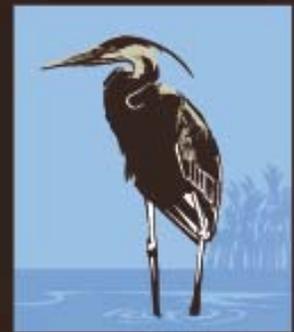
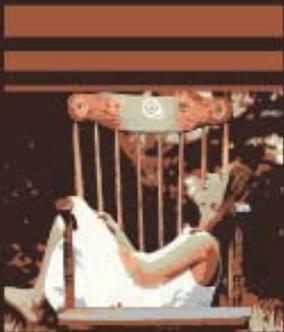


FORT LUPTON

COMPREHENSIVE PLAN

PREPARED BY CIVIL RESOURCES, LLC
FOR THE CITY OF FORT LUPTON

FL



LIVE ♦ LEARN ♦ WORK ♦ PLAY



TABLE OF CONTENTS

Acknowledgements	i
Vision.....	1
Guiding Principles.....	2
<i>Introduction</i>	
What is a Comprehensive Plan?.....	3
Purpose of the Comprehensive Plan.....	3
Planning Process	3-4
Community Input	4-6
How to use the Comprehensive Plan	6-10
History of the Fort Lupton Comprehensive Plan	11
<i>Growth and Land Use</i>	
Introduction.....	13-14
Goals, Policies and Strategies	15-16
Land Use Map	
Community Identity and Growth Map	
Land Use Chart	17-18
<i>Image and Design</i>	
Introduction.....	19-20
Goals, Policies and Strategies	21-24
Design Opportunities.....	25-29
Downtown	25-26
Streetscape	27
Walkability	28
Gateway.....	29
<i>Economic Development</i>	
Introduction.....	31
Goals, Policies and Strategies	32-35
Ahwahnee Principles of Economic Development.....	36-38
<i>Housing</i>	
Introduction.....	39-40
Goals, Policies and Strategies	40-42
<i>Education, Culture and History</i>	
Introduction.....	43
Goals, Policies and Strategies	44-46



TABLE OF CONTENTS

Parks, Open Space, Recreation, Trails and Tourism (PORTT)

Introduction.....	47-48
Goals, Policies and Strategies	49-53

Transportation

Introduction.....	55
Pedestrian Network: Users & Strategies	56
Transit System Planning: Users & Strategies.....	57
Automobile Circulations: Users & Strategies.....	58
Other Transportation Modes: Users & Strategies.....	59
Existing Traffic Conditions	60
Future Traffic Conditions	61
Street Connectivity & Functional Classification	62-64
Thoroughfare Examples (and Street Cross-Sections).....	65-66
Roadway Network Details	67-70
Implementation Details.....	71

Environment

Introduction.....	73
Goals, Policies and Strategies	74-76

Appendix

Appendix A – Survey Results	
Appendix B – Seniors Workshop Results	
Appendix C – Community Workshop 1 Results	
Appendix D – Community Workshop 2 Results	
Appendix E – Community Workshop 3 Results	



ACKNOWLEDGEMENTS

Fort Lupton Planning Commission:

Gene Reynolds, Chair
Lawrence L.K. Carroll
Bruce Davis
Lynne Derby
Tracey Reynolds
Linda Willhite

Fort Lupton City Council:

Shannon Crespin, Mayor
Wendie Dietrich, Ward 1
Jimmy Dominguez, Ward 1
Louis Salas, Ward 2
Fred Patterson, Ward 2
Gary Frank, Ward 3
Robert McWilliams, Ward 3

City of Fort Lupton Staff:

Tom Parko, Planning Director
Karen Bryant, Planning Technician

State of Colorado

Department of Local Affairs:
Don Sandoval

Fort Lupton Comprehensive Plan

Steering Committee:

Fred Patterson
Gary Frank
Louis Salas
Bruce Davis
Rosalie Everson
Don Tamoi
Rollie Purifoy
Mark Payler
Phil Tiffany
Don Patton
Axel Bishop
David Norcross
Monty Schuman
Ramon Hernandez
Karen Sell
Ed Lehrberger
Dana Ulmer
Sid Wilke

Fort Lupton Middle School Student Council

Seniors Workshop Attendants:

