



FORT COLLINS, CO

STATE OF THE COMMUNITY REPORT

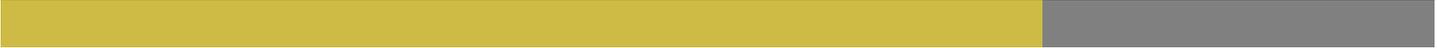


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FORT COLLINS, CO

PLAN 613, SPRING 2015



TEAM MEMBERS:

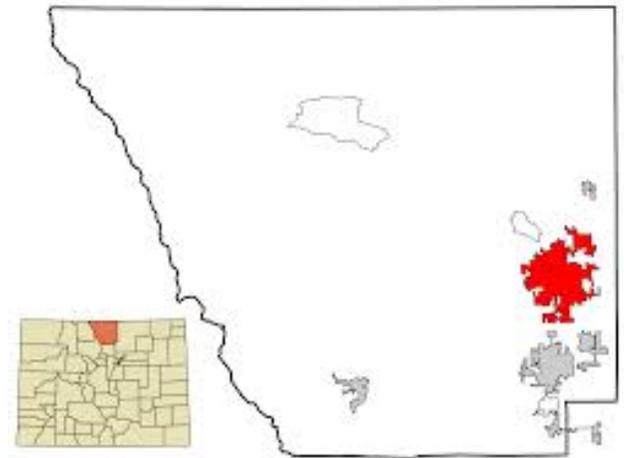
RACHEL PRELOG

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REGIONAL CONTEXT

Fort Collins is a municipality located along the Colorado Front Range and the banks of the Cache La Poudre River. It is situated roughly 65 miles north of Denver and 45 miles south of Cheyenne, WY along the western edge of the Great Plains and the foothills of the Rocky Mountains. Fort Collins is the fourth most populous city in Colorado after Denver, Colorado Springs, and Aurora. It is the most populous city in Larimer County and the county seat. According to the American



Community Survey census data, the city is 55.53 square miles, of which 54.28 square miles is land and 1.26 square miles is water.

http://en.wikipedia.org/wiki/Fort_Collins,_Colorado

OBJECTIVE

This State of the Community Report provides an overview of current social and economic conditions in Fort Collins, CO. The key objective of the report is to elucidate current situations and or factors that are important to the future planning process of the city.



RAILROAD ERA

A number of railroads were important to opening up access to Fort Collins markets and the community. The arrival of the railroads ended the isolation of the community and provided both transportation and access to the manufacturing building materials of the East.

In 1910, the Union Pacific prepared to lay new track extending service into the city. However, while clearing this new right of way, the Union Pacific destroyed a sizeable number of the city's most historic structures.

1900 - 1920

The early part of the 20th century was a time of unparalleled growth and prosperity in Fort Collins. During the first decade, the city experienced the most rapid growth in its history as the town's population more than doubled from 3,053 to 8,210. This expansion is largely attributed to the development of the sugar beet industry. The industry not only provided jobs for farmers and laborers but industrial workers as well as the crop required processing in sugar beet factories. The cultivation of beets also provided abounded feed for lambs, which led to a prosperous industry of lamb slaughtering in the area.



<http://fortcollins.com/earlywe>
lington/



http://commons.wikimedia.org/wiki/File:CO_

HISTORICAL CONTEXT

EARLY SETTLEMENT

Fort Collins was founded as a military outpost of the United States Army in 1864. However, its history can be traced back to a previous military post, Camp Collins, located near what is known as the town of Laporte. Due to increased tension between Anglo settlers moving west and Native Colorado Tribes, soldiers from the 9th Kansas Cavalry were sent to protect the delivery of mail along the Overland Trail in 1862.

A devastating flood on the night of June 9, 1864 destroyed the camp. While soldiers managed to retreat to find high ground at the nearest bluff, tents, ammunition and some cabins were carried downstream. Soon a search began for a relocate the post.

Following the suggestion of a local resident, Joseph Mason, Camp Collins was reestablished four miles downriver, in the vicinity of what is now Willow St. on August 20, 1864. The new camp was claimed as the new military reservation and named Fort Collins.¹

1. <http://history.poudrelibraries.org/> and <http://downtownfortcollins.com/about/history/>



http://en.wikipedia.org/wiki/Fort_Collins,_Colorado

HISTORICAL CONTEXT

ESTABLISHING THE CITY

When the fort was decommissioned in 1867 squatters began arriving immediately, anticipating that the fort would soon be open to settlement. These expectations of future settlement were evident in the preemptive survey and platting of the original town site, known as “Old Town.”

On May 15, 1872, Congress opened the reservation to pre-emption homesteading and “New Town,” was platted. Rather than following the form of Old Town, New Town was laid out squared according to the points of the compass. The juxtaposition in platting is still evident today and continues to distinguish Old Town from “New Town.”

PRESENT

Fort Collins continues to experience growth and prosperity as well as recognition for a premier place to live. In 2006, Money ranked Fort Collins as the best place to live in America. In 2011 & 2014, Allstate Insurance listed Fort Collins as “America’s Safest Driving City” in their annual “Best Drivers Report.” Forbes ranked Fort Collins as the 3rd best place for to do business in 2012. In 2013, the Gallup Healthways Survey recognized Fort Collins as the 4th healthiest Mid-Size City in the U.S. In 2014 Gallup Survey also found that Ft. Collins residents were the most satisfied citizens with their city in the U.S. ²

2. <http://history.poudrelibraries.org/> and <http://downtownfortcollins.com/>

GREAT DEPRESSION-POST WAR ERA

Despite the affects of the Great Depression and a simultaneous drought, Fort Collins continued to experience slow and steady growth. During the decade following WWII, the population once again doubled and the region experienced economic prosperity. The Great Western sugar factory closed its doors in 1955 and by the 1960’s Colorado State University took over as the led economic driver.



<http://www.frhistory.com>

1970 - 2000

Rapid development in the late 1970’s and early 1980’s spawned concern for the city’s growth patterns. One result was the revitalization of Old Town with help from the creation of the Downtown Development Authority.

On July 28, 1997, the city experienced a 31-hour flash flood event that set the record as the heaviest rainfall for an urban area of Colorado. The floodwaters killed five residents and caused over \$200 million in damage.



<http://www.esrl.noaa.gov>

CULTURAL CONTEXT

BEER CULTURE

Fort Collins is home to a thriving beer culture and boasts the most brewers and microbreweries per capita in Colorado. Fort Collins is estimated to produce 70% of Colorado's craft beers and 7% of the national product. Often referred to as the "Napa Valley of Craft Beer" the city is home to 11 award-winning microbreweries and one of the best-known national breweries, Anheuser Busch.³



Supported by tasting rooms, brewery tours, and brewer festivals these breweries provide an important social function by providing opportunity for diverse social interaction and community building. On any given day one can witness business professional, college students, and families sharing these private spaces and interacting with another. A strong relationship also exists between breweries and city government. A handful of breweries are well known for sponsoring city events and taking an active role planning initiatives.

The beer culture and its breweries are also fundamental to the success of Fort Collins' bicycle culture. Largely influenced by the bicycle culture of New Belgium Brewery, cycling is seen as both the hip and environmentally sustainable thing to do.

3. <http://fortcollinsbeer.com/>

4. <http://www.newbelgium.com/events/tour-de-fat.aspx>



Tour de Fat is a beer/festival/fundraiser hosted by New Belgium Brewery that takes place in 10 cities across the country. Its aim is, "to increase awareness and participation in cycling as a sustainable form of transportation." The event also serves as a fundraising event for various environmental causes. Since its inception it has raised over \$3 million for charity. It also holds the world record for the biggest bike parade. In 2014 the parade boasted more than 25,000 riders.⁴

CULTURAL CONTEXT

BICYCLE CULTURE

Bicycling has long been a way of life in Fort Collins and is a major ingredient to the high quality of life provided by the city. With more than 280 miles of bike lanes and over 30 miles of bike trails, Fort Collins has earned itself recognition as a Platinum-level Bicycle Friendly Community by the League of American Bicyclists and ranked among the top 10-best cities for bicycling by Bicycle Magazine.



<http://www.thefamilyride.com>

The robust bicycle culture is one reason many residents and businesses choose to locate in Fort Collins. Businesses and City leaders embrace the health, economic, social, and environmental benefits of cycling and take an active role in promoting its use. In 2014, Fort Collins became one of the only seven U.S. municipalities to be recognized for providing an “A level” of sustainable leadership.

Despite its extensive bicycle network and relatively large percentage of residents that bike to work, gaps in the bicycle infrastructure continues to be one barrier that inhibits residents from cycling more. These gaps may physical barriers such as, missing connections between bicycle lanes, or perceived barriers, such as the safety of existing bicycle facilities. To address these concerns the City plans to continue partnership with local organizations to promote bicycle related programs, continue its bicycle investments, and revisit design guidelines to incorporate a safe, easy, and convenient network for users of all abilities.⁵

5. http://www.fcgov.com/bicycling/pdf/2014BicycleMasterPlan_adopted_final.pdf

BICYCLING STATISTICS

- 7.4% of residents commute to work by bicycle
- 6,000 K-12 students receive bicycle education
- 57% of bicycle facilities considered “low stress”
- 17% of the population lives within a ¼ mile of a “low stress” facility
- 0.68 fatalities per 10,000 daily commuters⁵





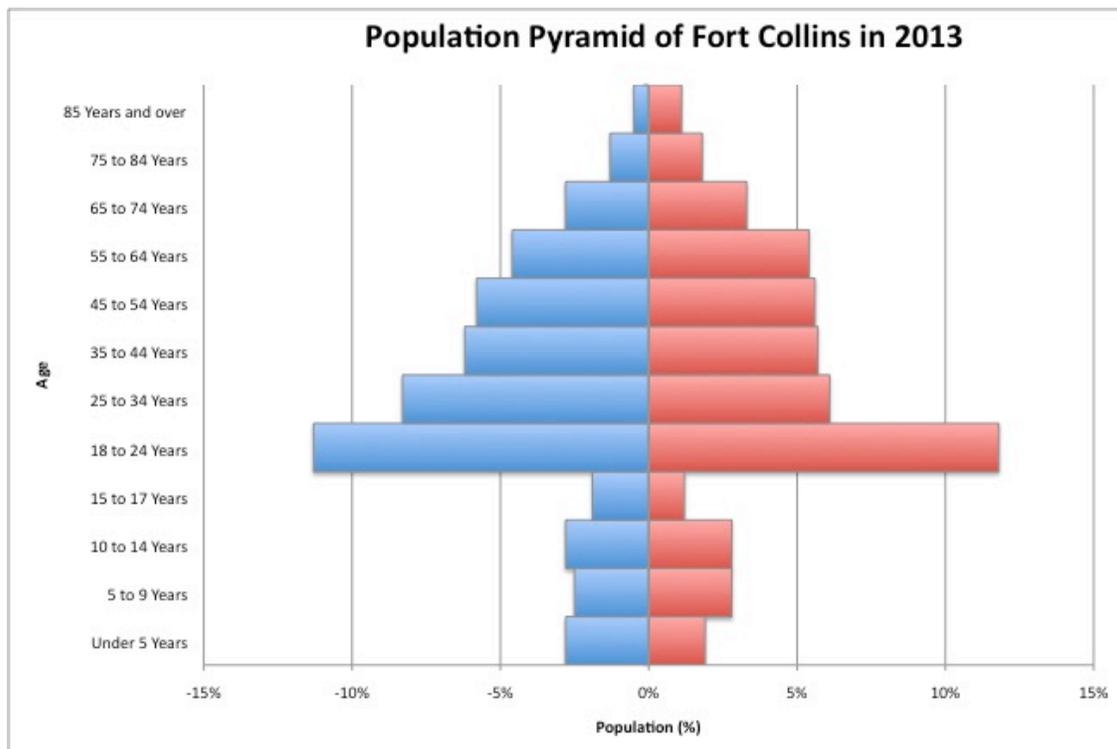
DEMOGRAPHIC OVERVIEW

POPULATION DISTRIBUTION

The City of Fort Collins population has steadily increased since its incorporation in 1873. According to the latest census available, the 2013 American Community Survey, the city's population is roughly 152,056 residents.

Fort Collins' population pyramid shows that the greatest proportions of residents are age 18-24 years old. This large demographic is partly explained by the roughly 30,000 students who attend Colorado State University. A bulge in the pyramid coincides with working age individuals 18- 64. This should prove to be economically beneficial as they provide a large working class and are economically active. While the drastic taper in the number of youth (0-17) signals a declining population, it may also indicate that a large number of residents relocate to Fort Collins from other areas, see figure 1.

FIGURE 1



POPULATION DISTRIBUTION CONT.

