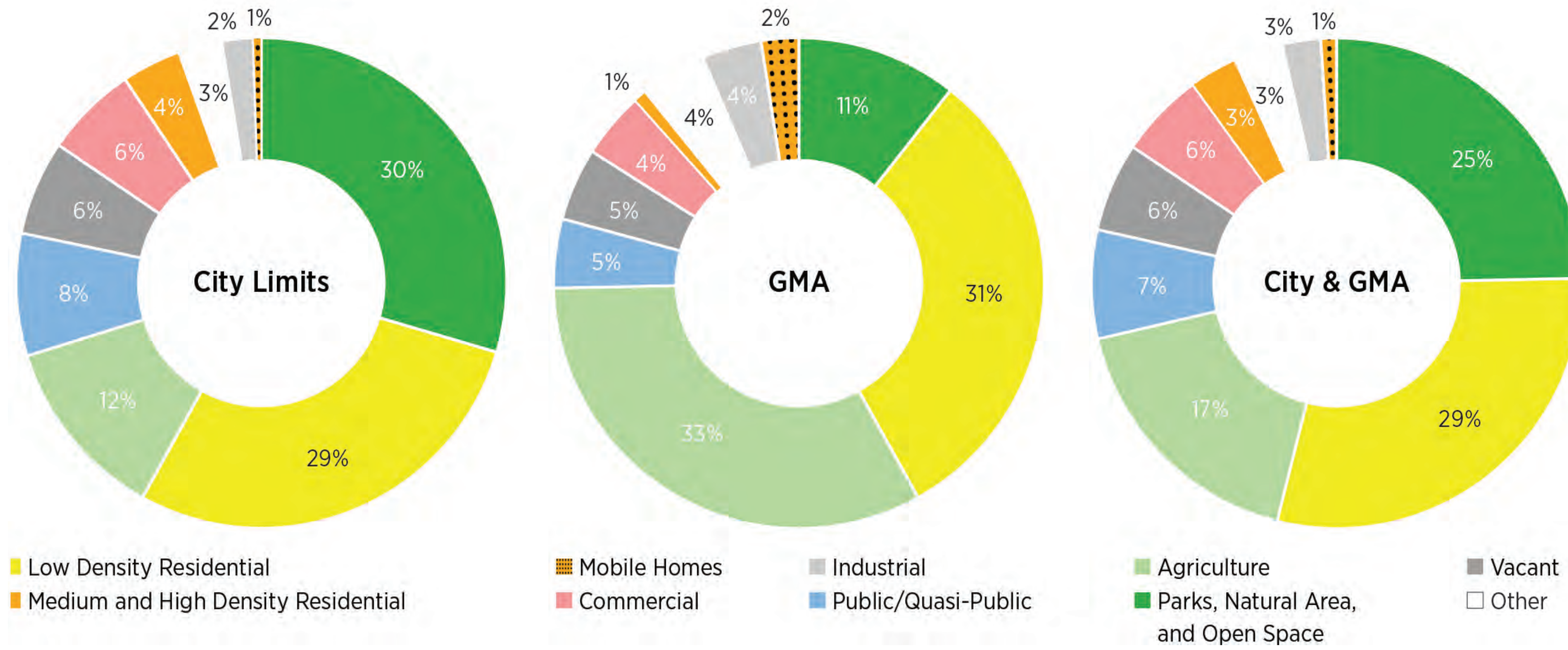


## Land Uses in the City & GMA

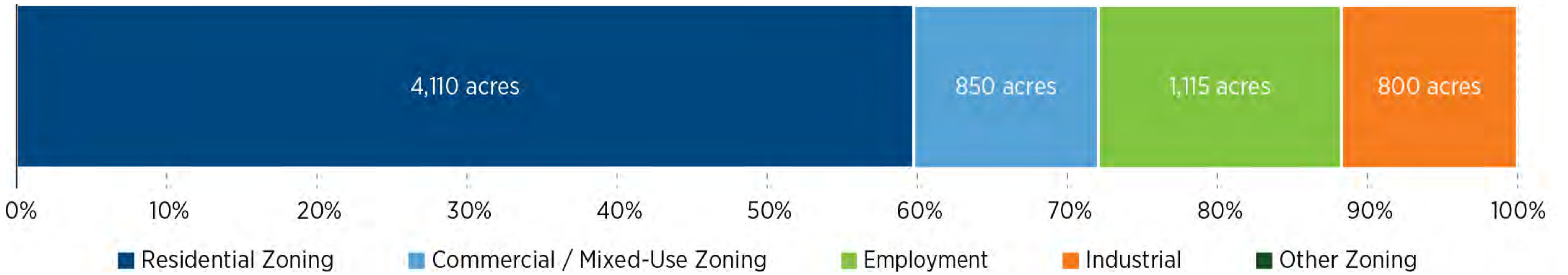


Fort Collins city limits may eventually encompass most or all of the Growth Management Area (GMA), our targeted area for urban-level development & services. Our current land-use framework reserves more than half of this area for open space, agriculture, and low density housing.

