

Development Code Update

FORT LUPTON, CO

Kick-Off Meeting | February 26, 2020



An aerial photograph of a golf course and a highway bridge. The golf course is in the foreground, with several green fairways and a central clubhouse building. A multi-lane highway bridge crosses a river in the middle ground. The background shows a vast, flat landscape under a clear sky.

AGENDA

- Introduction
- How We Think About Regulations
- Advisory Committee Role
- Project Approach + Work Plan
- Discussion - Preliminary Observations



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AYRES
ASSOCIATES



INTRODUCTIONS

Fort Lupton
EST. 1836

- 45th Anniversary
- National Practice – Regional Focus
 - Architecture
 - Planning & Urban Design
 - Landscape Architecture
 - Interior Architecture
 - Graphic Design
- Planning & Urban Design Studio

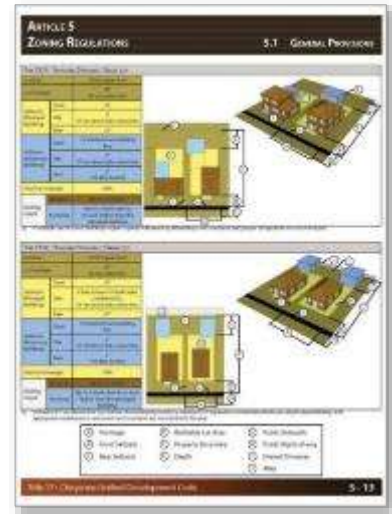


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● — Planning

|
Development Codes — ●

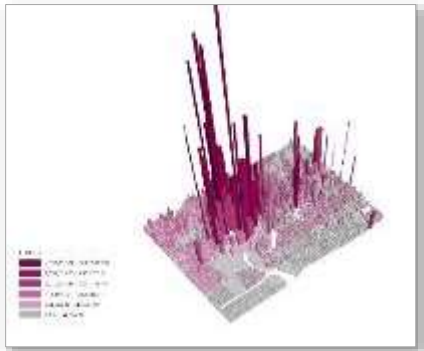
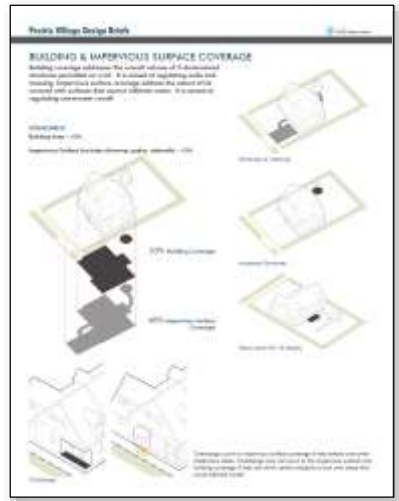


● — Urban Design

|
On-call Planning — ●



● — Community Involvement / Advocacy



HOW WE THINK ABOUT REGULATIONS



- logical framework and structure
- plain language
- graphics and tables
- purpose and intent statements
- flexibility with criteria
- standards – context, scale & form
- *implement the plan!*

PHILOSOPHY - CODES

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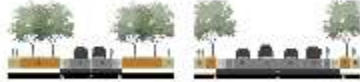


Table 4.1 - Sectional M.P.C.

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Table 4.2 - Sectional M.P.C.




Table 4.3 - Sectional M.P.C.




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4. Sectional M.P.C.



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Table 4.1 - Sectional M.P.C.



Table 4.2 - Sectional M.P.C.



Table 4.3 - Sectional M.P.C.



- informative
- strategic
- inclusive
- interactive
- cooperative

Big Horn Farms
FORT COLLINS | CO

General Description:
Big Horn Farms is a diverse neighborhood designed with small lots and large open communal and recreational space. It is designed to be a framework of general open space, through the center and on the perimeter. It is made up of a well-organized street grid, and provides a mix of lot sizes and lot shapes that support the program. Other key elements include an accessible design, high quality, historic character, long-term neighborhood sustainability, neighborhood diversity through varied building forms and materials, an efficient lot use, a mix of lot sizes that provide a range of housing options, and a mix of building types and building heights.

Big Horn Farms
FORT COLLINS | CO

Street Classification

- Arterial
- Collector
- Local
- Accessory

Street Name Category

- Arterial
- Collector
- Local
- Accessory

Big Horn Farms
FORT COLLINS | CO

Project Overview

Building Type	Lot Size	Unit Count	Design Goals
Single-Family	1/2 - 1/4	100 - 200	High Quality, Historic Character, Long-Term Sustainability
Multi-Family	1/2 - 1/4	100 - 200	High Quality, Historic Character, Long-Term Sustainability
Townhomes	1/2 - 1/4	100 - 200	High Quality, Historic Character, Long-Term Sustainability

Big Horn Farms
FORT COLLINS | CO

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PHILOSOPHY - ENGAGEMENT

Conventional Approach: *A Collection of Regulations*

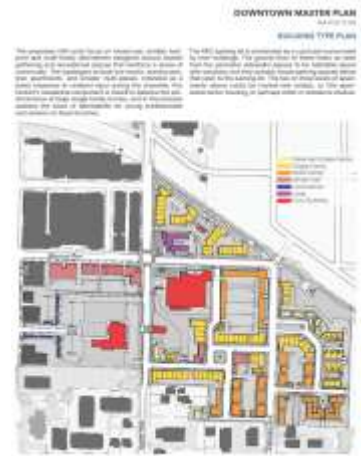
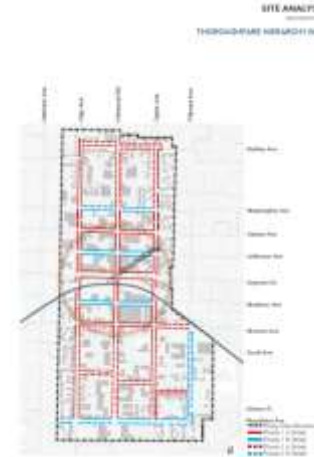


