



UniverCity Connections

CSU, Downtown & the Poudre

Downtown and CSU Indicators Report

January 11, 2007

Prepared by
City of Fort Collins
Community Planning and Environmental Services
Advance Planning Department

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Introduction

The intent of the Downtown and CSU Indicators Report is to provide UniverCity Connections stakeholders with some basic information on the state of Downtown and CSU. It is not intended to be a comprehensive compilation of facts and figures. Instead, it is provided as a snapshot of some relevant issues that may be of interest to stakeholders. As stakeholders get involved in several Areas of Focus, the indicators may provide some basic information about the Areas or may lead to additional research needed to fully understand issues related to a particular Area of Focus.

The Report was prepared for the UniverCity Connections project by City of Fort Collins staff. The development of the report began with a research committee, which was made up of UniverCity Connections initiating committee members. The research committee established a suggested list of indicators, and members provided data to support some of the indicators.

Some caveats:

The collection, reporting and analysis of indicators was limited by the availability of data and by time constraints. Staff relied on existing sources of information, including data from City departments, existing reports, CSU information, etc. There may be minor errors in some of the data. Staff did not have the luxury of time to fully analyze indicator trends and some significant observations may have been overlooked. Most importantly, however, is that some of the indicators are not very meaningful or lack depth. As the UniverCity Connections effort continues, stakeholders may identify other indicators that provide meaningful information and that can be incorporated into an ongoing monitoring program.

Population and Housing Indicators

Description:

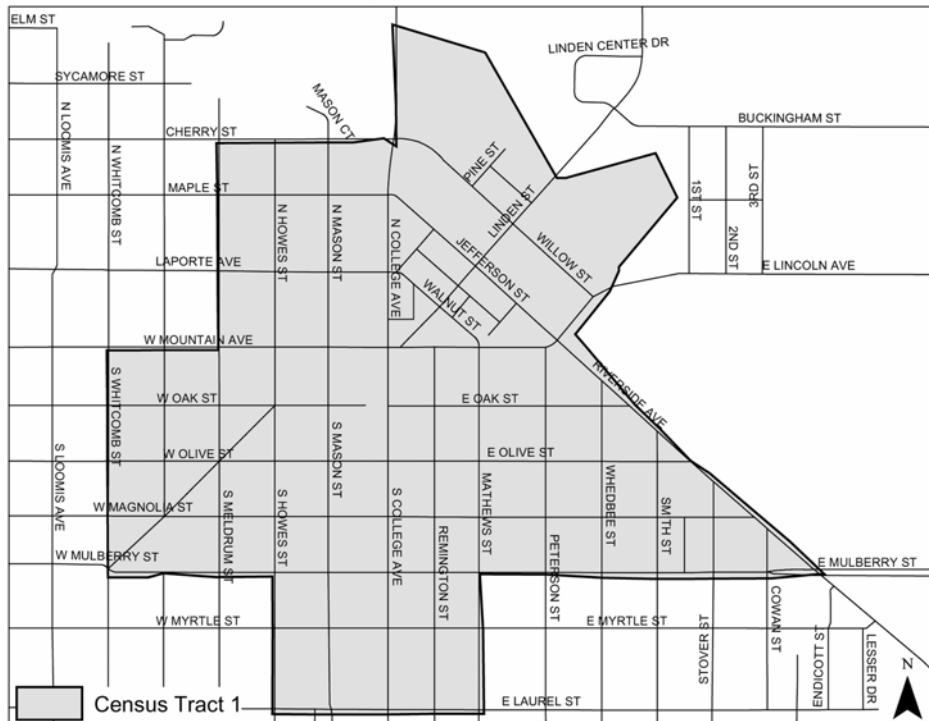
This section contains population, housing unit and student housing information. Population influences the vibrancy of Downtown by helping to create a “24-hour” atmosphere and by providing a local market for Downtown businesses. The *Downtown Strategic Plan* emphasizes the creation of housing to support the retail/entertainment core. Many cities such as Denver have significantly increased their Downtown housing supply to support the Downtown and reduce reliance upon the automobile.

CSU is also an important source of Downtown vitality. CSU employees and students provide significant spending to Downtown businesses and many are housed near the Downtown.

Figures for population are given for Census Tract 1 (Figure 1), which covers most but not all of Downtown.

Figure 1: Census Tract 1

Source: 2000 Census



Evaluation:

The Downtown population and housing unit supply has increased very little compared to overall city growth (Figures 2 - 4). The good news is that the housing market is stronger now than it has been in a long time, and new housing projects have been recently built or are coming online soon (see also Figure 16).

The large majority (77%) of housing Downtown is made up of rental units (Figure 5). The percentage of rentals in Tract 1 increased by about 1% between 1990 and 2000.

CSU provides housing for approximately 25% of its student body through on-campus dorms and off-campus apartments (Figure 6).

Figure 2: Population Counts, 1990 - 2006

Source: U.S. Census, Advance Planning Dept.

	Downtown (Census Tract 1)				Fort Collins			
	1990	2000	2006	% Change	1990	2000	2006	% Change
Population	2,284	2,485	2,670	16.9%	87,758	118,652	139,908	59.4%

Figure 3: Population Trends, 1990 - 2006

Source: U.S. Census, Advance Planning Dept.

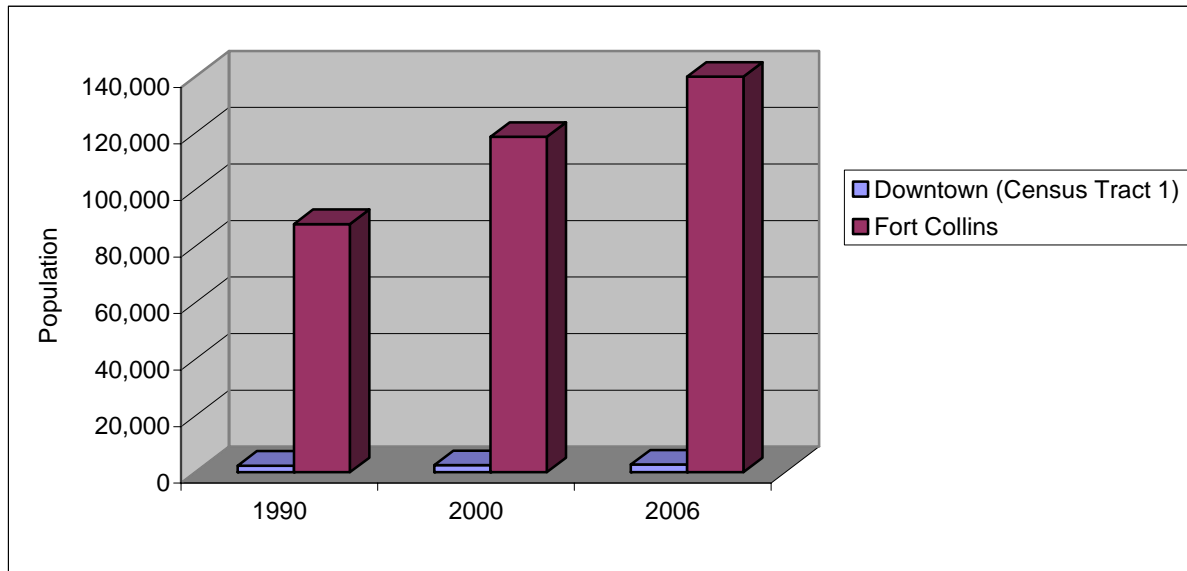
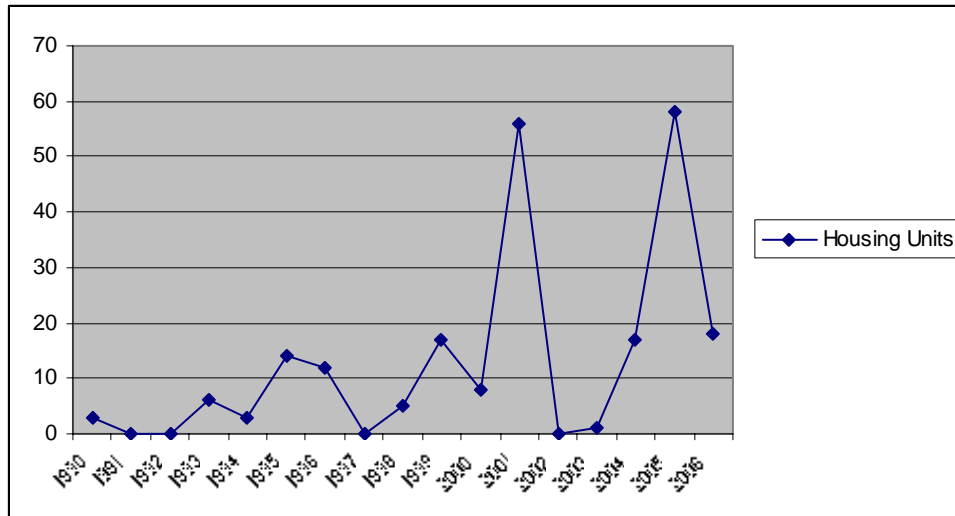


Figure 4: New Downtown Housing Construction: 1990 - 2006

Source: GIS Department



Note: The area for this data is larger than Tract 1 and corresponds to the Downtown Plan boundary.