## Vacant & Buildable Lands

Within the Growth Management Area, there are approximately 6,900 acres of vacant or mostly vacant land. This figure does not include known future school/park sites, open space, or conservation easements. Approximately 20% of the 6,900 acres is impacted by natural hazards, such as floodplains.

### Vacant Land by Type of Zoning



Not all of these lands can or will be developed, but under current zoning and development standards, there is potential capacity for about 25,700 additional housing units on vacant land and through redevelopment and infill within the GMA.

## GMA Capacity

**68,265**

**Current Number of Fort Collins Housing Units**

**25,736**

**Additional housing unit capacity in the GMA**

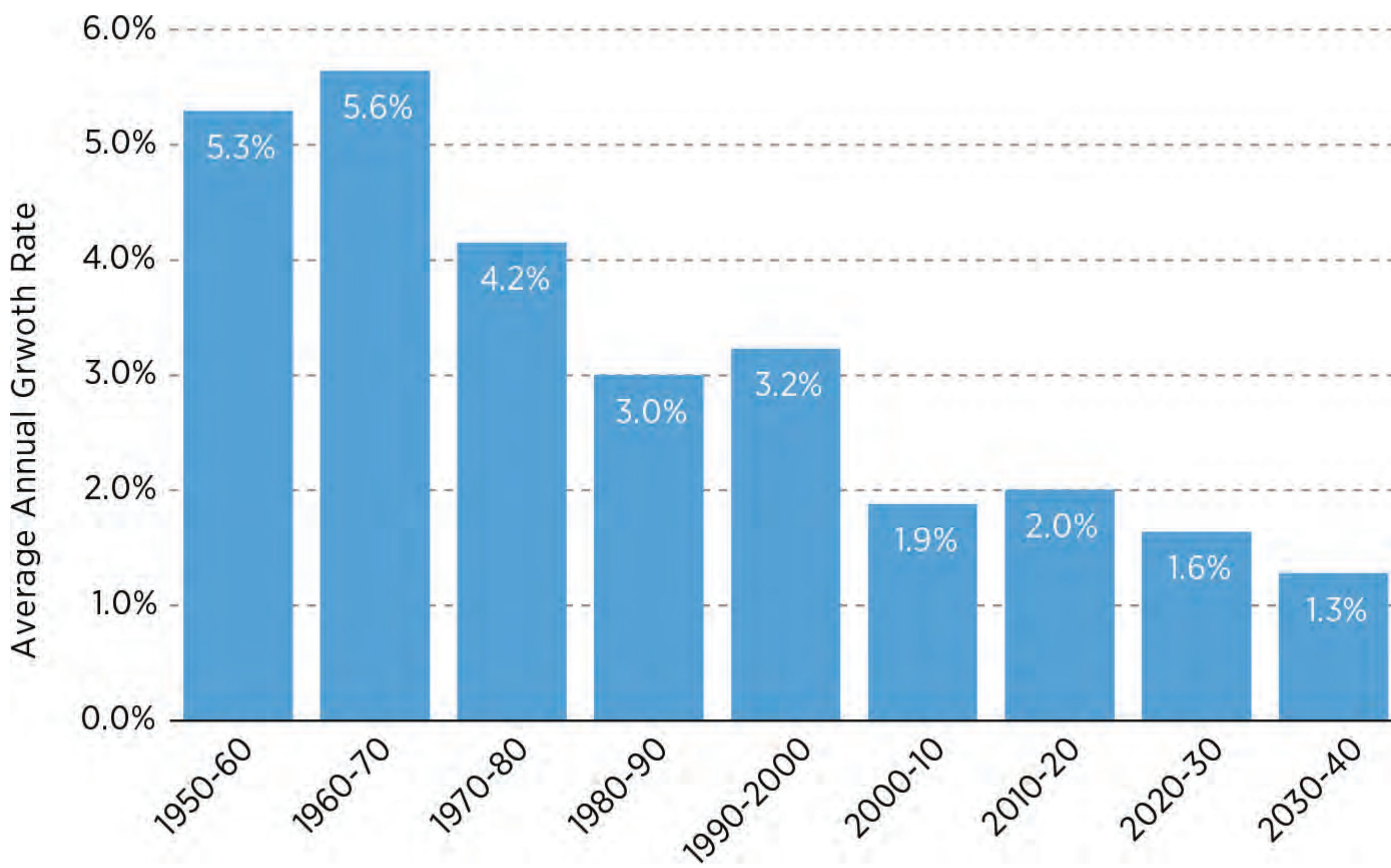
Additional units on vacant land & redevelopment/infill