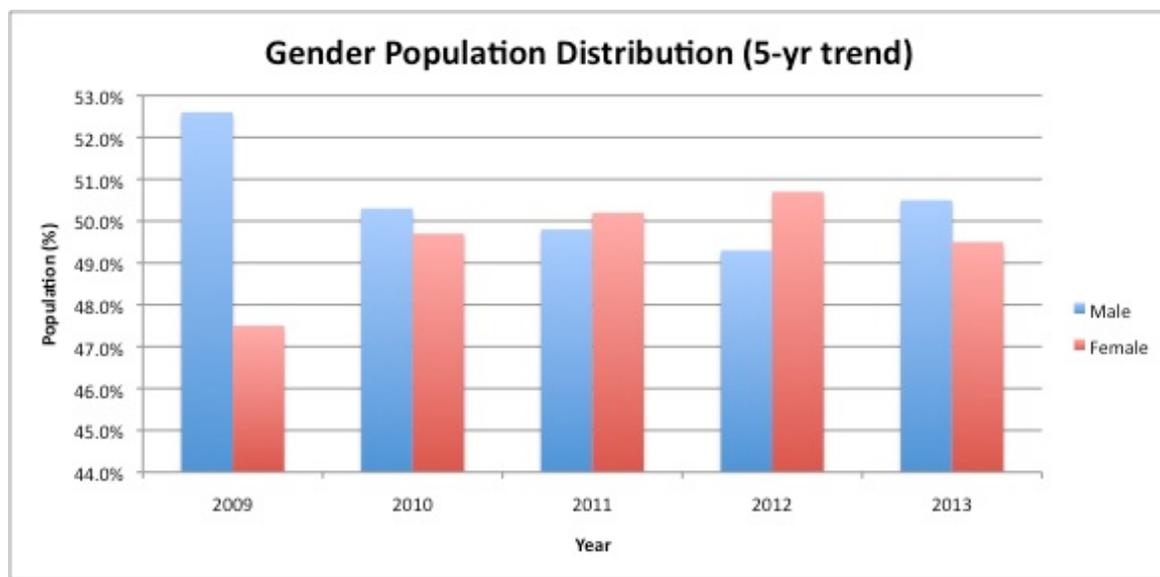
While the gender distribution of the population is fairly symmetrical, males slightly outnumber their female counterparts comprising 50.5% of the city's population. This gender distribution is unique in that it is almost opposite of the national trend; according to the 2010 U.S. Census male's accounted for 49.1% of the population while females accounted for 50.9%.⁶



There is a higher proportion of females age 75-84 and 85 and over signifying that Fort Collins female citizens' experience a higher life expectancy than their male counterparts, see figure 1.

The higher proportion of male residents has not been consistent throughout recent years. If one looks at the 5-year trend, one will see that the gender distribution has gone back and forth, see figure 2. Once again, this is likely due to the influence of Colorado State University and Front Range Community College's large student population.

FIGURE 2

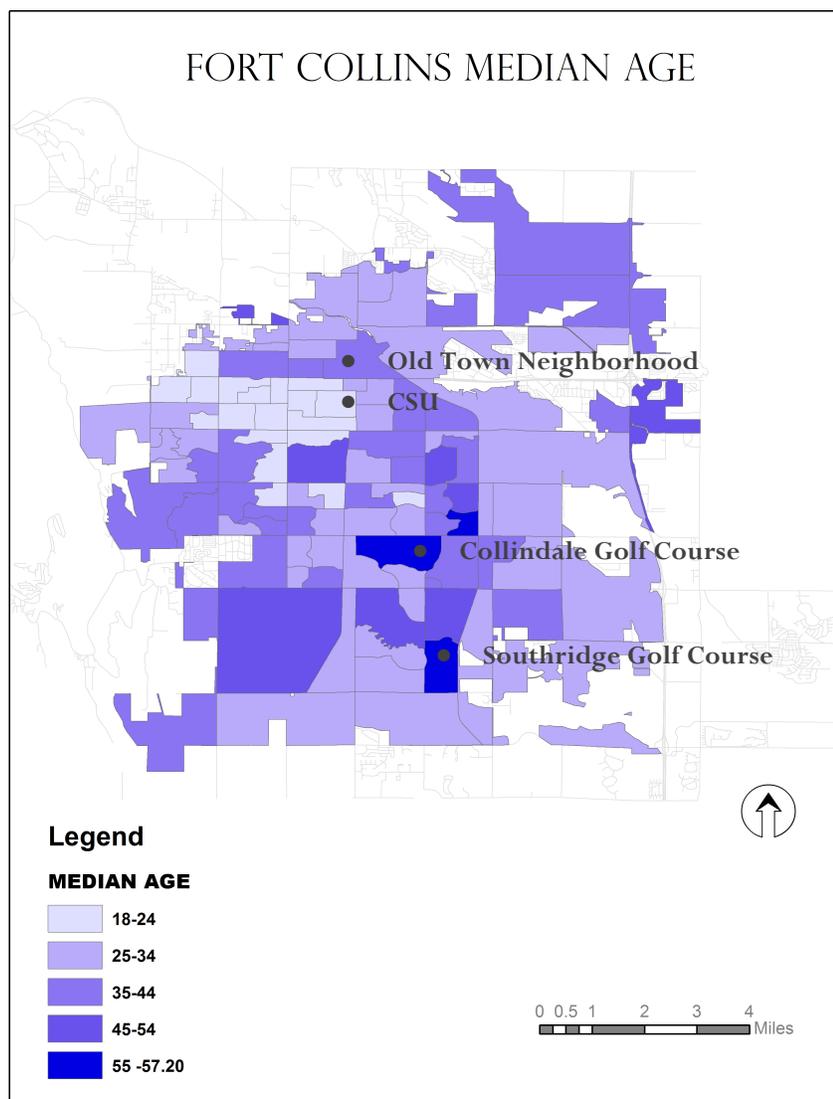


6. <http://www.census.gov/prod/cen2010/briefs/c2010br-03.pdf>

MEDIAN AGE

The median age of Fort Collins residents is nearly 39 years old. When one looks at the median age by block group one can see interesting relationships between block group median age and the real estate characteristics of the block groups they occupy. College age students (18-24) have a dominant presence in the areas surrounding CSU. This pattern corresponds with the large stock of student housing provided on campus, to the west along Elizabeth Ave. and south along Shields Ave. Residents age 35-44, occupy prime real estate along Mountain Ave. and south of Old Town. The location of the oldest median age group (55-57.2) interestingly corresponds with the golf course communities of Collindale Golf Course and Southridge Golf Course, see figure 3.

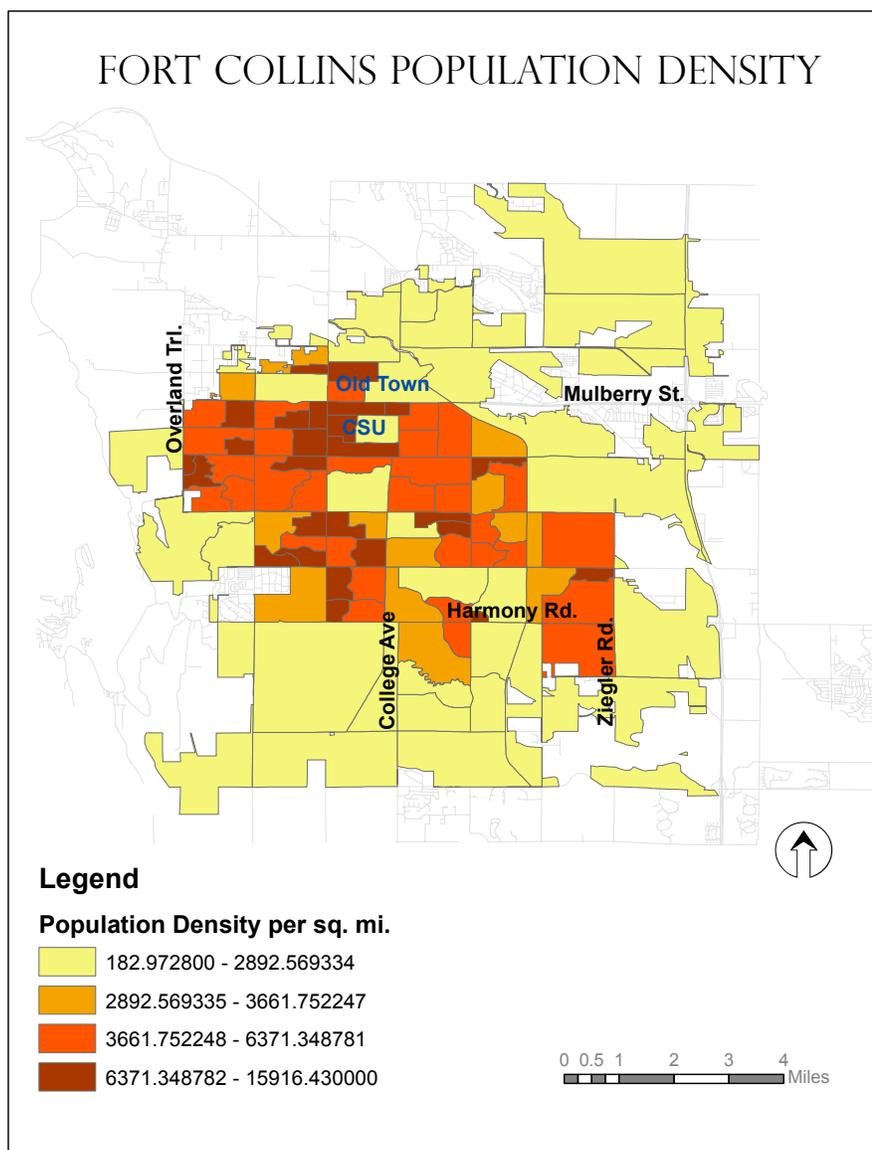
FIGURE 3



POPULATION DENSITY

According to the 2013 1-yr estimate of the ACS, Fort Collins has roughly 152,056 residents and a mean population density of 2801.46 people per square mile. The highest densities of residents are located within roughly 25 sq. mi. between Overland Trail to the west, Ziegler Rd. to the east, the Cache La Poudre River to the north, and Harmony Rd. to the south. The areas with the highest population densities coincide with prominent activity centers such as Colorado State University, Old Town, Front Range Community College, and Poudre Valley Hospital. As we saw with the median age distribution, pockets of high density radiate from CSU's campus and are most likely explained by the large stock of student housing in these areas, see figure 4.

FIGURE 4





<http://www.fortcollinspreschool.com//>

RACE & ETHNICITY

The racial/ethnic composition of Fort Collins is largely comprised of white residents, 82.9% of the population. Of the 17.1% minority population, the largest subgroup is represented by those with Hispanic/Latino ethnicity, who account for almost 10.3% of the population according to the 2013 ACS, see figure 5.

When looking at the spatial distribution of minorities, there is a strong concentration on the northeast side of town. There is also a strong spatial relationship between road facility types and where these populations live. A large proportion of the minority population is located along major arterials and Interstate 25, see figure 6. When these minority subgroups are looked at separately, one can see that pocket communities exist. Those of Hispanic/Latino ethnicity seems to account for large proportion of the minority population in northeast Fort Collins, see figure 7. The next largest subgroup, Asian population, is concentrated along College Ave. and in the southeast portion of the city, see figure 8.