Figure 5: Housing Trends in Census Tract 1: 1990 - 2006

Source: 1990 and 2000 Census, Advance Planning Department

	1990	2000	2006	% Change
Total Housing Units	1,417	1,417	1,543	+8.9%
Occupied Housing Units	1,333	1,355	n/a	+1.6%
Owner-Occupied Units	24.2%	23%	n/a	-1.2%
Renter-Occupied Units	75.8%	77%	n/a	+1.2%
Rental Vacancy Rate	4.9%	3%	n/a	-1.9%

Figure 6: CSU Housing: 2006

Source: Colorado State University Office of Budget and Institutional Analysis

Student Body	25,000	
Residence Halls	10	
Students in Residence Halls	5,000	20% of student body
Apartments	908	
Students in Campus Apartments	1,160	5% of student body
Total # Students Housed by CSU	6,160	25% of student body

Note: Some figures approximate

Employment Indicators

Description:

Like population, employment influences the vibrancy of Downtown and provides a local market for Downtown businesses.

Evaluation:

Employment has decreased slightly in the Downtown area since 1994 (Figure 7). The largest employers are institutional (Figure 8) and Food Service accounts for a large share of Downtown employment (Figure 9). Reliance on institutional-dominated employment demonstrates the weakness of the private sector in terms of Downtown job creation.

Between 1999 and 2006, the university workforce increased by 8% to 5,862 (Figure 10). State classified employees, who make up roughly 39% of CSU's workforce, fill administrative, technical, trade and professional positions. For 12 months out of the year and during a normal workweek, this group of employees is the most likely to be on campus full-time.

Figure 7: Employment Count: 1994 - 2006

Source: Advance Planning Department

	Downtown				Fort Collins			
	1994	2000	2006	% Change	1994	2000	2006	% Change
Employment	8,371	8,881	8,203	-2.0%	54,238	64,634	68,652	2.7%

Data does not include sole proprietors.

Figure 8: Major Employers in the Downtown Area: January 2006

Source: Advance Planning Department

Employer Name	Employees
Colorado State University	5,343
City of Fort Collins	635
Larimer County	455
Colorado State Judicial Department	291
First National Bank	258
New Belgium Brewing Co Inc	199
Circulation Services Inc	198
Terracon Consultants	189
ADP Screening & Selection Services Inc	145
Rio Grande Mexican Restaurants Inc	125
Coopersmiths Pub & Brewing	103

Figure 9: Downtown Employment by Industry: 2006

Source: QCEW, 1st Quarter, 2006, Colorado Department of Labor and Employment

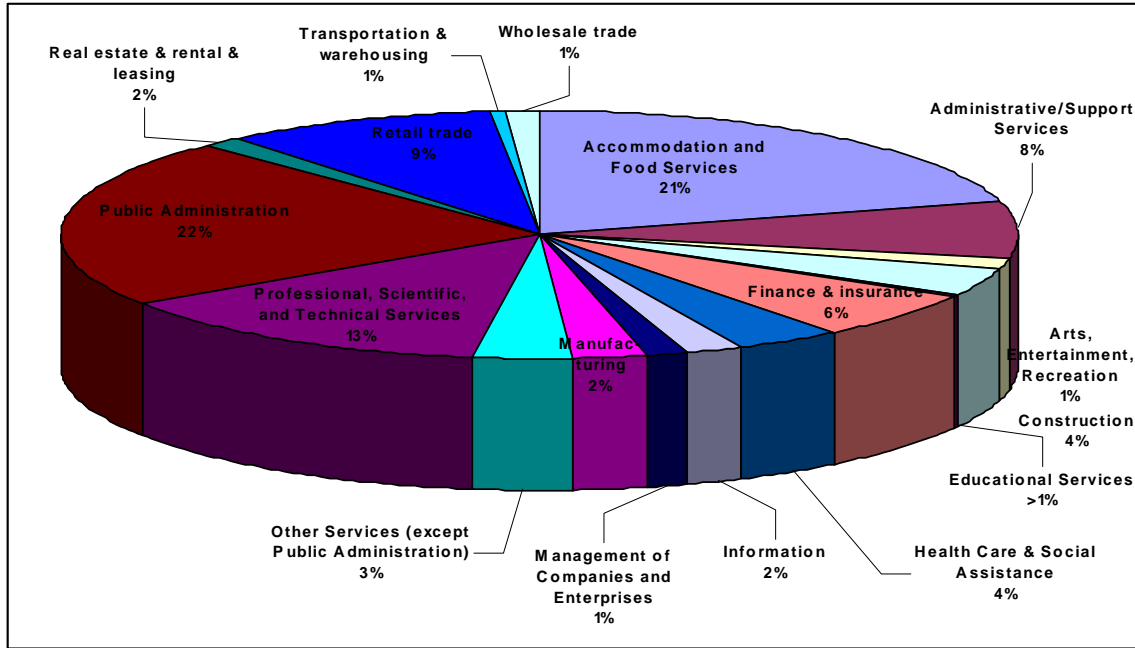
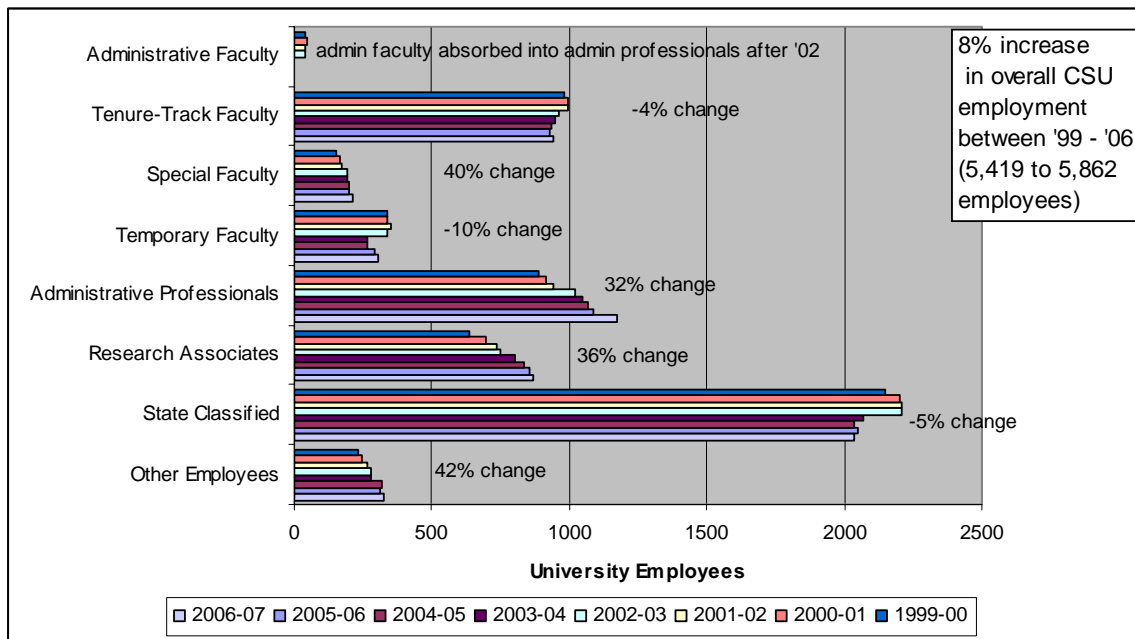


Figure 10: Colorado State University Employee Trends: 1999 - 2006

Source: Colorado State University Office of Budget and Institutional Analysis



Economy Indicators

Description:

These indicators measure different facets of the Downtown economy. Assessed value is an indicator of investment and leasable area/percent leased shows the demand for Downtown office space. The attraction of private sector employers is an important goal of the *Downtown Strategic Plan*.