Design Approach: *A System of How We Build, and Why*



DESIGN APPROACH

- codes based on a specific level of planning
- codes that emphasize physical planning / “place-making” goals
 - context
 - scale
 - form
- codes that implement simple patterns and urban design principles
 - street types
 - open / civic space types
 - frontage types
 - building types



FORM-BASED CODES

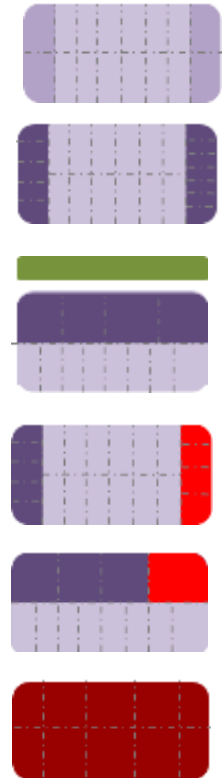
street types



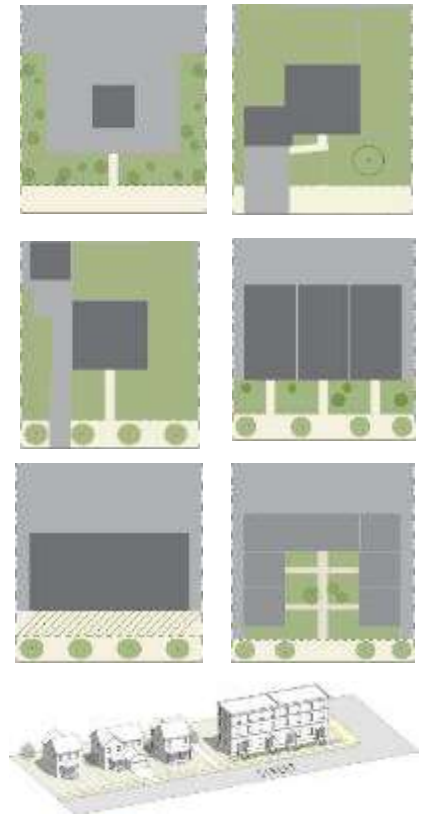
open/civic space types



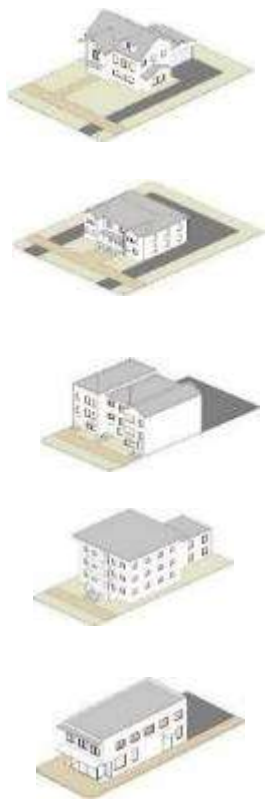
block types



frontage types



building types



FORM BASED STRATEGIES

