



Community Development & Neighborhood Services

Planning & Development Services

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WORK SESSION MEMORANDUM

Date: June 18, 2024

To: Mayor Arndt and City Councilmembers

Through: Tyler Marr, Deputy City Manager ^{DS} TM
Caryn Champine, Director of Planning, Development, and Transportation ^{DS}

From: Sylvia Tatman-Burruss, Sr. Policy & Project Manager ^{DS} ST
Megan Keith, Senior Planner ^{DS} MK

Re: **June 11th, 2024, Work Session Summary – Land Use Code Update: Commercial Corridors and Centers**

Mayor Arndt, Mayor Pro Tem Francis and Councilmembers Pignataro, Potyondy, Gutowsky, and Ohlson were present with Canonico being absent. Staff received feedback regarding potential Land Use Code revisions. The staff presentation was provided by Paul Sizemore, Clay Frickey, Sylvia Tatman-Burruss, and Megan Keith.

Summary of Feedback

The presentation included a review of adopted plans and specific strategies that relate to the Land Use Code, the proposed work streams for the project, and a review of potential Council and community engagement methods.

Following the presentation, Councilmembers expressed general support regarding the scope and work streams as presented. Discussion also included an interest in understanding the geographic location of the commercial corridors, a desire to utilize fun and engaging methods for communication with community members, and being astute and attentive to signs that community feedback is not in alignment with adopted plans and policies. There was interest in understanding how zone districts can be successfully recalibrated to support mixed-use development. Discussions also included a desire to understand and remedy barriers to alignment with principles of 15-minute cities and redevelopment of commercial centers.

Councilmembers requested that significant work be done by the end of the Council term in November of 2025.

Follow ups and Clarifications

Councilmembers asked for follow-up regarding the following topics:

Maps of Commercial Corridors

Attached are two maps taken from City Plan. Note that these maps show the Fort Collins Growth Management Area, not City limits. The first is a map depicting community activity centers, high frequency/Bus Rapid Transit corridors, and greenfield opportunity and infill redevelopment areas. There is also a map of employment and mixed-use Place Types. While these are not zone district designations, they do show major employment and commercial areas where Phase 2 of the LUC update will focus. Most prominent areas of intended focus include College Avenue, Harmony Road, Prospect Road and Timberline Road, among others.

For reference and additional context, these attached maps are viewable on pages 25 and 27 of City Plan respectively. Staff intend to provide visuals and maps at future work sessions to clearly articulate areas of focus for the project.

15-Minute City Analysis

The 15-minute City analysis was conducted in 2022. The 15-minute city concept is rooted in the idea that cities should be designed to accommodate the needs of people and enhance opportunities for human-powered transportation rather than being designed primarily for automobiles. Within the analysis, there are three goals for achieving the vision of a 15-minute city in Fort Collins, the results of an analysis of Fort Collins for bike and pedestrian access, and a list of 21 core strategies to achieving the goals within the analysis.

Full Scope and Timeline

Staff intends to return to Council in the fall of 2024 once a consultant is retained and following a community kick-off event. While staff are still developing the exact programming of this kick-off event, the intent would be to share workstreams, confirm and garner feedback on the findings and analysis included within the previously completed Land Use Code Diagnostic Report and Land Use Code Audit. Information shared would pertain to commercial corridors and centers. The event would also provide the opportunity for community members to hear about the ways that they can engage in the project for its duration. Following this event, the conversation with Council will include a review of intended scope, code changes that are most relevant and impactful to meeting Council priorities and adopted plan goals, and preliminary community feedback following the kick-off event.