Evaluation:

Downtown continued to keep the same percentage of assessed value even as the overall City taxable assessed value increased during the 1990's and 2000's (Figure 11). Except for retail space, the Downtown lease rates in 2006 compare favorably with City-wide lease rates (Figure 12).

Net taxable retail sales are very strong in Downtown (Figure 13). The jump in sales can be contributed to the opening of the Walmart/Home Depot shopping center which is included in the DDA reporting area. Even excluding this shopping center, retail sales have climbed steadily throughout the 1990's and 2000's, although the Downtown share was dropping before the Walmart center was built.

In terms of business creation, which is represented by net new sales tax licenses (Figure 14), there has been considerable turn-over in businesses Downtown.

Figure 15 shows new construction valuation for commercial and residential projects since 1990. The significant turning point in the Downtown construction was in 1999 - 2000, with the construction of three large public projects, including the County Justice Center, City Office Building at 215 N. Mason Street, and Civic Center Parking Structure. These public investments may have triggered confidence in the Downtown and spurred smaller private construction projects after 1999.

Significant new commercial and residential projects within or around Downtown are listed in Figure 16. Over 800 new units have been constructed or are proposed, and nearly 1,000,000 square feet of non-residential space has been constructed or is proposed.

Figure 17 shows the decline in State financial support for the University. The amount of state funding per student FTE has dropped since 2001 while the tuition per student FTE has risen in the same period.

Figure 11: Downtown Taxable Assessed Value: 1981 - 2006

Source: Downtown Development Authority

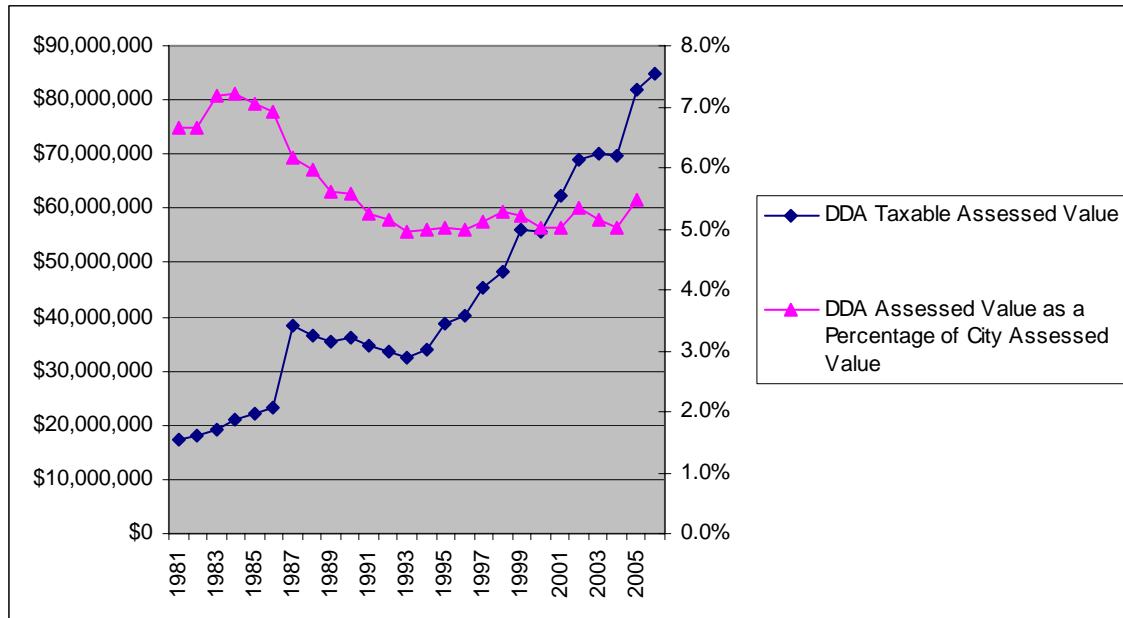


Figure 12: Leasable Area for Office Classes and Types - DDA Area: 2006

Source: CoStar, August 2006

Type	Net Leasable Area (s.f.)	Percent Leased DDA	Percent Leased City
Flex	58,643	100	not reported
Industrial	151,377	98	95
Office	1,215,924	89	88
Retail	411,569	81	94
Shopping Center	432,376	100	not reported
Total	2,269,889		

Figure 13: Net Taxable Retail Sales: 1992 - 2005

Source: Finance Department

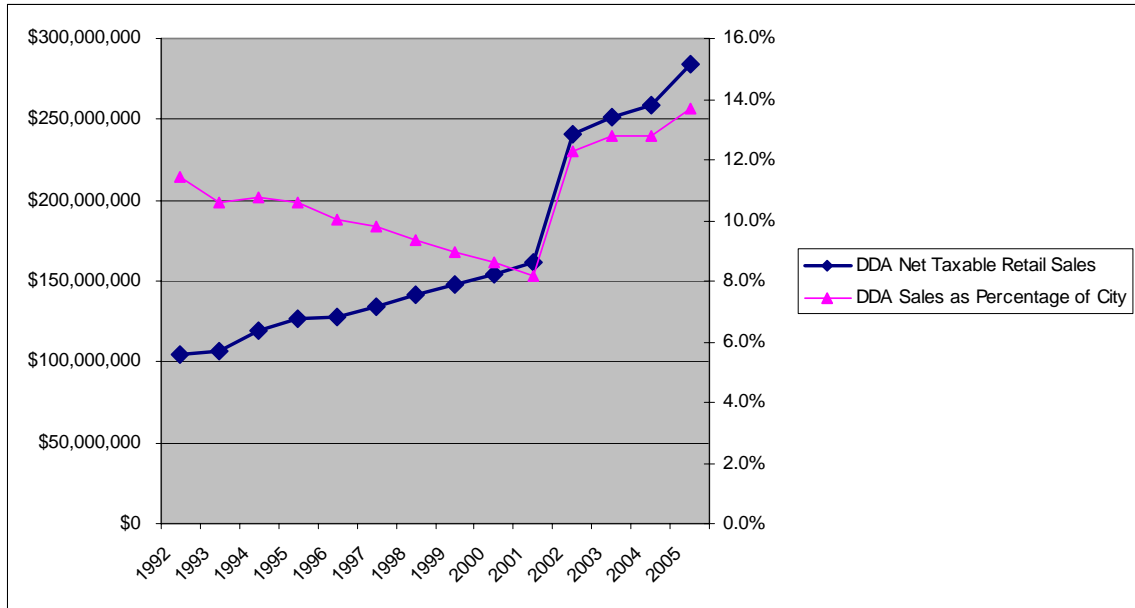
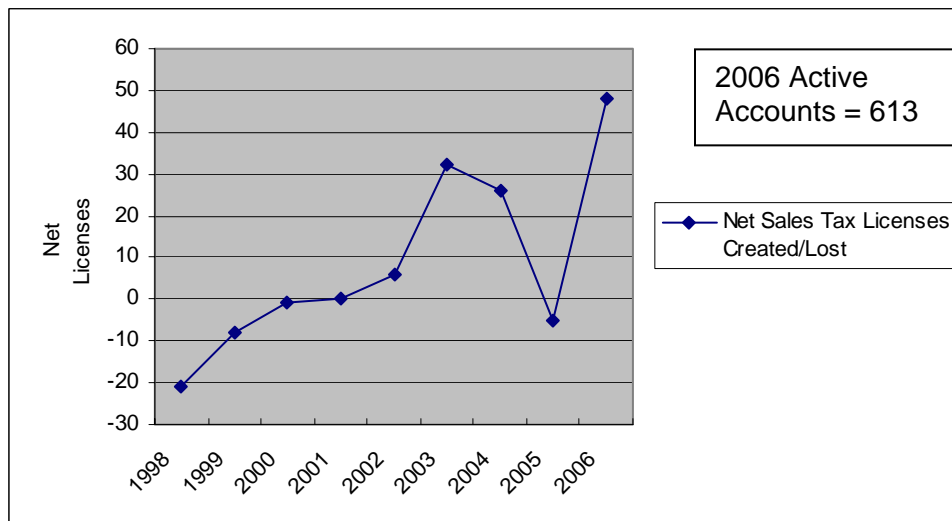