FIGURE 5

Fort Collins Racial/Ethnic Composition

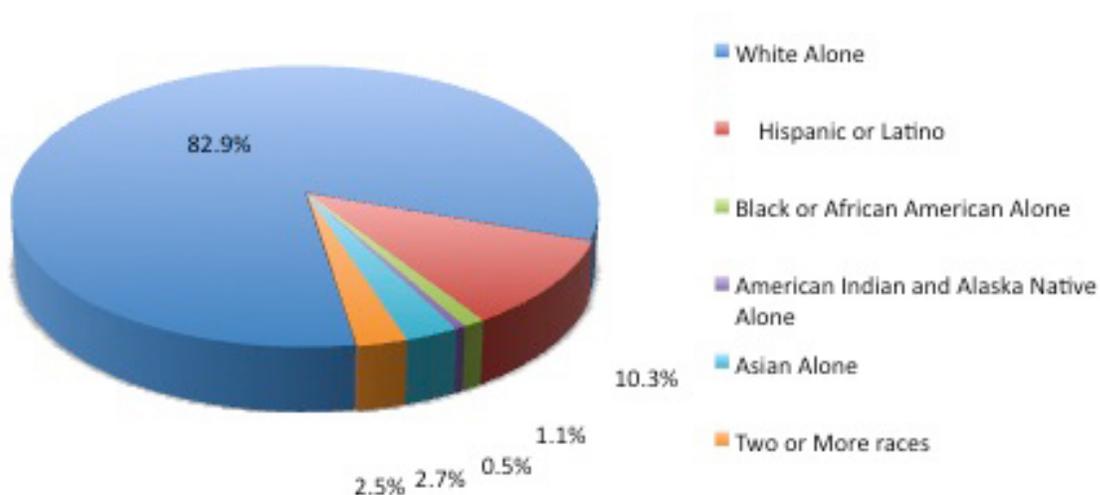


FIGURE 6

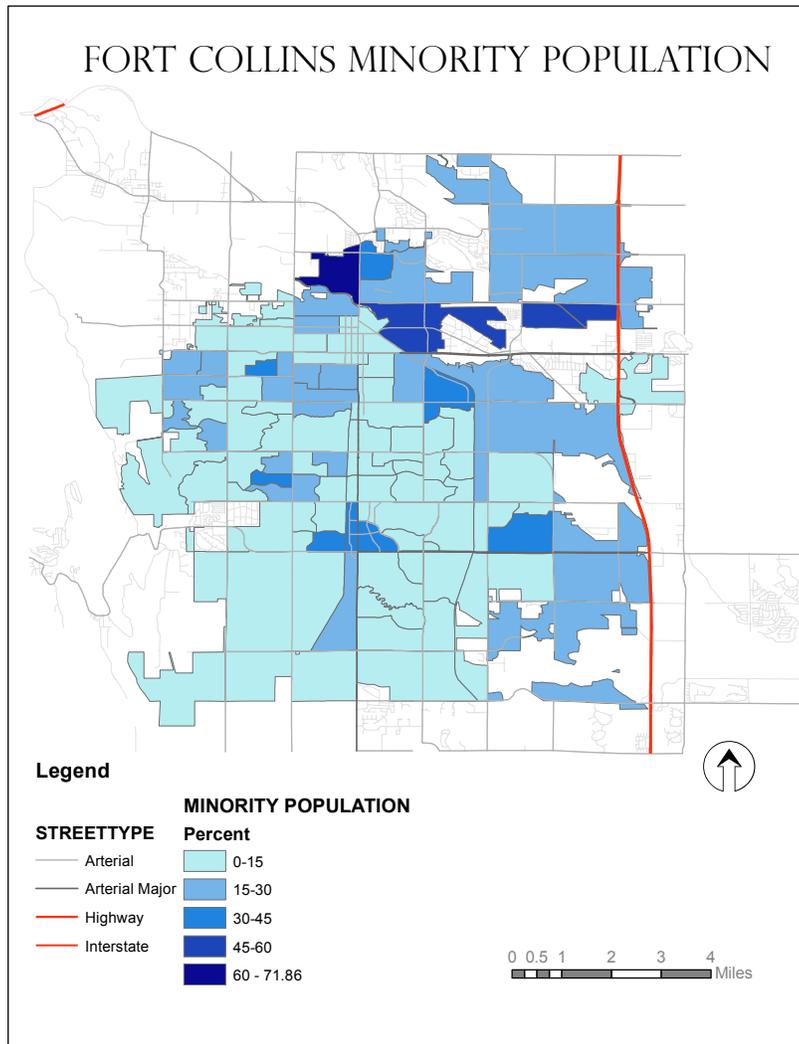


FIGURE 7

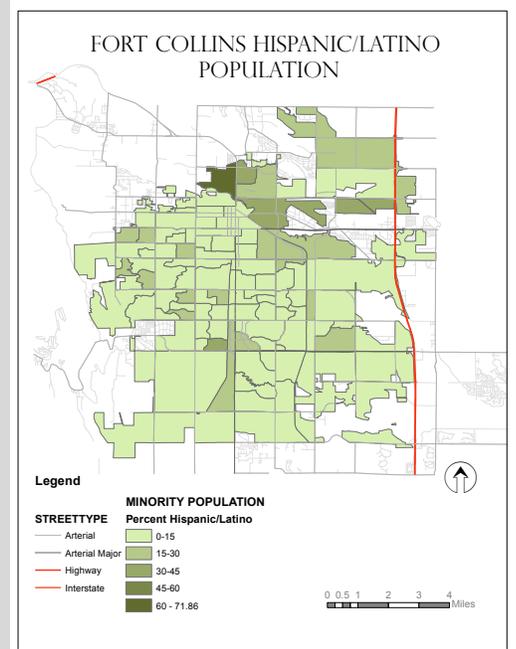
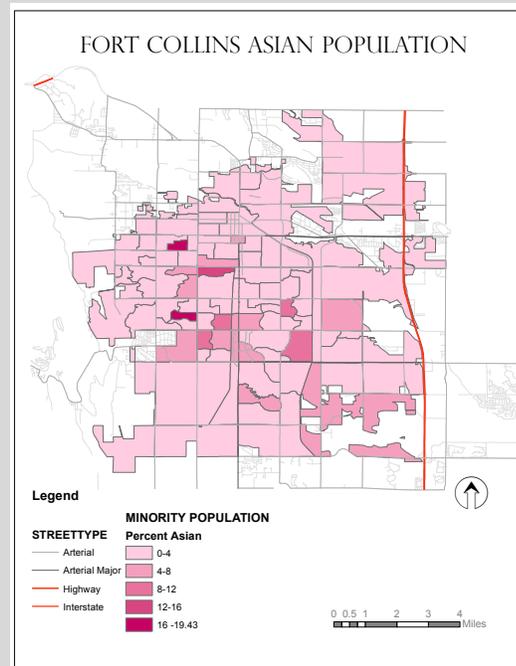


FIGURE 8



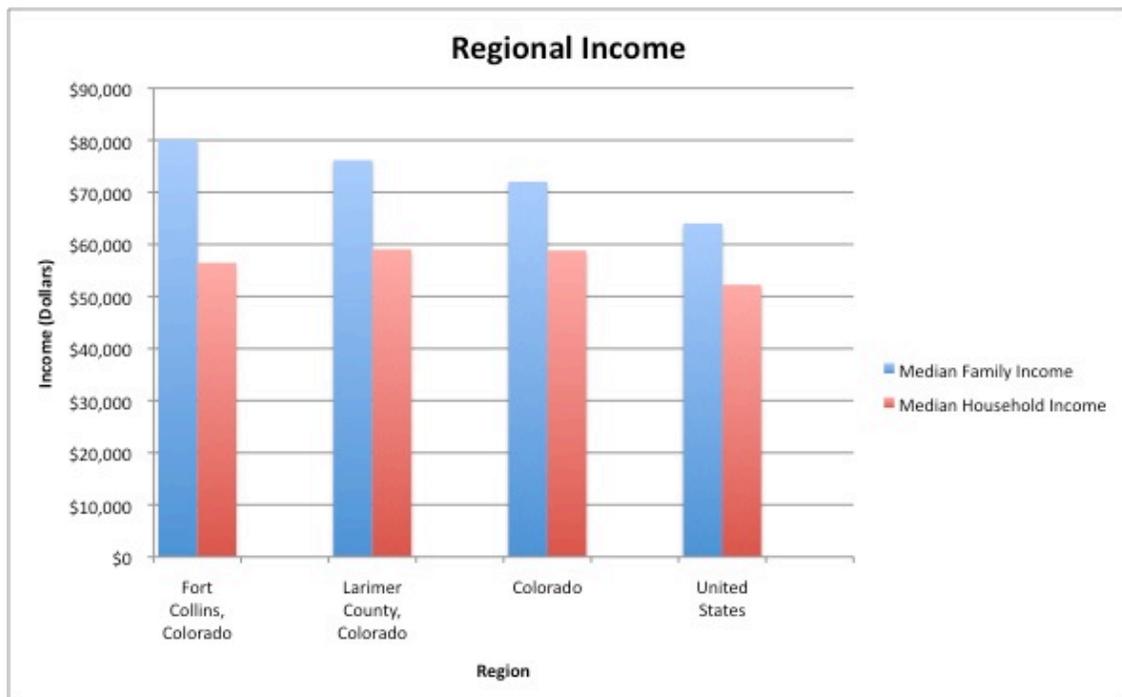
INCOME

The residents of Fort Collins enjoy a relatively high quality of life in part to their high earning potential. With a median family income of \$80,098, Fort Collins' median income is well above that of the region and the U.S. It appears family households benefits from relatively high paying jobs and/or dual incomes.

However, when income is examined through another common measure, median household income, Fort Collins takes on a slightly different shape. The median household income of Fort Collins, \$56,464, is lower than the regional median but slightly higher than the U.S., see figure 9. This measure probably represents the community more accurately since it assesses income regardless of relation.

Faced with two years of the median household income dropping and the rising cost of housing, City officials are discussing raising the minimum wage from \$8 to \$10 to keep up with the cost of living. Job growth is forecasted to occur mostly in the retail sector with the development of several retail projects underway. As these jobs will likely have low-earning potential, their creation will do little to improve median income. Economists argue however, that rather than raising wages, local government should focus on raising the economy through the creation of basic sector jobs.⁶

FIGURE 9



6. <http://www.coloradoan.com/story/money/2014/10/04/falling-behind-fort-collins-income-gaps-widen/16744695/>

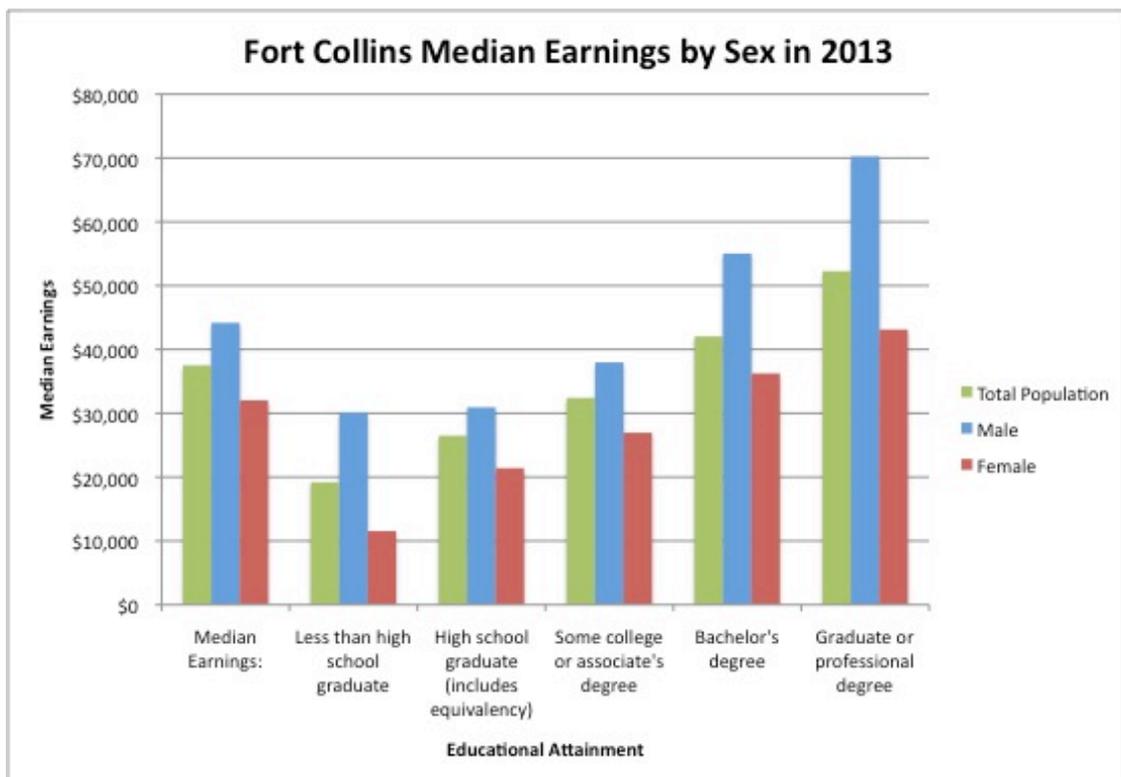
INCOME CONT.

When earnings were examined by educational attainment, it is clear that those with professional degrees and/or graduate degrees had much higher earning potential. When educational attainment was further examined by sex, an interesting issue emerged. Across all levels of educational attainment, females in Fort Collins earned 16.6% less than their male counterparts. This is higher than the national statistic



of women earning 89% of male median earnings.⁷ The wage discrepancy in Fort Collins was largest at the highest level of educational attainment. Females with professional and/or graduate degrees had a median income of \$43,133 compared to males whose median income was \$70,265. While this census data doesn't explain for other contributing factors, such as experience level, it does indicate that gender inequality in the workforce is an issue in this community, see figure 10.

FIGURE 10



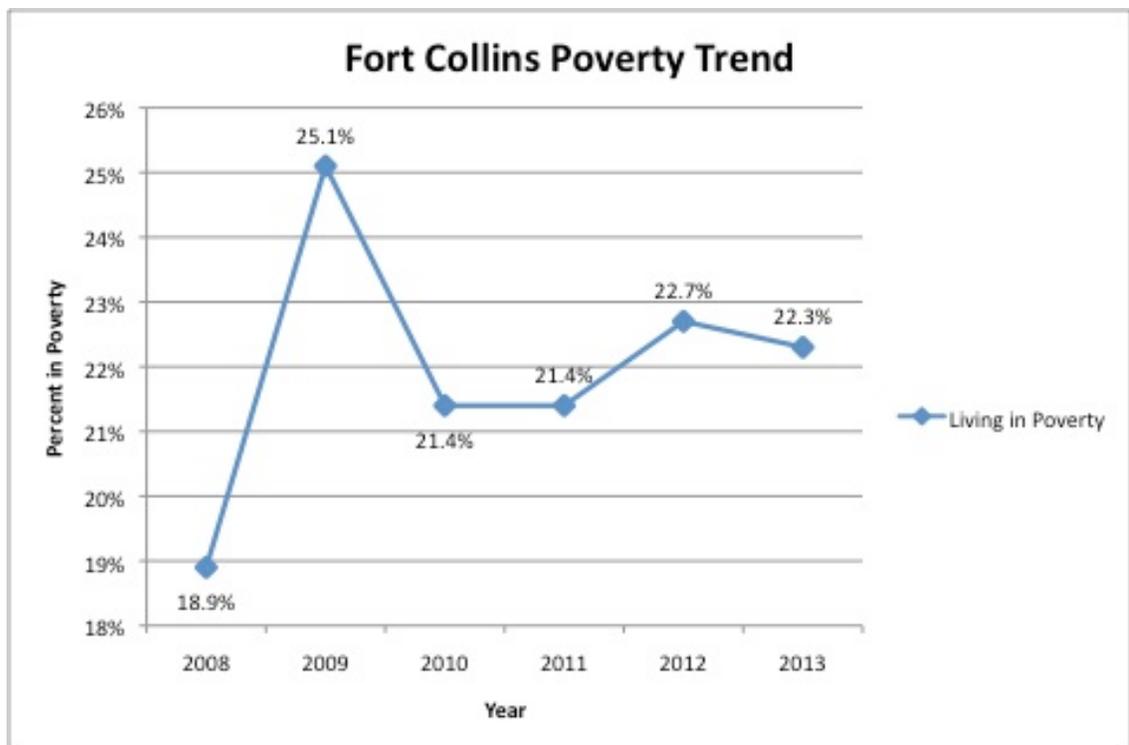
7. <http://www.bls.gov/opub/reports/cps/highlights-of-womens-earnings-in-2013.pdf>

INCOME CONT.