Next Steps

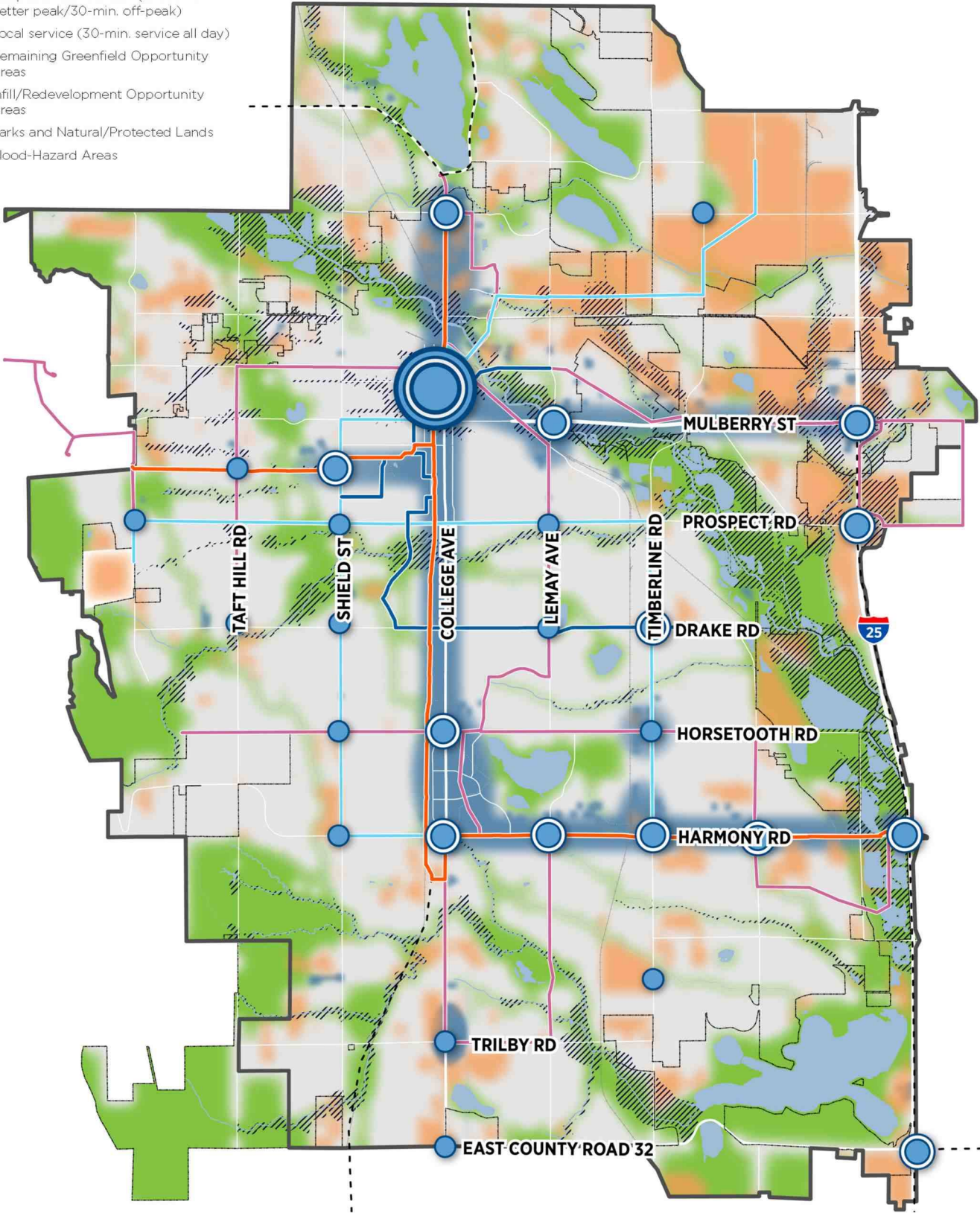
- Finish the scope of service for the RFP and issue in early July 2024 for planned contract execution beginning in September 2024.
- Begin community engagement in fall of 2024.
- Return to Council in late fall 2024 for an update on the project, including a discussion on scope and timeline.

CC: Kelly DiMartino, City Manager
Noah Beals, Development Review Manager
Clay Frickey, Planning Manager