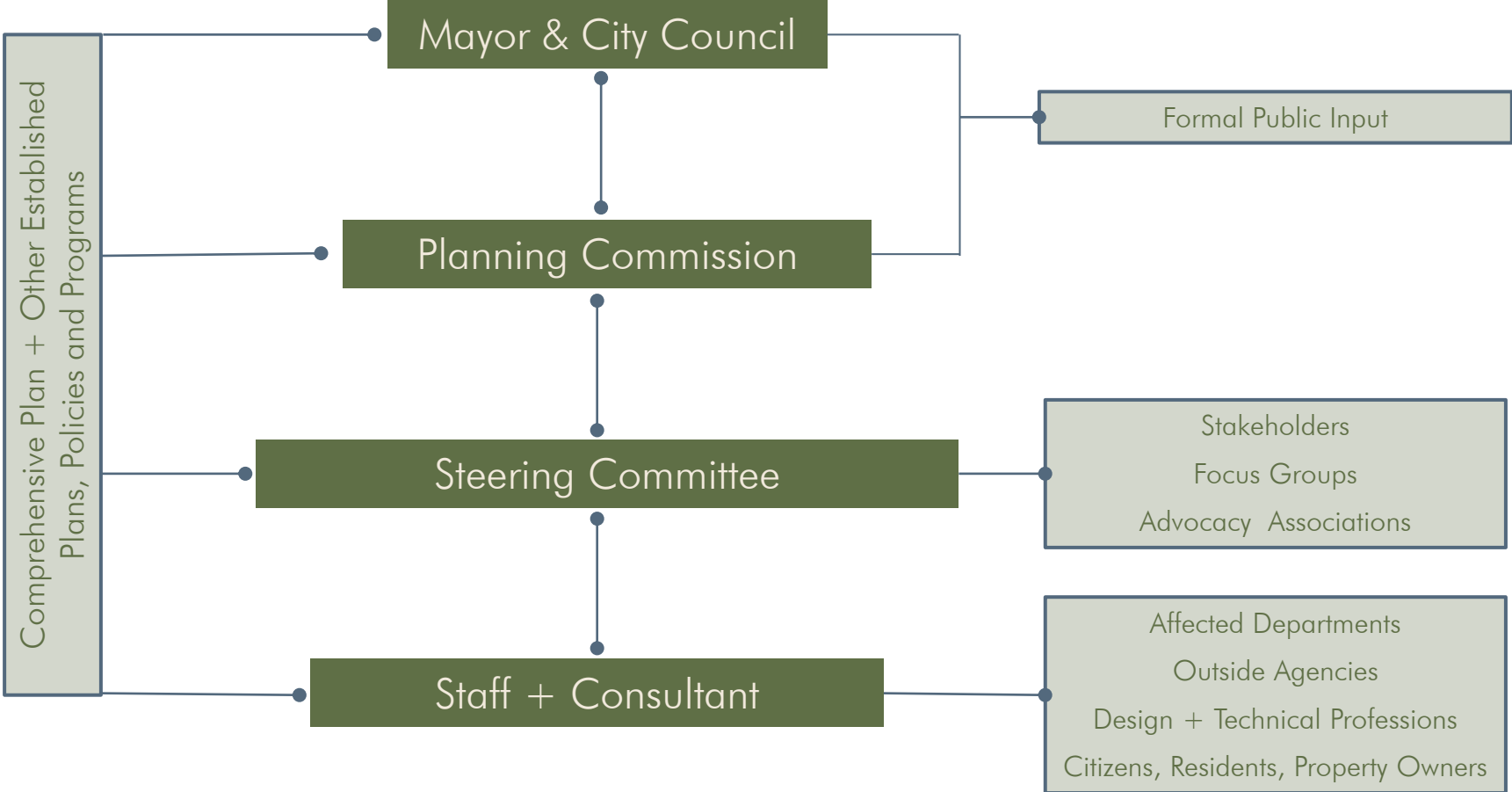
STEERING COMMITTEE ROLE



- analyze your community with a critical eye
- review and discuss topics
- offer unique perspective
- have an open mind
- represent your constituency
- keep the big picture / long run in view
- advocate for this process and project

STEERING COMMITTEE



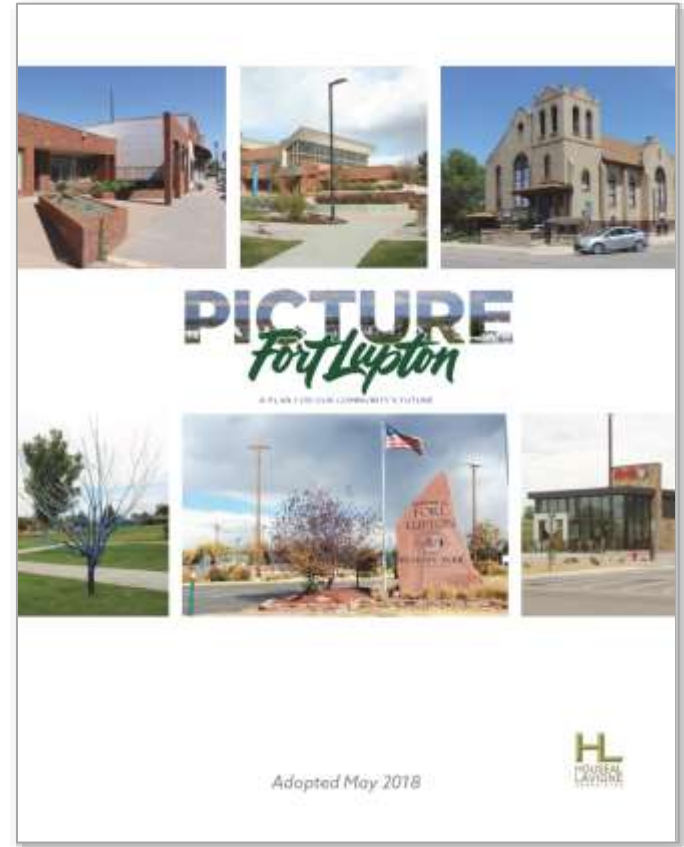


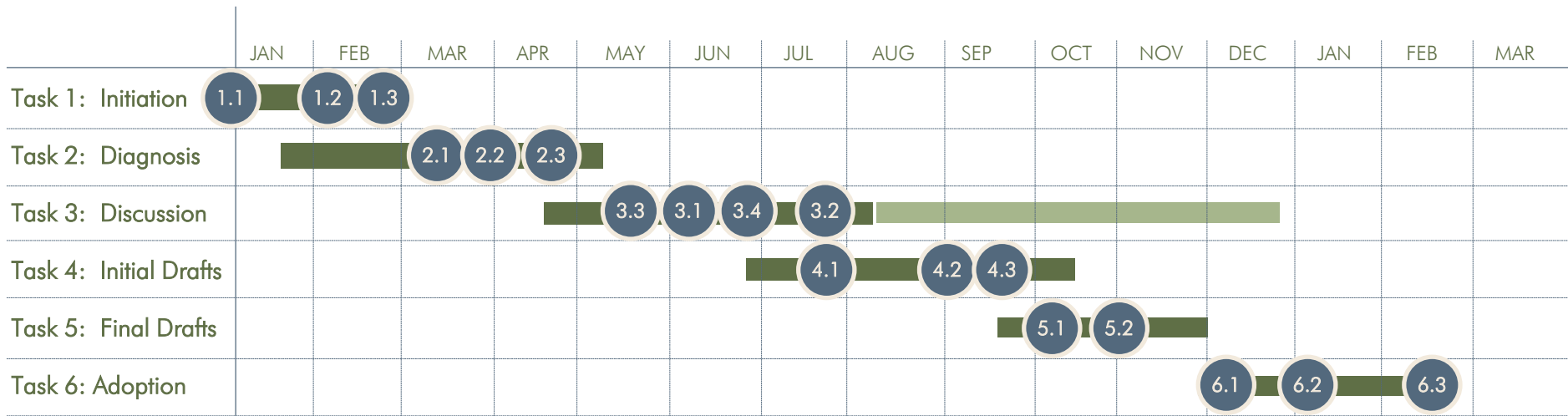
PROJECT APPROACH + WORK PLAN



- easy to understand / administer
- flexibility for infill
- form-based concepts
- integrate design standards and guidelines
- mix of compatible uses
- reduce SUPs
- ... other specific topics