Poverty also appears to be somewhat of an issue in Fort Collins with 22.3% of its population considered living in poverty in 2013. The proportion of residents in poverty was not only higher than the national average, 14.9%, but also higher than both Larimer County and the state of Colorado.

By looking at the poverty trend for the last five years that ACS data is available, one can see that poverty peaked at the end of the Great Recession in 2009. While the city seemed to be recouping and saw a decline over the next two years, poverty rates have began to rise again, see Figure 11. While poverty in Fort Collins is high, it doesn't fully account to hardships residents may be experiencing because this measure doesn't account for cost of living. For comparison, figure – below shows the difference in hourly wage needed to earn a poverty wage v. a living wage (the minimum wage needed considered to be basic) in Fort Collins, see Figure 12.⁸

FIGURE 11



Hourly Wages	1 Adult	1 Adult, 1 Child	1 Adult, 2 Children	1 Adult, 3 Children	2 Adults	2 Adults, 1 Child	2 Adults, 2 Children	2 Adults, 3 Children
Living Wage	\$8.77	\$20.28	\$24.98	\$32.18	\$14.09	\$17.58	\$18.98	\$23.32
Poverty Wage	\$5.21	\$7.00	\$8.80	\$10.60	\$7.00	\$8.80	\$10.60	\$12.40
Minimum Wage	\$7.25	\$7.25	\$7.25	\$7.25	\$7.25	\$7.25	\$7.25	\$7.25

8. <http://livingwage.mit.edu/places/0806927425>

POPULATION GROWTH

Fort Collins is classified as a metropolitan area by the US Census Bureau. The current population is 155,400, making it the fourth largest city in Colorado outside of the Denver metro area. The population includes over 30,000 students at Colorado State University. The town has been growing rapidly for the last 30 years, and continues to be one of the fastest growing cities in the U.S. As one can see from figure 13, the average annual population growth rate is currently 2.04%.⁹

FIGURE 13

City	Population				Population Increase		
	1990 Census	2000 Census	2010 Census	2014 Census	Increase 1990 to 2000	Increase 2000 to 2010	Increase 2010 to 2014
Fort Collins	87,758	118,652	143,986	155,400	35%	21%	8%

Fort Collins has a lot to celebrate with its 150 years of growth. The city is nearly 110 times the size it was when it was first incorporated. Before it was incorporated, the Cache a la Poudre community reported 363 people to the 1870 U.S. Census. When Fort Collins reported its first census in 1880, it recorded 1,356 residents. As of the 2010 U.S. Census, Fort Collins is 143,986 people strong and makes up around half of Larimer County's overall population of 299,630.¹⁰

9. <http://www.fcgov.com/visitor/fcfacts.php>

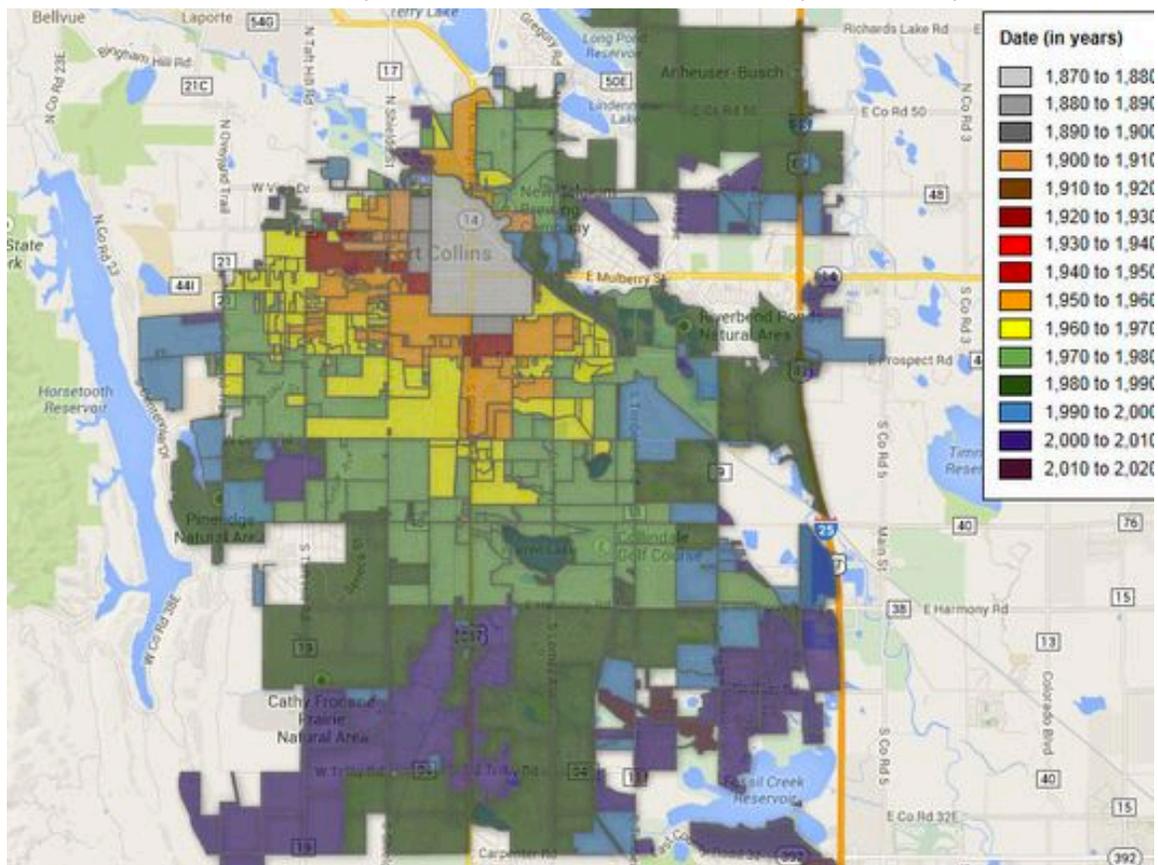
10. <http://www.coloradoan.com/story/announcements/2014/08/15/map-fort-collins-city-population-growth-1870-2014/14087439/>

POPULATION GROWTH CONT.

The city's boundaries have also grown exponentially since its 1800s beginnings. Figure 14 below shows what date Fort Collins neighborhoods were annexed into the City. The city resembles mono-centric development, radiating out from Old Town. Bounded by the Poudre River, development slowed to the north and has been predominantly south towards Loveland in recent years.

FIGURE 14

FORT COLLINS CITY, POPULATION GROWTH (1870-2014)



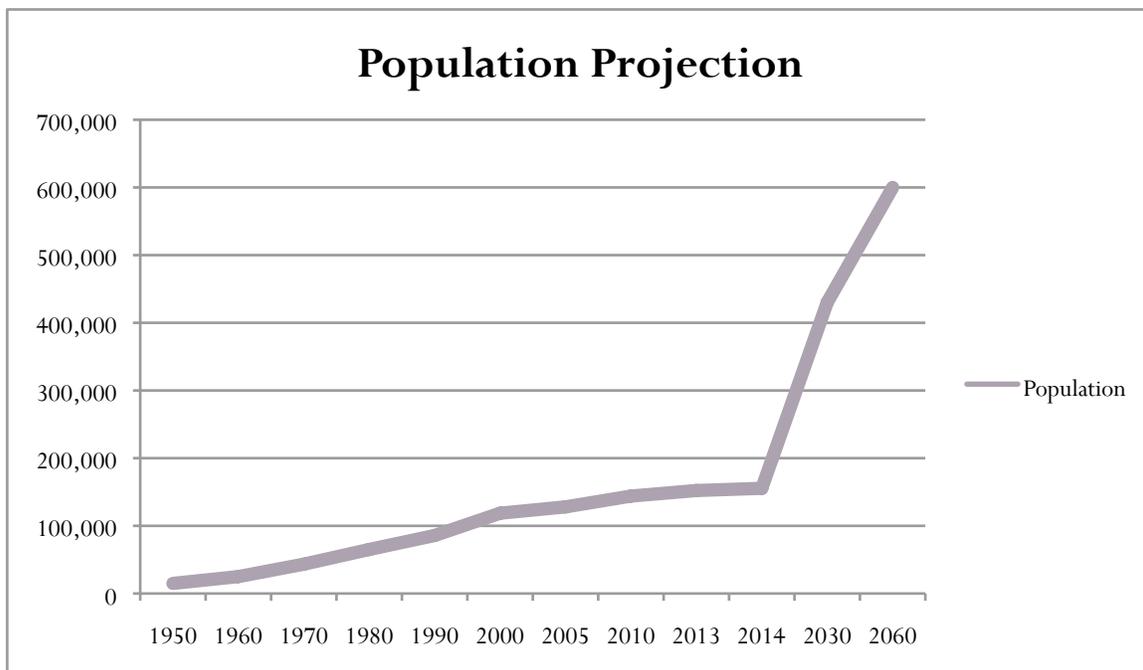
Source: <http://www.coloradoan.com/story/announcements/2014/08/15/map-fort-collins-city-population-growth-1870-2014/14087439/>

POPULATION PROJECTION

Growth in coming years is likely to shape Fort Collins in different ways than it did in past decades. The boundary of Fort Collins' growth management area, which covers the land within city limits and is expected to be annexed is set and are not expected to expand. However, people are certain to keep coming to a region as it is considered one of the most desirable places to live in the country.

It is projected that in 2015 the population will increase from 155,400 to 158,600, which is a 2.06% increase from 2014's population, see figure 15. The population of the region bounded by Greeley, Loveland and Wellington is expected to grow by between 600,000 and 1 million in the next 35 years, according to Embrace Northern Colorado. The emergence of major oil and gas reserves to the east in Weld County is also likely to impact Fort Collins as companies look to relocate to the region.

FIGURE 15



11. <http://archive.coloradoan.com/article/20130502/SPECIAL/305020055/Future-growth-likely-give-Fort-Collins-more-urban-feel>
12. http://www.fcgov.com/planning/pdf/2015_pop_estimate.pdf

HOUSING



The median home cost in Fort Collins is \$247,200. Home appreciation from 2014 was 9.2%. Compared to the rest of the country Fort Collins's cost of living is 13.4% higher than the U.S. average. Fort Collins is known for friendliness of people and low crime rate. Facilities and activities for seniors are excellent, and Fort Collins

Collins has become a popular retirement center. According to Zillow.com, the “main types of people” who live here are “Corporate Climbers – High-income, high-expense urban singles”; “Stable Nuclears – Higher-income urban family”; and “College Life – Students in higher education.”

Fort Collins' growth has resulted in considerable sprawl, and the city's population has spread to nearby cities. This has resulted in heavy traffic and longer commutes, and the accompanying automobile-induced air pollution.¹³

FIGURE 16

Housing Characteristics	Fort Collins city, Colorado	Colorado
Total Housing Units	47,766	1,808,037
Median Home Cost	\$169,600	\$166,600
Number of Households	45,882	1,658,238
Persons per Household	2.45	2.53

<http://www.fortcollins.com/demographics.html>

13. <http://www.troop97.net/fcinfo.htm>

According to the Coloradoan, the boundaries of Fort Collins' growth management area, which covers the land within city limits is expected to be annexed, are set and are not expected to expand. But people are certain to keep coming to a region that is considered one of the most desirable places in the country to live.

That means Fort Collins is going to grow more up than out. The relative lack of space around the city's edges will translate to more redevelopment and taller buildings near its core.

Residential development is going to have more density and land uses will be more mixed, with residential and commercial developments in closer proximity to each other than in the past. Higher densities will mean a change in how people live and move around in an increasingly urban environment.

New residents likely are a mixture of students as CSU increases its enrollment, young professionals with families attracted to the city by jobs in high-tech industries, and retirees lured by the area's many amenities.

HOUSE & HOUSEHOLD CHARACTERISTICS

A mix of land uses (housing, retail, employment, etc.) provides opportunities to grow and diversify the economy throughout the community and for citizens to meet their retail and services needs in a variety of locations. A mix of housing options throughout the community also accommodates residents of all income levels in the city near places of work or other activity centers.

Plan Fort Collins encourages a variety of housing types and locations. This includes mixed-used developments that are well served by public transportation and close to employment centers, shopping, services, and amenities.

Single-family detached dwelling units comprise the largest portion of the community's housing supply. Special populations, such as seniors, disabled citizens, and students have different housing needs.