TRANSIT CORRIDORS, REDEVELOPMENT AREAS, AND ACTIVITY CENTERS MAP FROM CITY PLAN

LEGEND

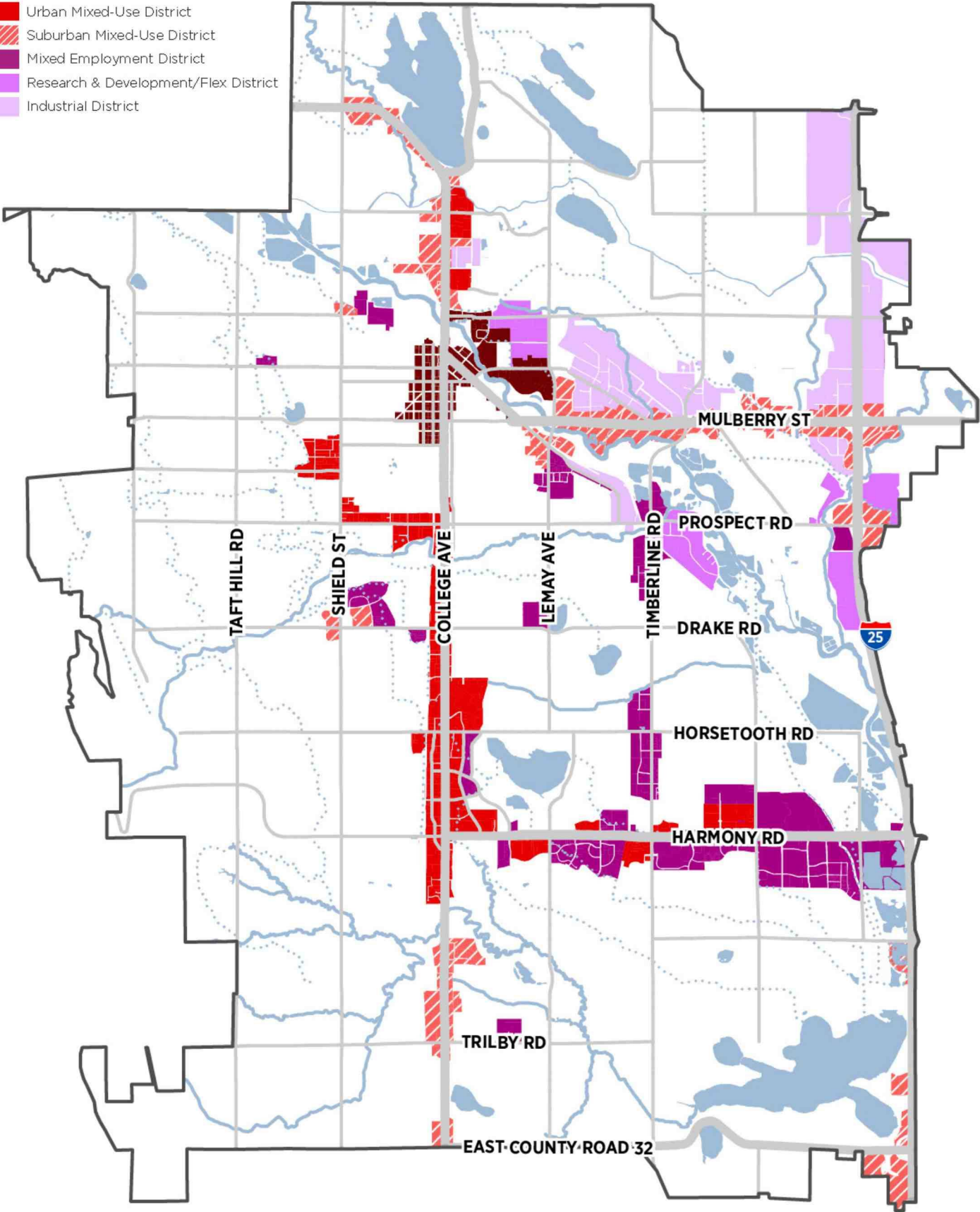
- Downtown Activity Center
- Community Activity Center
- Neighborhood Activity Center
- Bus Rapid Transit (BRT)
- High Frequency Service (15-min. or better all day)
- Frequent Peak Service (15-min. or better peak/30-min. off-peak)
- Local service (30-min. service all day)
- Remaining Greenfield Opportunity Areas
- Infill/Redevelopment Opportunity Areas
- Parks and Natural/Protected Lands
- Flood-Hazard Areas



EMPLOYMENT AND MIXED-USE PLACE TYPES MAP FROM CITY PLAN

LEGEND

- Downtown District
- Urban Mixed-Use District
- Suburban Mixed-Use District
- Mixed Employment District
- Research & Development/Flex District
- Industrial District





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WORK SESSION MEMORANDUM

Date: June 18, 2024

To: Mayor and City Councilmembers ^{DS} *TM*

Through: Tyler Marr, Deputy City Manager ^{DS} *YS*
Gretchen Stanford, Utilities Deputy Director ^{DS}

From: Brian Tholl, Energy Services Manager ^{DS} *BT*
Katherine Bailey, Program Manager ^{DS} *KB*

Subject: **June 11, 2014 Work Session: Proposed Building Performance Standards (BPS) Policy Discussion**

BOTTOM LINE

The purpose of this memo is to document the summary of discussions during June 11, 2024 Work Session. All Councilmembers were present and in person, with the exception of Councilmember Canonico. The proposed Building Performance Standards (BPS) policy supports the adopted Council priority to reduce climate pollution and air pollution, as well as the Our Climate Future goal to reduce carbon emissions. To achieve these through a successful BPS implementation, sufficient resources are critical.