PROJECT GOALS





Task 1: Initiation

- 1.1 Work Plan
- 1.2 Public Engagement Strategy
- 1.3 Steering Committee Meeting 1 - Kick-off

Task 2: Diagnosis

- 2.1 Plan Conformance Report
- 2.2 Steering Committee Meeting 2 - Issues/Goals
- 2.3 Critical Issues Summaries / Case Study Analysis

Task 3: Discussion

- 3.1 Public Open House
- 3.2 Code Workshop 1
- 3.3 Draft Regulation Framework
- 3.4 Steering Committee Meeting 3 - Framework / Open House

Task 4: Initial Draft

- 4.1 Initial Draft
- 4.2 Steering Committee Meeting 4 - Initial Draft
- 4.3 Code Workshop 2

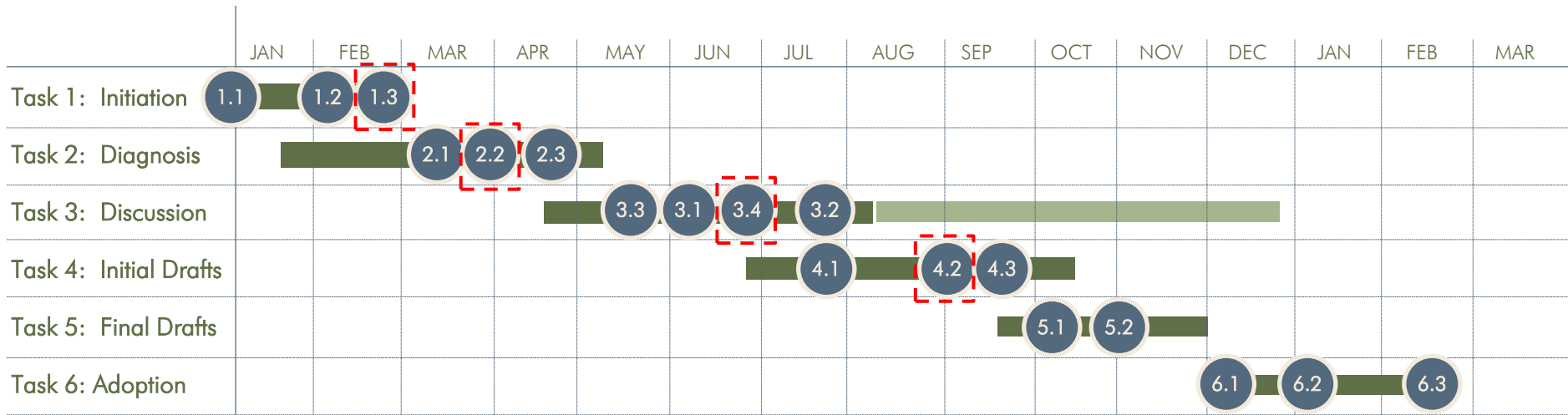
Task 5: Final Draft

- 5.1 Final Draft
- 5.2 Public Open House
- 5.2 Joint Work Session - PC / CC

Task 6: Adoption

- 6.1 Adoption Draft
- 6.2 Adoption Hearings
- 6.3 Adopted Deliverable

TIMELINE



Steering Committee Meetings

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- 1.1 Work Plan
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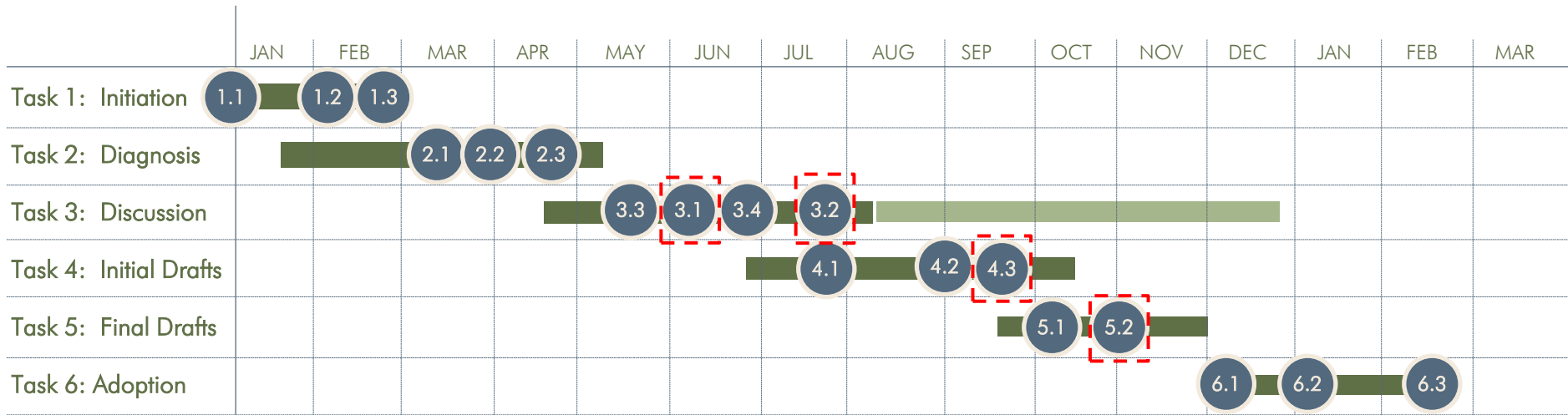
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Public / Stakeholder Events