FACTS 2009-2013 5-YEAR ESTIMATES

Housing Occupancy

Total housing Units: 59,520

Occupied Housing Units: 56,968

Vacant Housing Units: 2,552

Homeowner Vacancy Rate: 0.6

Rental Vacancy Rate: 2.1

Units In Structure

Total Housing Units: 59,520

1-unit, detached: 33,756

1-unit, attached: 5,031

2 units: 1,699

3 to 4 units: 3,205

5 to 9 units: 4,345

10 to 19 units: 4,997

20 or more units: 4,840

Mobile home: 1,638

Boat, RV, Van, etc:

Year Structure Built

Total Housing Units: 59,520

Built 2010 or later: 330

Built 2000 to 2009: 11,900

Built 1990 to 1999: 12,590

Built 1980 to 1989: 10,892

Built 1970 to 1979: 12,553

Built 1960 to 1969: 4,467

Built 1950 to 1959: 2,470

Built 1940 to 1949: 1,042

Built 1939 or earlier: 3,276

Rooms

Total Housing Units: 59,520

1 room: 628

2 rooms: 2,040

3 rooms: 6,230

4 rooms: 9,501

5 rooms: 9,605

6 rooms: 9,038

7 rooms: 6,340

8 rooms: 5,832

9 rooms or more: 10,306

Median rooms: 5.7



Single-family detached dwelling



Affordable Senior Housing Development

The housing divide between owners and renters is almost 50-50. Of the total housing units, 56,968, 31,632 are owned while 25,336 are rentals. The City should plan for and incorporate new housing for the student population on campus and/or areas near educational campuses as well as areas that are well served by public transportation.

Housing Tenure

Occupied Housing Units: 56,968

Owner-occupied: 31,632

Renter-occupied: 25,336

Average size of owner-occupied unit: 2.62

Average size of renter-occupied unit: 2.22

Year Household Moved Into Unit

Occupied Housing Units: 56,968

Moved in 2010 or later: 16,078

Moved in 2000 to 2009: 28,949

Moved in 1990 to 1999: 7,540

Moved in 1980 to 1989: 2,474

Moved in 1970 to 1979: 1,259

Moved in 1969 or earlier: 668

Occupants Per Room

Occupied Housing Units: 56,968

1.00 or less: 56,231

1.01 to 1.50: 615

1.51 or more: 122

Value

Owner-occupied Units: 31,632

Less than \$50,000: 1,498

\$50,000 to \$99,999: 544

\$100,000 to \$149,999: 1,589

\$150,000 to \$199,999: 5,000

\$200,000 to \$299,999: 13,078

\$300,000 to \$499,999: 7,548

\$500,000 to \$999,999: 2,019

\$1,000,000 or more: 356

Median (dollars): \$247,800

Mortgage Status

Owner-occupied Units: 31,632

Housing units with a mortgage: 31,632

Housing units without a mortgage: 24,506

Gross Rent

Occupied Units Paying Rent: 24,784

Less than \$200: 127

\$200 to \$299: 217

\$300 to \$499: 734

\$500 to \$749: 4,084

\$750 to \$999: 7,416

\$1,000 to \$1,499: 8,380

\$1,500 or more: 3,826

Median (dollars): \$994



An array of older and newer existing neighborhoods can be found throughout the city

In general there are three types of neighborhoods in Fort Collins: Urban Estate Neighborhoods (UE), Low Density Mixed-Use Neighborhoods (LMN), and Medium Density Mixed-Use Neighborhoods (MMN). UE neighborhoods are predominantly low density and large lot housing. LMN neighborhoods provide an opportunity for a mix, low-density housing types, in a setting that is conducive to walking and in close proximity to a range of neighborhood serving uses. MMN neighborhoods include a mix of medium-density housing types, providing a transition and link between lower density neighborhoods and commercial or employment districts.

The overall average density of UE neighborhood is a maximum of two dwelling units per acre in new development areas. LMN neighborhoods have an overall minimum average density of four dwelling units per acre, excluding undevelopable areas, and a minimum density for parcels 20 acres or less of three dwelling units per acre. Housing in new MMN neighborhoods have an overall minimum average density of twelve dwelling units per acre, excluding undevelopable areas, and a minimum density for parcels 20 acres or less of seven dwelling units per acre.

A typical Low Density Mixed-Use Neighborhood

A typical Medium Density Mixed-Use Neighborhood



<http://www.fcgov.com/planfortcollins/pdf/cityplan.pdf>



There were 45,882 households out of which 29.0% had children under the age of 18 living with them, 44.9% were married couples living together, 7.9% had a female householder with no husband present, and 43.8% were non-families. 26.0% of all households were made up of individuals and 5.9% had someone living alone who was 65 years of age or older. The average household size was 2.45 and the average family size was 3.01.¹⁵

AFFORDABLE HOUSING

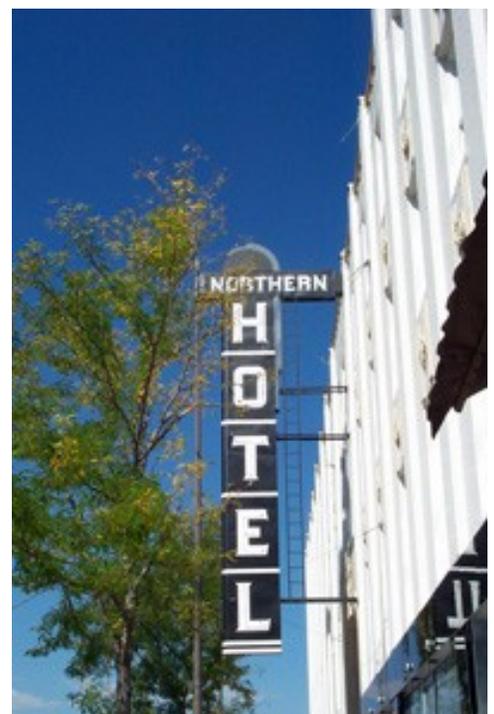
The Fort Collins Housing Authority (FCHA) secures public and private sector funds (federal, state, and local) to develop, manage, and administer affordable housing programs for the community's low-income families within the incorporate limits of Fort Collins.

Through intergovernmental agreements, FCHA governs the Larimer County Housing Authority and the Wellington Housing Authority. Leadership, advocacy, and policies for governing operations are vested in the Board of Commissioners. In addition to assisted housing programs, FCHA operates several successful programs to promote growth toward economic independence for participating families.¹⁶

In addition to administering their own Public Housing and Housing Choice Voucher (HCV) programs, Fort Collins manages the public housing units owned by the Wellington Housing Authority, and operates the Larimer County Housing Authority's HCV program. FCHA manages the non-subsidized affordable housing properties owned by Villages, Ltd. and the low-income senior apartments located in the historic Northern Hotel.

Housing Choice Vouchers (Section 8)

The Housing Choice Voucher (Section 8) Program is funded by the federal government and administered locally by the Housing Authority. It provides rental assistance for participants toward the cost of moderate housing in the private rental market.



15. http://en.wikipedia.org/wiki/Fort_Collins,_Colorado

16. <http://www.fcgov.com/cityclerk/housing-authority.php>



Project-Based Vouchers

The Project-based Voucher Program is part of the Housing Choice Voucher (Section 8) Program. A portion of the Housing Authority's vouchers has been assigned to specific units with several nonprofit landlords. Participants that live in a Project-based Voucher unit for one year may request a Housing Choice Voucher after that time. When a Housing Choice Voucher is available, the family may look for a unit in the private rental market and receive rental assistance toward the cost of that unit.

Public Housing Program

The Public Housing Program allows participants to live in

moderately priced housing owned by the Housing Authority and subsidized by the federal government. Participants must live in a Public Housing unit in order to receive assistance.

Fort Collins Public Housing

Fort Collins Public Housing units are scattered throughout Fort Collins. The largest property is a 15-unit apartment building, and the smallest are individual houses. Units are offered based on family size and composition. A waiting list is maintained for the Fort Collins Public Housing Program.

Wellington Public Housing

Wellington Public Housing units are located in Wellington, Colorado. Units are offered based on family size and composition. Preference is given to applicants who live in Wellington at the time of application. A waiting list is maintained for the Wellington Public Housing Program.

Single Room Occupancy (SRO)

The Single Room Occupancy (SRO) Program provides rooms for homeless individuals in Fort Collins. The federal government provides funds for rental assistance that is administered locally by the Housing Authority.

Resident Services Programs

The Housing Authority helps families move out of poverty and become free from public assistance with the following self-sufficiency programs.

A further incentive toward reaching goals is the escrow account. As the family's earned income and rent increases, a portion of the rent increase goes into an escrow savings account. Upon successful completion of



Family Self-Sufficiency

Families seeking economic self-sufficiency and independence from public assistance can apply for the Family Self-Sufficiency Program. This program provides families with ongoing support services to help set personal goals and provide referrals to overcome barriers to success.

Homeownership Program

The Homeownership Program enables a current Housing Choice Voucher holder to use that voucher to assist with a mortgage payment as opposed to a rent payment. A coordinator educates and coaches families through the process and responsibilities of owning a home.

Villages Affordable Housing

The Villages apartment communities are managed by FCHA and owned by Villages, Ltd., a nonprofit organization that was formed to extend the capabilities of FCHA beyond the scope of federal programs. These rental units are located throughout Fort Collins and offer comfort and style along with economy.



EDUCATIONAL INSTITUTIONS

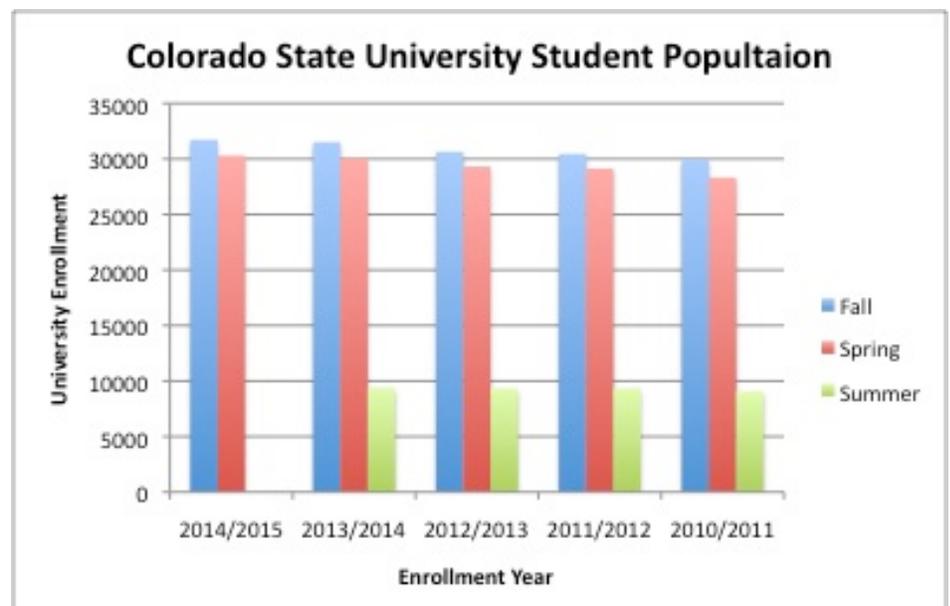
COLORADO STATE UNIVERSITY

Fort Collins is home to Colorado State University (CSU), a public research university and the states only land grant university. Recognized nationally as a “green” university, CSU has comprehensive set of sustainability goals and initiatives. In 2015, CSU earned the title of the most sustainable university in the county and received the highest score ever reported on the Sustainability Tracking, Assessment and Reporting System.¹⁷

CSU plays a major role in the size and character of the community. As of fall 2014, CSU was home to 31,725 students, 1,780 faculty, and 1,805 staff.

One can see from figure 17 that CSU has experienced slow, steady growth over the past 5 years.¹⁸

FIGURE 17



17. <http://www.colostate.edu/features/rankings.aspx>

18. <http://www.news.colostate.edu/Release/7437> and <http://www.coloradoan.com/story/news/local/2014/09/19/csu-boasts-another-year->

FACTS

Founded

1870 as the Colorado Agriculture College

Campus Size

Main Campus : 482 acres

Foothills Campus: 1,575 acres

Veterinary Medicine and Teaching

Hospital: 101 acres

Pingree Park: 4,043 acres

Colleges

College of Agricultural Sciences

College of Business

College of Engineering

College of Health and Human Sciences

College of Liberal Arts

College of Natural Sciences

College of Veterinary Medicine and

Biomedical Sciences

Warner College of Natural Resources

University Demographics

Male 48.7 %

Female 51.3%

Minorities 17.1%

Other 82.9%

Mean Age: 22 years old

Enrollment

Non-Resident 25.6%

Resident 74.4%

Undergraduate 83.1%

Graduate 16.9%



COLORADO STATE UNIVERSITY CONT.

In order to grow enrollment to 35,000 students, CSU continues to focus on increasing the diversity of its student population, the number of international students, and out-of-state students.

The university consists of four campuses; the main campus, the School of Veterinary Medicine and Teaching Hospital, the Foothills Campus, and the Pingree Park. The University houses 8 colleges and offers more than 150 programs of study.