Figure 14: Net Sales Tax Licenses Downtown: 1998 - 2006

Source: Finance Department



Account information based on DDA area

Figure 15: New Construction Valuation for Downtown Commercial and Residential Projects: 1990 - 2006

Source: Neighborhood and Building Services Department

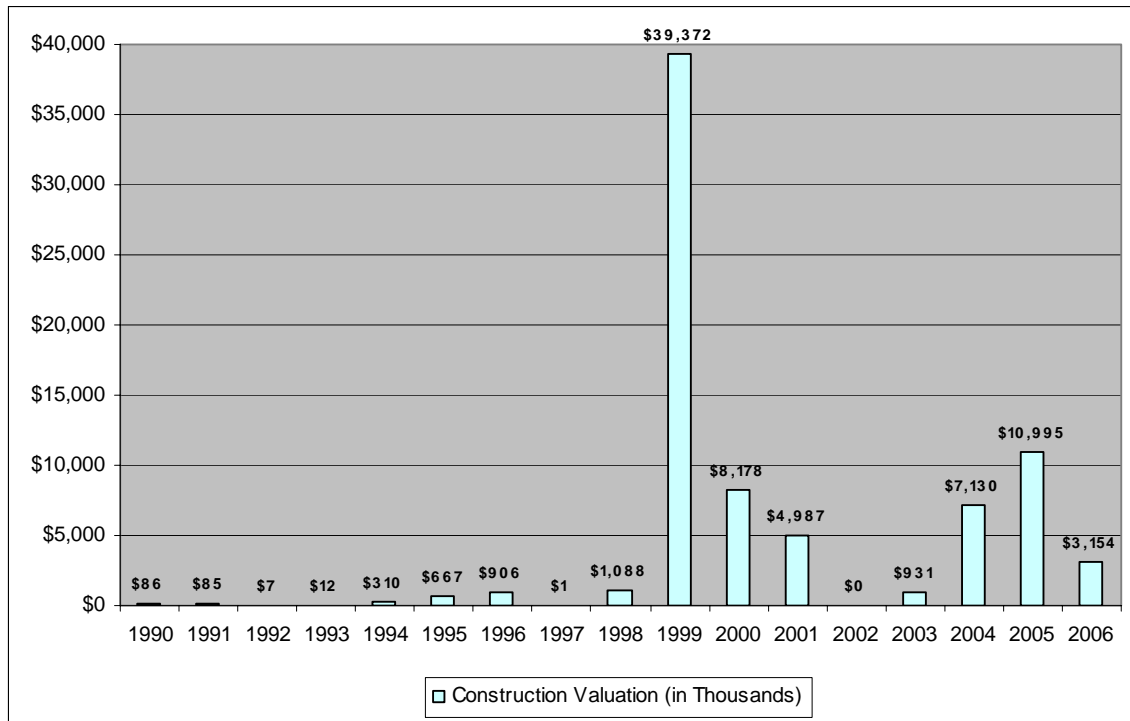


Figure 16: Significant Projects in the Vicinity of Downtown: 1997 - 2006*Source: Advance Planning Department, Colorado State University*

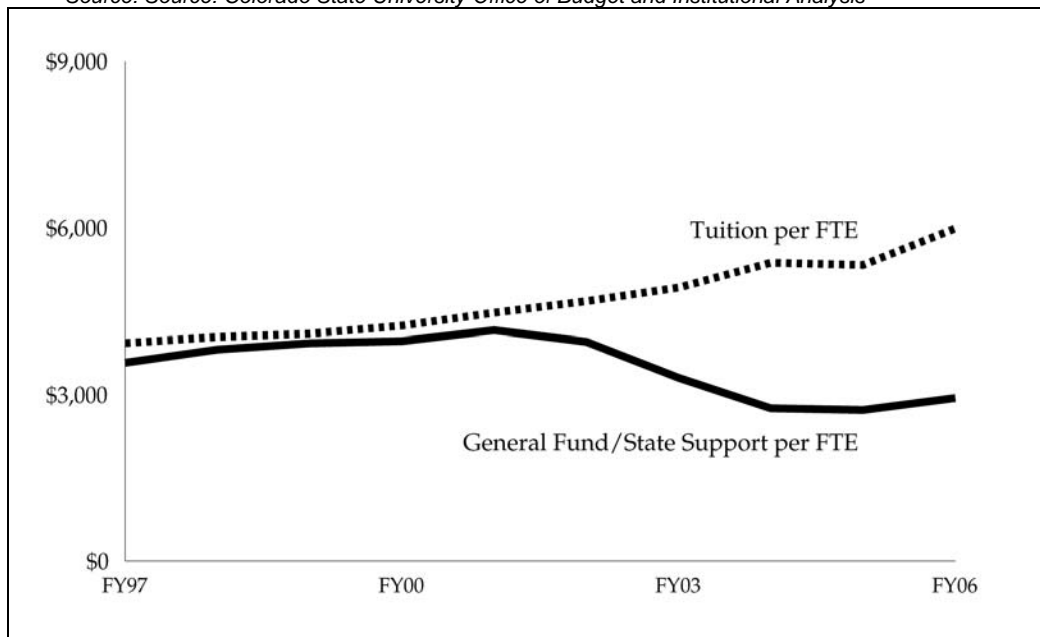
Project Name and Address	Description	Housing Units	Commercial Square Feet	Year Constructed	Status
Home State Bank 303 E Mountain Av	Mixed-use/bank	7	10,300	1997	complete
Martinez Park PUD Cherry St & Mason Ct	Townhomes and single-family homes	74	17,524	1999	complete
Civic Center Parking Struct. SWC Mason and Laporte	903 parking spaces, totaling 305,600 sf		69,033	1999	complete
401 W Mountain Av	Mixed-use residential/offices	2	13,407	2000	complete
185 N College Av	Retail/office building		4,600	2000	complete
City Office Building 215 N Mason St	Public facility		71,515	2000	complete
Larimer County Justice Center 201 Laporte Av	Public facility		70,000	2000	complete
Northern Hotel 172 N College Av	Senior housing/mixed-use project	47	10,000	2001	complete
Downtown Transit Center 250 N Mason St	Transit facility		6,010	2001	complete
Laurel Street Lofts 320 W Laurel St	Triplex	3		2002	complete
CSU Transit Center	Transit facility			2002	complete
Larimer Co.Courthouse Offices 200 W Oak St	Public facility with offices		150,000	2003	complete
Traffic Operations Building 626 Linden St	Office building		21,599	2003	complete
Yates Hall CSU Main Campus	Chemistry/biosciences building		78,000	2003	complete
In-Situ 221 E Lincoln Av	Office building		30,000	2004	complete
Viale Collegio 706 S College Av	Mixed-use residential/commercial	20	17,200	2004	complete
Armstrong Hotel 249 – 261 S College Av	Restoration of historic hotel			2004	complete
Schrader Oil Co Office Bldg 320 N College	Office building		8,047	2004	complete
Bas Bleu 401 Pine St	Renovation of historic Giddings Building for theater company			2004	complete
Office Building 230 Cherry St	Renovation & addition for office space		4,200	2004	complete
Waffle House 616 S College Av	Restaurant		1,806	2004	complete
Summit Hall 963 W Pitkin St	CSU Residence Hall			2004	complete
Cherry Street Lofts 325 Cherry St	Mixed-use residential/commercial	9	7,275	2005	complete
Mason Street North 401 – 409 Mason Ct	Mixed-use office/retail/lofts	20	40,643	2005	complete
Pine Street Lofts 261 Pine St	Loft housing	18		2005	complete
Cortina Canyon Av & Howes St	Mixed-use residential/offices	21	22,706	2005	complete
Atrium Suites 502 W Laurel St	Residential	24		2005	complete
University Center for the Arts 1400 Remington St	Construction of 550-seat concert hall		119,000	2006	complete
Old Town Lofts 200 S College Av	Loft housing	17		2006	complete
Poudre River Arts Center 400 N College Av	Commercial building (renovation)			2006	Complete