**250,000**

**Estimated population capacity of the GMA**

Under our current land-use framework

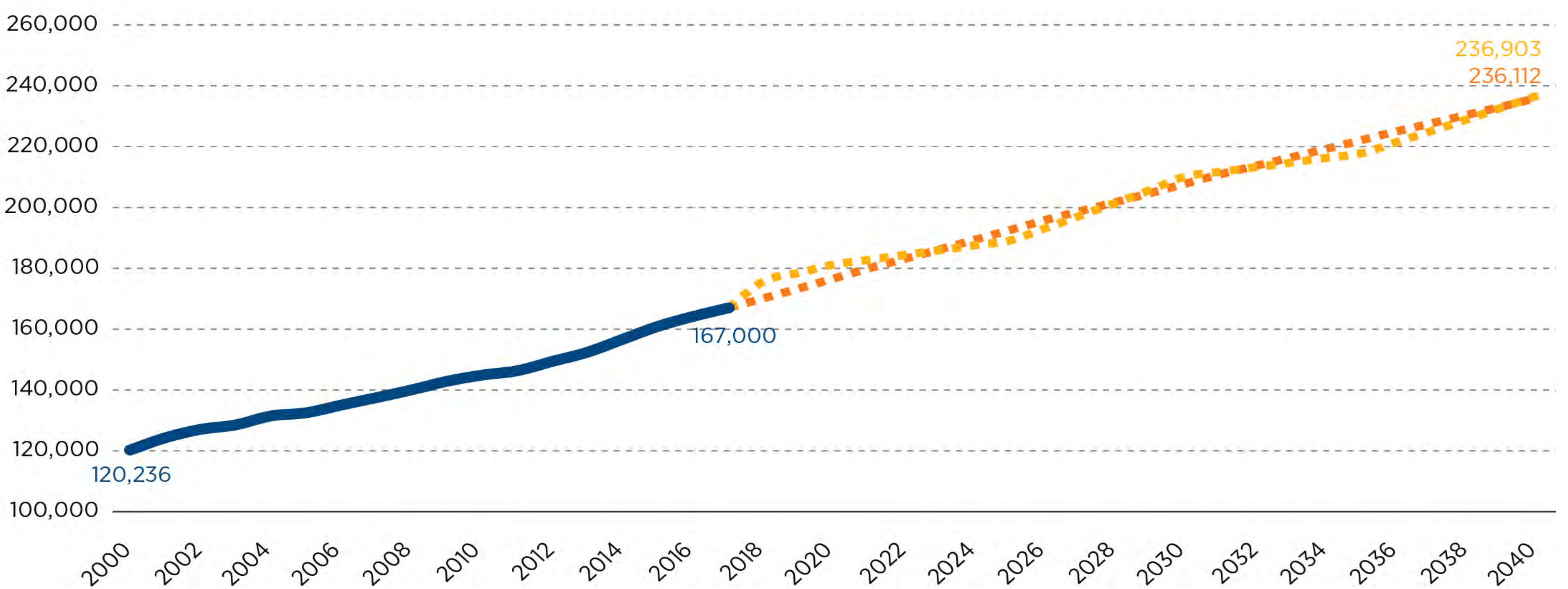
## Population Growth



Our rate of population growth is decreasing over time. The Colorado State Demographer’s Office anticipates our growth rate will continue decreasing over the next 20 years.

## Future Population

2017-2040



Our population in 2017 was 167,000. Although our rate of population growth is decreasing, our numeric growth each year has remained relatively steady. In a typical year, an additional 2,000-3,000 people call Fort Collins home.