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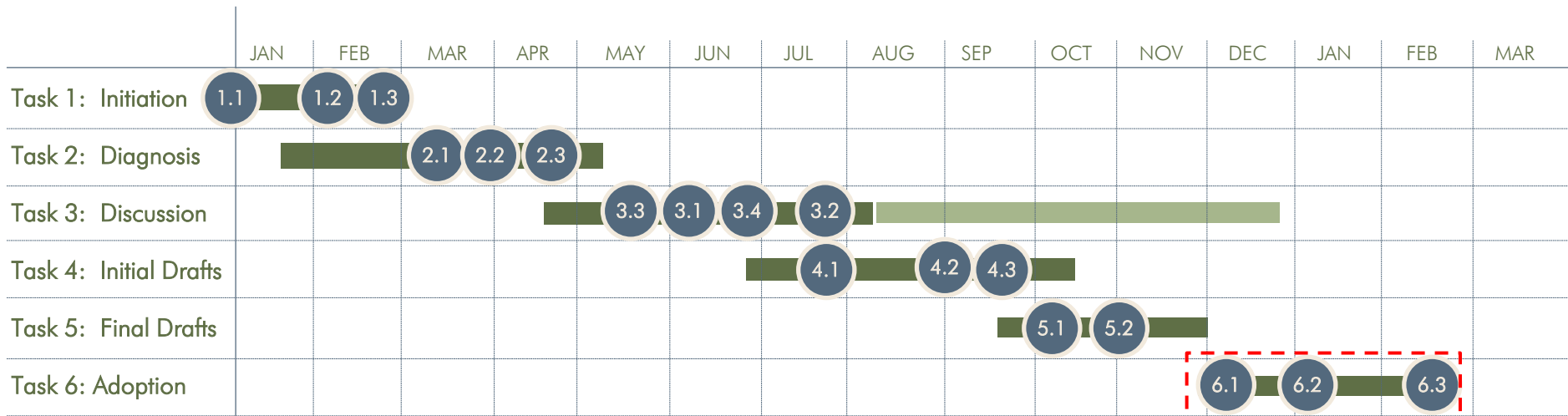
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TIMELINE



Formal Adoption Process

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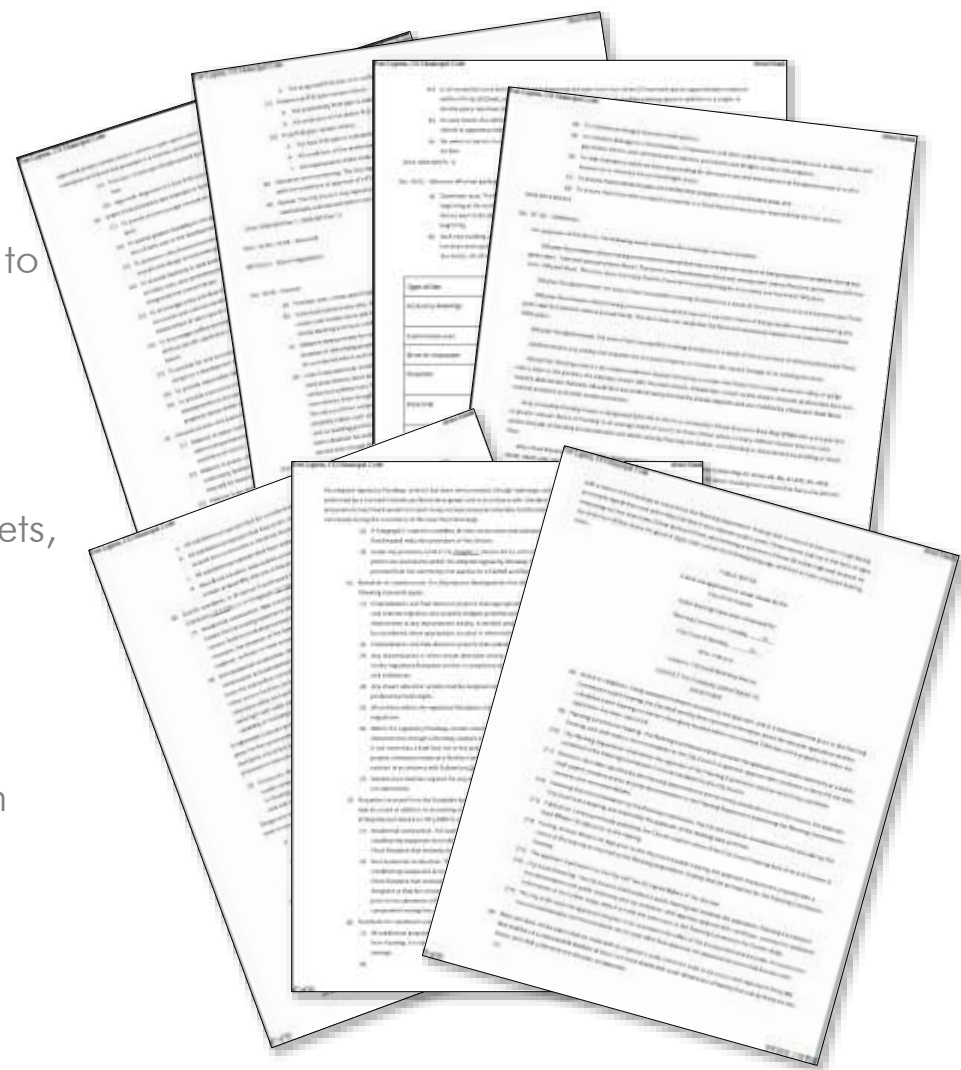
TIMELINE

DISCUSSION - PRELIMINARY OBSERVATIONS



What if our development code...