Germaine A. Arndt
Billie M. Baca
Rose Barker
Charles M. Baum
Marian M. Baum
Janice M. Brown
Ronald R. Brown
Laura E. Burk
Anita I. Carr
Robert E. Carr
Judy R. Caretto
Ron D. Caretto
Jeanne W. Davis
Gladys L. Doud
Jean M. Emalia
Rita T. Felps
Lee M. Gee
William R. Gee
Eugene B. Hagans
Elsie M. Hornyak
Kenneth Hornyak
Bette S. Ives
Carl Larsen
Richard S. Light
Edna C. Lincoln
Eloise R. Martin
John D. Martin
Marcena V. Martin
Mary L. Martin
Harison K. McPeak
Donald A. McPherson
Lucille M. McPherson
Marjorie I. McWilliams
Edith M. Meguire
William A. Meguire
Ben S. Mitamura
Lennie C. Muse
Rosemary E. Muse
Barbara J. Ofenstein
Donald K. Penfold
Nancy D. Penfold
Darlyne M. Rhoda
Alan D. Sandberg
Ann L. Sandberg
Teri L. Sarmiento
Doris J. Sernoska
Katherine L. Steckel

Marlana D. Stieber
Cheryl L. Taylor
Steven L. Tomasyn
Evelyn M. Van Buskirk
Beatrice P. Van Daest
Theodore W. Van Daest
Gwen D. Von Feldt
William M. Von Feldt
Shirley M. Walkenhorst
Margaret L. Walter
May Yokooji

Workshop 1 Attendants:

Carolye Johnson
Denny & Nancy Mintle
Ed Lehrburger
John Enright
Karen Sell
Sandy Neb
Frank Brozovich
Ronda Neb
Darlene & Jack Long
Larry Richardson
Pamela Marez
Erich Helm
Mark Payler
Linda R. Willhite
Louis Salas
Cort Nickell
John Dent
Nona Schaefer
Henry Dietz
Jimmy Dominguez
Nancy Barr

Workshop 2 Attendants:

Karen Sell
Rollie Purifoy
Gary Frank
Roy Ruiz
Marie & David Sack
Don Tomoi
Larry Zanetell
Sara Bevan
Jerri Kilgore
Gerri & Thomas Horton
Cort Makil
Karen Lewis



ACKNOWLEDGEMENTS

Fred Patterson
Dana Willard
Richard Schara
Carl Larsen
Steve Brancucci
Larry & Veryl Schoen
Erich Helm
Forrest Schmidt
Darlene & Jack Long
Marilee Bella
Richard Gooden
Robert Villano
Sid Wilke
Louis Salas
Jim Sidebottom
Doug Chandler
Jim Green
Beverly DePriest
Lyn Collins
Michael Olds
Theresa & Donald Lopez
John & Pat Gleydura

Workshop 3 Attendants:

Janice Wilkin
Sandy Magnuson
Sandy Schara
Erich Helm
Jim Sidebottom
Sue & Joe Hubert
Gerri & Tom Holton
Al Mowrer
Alan & Ann Sandberg
Bruce Davis
David Ellis
Cathy Henke
Rosalie Everson
Denny Mintle
John Enright
Bill Matlock
Larry & Veryl Schoen
Kelly D. Wihbond
Bruce Fitzgerald
Mark Payler
Robert Villano
Todd Schroeder
Joella Opatril
Joel Crowe
Nancy Feters
John Scholz

Rollie Purifoy
Randy Beineke
Janet Green
Larry Zanetell
Steve Brancucci
Cecil King
Donnie Feters
Dana Feters
Jim & Ruth Massey
Karen Sell
Kathy Davis
Fred & Cheryl Patterson
Bob Oman
Tracey Reynold
John Kent
Kathy Boereme
Rosalie & Henry Martinez
Carolyn John
Josef Guetlein
Jimmy Dominguez
John Vandermer

Walkable Communities, Inc.:
Dan Burden

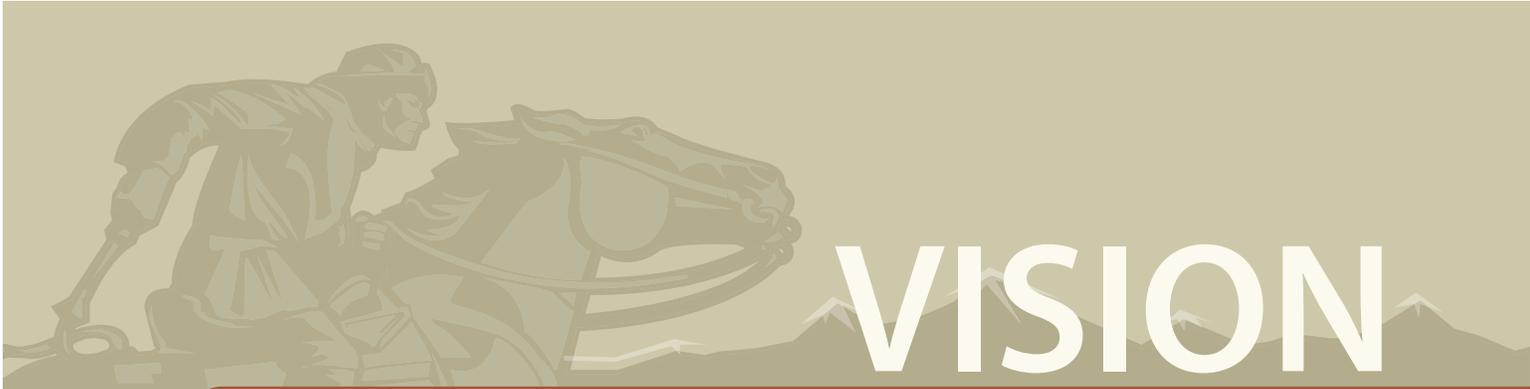
Weld County Department of
Public Health and Environment:
Pam Smith
Gaye Morrison