Figure 17 continued

Project Name and Address	Description	Housing Units	Commercial Square Feet	Year Constructed	Status
Old Town North College Av/Vine Dr	Mixed-use project	320		n/a	construction
Northside Aztlan Comm Ctr 112 E Willow St	Public recreation center		37,618	n/a	construction
CTL Thompson 351 Linden St	Renovation for offices & athletic club			n/a	construction
Noodles & Co 648 S College Av	Renovation for restaurant			n/a	construction
New Belgium Packaging Hall 500 Linden St	Warehouse building		76,208	n/a	construction
Urban Living Lofts 210 W Magnolia St	Loft housing	18		n/a	construction
New Academic Village CSU Main Campus	CSU Residence Hall - 400 beds			n/a	construction
Cherry Street Station 120 Cherry St	Mixed-use residential/commercial	17	1,600	n/a	approved
Belle Claire 310 S College Av	Mixed-use residential/commercial	31	23,322	n/a	approved
Penny Flats Maple St & Mason St	Mixed-use residential/commercial	147	29,246	n/a	approved
Willow Street Lofts 401 Pine St	Mixed-use townhouse/retail	20	1,700	n/a	review
Condos on Prospect Road 800-814 W Prospect Rd	Condominiums	61		n/a	Review
Total New and Proposed		876	942,559		

Figure 17: History of Revenue per Student FTE at CSU: FY97 - FY06

Source: Source: Colorado State University Office of Budget and Institutional Analysis



Arts and Culture Indicators

Description:

Arts and Culture plays an important role in sustaining the vibrancy of our community. Not only do arts organizations provide important direct and indirect economic benefits, but they contribute to the overall community quality of life. The first two tables listed below are the result of a study prepared by the Americans for the Arts for Fort Collins as well as other communities across the country. These tables are a snapshot of some of the data contained within the report; more extensive information is available within the report. Not included in the data was spending by individual artists, the for-profit arts organizations and entertainment sector, and arts produced by non-arts organizations (e.g., schools or community centers). Thus, events promoted by the City (e.g., Lincoln Center) or the University are not included in these figures.

Evaluation:

Spending for the non-profit arts industry in Fort Collins lagged behind similar communities. Spending on arts, jobs, and local government revenue was approximately half of other communities (Figure 18). Thus, there is significant opportunity to grow the local non-profit arts community.

According to the Arts study, out-of-towners spent an average of 259 percent more than local attendees (\$35.89 vs. \$10.00). The report states that higher spending was found in the categories of lodging, meals, retail, and transportation (Figure 19).

Figure 20 shows the attendance at significant Downtown events or venues as reported in the *Downtown Strategic Plan*. Though the numbers are several years old, they demonstrate that Downtown is a significant attraction and many people would not come Downtown if it weren't for these major venues.

Figure 18: Total Economic Impact of the Nonprofit Arts Industry in Fort Collins (Spending by Nonprofit Arts Organization and their Audiences): 2003

Source: "Arts & Economic Prosperity: The Economic Impact of Nonprofit Arts Organizations and Their Audiences in Fort Collins, CO", Americans for the Arts, 2003.

	Fort Collins	Population of 100,000 to 249,999 (Similar Communities)	Average of All 91 Communities
Total Expenditures	\$9,264,147	\$20,910,356	\$75,089,990
Full-Time Equivalent Jobs	299	694	2,387
Resident Household Income	\$5,004,000	\$13,709,474	\$51,914,667
Local Government Revenue	\$426,000	\$747,474	\$2,835,240
State Government Revenue	\$312,000	\$1,209,421	\$4,534,449

Figure 19: Event-Related Spending by Arts Audiences Totaled \$5.4 million in Fort Collins (not including the Cost of Event Admission): 2003

Source: "Arts & Economic Prosperity: The Economic Impact of Nonprofit Arts Organizations and Their Audiences in Fort Collins, CO", Americans for the Arts, 2003.

	Resident Arts Attendees	Non-Resident Arts Attendees	All Fort Collins Arts Attendees
Attendance Nonprofit Arts Events	368,678	47,907	416,585
Percentage of Attendees Resident/ Non-Resident	88.5%	11.5%	100%
Average Dollars Spent Per Attendee	\$10.00	\$35.89	\$12.96
Total Event-Related Spending	\$3,686,777	\$1,719,392	\$5,406,169

Figure 20: Major Cultural Venues and Attendance Figures

Source: Downtown Strategic Plan, 2004; Colorado State University

Venue	Annual Attendance
Fort Collins Museum	24,579 (2000)
Fort Collins Main Library	449,740 (2001)
Lincoln Center	329,503 (2001)
Museum of Contemporary Art	15,000 (2001)
Downtown Business Association Events	Over 500,000 people to various events (2002)
Fort Collins Municipal Railway	8,000 riders (2002)
The Farm at Lee Martinez Park	96,000 (2002)
Northside Aztlan Community Center	157,000 (2002)
Colorado State University Arts and Cultural Events	30,600 (2006)

Education Indicators

Description:

CSU is an immeasurable resource to the community. The success of CSU in achieving its long-term goals, such as attracting endowments or growing its student body and faculty, has implications for the rest of Fort Collins, particularly the Downtown. The data provided in this section are but a brief snapshot of a couple statistics for CSU; other data is available from CSU's website and its Fact Book publications.

Evaluation:

Enrollment at CSU has been increasing over time (Figure 21). The University has set a goal of attracting 6,000 more undergraduate students (from 19,000 to 25,000); and 3,000 more graduate students (2,000 to 5,000) over 5 years.

Figure 22 shows that in comparison with peer institutions, CSU freshman are slightly less likely to return for their sophomore year.

Figure 23 shows that local high schools are a major contributor to the University student body.

Figure 21: 50-Year Enrollment History at Colorado State University: 1956 - 2006

Source: Colorado State University Office of Budget and Institutional Analysis

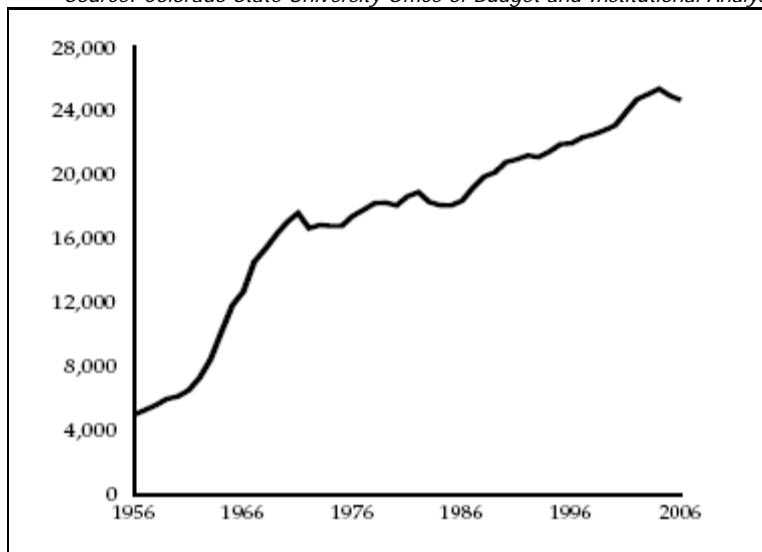


Figure 22: Persistence of Freshman Students: Average Percentage of Entering Freshman Returning for Sophomore Year: 2001 - 2004