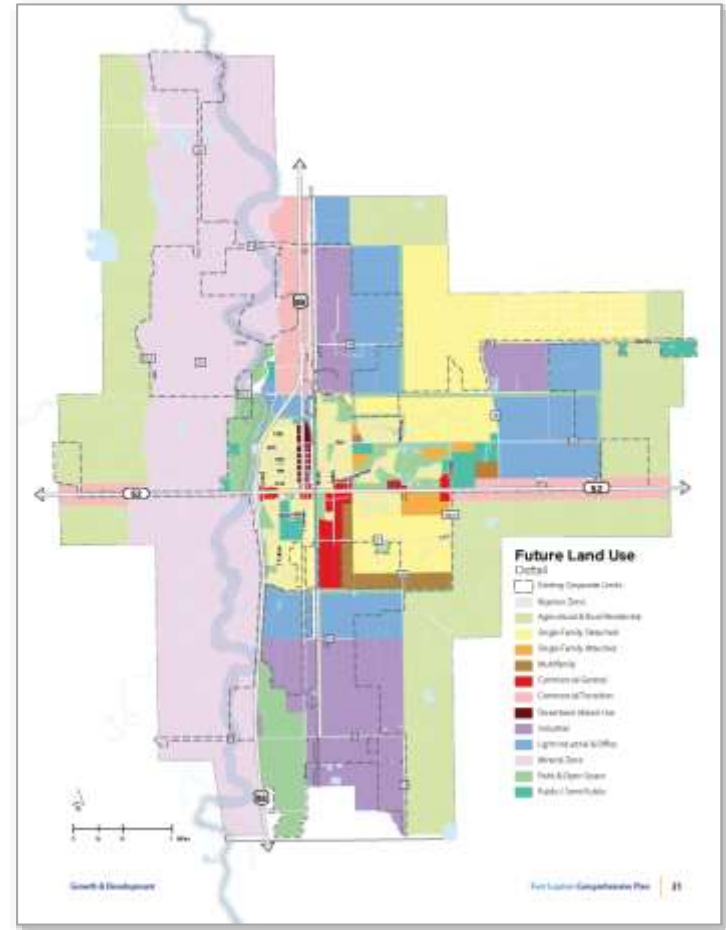
- helped us make **better decisions**, together?
- put our plans and policies into **action** and lead to **results**?
- supported and complemented other recent **successes**?
- **leveraged** other public investments (existing assets, catalyst projects, capital improvements)?
- increased **opportunities** for stakeholders in our community?
- streamlined or **simplified** projects that align with community goals and values?



WHY REGULATE?

future land use

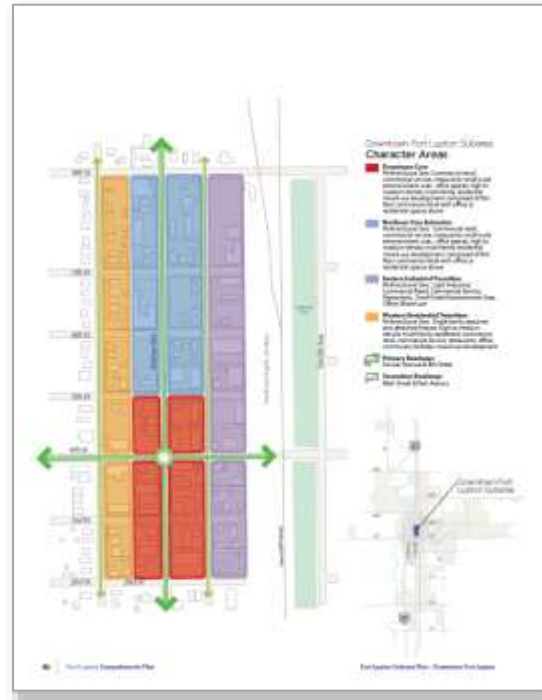
- strategically evaluate development, growth and annexation
 - utilize “frameworks” (residential, commercial, and industrial)
 - implement the sub-area plans
- ☑ *How do we coordinate development to build long-term value that meets the vision of the plan?*



downtown

- promote mixed use
- emphasize pedestrian orientation
- supporting investment
- design guidelines

☑ *How do we reinforce the scale and design of downtown and reinvigorate the commercial heart of the community?*



PLANNING GOALS

transportation & mobility

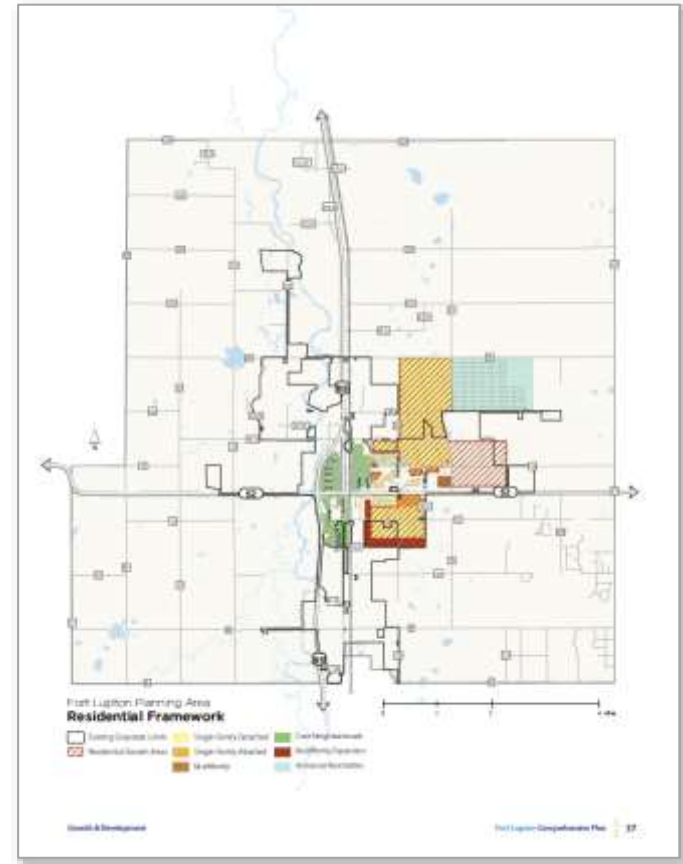
- major routes and congestion relief
 - sidewalks for infill
 - complete streets
 - future transit
- ☑ *How do we design our transportation systems to emphasize their premier role in shaping our public realm?*