DISCUSSION SUMMARY

Councilmembers showed general support for the proposed resources and requested more information on topics related to BPS implementation.

Questions and subsequent discussion included:

- Clarification of proposed BPS policy coverage of Fort Collins municipal buildings and other public buildings in Fort Collins.
- Costs related to City buildings under the proposed policy.
- Planned community engagement and communications, including relevant target/goal information.

- The forecasted resources that will be needed for implementation, including forecasted incremental costs.
- Methodology used for creating targets that account for behavioral or operational changes.
- More details on multi-family properties, including resources to mitigate negative impacts on naturally occurring affordable housing.
- The qualifications and criteria for building owners to take alternative pathways and those administrative processes.
- Exploring the possibility to leverage voter approved 2050 tax for funding BPS policy initiatives.

In addition, Councilmembers requested more information on the following topics:

- Status of City buildings in compliance with BPS targets and associated estimated costs.
- Details around incremental costs associated with implementation.
- Summary of input from the Climate Equity Committee (next meeting scheduled for June 24, 2024).
- Support for under-resourced buildings and outline of procedures related to compliance pathways.

NEXT STEPS

- Provide additional information on topics identified above in a follow-up memo.
 - Staff anticipate providing additional information no later than July 15, 2024.

CC: Kelly DiMartino, City Manager
Jacob Castillo, Chief Sustainability Officer



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MEMORANDUM

Date: June 18, 2024
To: Mayor and City Councilmembers
Through: Tyler Marr, Deputy City Manager
From: Ginny Sawyer, Senior Project Manager
Subject: **June 11, 2024 Work Session: Hughes Site Use Plan**

BOTTOM LINE

Mayor Arndt, Mayor Pro Tem Francis and Councilmembers Pignataro, Potyondy, Gutowsky, and Ohlson were present with Canonico being absent. Staff presented background on the Hughes property to date and past engagement. Staff was seeking direction on guiding principles and outreach.

DISCUSSION

Guiding Principles

Staff presented the following two guiding principles that are intended to set expectations for future public engagement.

1. Develop a plan that meets the ballot language, is contextually appropriate for site location, and can be implemented over time.
2. Create integrated, multi-use spaces that can serve the community year-round.

There was overall support for the principles with some question if number 2 is necessary.

Ballot Language

There was also discussion on the ballot language and whether all items mentioned (parks, recreation, and open lands, natural areas, and wildlife rescue and restoration) are required or if they are the only allowable uses. Full ballot language is included in memo. Upon review of the referring ordinance and the ballot language the listed uses are the allowable uses.

The Land Use Code defines Public Open Lands (POL) zoning as a designation or district for Natural Areas, publicly-owned Parks, and open lands which have a community-wide emphasis. It further defines Parks, Recreation and Open Lands as "natural areas as described in the Natural Areas Policy Plan, parks and recreation facilities as described in the Parks and Recreation Policy Plan whether such



facilities are owned or operated by the City or by another not-for-profit organization, environmental interpretation facilities, outdoor environmental research or education facilities, or public outdoor places.”

Given these definitions within the ballot and the zoning designation some type of building/structure for wildlife rescue/rehab, restoration, education, interpretation and research could be allowed on the property through a development process.

Engagement

Staff presented information on a “Civic Assembly” engagement process and ensured that regardless of process a site plan recommendation will be brought to Council in June/July 2025. Key discussion points included:

- Engaging a 3rd party for outreach would be good for this project.
- Interest in ensuring the Civic Assembly process does create a representative group.
- Questions regarding how the public would interact with the Assembly.
- An expressed interest in ensuring that the final plan and recommendation reflects what the community wants.

NEXT STEPS AND FOLLOW-UP

Staff has scheduled an appropriation on July 16, 2024, on discussion, for the purpose of engaging in a Civic Assembly. Staff from the American Public Trust will be available via Zoom to answer questions and provide details on the process.

BALLOT LANGUAGE

Shall the City enact an ordinance requiring the City Council of the City of Fort Collins to immediately rezone upon passage of the ordinance a 164.56-acre parcel of real property formerly home to the Hughes Stadium from the Transition District to the Public Open Lands District, and requiring the City to acquire the property at fair market value to use said property for parks, recreation, and open lands, natural areas, and wildlife rescue and restoration, and further prohibiting the City from de-annexing, ceasing acquisition efforts or subsequently rezoning the property without voter approval of a separate initiative referred to the voters by City Council, and granting legal standing to any registered elector in the City to seek injunctive and/or declaratory relief in the courts related to City noncompliance with said ordinance?