Although CSU has strong ties with the Fort Collins community the proposal for a new on campus stadium has been at the heart of recent debate and tension between residents. The project will replace Hughes Stadium located on the west side of town along the foothills. The university hopes to grow enrollment, revenue, and their football program with the new stadium. Many residents on the other hand don't agree that there is a need for a new stadium and worry about the effects the stadium will have on the community. On March 17, 2015 Fort Collins city council approved construction of the new stadium. Due to the inevitable impacts on the community an intergovernmental agreement was made between the City of Fort Collins and CSU in which \$4.5 - \$7.5 million will be allocated to the city for streets improvements near campus.¹⁹

19. <http://www.coloradoan.com/story/news/2015/03/18/fort-collins-csu-stadium->



FRONT RANGE COMMUNITY COLLEGE

Front Range Community College (FRCC), part of Colorado's Community College (CCC) System, is the largest of the 13 community colleges in the state. Located in Fort Collins, it serves the entire Front Range from north Denver to Wyoming.²⁰

As of fall 2014, the CCC System consisted of 29, 034 students, 260 full-time faculty and 910 part time instructors, and 436 staff of which more than 9,600 students attended the FRCC campus. Many students obtain their associates degree at FRCC before transferring to CSU or other state colleges. FRCC has agreements with several four-year institutions to guarantee the transfer of Associates of Arts, Associates of Science, and several other courses.²¹

Like many institutions, the CCC System, including FRCC relies heavily on adjunct faculty and has received recent criticism for the low wages they pay. Over the last two years, two state legislature bills have failed to pass the House that would create equal status for adjunct instructors. The State Board of Community Colleges and Occupational Education has been working with a Community College System Task Force to improve conditions for adjunct faculty but currently refuses to raise pay.²³

20. <http://www.frontrange.edu/docs/default-source/About-FRCC/ir-student-data/ay14-highlights.pdf?sfvrsn=2>

21. <http://www.frontrange.edu/about-frcc/facts-and-figures/facts-at-a-glance>

22. <http://www.frontrange.edu/docs/default-source/About-FRCC/ir-student-data/student-demographics-by-academic-year.pdf?sfvrsn=2>

23. <http://inewsnetwork.org/2015/03/11/colorado-community-colleges-rely-on-poverty-level-workforce-of-instructors/>

FACTS

Founded

1968

Campuses

Main Campus: Larimer Campus

Prospect Center

Community Learning Center

Programs

Associate Degree Programs: 27

Departments: 10

Certificates: 100+

Top 5 Degrees

Associate of Arts

Associate of Science

Associate of Applied Science in Nursing

Associate of General Studies

Computer Information Systems¹¹

University Demographics

Male 43.2%

Female 56.7%

Minorities 21.4%

Other 88.6%

Mean Age: 26.8 years old

Enrollment

Non-Resident 8.9%

Resident 91.1%

Full-Time 24.8%

Part-Time 75.2%²²





PRIMARY & SECONDARY EDUCATION

Fort Collins' primary and secondary education is under the umbrella of the Poudre School District (PSD), which also services the communities of Laporte, Timnath, Wellington, Red Feather, Livermore, Stove Prairie and parts of Windsor. With approximately 27,000 students it is the 9th largest schools district in Colorado.

PSD is a school choice district in which parents

can choose which school to enroll their child in. This allows parents to better tailor their child's educational experience to their needs by allowing them to choose between traditional public schools, charter schools, bilingual/dual language immersion programs, hybrid/online schools, and expeditionary learning.²⁴

PSD schools operate on a "Standards-Based Teaching & Learning Framework" based on the work of the Center for Educational Leadership at the University of Washington. The framework is based around five dimensions: Purpose, Curriculum & Pedagogy; Assessment for Student Learning; Student Engagement; and Classroom Environment & Culture. Each dimension then consists of sub dimensions that specify its characteristics and expectations. This framework provides specific expectations for students, educators, administrators, support services, and guardians regarding the role they play in contributing to success objectives.²⁵

24. <https://www.psdschools.org>

25. <https://www.psdschools.org/webfm/5463>

POUDRE SCHOOL DISTRICT STATISTICS

- 31 elementary schools
- 10 middle schools
- 4 comprehensive high schools
- 6 option schools
- 3 alternative high schools
- 4 charter schools
- 1 online school



TRANSPORTATION

ENHANCED CORRIDORS

Four enhanced travel corridors (ETC) were identified in the *City Plan* and *Fort Collins Transportation Master Plan 2004* as important to the growth and development of the Fort Collins community. These corridors include the Mason Transportation Corridor, Harmony Road Corridor, North



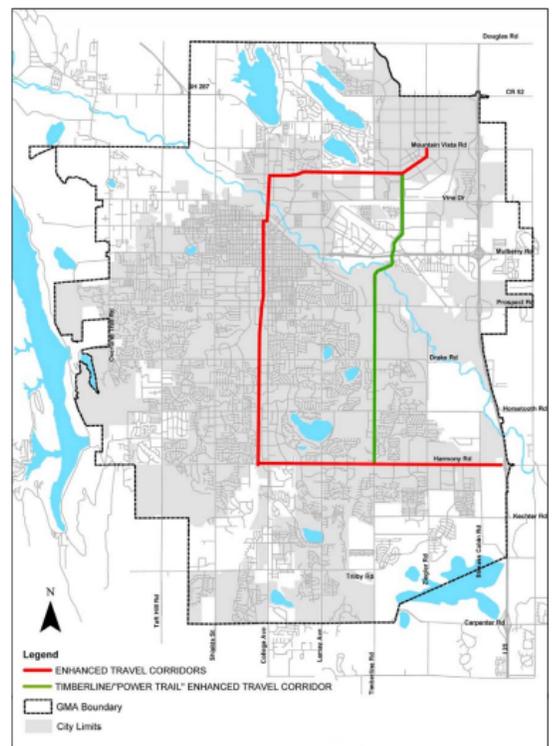
College/Conifer Street Corridor, and the Timberline Road/ Power Trail Corridor. “These four ETCs complete a loop through Fort Collins connecting activity centers in and around Downtown, CSU, College Avenue, Harmony Road and the Mountain Vista subarea”, see figure 18.²⁶

Since the adoption of the *Fort Collins Transportation Plan 2011*, two new ETCs have been identified that would improve the overall function of the City’s roadway network. These are the Prospect Road Corridor and the West Elizabeth Corridor.²⁷

Completed in May 2014, the Mason Transportation Corridor’s major achievement was the construction of MAX, a five-mile bus rapid transit line serving 12 stations along the north-south corridor. In addition to the MAX, the project included improvements to the bike and pedestrian trail system located along the west side of the BRT right-of-way, and the construction of the South Transit Center.

The Harmony Road Corridor serves as an important regional connection, providing residents one of the most convenient options for connecting to Interstate 25. Additionally, there are several large employers and retail centers located along Harmony Ave. making it an attractive areas for pedestrian and bicycle use.²⁸

FIGURE 18: ENHANCED TRAVEL CORRIDORS



26. <http://www.fcgov.com/planfortcollins/pdf/tmp.pdf>

27. <http://www.fcgov.com/transportationplanning/pdf/final-chapter-five.pdf> (pg. 5)

28. <http://www.fcgov.com/transportationplanning/pdf/final-etc-master-plan-070213.pdf>

TRANSPORTATION CONT.

The *Harmony Road Corridor ETC Master Plan* adopted in 2013 provides several design and implementation alternatives yet to be decided upon. Improvements along the five and a half mile corridor however will consist of some form of multi-modal improvements that include provisions for high frequency transit, bicycling, and walking trips.²⁹

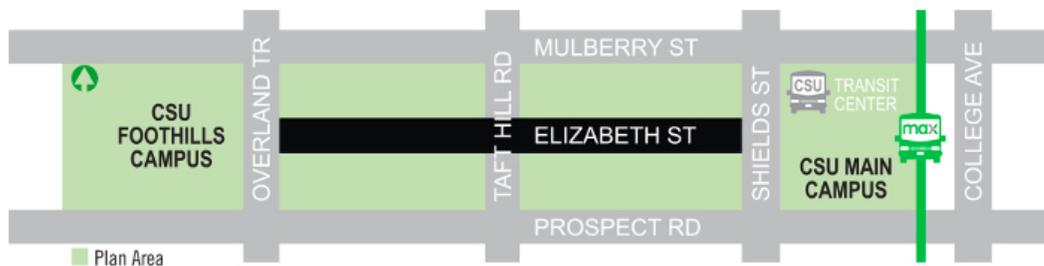
In its final stages of implementation, the North College/ Conifer Corridor's anticipated completion is fall 2015. Similar to the Harmony ETC, the City strove to improve the multi-modal function of North College ETC by enhancing transit, constructing sidewalks were missing, stripping bike lanes, etc. Additionally, the project contained goals for improving access to Highway 287 and road beautification to spur economic development and community livability in the area.³⁰

The Timberline Road/Power Trail Corridor remains in the early stages of planning and is being considered through future master plans. This corridor is an important segment to connecting the loop to the College, Harmony, and Mason ETCs. However, development is still underway in the area that may still have significant impacts on how the corridor is developed.

The West Elizabeth Corridor is an emerging project currently in its early stages of planning. The project seeks to improve the multimodal function and safety of an important corridor traveled by a large number of CSU students as they commute to campus. As this corridor contains many retail and housing options surrounding campus, it will undoubtedly experience increased use with CSU's on campus stadium being constructed less than a mile away, see figure 19.

Similarly, due to the creation of the on campus stadium the Prospect Road ETC will be an extremely important corridor with multimodal connections to the MAX and providing access to Interstate 25. This project will likely take shape in future master plans as development of the stadium begins and as the city receives funding from the multi-governmental agreement between the City and CSU for infrastructure improvements surrounding the stadium.

FIGURE 19: WEST ELIZABETH REDEVELOPMENT ZONE



29. <http://www.fcgov.com/transportationplanning/pdf/final-etc-master-plan-070213.pdf>

30. <http://www.fcgov.com/engineering/ncollege.php>

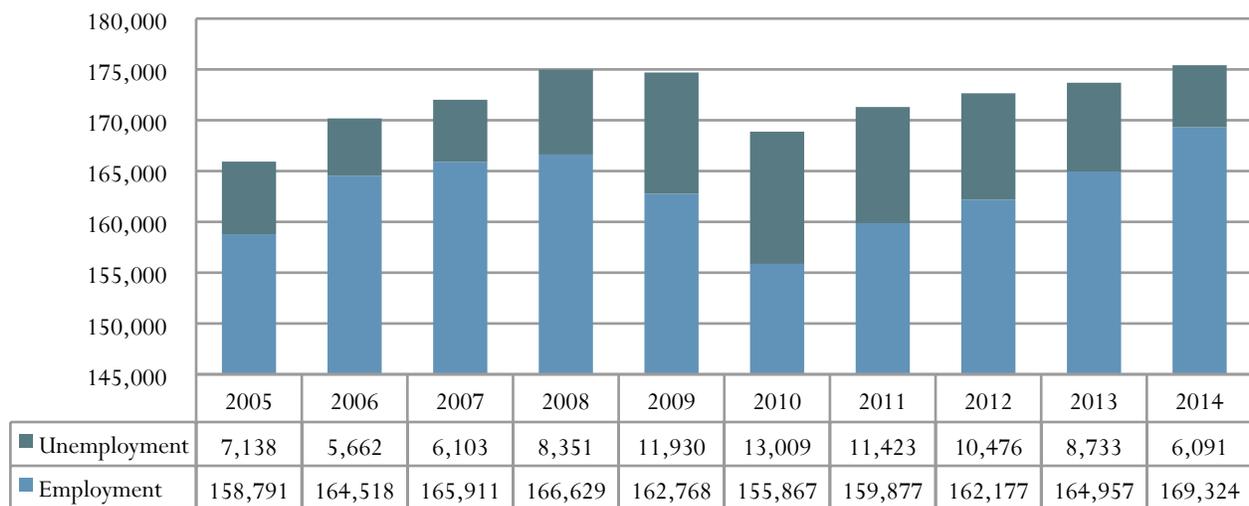
ECONOMIC HEALTH

ECONOMIC GROWTH

Fort Collins has experienced good economic development during the past five years. The highest unemployment rate was experienced in 2010 and the lowest is in 2007, a year before the Great Recession. Job growth in 2013 was 3.1%; meanwhile cost of living was 4.7% below national average. These facts are good to attract people to choose the city for best place for business. Job growth is also related to a high level of college attainment, which is 44.7%.

According to Forbes, Fort Collins is number 5 in best places for businesses and careers, number 9 in education, and number 16 in job growth.³¹ Up and coming industries within the area include clean energy, bioscience, and agrotechnology businesses. Fort Collins is also well known for microbreweries production. Downtown area is the best place to run that business, which is supported by local music performance and heritage building tourism activities.

**FIGURE 20: EMPLOYMENT AND UNEMPLOYMENT RATE
2005-2014**



Source: Bureau of Labor Statistic

31. <http://www.forbes.com/places/co/fort-collins/>



ECONOMIC TIES TO CSU

CSU is also the largest employers in Fort Collins; a 2009 study of the economic impact of CSU states, “CSU employees generate 11% of household income in Fort Collins, which is over \$250 million annually. The combination of CSU employees and students accounts for almost 16%

of the total tax revenue for the City of Fort Collins. An additional 600 jobs are supported in Fort Collins alone by an estimated \$168 million in annual student spending on housing, food, entertainment, and more. The total CSU effect on local Fort Collins tax revenue is almost \$13 million.” Furthermore, the University spends over \$300 million annually on research, which fuels the innovation economy in Fort Collins. This has translated into 20 new start-up companies in the past 5 years, many of which reside in Fort Collins, and 136 innovations licensed to Colorado companies. The health of Fort Collins is tied closely to the strength of CSU. Nurturing this relationship and seeking ways to strengthen the town-gown partnership will be a key to the City’s economic health and stability.³²

Fort Collins has a good partnership with CSU in regards research industry development. Many high-tech companies have relocated to Fort Collins to collaborate with CSU’s resources and facilities. CSU is also home to the Cooperative Institute for Research in the Atmosphere (CIRA) and the Center for Geosciences- Atmospheric Research; a long-term program sponsored by the Department of Defense. Scientists from CSU and Boulder-based Ball Aerospace built the \$217 million CloudSat project, the world's most sensitive cloud radar designed to measure properties of clouds essential to understanding earth's weather and climate processes. CSU's Department of Atmospheric Science is repeatedly designated as a Program of Research and Scholarly Excellence.³³

Besides their research institutes and facilities, CSU helps support the economic growth through new housing and facilities needed to accommodate the growing student and faculty population.