PLANNING GOALS

residential framework

- diversify housing stock
 - reduce “sprawl”
 - strengthen walkability of core neighborhoods
 - encourage infill and modernize housing stock
 - Expand new neighborhoods in a coordinated, connected manner
- ☑ *How do we build quality neighborhoods with in a variety of contexts with a variety of housing types?*



PLANNING GOALS

parks, open space & environmental features

- strong natural amenities
 - capitalize on our setting
 - link large scale systems
 - create smaller gathering places based on context
- ☑ *How do we integrate civic and open spaces into development to shape the City's future identity?*

PLANNING GOALS



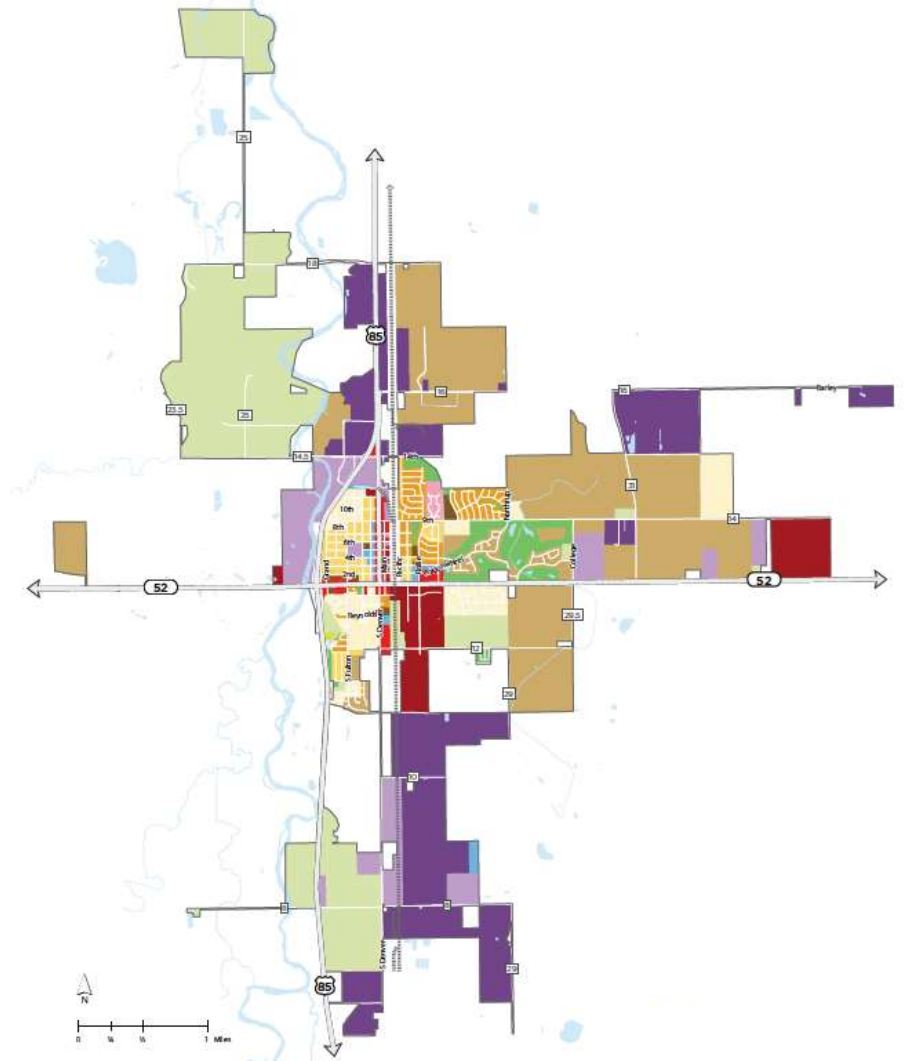
- **Streetscape:** *“Complete Streets” + Public Realm Design*
- **Form & Urban Design:** *Walkability + “Mixed Use” + Building Scale & Orientation*
- **Neighborhood Design:** *Walkability + Housing Options + “Community Character”*
- **Site Design:** *Parking + Landscape + “Gathering Places”*
- **Special Topics & Uses:**
- **Procedures:** *Streamline + Build Expectations*