Source: Colorado State University Office of Budget and Institutional Analysis

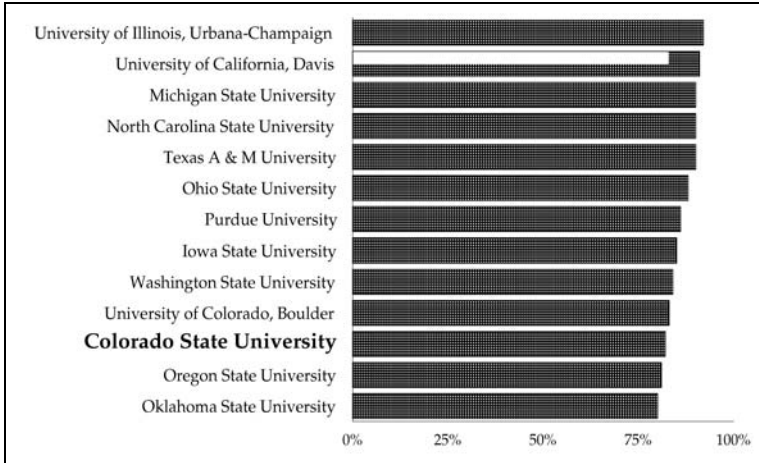
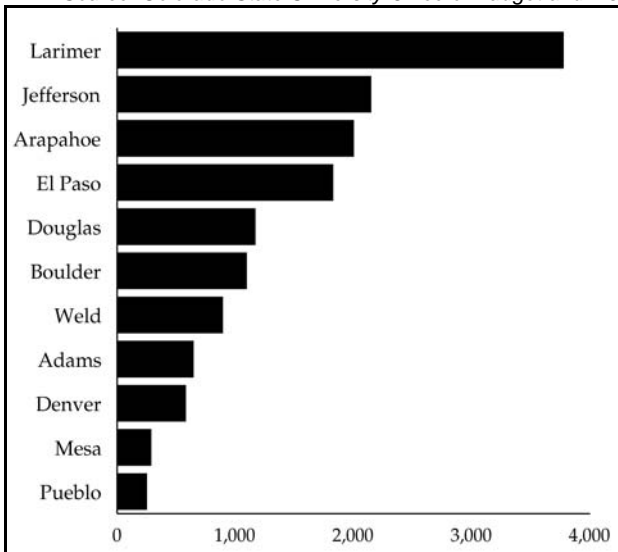


Figure 23: Top Ten Colorado Counties of Residence for CSU Resident Undergraduates: 2006

Source: Colorado State University Office of Budget and Institutional Analysis



Note: County listed is the county of residence upon entrance to CSU.

Transportation and Infrastructure Indicators

Description:

Infrastructure is an important component to sustaining the growth of the Downtown. These indicators report on only a few aspects of infrastructure: transit routes and ridership, bicycle facilities, and public capital projects.

Evaluation:

Downtown is well served by transit (Figure 24). Six regular routes come into the Downtown area, and the annual ridership of Route 1 is greater than any other Transfort route. The ridership on most Downtown routes has been slightly increasing over time, but cumulatively ridership on these routes has grown significantly since the early 1990's (Figure 25).

The Downtown/University area has a variety of bicycle routes and facilities (Figure 26). A number of new bicycle initiatives that affect the Downtown have been completed or are underway (Figure 27).

Figure 28 shows a substantial amount of new public investment into the Downtown area is underway, which should help continue Downtown growth and vitality.

Figure 24: Transit Routes into Downtown: 2005

Source: Transfort

Transfort Route Number	Major Street/Destination	Headways	Annual Ridership
Route 1	South College Avenue	20 minutes	255,878
Route 5	South Lemay	1 hour	93,994
Route 8	North College	30 minutes	105,795
Route 9	Vine/Laporte	1 hour	60,152
Route 14	Lincoln Ave	1 hour	44,617
Route 15	CSU/Meldrum	20 minutes	87,954
Route 91	Poudre High/ Lincoln Jr. High	Once per week day	Not applicable
Route 92	Poudre High	Once per week day	Not applicable
Total Ridership			648,390

Figure 25: Ridership on Routes Serving Downtown: 1994 - 2006

Source: Transfort

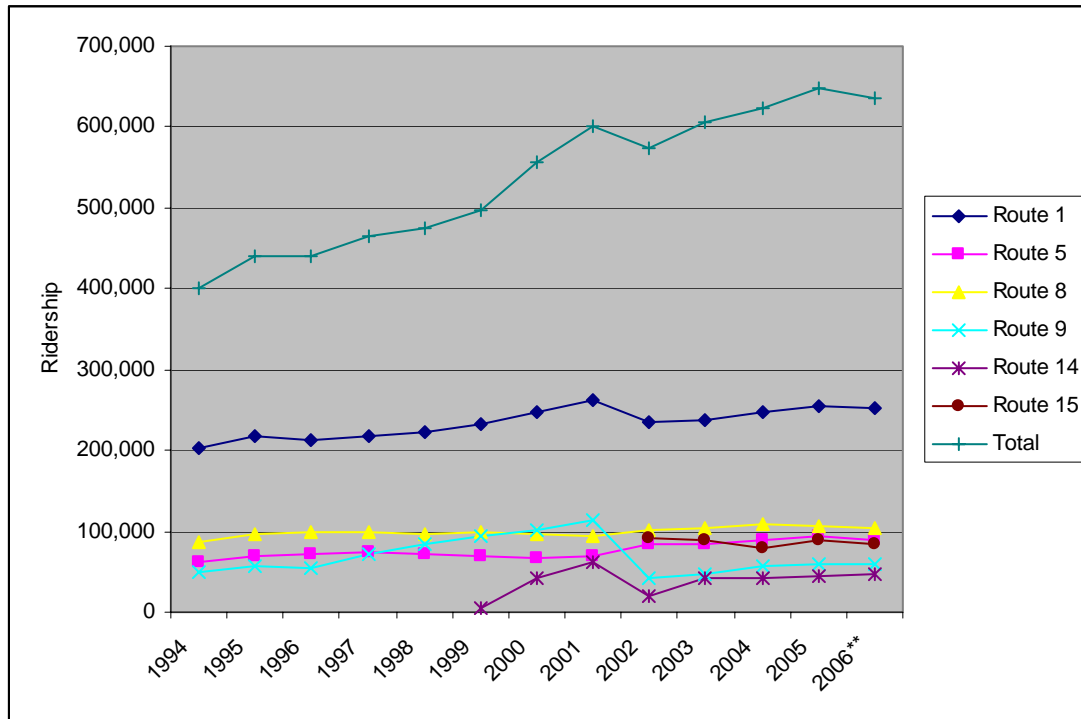


Figure 26: Bicycle Facilities in UniverCity Connections Study Area, in Miles: 2006

Source: GIS Department

	Bike Lanes	Mason Corridor Route	Multi-Use Trail	On-Street Route	Total Bicycle Facilities
UniverCity Area	13.3	2.1	4.6	2.8	22.8
City-wide	136	5.1	44.3	23	209

Figure 27: Recent Bicycle Initiatives in the Downtown/University Area: 2006

Source: Transportation Planning Department

Bicycle Facility	Status
Laurel Street Bike Lanes	Complete
Bicycle Lockers @ Transit Centers	Complete
Mason Corridor Trail up to Spring Creek	Complete
Bicycle Master Plan Update	Underway
3-Bike Racks on Buses	Underway
Quarterly Programs and Events to Encourage Cycling/Safety Education	Underway
Mason Corridor Trail RR Underpass at NRCC	Design
Mason Corridor Trail north of Spring Creek	Design
Downtown River District Infrastructure Project – Bicycle Improvements	Design

Figure 28: Publicly-funded Downtown Capital Improvement Projects: 2006*Source: City of Fort Collins Finance Department*

Project	Total Budget	Project Duration
Fort Collins Museum/Discovery Science Center Joint Facility	\$6,183,750	2006 - 2007
Lincoln Center Renovation/Cultural Facilities Plan	\$5,637,877	2006 - 2010
New Library/Land Acquisition and Design	\$3,236,579	1998 - TBD
Northside Aztlan Center Replacement	\$10,004,721	2004 - 2007
Performing Arts Center/Land Acquisition	\$1,900,090	1998 - TBD
Lee Martinez Park Addition	\$438,462	2002 - 2009
Old Fort Collins Heritage Park	\$100,000	2006 - 2008
Pedestrian Plan and ADA Improvement (city-wide)	\$3,519,419	2006 - 2015

Social Indicators

Description:

These indicators cover homelessness and affordable housing. There are two overnight shelters in Fort Collins, Catholic Charities Northern (The Mission) and Open Door Mission, as well as a domestic violence shelter (Crossroads Safehouse). Not reported in the homeless figures are the number of homeless children, which were reported to number 543 in the Poudre School District in 2002 (Source: *Larimer County Compass*).