Project Team:
Civil Resources, LLC
323 5th St.
P.O. Box 680
Frederick, CO 80530

Fehr and Peers, Inc.
621 17th Street.
Suite 2301
Denver, CO 80293

4C Consulting, Inc.
830 3rd Ave.
P.O. Box 305
Lyons, CO 80540

Paul Moline Designs
4231 S. DeFrame St.
Morrison, CO 80465



VISION

Fort Lupton, building on the traditions of the past, will strive to provide every citizen with a safe, healthy and prosperous environment to live, learn, work and play while encouraging quality and well-managed growth.

The purpose of this Comprehensive Plan is to help express what kind of city Fort Lupton will be in the future. This vision expresses the community members' desire for Fort Lupton to be a place that has a sustainable standard of living and a high quality of life for everyone. Citizens want:

- To strengthen the downtown and to encourage business owners and citizens to invest in the community.
- Safe, clean, friendly neighborhoods that have homes, shopping, parks, schools and jobs within walking distance.
- Community leaders to collaborate with residents, developers, business owners, school leaders and other governments to create a vibrant city.
- To support all ages, ethnicities, cultures and income groups and to encourage a spirit of openness and opportunity.
- To encourage growth that helps to strengthen the city's identity and economy and that maintains or improves the environment.

This vision and the guiding principles that follow provide the foundation for the Fort Lupton Comprehensive Plan.



Learn • Live • Work • Play

GUIDING PRINCIPLES

One of the primary goals of the Fort Lupton Comprehensive Plan is for Fort Lupton to become a sustainable city that provides ample opportunities for all of its residents to live, learn, work and play. Every element of the plan (Growth and Land Use; Image and Design; Economic Development; Housing; Education, Culture and History; Parks, Open Space, Recreation, Trails and Tourism; Transportation and Environment) contributes to this goal. As we worked with the community to determine what their dreams are for Fort Lupton, the following Guiding Principles arose as the core values for the comprehensive plan.

These Guiding Principles are included at the beginning of each element (those that are not applicable to the element are shaded gray.)

Preserve Small Town Culture

- Maintain strong connections between citizens and groups (chamber, seniors, schools, etc)
- Sustain pride in the appearance of homes and businesses
- Incorporate local art into the built environment
- Promote healthy, safe neighborhoods

Make Fort Lupton a Comfortable Place for Everyone

- Strive for a diverse housing supply that is available, affordable and accessible to all citizens
- Ensure that parks, trails, public facilities and neighborhoods are ADA-accessible
- Support all ages, ethnicities, cultures and income groups and encourage a spirit of openness and opportunity

Grow from the Core

- Establish growth tiers based on ability to provide affordable public services and infrastructure
- Support agricultural uses

Focus on Downtown

- Implement the Fort Lupton Business Corridor Plan
- Attract economic development
- Encourage mixed-use developments and accessory dwelling units
- Make downtown visible from Highway 52
- Support land uses that will help to expand/strengthen the downtown area

Create an Interconnected, Robust, and Attractive Transportation Network

- Construct multi-use streets (autos, bicycles, pedestrians)
- Implement a trails system that connects the entire City to the region
- Provide public transit
- Promote the South Platte Loop

Become an Educational City

- Strengthen the partnerships with Aims Community College and the Weld County School District Re-8
- Interpret the history, culture and nature of the area
- Incorporate public education in all public spaces including buildings, trails, parks, etc.
- Preserve and build on Fort Lupton's history
- Promote life-long learning

Embrace the South Platte River Corridor

- Encourage ecological tourism
- Create a major park and open space system
- Highlight the historic fort
- Require public access through reclaimed gravel sites

Encourage Environmental Sustainability

- Enhance the area's wildlife habitat
- Protect air and water quality
- Require energy and water conservation
- Minimize environmental impacts
- Promote recycling

INTRODUCTION

What is a Comprehensive Plan

“The comprehensive plan is a framework and guide for accomplishing community aspirations and intentions. It states goals and objectives and recommends courses of action for future growth and development of land, public facilities and services and environmental protection.”