COMMON TOPICS / BEST PRACTICES

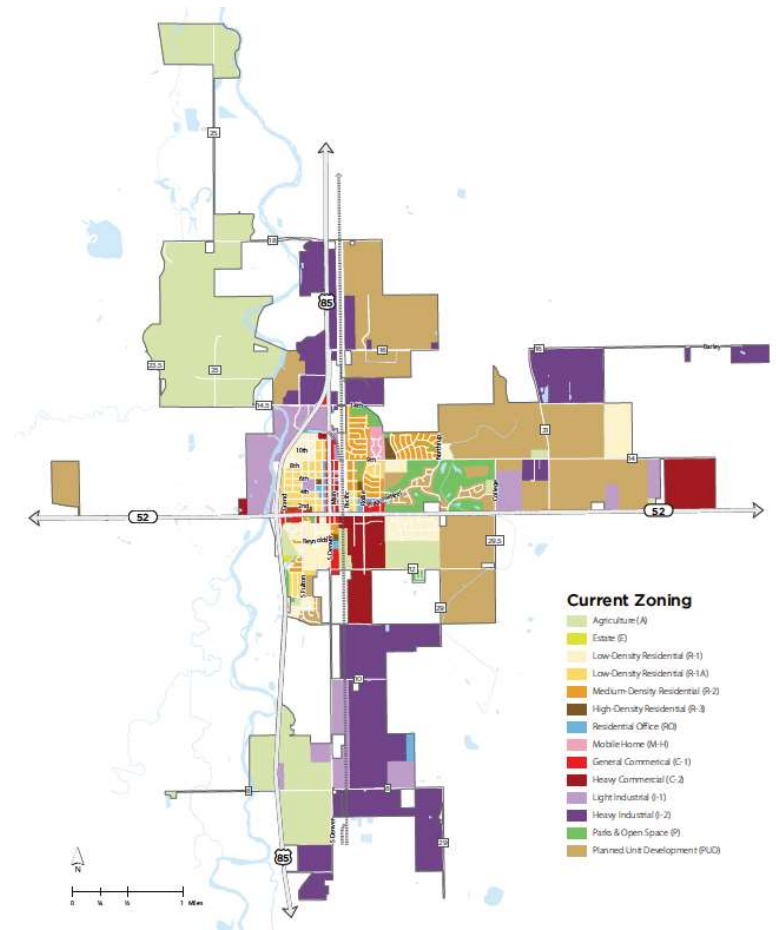
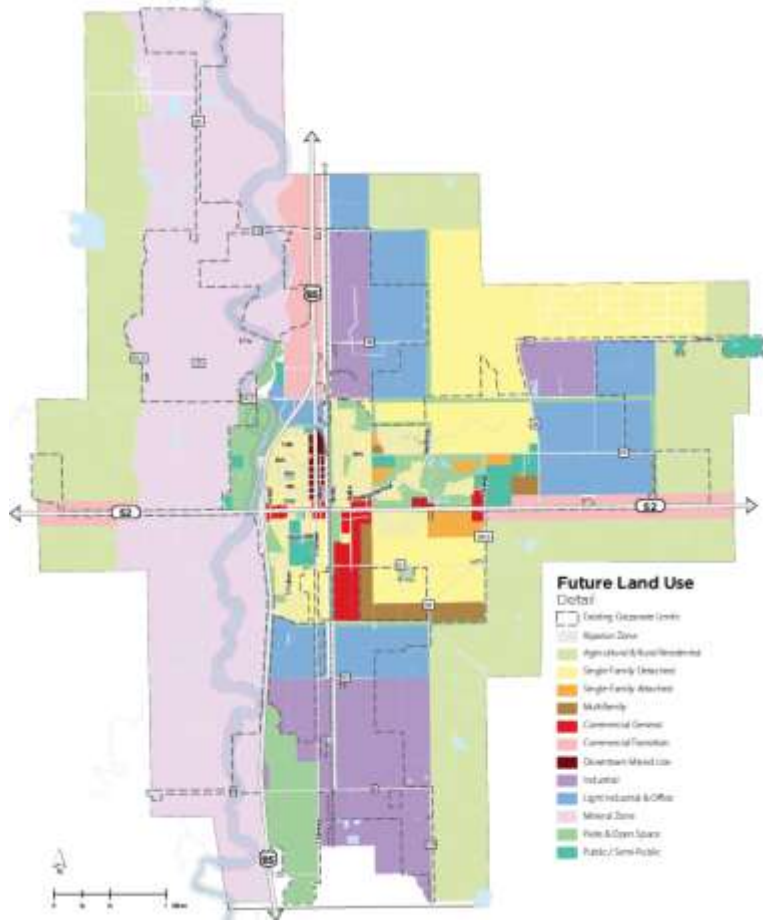
- Residential zoning districts (and land use categories) suffer from a too simplistic approach to “compatibility” (use and density).
- Street networks and open space systems not emphasized as a crucial context / community design element.
- Subdivision regulations are heavy on engineering / infrastructure / process and light on physical planning and urban design.
- Deference to Standards and Specifications for streets will undermine complete streets and walkability goals. (36’ wide local streets PLUS 4’ for gutters)
- Neighborhood design standards address a lot of important topics, but seem complicated to implement.
- No easy path for walkable neighborhoods with a mix of dwelling types (in plan or zoning ordinance).
- Scale and format of uses will be far more important to the different contexts in the Commercial Framework than specific uses
- Use table is needed - for simplicity, for comparison among districts, and for focus on scale and format rather than specific uses.
- Procedures need to be organized in one location and simplified. (applicability, process, criteria, effect of decision)
- PUD is heavy on process and discretionary judgements; low on expectations or physical planning or urban design principles.

ISSUES / OBSERVATIONS

- Agriculture (A)
- Estate (E)
- Low-Density Residential (R-1)
- Low-Density Residential (R-1A)
- Medium-Density Residential (R-2)
- High-Density Residential (R-3)
- Residential Office (RO)
- Mobile Home (M-H)
- General Commercial (C-1)
- Heavy Commercial (C-2)
- Light Industrial (I-1)
- Heavy Industrial (I-2)
- Parks & Open Space (P)
- Planned Unit Development (PUD)



CURRENT ZONING



FUTURE LAND USE

Development Code Update

FORT LUPTON, CO

Kick-Off Meeting | February 26, 2020