Figures for affordable housing were provided by the Priority Affordable Needs and Strategies Report, published by the City of Fort Collins Advance Planning Department in 2004. The report provides other statistics that are useful for understanding the nature and issues of affordable housing.

Evaluation:

Homelessness is a growing problem both statewide and locally (Figure 29). A statewide effort to count the homeless will provide local information by the end of January, 2007.

The number of homeless sheltered at The Mission declined between 2001 and 2002 but was stable between 2002 - 2004. The *Compass of Larimer County* website offered the following explanation for the decline (as explained by The Mission staff):

The implementation of a mandatory savings program for families staying at The Mission, enables families to move out and maintain stable housing in the community. Decreasing rental costs and softer rental market since 2002 has allowed more people to obtain housing without background checks and high initial move-in expenses. More people are coming in for emergency assistance (food baskets, rental/mortgage assistance, utility assistance etc.) rather than shelter. Rental assistance funds from organizations such as Neighbor to Neighbor and the Interfaith Homeless Prevention Fund have supported individuals and families in retaining their housing. Because of a poor job market, the shelter population, especially single males, has moved to other locations with a less expensive cost of living. Some people who would normally stay at the shelter have been able to qualify for subsidized single room occupancy and senior and handicapped housing.

City-wide affordable housing makes up just 4% of the total housing stock. Figure 31 shows a concentration of affordable housing in the Downtown area, though most of affordable units are for seniors and are located within two buildings: DMA Plaza and the Northern Hotel.

Figure 29: Count of Homeless Persons

Sources: Colorado Division of Housing, Compass of Larimer County, University of Colorado at Denver

Fort Collins (2003)	2,600
Denver Metropolitan Area (Jan, 2006)	9,091
Statewide (Aug, 2006)	12,000
Statewide (1988)	3,637

Note: There are significant limitations with this data. All figures are very rough estimates. The precise count is probably higher - sources report that statewide, the number of homeless persons could be three times higher than the reported number, as high as 30,000 persons. Each figure comes from a different source, which used different time periods and methodologies in collecting the data.

Figure 30: Count of People in Local Homeless Shelters (Crossroads Safehouse and The Mission combined): 2001 - 2004

Source: Compass of Larimer County

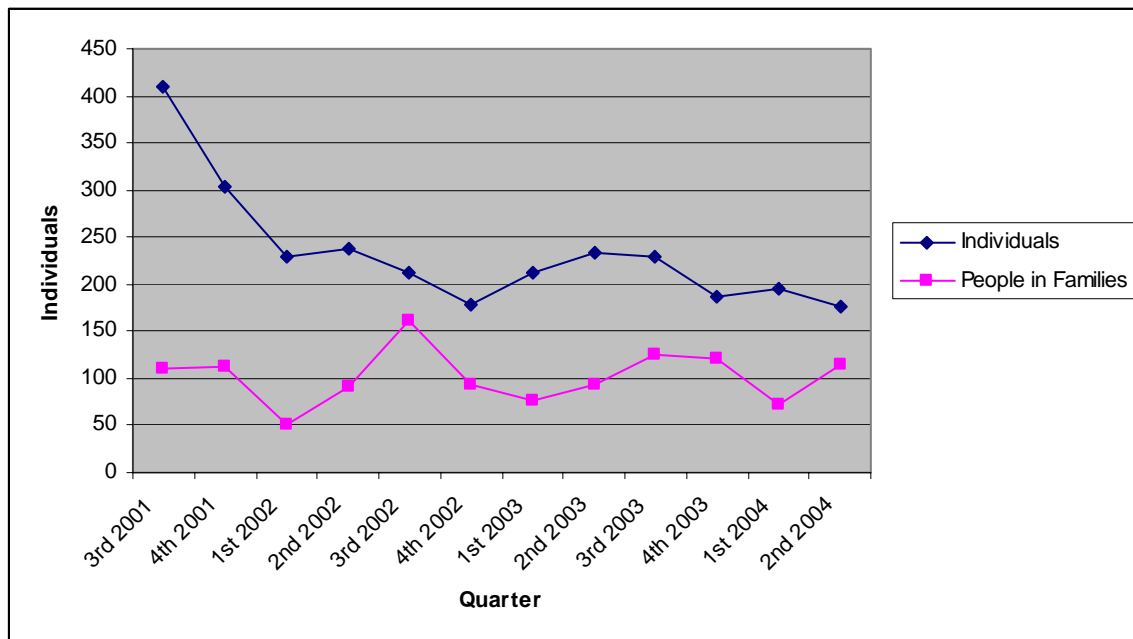


Figure 31: Inventory of Affordable Housing Downtown: 2004

Source: Priority Affordable Needs and Strategies, Fort Collins, Colorado, Advance Planning Department 2004

Downtown – Number of Affordable Housing Units	Growth Management Area Number of Affordable Housing Units	% of Affordable Units that are Downtown	% of All Downtown Units that are Affordable
208	2,502	8%	13%

Public Safety Indicators

Description:

These indicators provide information about the number of crimes Downtown as well as the public perception of Downtown safety.

Evaluation:

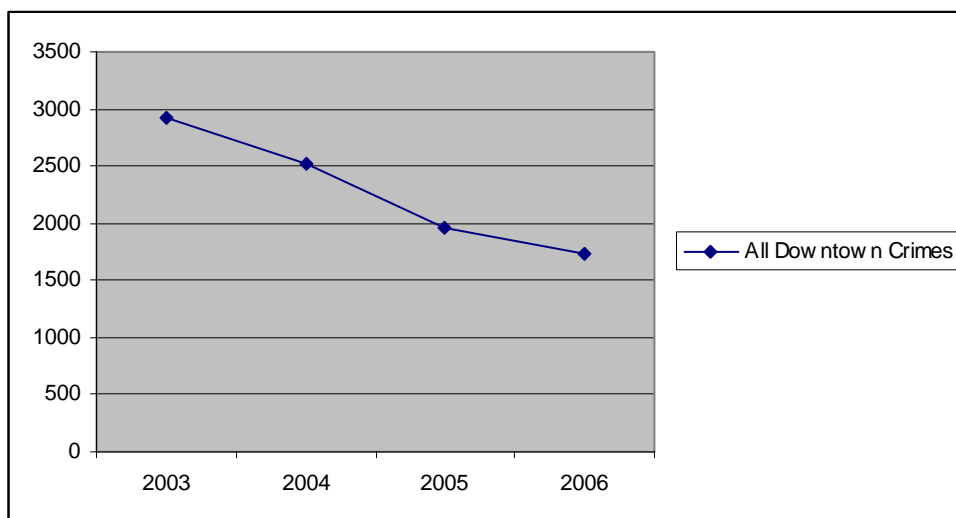
Downtown Crimes have been decreasing, at least since 2003 (Figure 23). From an initial look at crime statistics, two categories of crime reported in the *Downtown Strategic Plan*, “Crimes Against Persons” and “Crimes Against Property”, also appear to be decreasing.

A 2006 Quality of Life survey by the City of Fort Collins asked residents to rate how safe they feel in several different situations or locations. Using a scale ranging from always unsafe to always safe, respondents gave Downtown Fort Collins during the day a relatively high mean rating as usually safe, bordering on always safe. Nearly one-half of respondents (48.1%) rated Downtown Fort Collins during the day as always safe. Although lower, they rated all other situations and locations as usually safe (Figures 33 and 34).

Figure 33 also shows that respondents generally feel safer during the day than at night. They feel much safer in their neighborhoods during the day than at night (89 during the day, compared to 79 at night), and much safer in Downtown Fort Collins during the day (86 during the day, compared to 67 at night).

Figure 32: Old Town Area Crime Statistics: 2003 - 2006

Source: Fort Collins Police



Note: Police reporting districts include E015, E016, E028, E018, F013, I003, I004, I005, I104, I113, which roughly correspond to the Downtown Plan boundary.