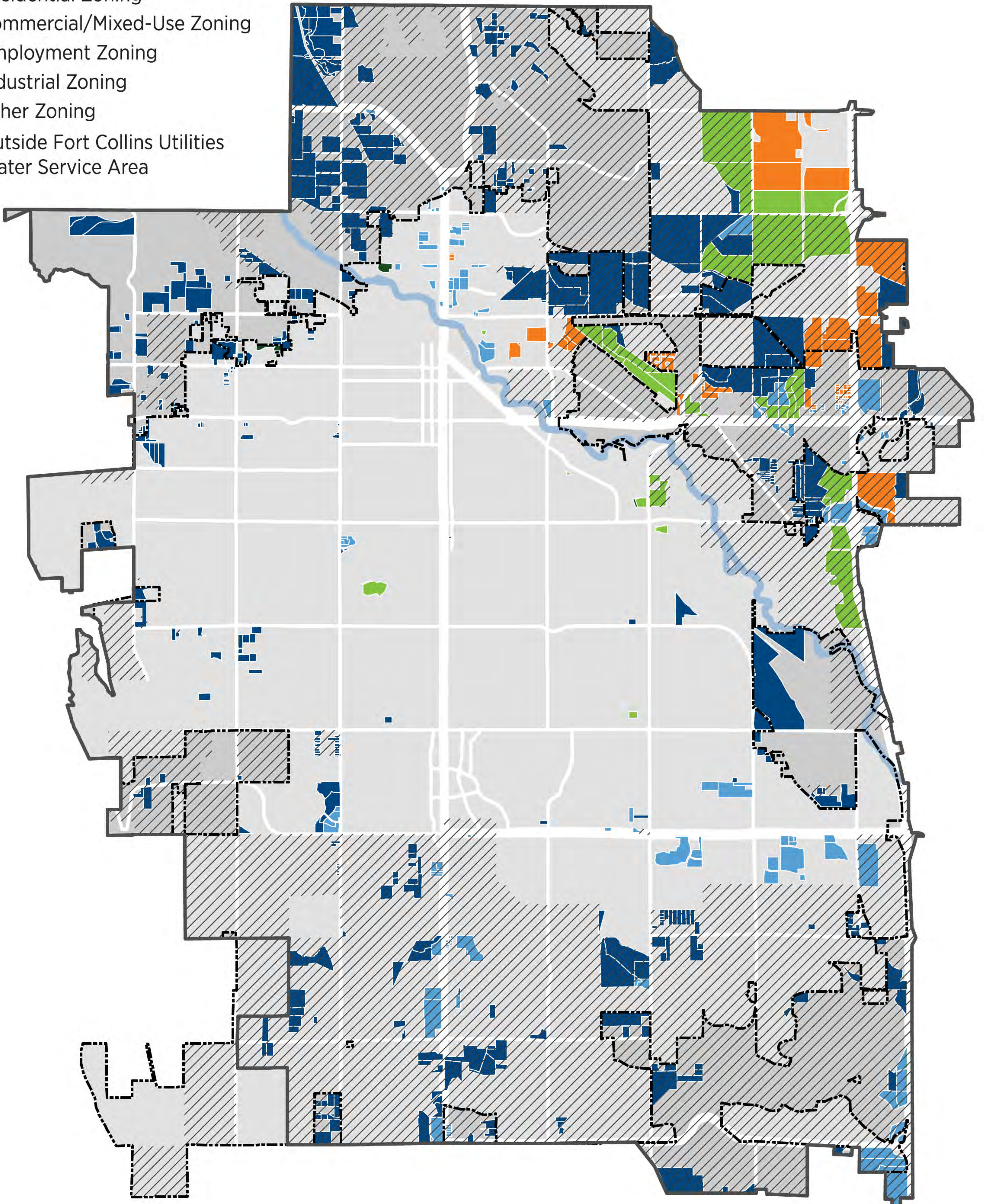
This steady rate of numeric growth is expected to continue over the coming decades. Based on current trends, Fort Collins’ population in 2040 will approach 235,000 people.

## A Changing Population

Not only is our population growing, but it’s also becoming more diverse, growing older, and will be made up proportionally by fewer families with children than today.

