breakdown of where traffic to the webpage came from.



Showing all available webpage data

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Community Feedback Summary

Neighborhood Visits

During the neighborhood visits, participants documented likes and dislikes through photography accompanied by short descriptions explaining the image captured. The feedback gathered revealed a mix of likes and dislikes regarding various aspects of the six commercial centers visited by residents.

Likes:

- Residents appreciated locally owned businesses and elements like outdoor seating that contribute to a welcoming atmosphere.
- There was strong support for public art and additional screening features for trash and recycling.
- Accessibility was highlighted positively, particularly areas with easy access to surrounding neighborhoods and nearby transit options.
- Many enjoyed amenities such as childcare, diverse housing options, and local businesses like bake shops, coffee shops, and breweries.
- Positive comments were made about landscaping, including that of some nearby gas stations, as well as community spaces that offer wheelchair access and social opportunities.
- Specific features such as bike parking, seating areas, and pedestrian buffers were also well-received.



Photos of participants showing what they did like in the commercial center with a green checkmark sign.

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Dislikes:

- Concerns were raised about expansive parking lots and lack of sidewalks or walkways. Many noted the need for better pedestrian crossings, as some areas felt unsafe for cyclists and pedestrians.
- Issues with infrastructure were noted, such as hard to locate bike racks, poor bike rack design, and a lack of entry signage.
- Participants noted bus stops that felt disconnected from their surrounding context.
- Several comments pointed out areas with substantial expanses of turf and irrigation issues.
- Some residents expressed dissatisfaction with single-owner commercial spaces and the lack of mixed-use opportunities, particularly on the second story of buildings.



Photos of participants showing what they did not like in the commercial center with a red X sign.

Overall, there was appreciation for features that activated commercial centers and contributed to a sense of community. Dislikes noted by participants mostly centered around infrastructure and safety measures.

Online Interactive Map Comments

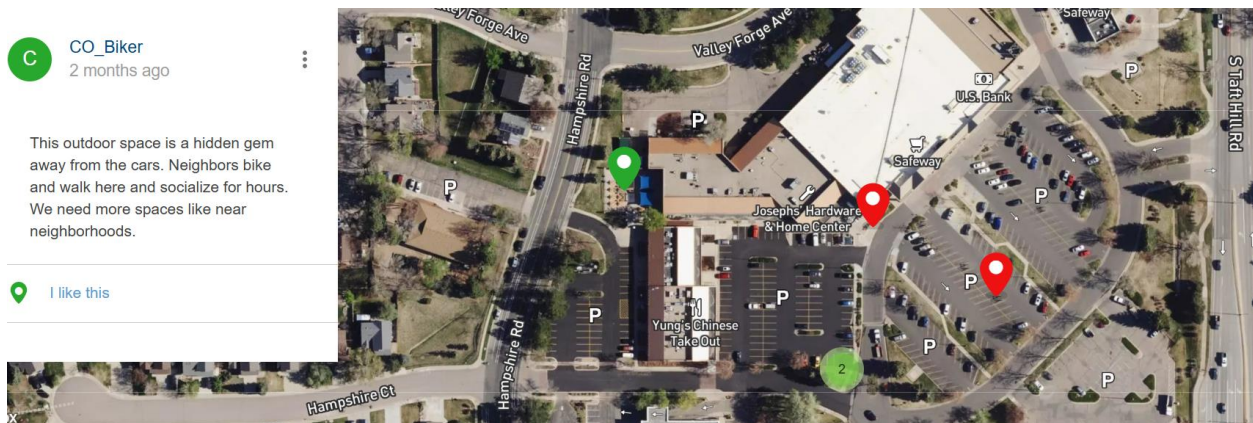
Things they **DON'T** like:

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Many comments reflected a sentiment regarding the shortcomings of current commercial developments, particularly those that prioritize car access over pedestrian and bike-friendly environments. Here are the main themes that summarize the input received thus far:

1. **Car-Centric Development:** Many comments criticize the overwhelming focus on automobile accessibility, citing large parking lots, poorly designed access routes, and a general lack of consideration for pedestrians and cyclists.
2. **Inefficient Land Use:** Commenters express concern about the excessive amounts of parking, particularly near transit lines, which is seen as a waste of valuable urban space. Suggestions include converting these areas into mixed-use developments, housing, or community spaces that would better serve the population.
3. **Lack of Connectivity and Accessibility:** There are calls for improved connectivity between commercial areas and transit stops. Many feel that pedestrian walkways, bike routes, and logical entrances/exits are essential for encouraging non-car travel and making the community more accessible.
4. **Mixed-Use Zoning Advocacy:** Some commentors expressed a desire for additional mixed-use development, with many comments advocating for zoning changes that would allow residential and commercial spaces to coexist.
5. **Community Safety and Aesthetics:** Many documented concerns about safety and aesthetic considerations. Comments highlight the negative impact of poorly lit parking lots, blighted properties, and the visual dominance of car-centric infrastructure.



Example of interactive map comments documented through red (likes) and green (dislike) pins.

Things they **DO** like:

1. **Mixed-Use Development:** Respondents expressed a desire for more mixed-use developments that combine residential and commercial spaces, allowing for easier access to local shops and services. Additional suggestions include integrating small coffee shops, repair shops, and community markets within neighborhoods.
2. **Connectivity and Accessibility:** Comments highlight the importance of connecting commercial areas to existing bike and pedestrian infrastructure, such as the Poudre bike

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path and Spring Creek Trail. Many noted that improved access for cyclists and pedestrians would encourage greater usage of these areas and foster a sense of community.

3. **Affordable Housing and Local Business Support:** Many of those who commented suggested prioritizing affordable housing in accessible locations and ensuring that commercial spaces remain affordable for local business owners. Comments stressed the importance of avoiding a landscape dominated by national chains, advocating instead for local businesses that reflect the unique character of Fort Collins.
4. **Sustainable Urban Planning:** Many comments pointed to the need for thoughtful urban planning that reduces unnecessary parking and encourages denser, more sustainable developments. This includes creating more green spaces and outdoor amenities, as well as promoting the idea of pop-up markets and flexible use of public spaces. Suggestions for enhancing public transit options and reducing the reliance on cars were also emphasized.
5. **Pedestrian-Centric Design:** Many commentators noted a desire to transform Linden Street into a pedestrian mall to enhance walkability and community engagement. Many comments advocate for designs that prioritize pedestrian access over vehicle traffic, similar to successful examples in Old Town.

Business Kick Off Event

A business-specific kick-off event was organized by the Chamber of Commerce and City staff was invited to present. There were approximately 35 attendees. Attendees asked questions on the following topics:

- Process improvements to speed up review times and increase predictability in the outcome.
- Identify and remedy areas where plans/standards/Utilities requirements conflict and resolve where possible.
- What peer cities are doing and whether they have addressed similar issues in their process and code.

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Photo of participants at the Business Kick Off Event.

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