Figure 33: Quality of Life Survey of Fort Collins Citizens: 2006

Source: City of Fort Collins Public Information Office

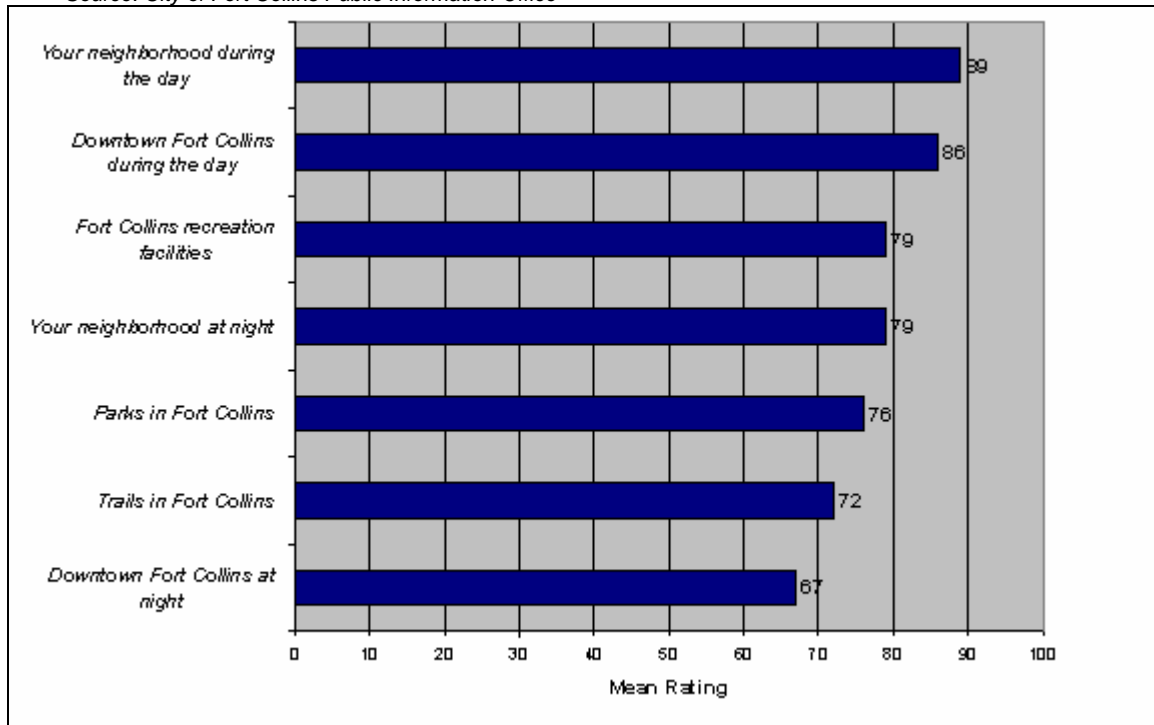


Figure 34: Quality of Life Survey Safety Ratings: 2006

Source: City of Fort Collins Public Information Office

	Always Safe	Usually Safe	Sometimes Safe/Unsafe	Usually Unsafe	Always Unsafe	No Opinion
Your neighborhood during the day	60.1%	36.9%	2.0%	0.3%	0.1%	0.6%
Downtown Fort Collins during the day	48.1%	44.5%	3.7%	0.1%	0.0%	3.6%
Recreation facilities in Fort Collins	22.8%	56.4%	7.5%	0.4%	0.1%	12.8%
Your neighborhood at night	29.5%	57.0%	10.9%	1.4%	0.4%	0.8%
Parks in Fort Collins	19.2%	59.8%	11.8%	1.0%	0.1%	8.0%
Trails in Fort Collins	11.1%	52.3%	19.0%	1.3%	0.3%	16.2%
Downtown Fort Collins at night	9.4%	44.4%	31.7%	2.7%	0.3%	11.6%

	Very Good	Good	Average	Bad	Very Bad	No Opinion
Overall safety of residents	17.2%	56.9%	23.0%	2.0%	0.1%	0.8%

In order to make valid comparisons between the ratings for different situations or locations, and to track each situation's or location's ratings over time, respondents' ratings were averaged using a scale ranging from 0 to 100, where 0 = always unsafe and 100 = always safe. Respondents who selected the no opinion option for any given item were not

Environment and Recreation Indicators

Description:

An important measure of quality of life is the number and types of open space available to residents. These metrics provide information about Cache la Poudre water flow, natural habitat protection, and park space in the Downtown area.

Evaluation:

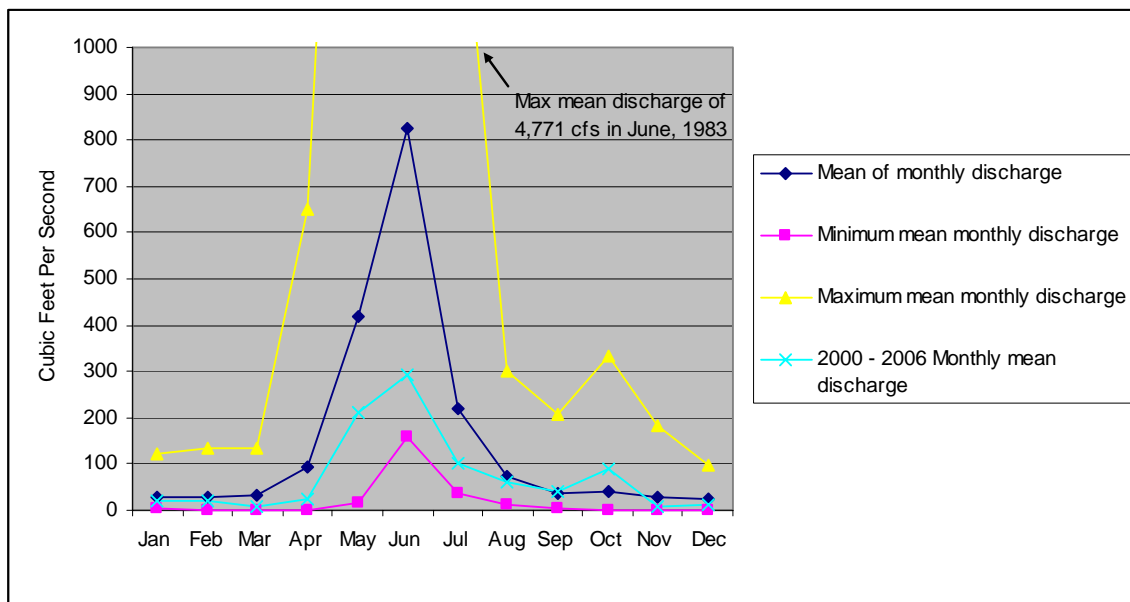
Water flow on the Poudre River varies considerably throughout the year, with highest flows occurring between April – August each year (Figure 35). The minimum water level for the proposed Downtown whitewater course is 100 cubic feet per second, so use of this facility could occur from May – July or August most years. Also, water flow is an important consideration for wildlife habitat.

In terms of Poudre River habitat protection, 58% of the river buffer area (as defined by the Land Use Code) is under public ownership, and there are 1,600 acres of natural areas near the River (Figure 36).

Downtown is well served by parks, with 123 acres in the area (Figure 37).

Figure 35: Cache la Poudre Water Flow Monthly Mean, in Cubic Feet per Second: 1975 - 2006

Source: USGS



Site location: USGS 06752260 CACHE LA POUFRE RIVER AT FORT COLLINS, CO

Figure 36: Cache la Poudre River Habitat Protection within Growth Management Area: 2006

Source: Advance Planning Department, GIS Department

Acres of Poudre River Buffer Area	Acres of Buffer Area Protected As Natural Areas	% Protected as Natural Areas	Total Acreage of Natural Areas Near Poudre River
929	518	56%	1,657

Figure 37: Downtown Parks: 2006

Source: Advance Planning Department, GIS Department

Park Name	Acres
Lee Martinez	85.8
Old Fort Collins Heritage	17.7
Legacy	8.4
Buckingham	4.8
Library	4.6
Jefferson Street	1.2
Washington	.7
Total Park Acreage	123.2