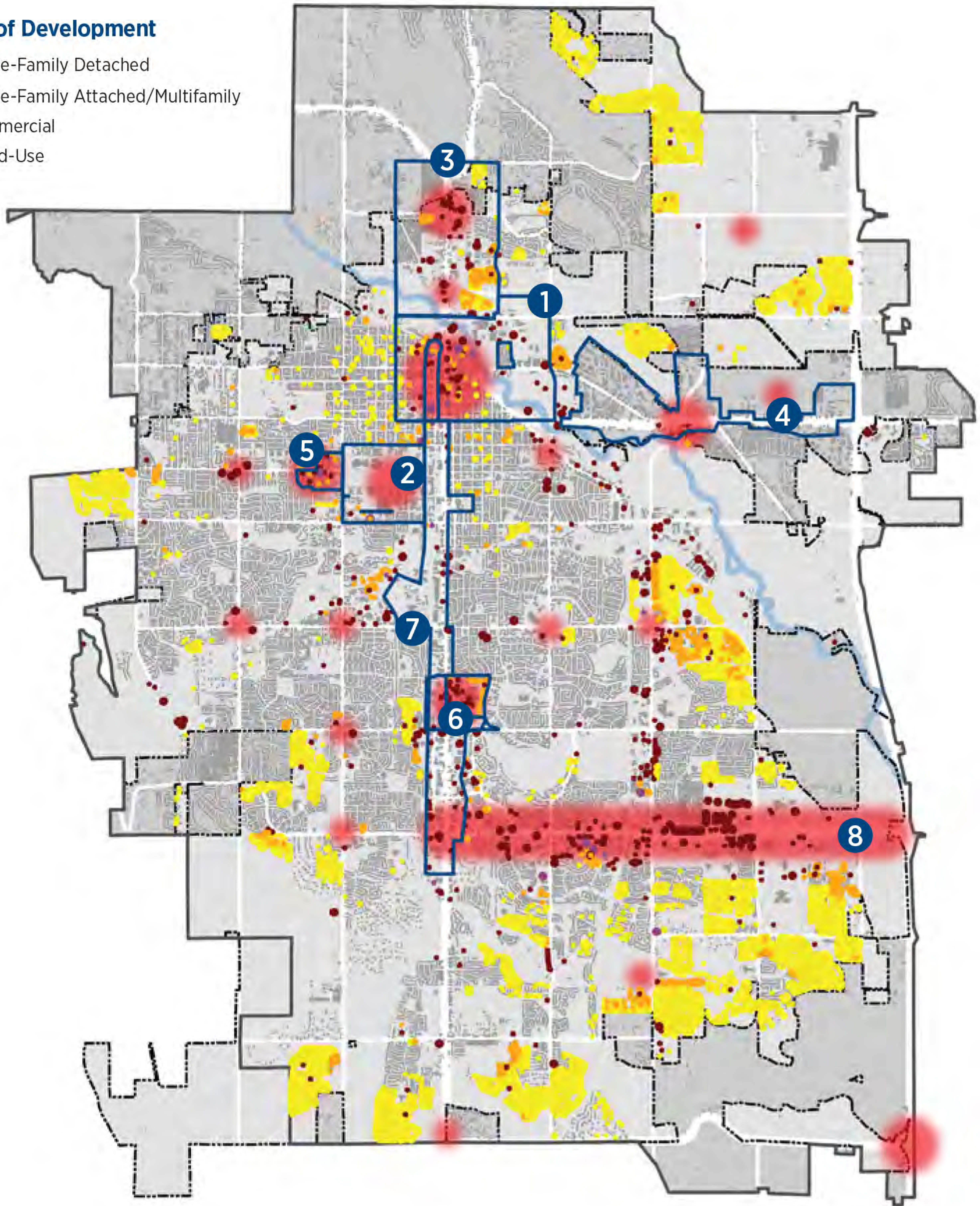
Mirroring national trends, in the coming years Fort Collins’ fastest growing age cohorts will be those between 65 and 84 years old, and the median age of the community will increase.

- Residential Zoning
- Commercial/Mixed-Use Zoning
- Employment Zoning
- Industrial Zoning
- Other Zoning
- ▨ Outside Fort Collins Utilities Water Service Area



### Type of Development

- Single-Family Detached
- Single-Family Attached/Multifamily
- Commercial
- Mixed-Use



### City Plan Development Areas

● Activity Centers

Targeted Redevelopment Areas

- |                                    |                           |
|------------------------------------|---------------------------|
| <b>1</b> Downtown                  | <b>5</b> Campus West      |
| <b>2</b> Colorado State University | <b>6</b> Foothills Mall   |
| <b>3</b> North College             | <b>7</b> Midtown Corridor |
| <b>4</b> East Mulberry Corridor    | <b>8</b> Harmony Corridor |

The current City Plan outlines targeted areas for infill and redevelopment within the community. Since 2000, only about 22% of new housing units have been constructed in these areas; most development occurs at the edge of the community.