32. <http://www.fcgov.com/business/pdf/2012-05-29-final-strategic-plan.pdf>

33. <http://www.spacecolorado.org/research-innovation>

INDUSTRY SPECIALTIES

As a whole, Fort Collins industries specialize in Life, Physical, and Social Science Occupations. This includes atmospheric and space scientist, conservation scientist, microbiologist, hydrologist, and foresters' occupations. Some other expertise this city has are health, natural resource management, engines, and hardware and software.

These science sectors are closely tied to CSU, which is nationally known for its programs and institutes dedicated to atmospheric science and research, life sciences, and computer and hardware engineer.

Fort Collins also benefits access to plentiful natural areas, which support research in these industries. One of them is Rocky Mountain National Park, which is a conservation area for diverse range of plants and animals.

FIGURE 21: BREAKDOWN OCCUPATIONS WITH THE HIGHEST 2012 LOCATION QUOTIENT (LQ)

Description	2011 Jobs	2012 LQ	Hourly Average
Atmospheric and Space Scientist	157	21.33	\$35.81
Conservation Scientist	153	11.79	\$25.07
Computer Hardware Engineer	502	9.5	\$53.07
Microbiologist	76	6.36	\$25.85
Hydrologist	32	5.65	\$39.97

Source: Bureau of Labor Statistic

FIGURE 22: MAY 2014 METROPOLITAN AREA (FORT COLLINS-LOVELAND) BREAKDOWN OCCUPATIONAL AND WAGE ESTIMATES

Description	Employment	LQ	Hourly Average
Conservation Scientist	430	21.71	\$33.47
Atmospheric and Space Scientist	150	12.99	\$42.42
Computer Hardware Engineer	880	11.22	\$57.88
Foresters	80	8.4	\$24.72
Hydrologist	50	6.64	\$38.43

Source: Bureau of Labor Statistic

Items and goods produced: pharmaceuticals, electronic components and accessories, aircraft and parts, scientific instruments, measuring and controlling instruments, radio and TV equipment, industrial chemicals, engines, turbines, communications equipment.³⁴

34. <http://www.city-data.com/us-cities/The-West/Fort-Collins-Economy.html>

DOWNTOWN BUSINESS

Downtown Fort Collins serves as a hub for economic activity, providing a lively urban experience in a largely suburbanized city. The Downtown area attract over a quarter of a million people per year to visit, shop, and dine. Downtown provides not only shopping and dining; it hosts art, entertainment, office and space, and hosts several events and festivals. During New West Fest weekend alone, \$2.5 million is spent in the downtown area.



The Downtown Fort Collins Business Association (DBA) is a non-profit corporation, whose mission is "to promote Downtown and help it thrive." The DBA serves as an advocate for Downtown Fort Collins and represents over 225 active business members: arts organizations, restaurants, retail stores, entertainment, professional, service, and non-profit organizations. They maintain a 30-year track record as a successful, self-funded organization generating marketing income, which we reinvest into Downtown, over 1.5 million within the last decade.³⁵

The Downtown Development Authority (DDA), a public-private partnership created in 1981 to help revitalize the central business district, also supports downtown. The DDA uses tax increment financing to fund and support both private and public development and ensure fiscal viability. DDA support takes shape through upgraded infrastructure, infill and redevelopment projects, place making efforts, and the support for improved architectural design.³⁶

35. <http://downtownfortcollins.com/about>

36. <http://www.downtownfortcollins.org/docs/2014-DDA-YIR-FINAL.pdf>



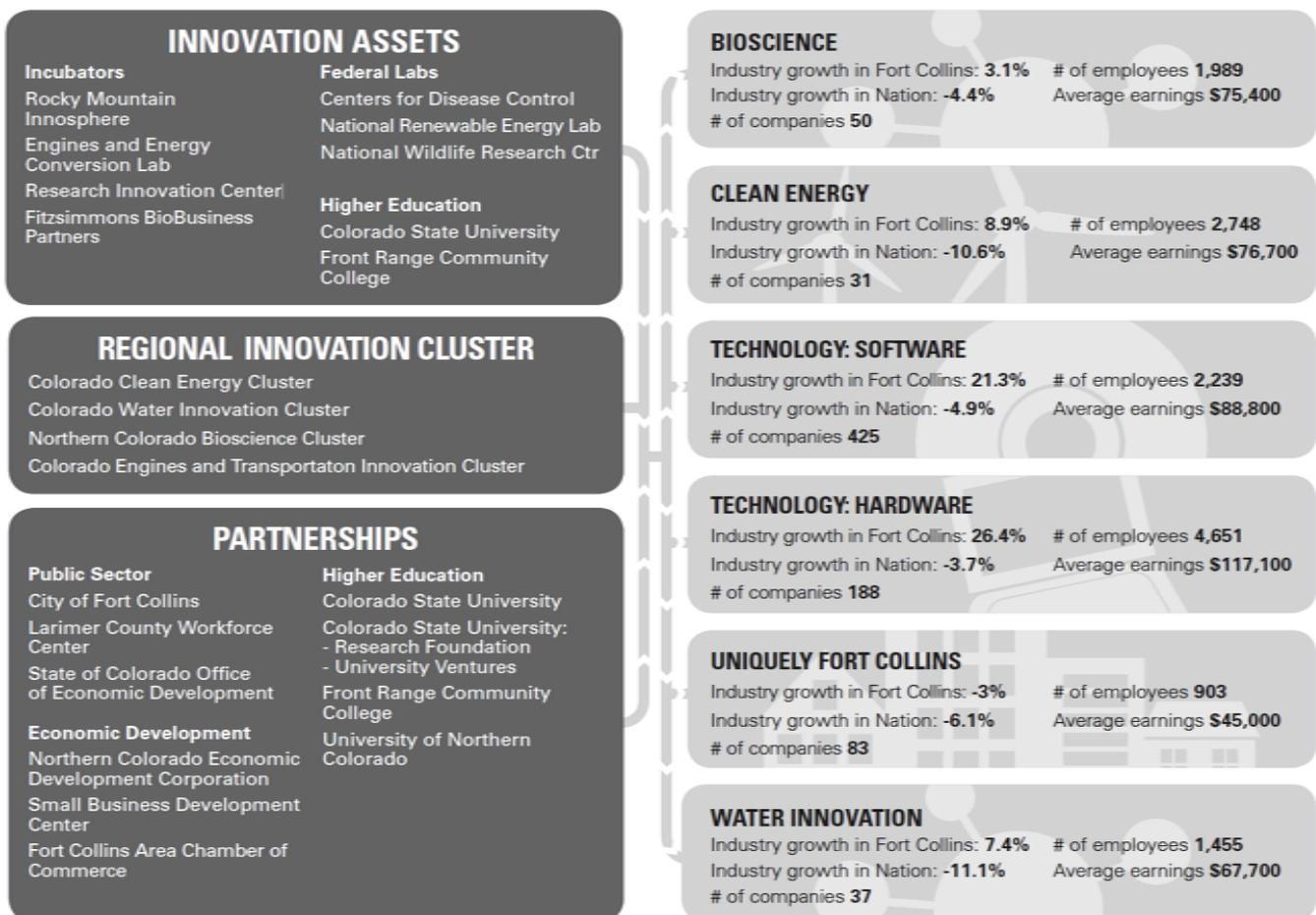
Groundbreaking on two DDA redevelopment projects are set to take place in the Summer of 2015; Old Town Renovation and Linden Street streetscape improvements. In tandem these projects will help rejuvenate a heavily trafficked area considered the heart of Downtown.

TARGET INDUSTRIES / INDUSTRY CLUSTERS

Industry clusters are geographic concentrations of interconnected companies and institutions in a particular field. Clusters also include the institutions and professional organizations that provide research assistance and support to the industry. Fort Collins has strength to create business innovation. The community has big city ideas and small town relationships. It has a supporting private sector based on 21st century industries, and a top tier research institution to strengthen it. The city is proud of its historic, natural area, and engaged community.³⁷

*“Innovation occurs across industry sectors in Fort Collins. Craft brewers, bioscience, software, hardware, and clean energy companies contribute ideas, inventions, and products that shape our local economy”.*³⁷

FIGURE 23: TARGETED INDUSTRIES



Sources: CCEW and CSU, reflecting data from 2007/4 through 2010/4

Targeted Industries Diagram (www.fcgov.com)

37. <http://www.fcgov.com/business/target-industries.php>



LAND AND BUILDING SUITABILITY FOR TARGETED INDUSTRIES

In 2009 the City of Fort Collins did land/building needs analysis for targeted industries from the City’s Buildable Lands Inventory (BLI) by reviewing sites (land/buildings) within city’s Growth Management Area (GMA) boundary to determine their suitability for potential uses from the targeted clusters. The analysis examined two main factors: 1) supply, and 2) demand. The available sites were reviewed against the requirements of the industries’ profile, building profile, and current zoning standards. Future demand of space was based on the 20-year employment forecast.³⁸

FIGURE 24: TYPICAL LAND USES BY TARGETED INDUSTRIES

Industry Clusters	Ware-house	Heavy Manufacturing	Light Manufacturing and Assembly	Labs/High-tech	Office	Retail	Parking Lots/Structures	Outdoor Storage	Resource Extraction	Composting	Entertainment Facilities
Chip Design/Research & Development	✓		✓	✓	✓			✓			
Software/GIS			✓	✓	✓			✓			
Biosciences	✓		✓	✓	✓			✓			
Clean Energy	✓	✓	✓	✓	✓			✓	✓	✓	
Uniquely Fort Collins					✓	✓	✓	✓			✓

Industry Clusters	Ware-house	Heavy Manufacturing	Light Manufacturing and Assembly	Labs/High-tech	Office	Retail	Parking Lots/Structures	Outdoor Storage	Resource Extraction	Composting	Entertainment Facilities
Chip Design/Research & Development	✓		✓	✓	✓			✓			
Software/GIS			✓	✓	✓			✓			
Biosciences	✓		✓	✓	✓			✓			
Clean Energy	✓	✓	✓	✓	✓			✓	✓	✓	
Uniquely Fort Collins					✓	✓	✓	✓			✓

Source: Research and Analysis by URS

38. <http://www.fcgov.com/planning/pdf/land-bldg-analysis.pdf>

Summary of Findings

1. Most highly suitable lands are in the northeast quadrant of the city, 50% of the total acres of highly suitable lands are either industrial or commercial;
2. Three phase power is important to support businesses and it is available along major arterials in the city;
3. These area are supported by rail access;
4. It is important that land entitlement system incorporate flexibility to accommodate priority economic development users.



FIGURE 25: SUITABLE LAND ACREAGE BY INDUSTRY CLUSTERS

Industry Clusters	High Suitable (Ac)	Potentially Suitable (Ac)
Chip Design/Research & Development	828	1,220
Software/GIS	1,191	1,145
Biosciences	806	1,572
Clean Energy	578	1,807
Uniquely Fort Collins	286	2,092

(Research and Analysis by URS)

FIGURE 26: HIGHLY SUITABLE LAND FOR TARGETED INDUSTRIES

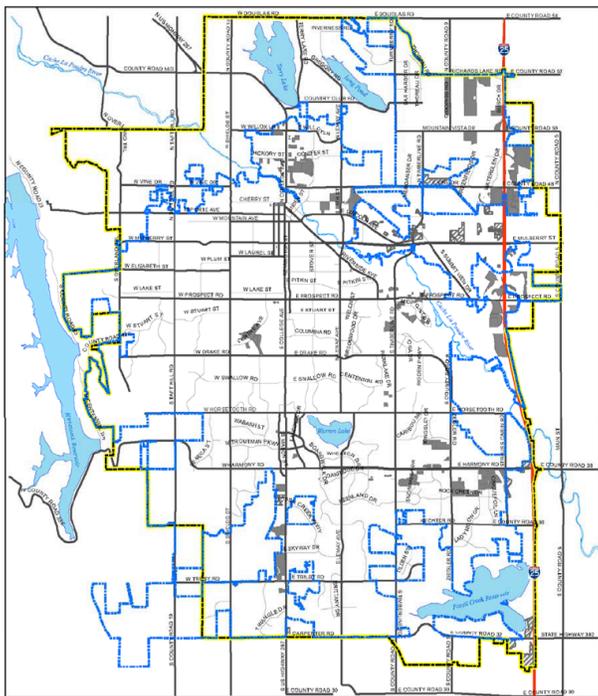


Figure 2-7: Aggregate Highly Suitable Lands for Target Industries

Legend:
 - City Limits
 - Growth Management Area
 - Highly Suitable Land
 - Other City Limits

Scale: 0 100 200 Feet
 Date: August 2009

ENVIRONMENTAL VULNERABILITY

FLOOD

Recently, the city was inundated by flood in September 2013 due to a heavy rainfall that affected some counties in Colorado (the worst hit is Boulder). The flood was categorized as a national catastrophic disaster.

Prior to this disaster, flood hit Fort Collins in July 29, 1997. The 1997 flood is the most notable flood in Fort Collins. It is known as Spring Creek Flood of '97. It happened as the result of a series of thunderstorm, which happened more than two days period in the west side of the city. The flood swelled tiny Spring Creek and poured the water in to the city, killed 5 people, and destroyed two fully dwelled trailer parks. CSU campus suffered millions of dollars damage as well including Morgan Library where many important references placed.³⁹

FIGURE 27: FLOOD RISK MAP

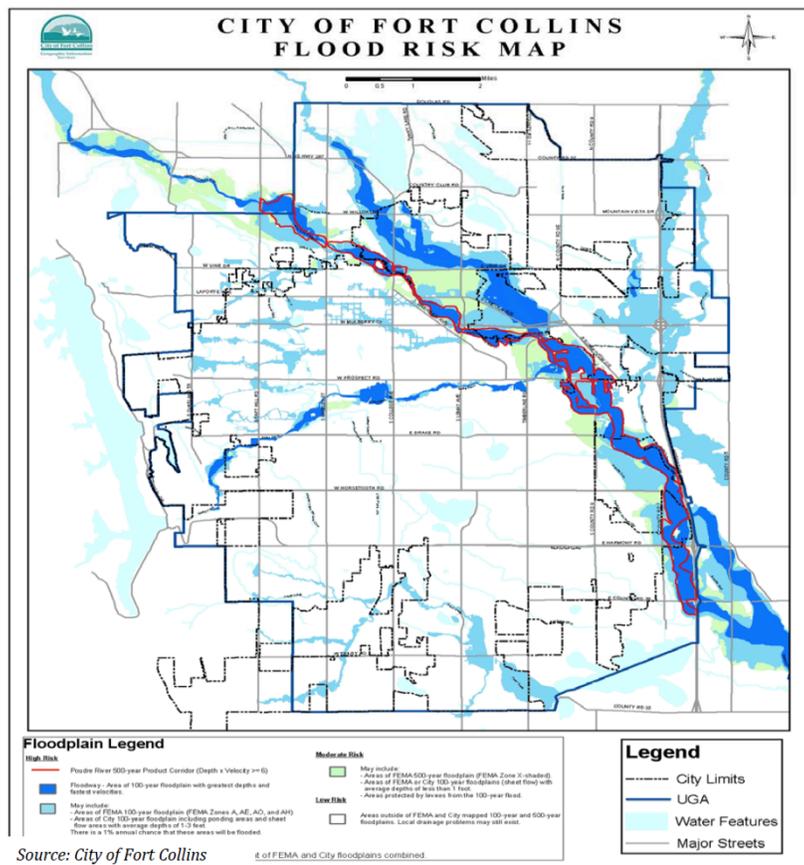
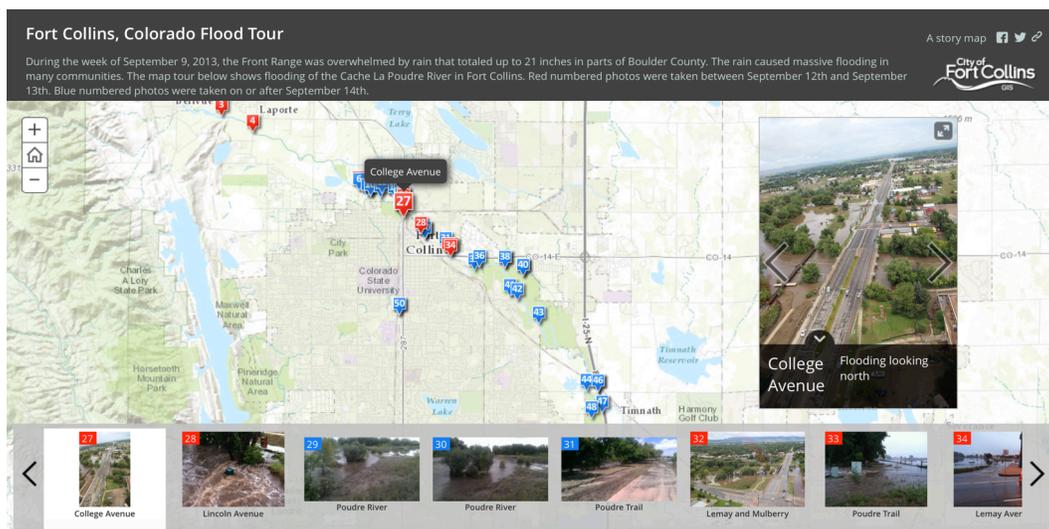


FIGURE 28: COLORADO FLOOD TOUR

Another notable flood in Colorado that also affects Fort Collins is the Big Thompson Flood of 1976. The flash flooding was due to heavy rainfall (12 inches). It killed 144 people, and caused \$35 million worth of damage in 1977 USD values (~\$140 M in 2013).⁴⁰



(<http://fcgov.maps.arcgis.com/apps/MapTour>)

39. <http://www.poudre-fire.org/emergency-preparedness/preparations-risks/flood>

40. <http://www.nws.noaa.gov/om/assessments/pdfs/Big%20Thompson%20Canyon%20Flash%20Flood%201976.pdf>

FLOOD RESILIENT PLANNING

The City along with Woodward Inc. have taken the initiative to be more resilient towards the flooding that happens from the Poudre River by using an abandoned golf course that is in a 500 year floodplain with two-thirds in the 100 year floodplain. They elevated the area where the buildings are going to go in the 500 year floodplain and accommodated the river's natural flow lowered the 100 year floodplain which will create wetlands and the native habitat that was lost when the golf course was built.

FIGURE 30: DEVELOPMENT ALONG THE POUDBRE



(www.map.google.com)

Existing development along the Poudre River need more attention. Community and businesses should have an emergency plan when the Flood Warning System is activated during high rainfall. The city should also designate an emergency route, especially from high-density area.

WILDFIRE

The most recent wildfire occurred in the mountains west of Fort Collins, Roosevelt National Forest, in 2012. The High Park Fire, which is the third most destructive fire in Colorado history. It killed a 62 years old woman, destroyed 259 buildings, and burnt 87,284 acres of land.⁴¹

Wildfire inevitably happens in natural area covered by trees. It affects not only community and animal in that area, but also community who lives far from the area with its ashes. However, the most vulnerable people in the community are people who choose to live in the forest. In order to reduce number of lost and damage, development limitation close to natural area should be stricter.

41. http://en.wikipedia.org/wiki/High_Park_fire

FIGURE 29: OPEN SPACE ALONG THE POUDBRE



(www.map.google.com)

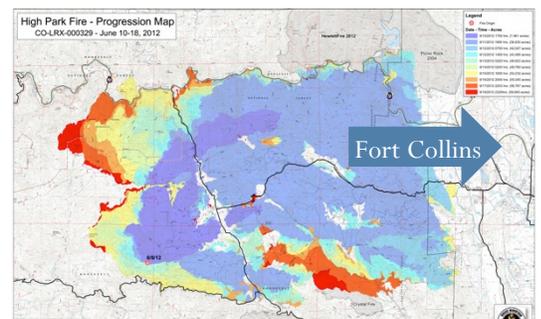
Fort Collins Utilities operates a Flood Warning System to notify the public and emergency services about:

1. Real-time information on rainfall, storm water run-off, and weather conditions
2. Early detection of hazardous condition



<http://handcraftedsites.com>

FIGURE 31: HIGH PARK FIRE



(<http://archive.9news.com>)

HORSETOOTH DAM AND RESERVOIR

Horsetooth Reservoir was built to divert water from the west slope to the east slope for drinking water, irrigation, and hydropower generation. The reservoir which gets its water from rainfall and snowmelt from the mountains is jointly managed by the Bureau of Reclamation and the Northern Colorado Water Conservancy District. These entities regulate reservoir's water levels for irrigation, municipal, and industry use.⁴¹ Beside its water control function, the reservoir is used for recreation purposes, which is managed by the County. Recreation activities include; boating, camping, fishing, swimming, picnicking, scuba diving, rock climbing, and water skiing.

Horsetooth Reservoir Before and After Construction



A.E. Thompson, US Bureau of Reclamation



Jacob Morgan

RISK OF DAM'S FAILURE

In 2014, Horsetooth reached 98% of its capacity (154,480 acre-feet) submerging many banks, trees and bushes.⁴² Increased recreational use can leave the site more vulnerable to disturbance. In the 1990s, several large sinkholes were found under a few of the dams that made the community very nervous. Failure one of the dams would cause inundation large parts of Fort Collins. The City should continue to monitor the dams, particularly in the high rainfall season. Furthermore they should designate an evacuation route should a failure happen.

42. <http://www.coloradoan.com/story/news/local/2014/06/04/horsetooth-reservoir-nearly-full/9934673/>

43. https://www.usbr.gov/projects/Facility.jsp?fac_Name=Horsetooth+Dam



Horsetooth (<https://www.usbr.gov>)

Facts:

Project: Colorado-Big Thompson by Bureau of Reclamation

Construction Date: 1946-1949

Water Volume: 156,735 acre. ft.

Shoreline Length: 25 miles

Max Depth: 200 ft.

Watercourse: Off stream storage⁴³

CONCLUSION

It is evident that Fort Collins is a thriving community that will continue to attract residents and businesses, as it is well known for providing a high quality of life and is supportive of innovation. Throughout this State of Community report several interrelated issues were identified important to the future growth and development of the community. These emerging issues include; rising cost of living and declining median income, declining median income and growth in non-basic sector, CSU's on campus stadium and community impact, transportation infrastructure and racial/ethnic communities, and environmental vulnerability and resilient planning.

As the cost of living in Fort Collins continues to climb the City is also seeing a decline in median income. This will make meeting ends meet a greater challenge for its residents. This situation will also enhance an already competitive housing environment forcing disadvantaged residents to move outside the community to seek affordable housing. Assuming these residents will continue to be employed in the region, this will enhance sprawl into surrounding communities and increase congestion as people commute into the city for work.

Job growth in immediate years is predicted to occur mostly in retail and hospitality with the construction of several new developments underway. City council has been considering raising the minimum wage from \$8/hr to \$10/hr to help support residents meet basic needs. However, economists argue that the City should focus rather on enhancing the economy through the creation of basic sector jobs. These economists argue that raising the minimum wage will do little to improve the median wage of city residents. Rather, they need to seek higher paying jobs in order to provide residents better opportunity.

Another important issue bound to have significant impact on the City is the approval of Colorado State University's on campus stadium. At the center of controversy for many years the stadium was recently approved by city council in March 2015. The new stadium will have significant impact for traffic of surrounding streets and on the single-family residences to the south. Upon the approval of the city council, Fort Collins and CSU signed an intergovernmental agreement in which CSU will fund several infrastructure improvement projects as well as several measures to mitigate the impact on the surrounding residents. This means the City will benefit from funding to improve several important transportation corridors surrounding campus. This will also likely increase foot traffic for nearby businesses increasing the attractiveness of development in the area.

While this increased funding from the intergovernmental agreement will do much for improvements on the West Elizabeth ETC and Prospect ETC the Timberline/Power Trail ETC still remains very much in question. Although originally identified in the *Transportation Master Plan 2004* as an important segment connecting other ETCs, little movement has been made for improvements. Interestingly the location of this northeast corridor coincides with a large

CONCLUSION CONT.

Hispanic/Latino community. As an area with already poor connectivity to the larger community, the City should be aware of the equity issues that exist and make strives to provide equitable infrastructure to this region and ethnic community.

Finally, although Fort Collins enjoys numerous environmental splendors it is still very vulnerable to flooding and wildfire. The more attractive the city becomes means more people will come and more area will be developed. It will decrease number of open spaces as water conservation at the same time expose more people to disaster. Economic innovation and expansion should be followed by environmental protection to keep future developments balance with nature.

Although the City has a Regional Hazard Mitigation Plan, evaluation and monitoring of implementation are more important. As we can see with recent events these disasters are unpredictable in their timing and scale. The City has made strides to incorporate and support resilient development and is used as an example by the U.S. Climate Resilience Toolkit for Building smart in the floodplain. Cache la Poudre River is known for causing floods. Woodward, Inc., which is one of Fort Collins' largest employers, bought a former golf course near the river. Even though the company knew of the areas vulnerability to floods they decided to develop it in a way that would combat this problem not only for them in making their headquarters but also for the community its self. The whole site was within the 500-year floodplain and two-thirds of it was within the 100-year floodplain. Woodward asked their architects for plan that would place all buildings above the 500-year floodplain. Along with the help of the city they lowered the elevation of land along the river and raised the elevation of pads for buildings. The area along the river that they lowered would over time flood and help to establish wetlands, wet meadows, and native habitats that were lost when the golf course was built. They didn't want to disturb the natural flow of the river rather, help it be more natural. The City should continue these efforts and prepare for future events that are bound to occur. Good collaboration of public private partnership through the city in economic aspect should also focus on environmental protection as corporate social responsibility.

Another environmental concern is development near Horsetooth Reservoir and its encroachment on natural areas. With the resources from CSU, and its life sciences and environment research labs, Fort Collins can conduct research into responsible environmental engineering to reduce flood risk to the city instead of a purely structural approach.

In conclusion, Fort Collins is likely to enjoy continued growth and recognition as a premier place to live. It is our belief that the City's sustainability goals and support of innovation will continue to drive development attractive to business and new residents to the City. The city should focus on improving the resilience of its economy and environment to ensure the continued viability of the community.