- Colorado Department of Local Affairs Office of Smart Growth

The Comprehensive Plan:

- Expresses a long term vision of the community.
- Represents the public interest.
- Provides policy direction and guides land use decisions.
- Presents a comprehensive strategy to shape the community's future.
- Coordinates City functions that are interrelated.
- Helps balance competing interests.
- Promotes orderly growth and economic health.
- Encourages regional cooperation and consideration for both the built and natural environment.



Purpose of the Comprehensive Plan

The Fort Lupton Comprehensive Plan sets forth the community's vision for their City. This plan is a tool to help the Fort Lupton community ensure that it grows and evolves in a manner that is consistent with their vision. It is intended to serve as a road map for City Staff, City Council, advisory committees, developers and citizens to achieve the goals set forth in this plan.



Planning Process

The City of Fort Lupton prepared a General Plan in 1968 to anticipate growth and guide this growth in a manner that provides the community with a balance of land uses that promotes economic growth while retaining a superior quality of life. Another General Plan was completed in 1973 followed by a new Comprehensive Plan which was adopted in 1986. In the mid 1990s, this plan was again revised and the current Land Use Plan was adopted in 1997. The Land Use Plan has not

been reviewed in its entirety since 1997. There are elements of the plan that contain policies that are no longer applicable, no longer appear to be a City priority, or policies that are too general to be implemented. In 2002, the Colorado State House of Representatives passed a bill requiring all municipalities with a population of 2,000 or more to adopt a Comprehensive Plan.

INTRODUCTION

Planning Process (continued)

The City of Fort Lupton determined that the Comprehensive Plan should be updated, “so that it is a statement of public policy and an expression of the community’s vision for the future. It also should represent the community’s values for positive economic growth and development, as well as preserving the quality of life the residents currently enjoy.”

The Fort Lupton Comprehensive Plan is a community-based, citizen-driven effort. The Civil Resources Comprehensive Plan Team worked closely with Fort Lupton’s youth and adults, the City’s elected and appointed officials, and staff to ensure that the community’s ideas are the heart of this document. The Fort Lupton Comprehensive Plan is the product of cooperative visioning of the:

- Citizens of Fort Lupton,
- Fort Lupton Planning Commission,
- Fort Lupton City Council,
- Fort Lupton Administration and Staff,
- Fort Lupton Comprehensive Plan Steering Committee,
- Fort Lupton Seniors,
- Fort Lupton Middle School Student Council, and
- Residents within Fort Lupton’s Planning Area.

Community Input

Web Page

The City used the Fort Lupton Comprehensive Plan website as a tool to inform and educate the community about the project, to access the community survey and to post project updates, meeting dates, draft maps and goals, survey results, etc.

Questionnaire

The City distributed English and Spanish surveys at City Hall, a Chamber of Commerce meeting, at a workshop with Fort Lupton seniors, and at the first two community workshops. The City made a concerted effort to reach Spanish-speaking citizens by distributing the surveys to the English as a Second Language program through the Weld County School District Re-8 and also going door-to-door to local businesses to distribute the surveys. The City also mailed approximately 2,300 surveys with the water bill. Refer to Appendix A for the survey results.

Seniors Workshop

Civil Resources attended a luncheon with approximately fifty Fort Lupton seniors and facilitated a key pad polling survey to learn what the seniors needs and thoughts for the community’s future are. Refer to Appendix B for the survey results.



INTRODUCTION

Community Input (continued)

Chamber Of Commerce

Civil Resources met twice with the Chamber of Commerce to present the findings from the Community Workshops and to obtain the members' input on the Comprehensive Plan.

Middle School Workshop

Civil Resources met with the Fort Lupton Middle School Student Council to learn what role youth play in the community and what they would like to change about Fort Lupton. Students' long-range vision for Fort Lupton incorporates many positive attributes including:

- A safe and understanding community;
- Open space, parks and sports;
- A nice, clean, unpolluted quiet place;
- A good place to live with no drugs, a happy city;
- A small town with good schools, a college/university; and
- Good neighborhoods and more entertainment.

One anonymous participant summed things up nicely: "I would like a City where my child can have everything he or she needs."

Community Workshops

Civil Resources, Fehr and Peers and ForeSee Consulting facilitated a series of three workshops with the community. Each workshop was highly interactive and well attended.

Workshop One

The Comprehensive Plan Team educated the group about each element of the plan and used key pad polling to determine how citizens want the City to grow and to define the criteria that we used to evaluate the Land Use Maps that would be created during Workshop Two. Refer to Appendix C for the survey results and a newspaper article about the workshop.

Workshop Two

The public played the "Growth Challenge Game," in which participants divided into six groups and placed homes, jobs, parks, trails, public facilities on an aerial photograph of Fort Lupton's planning area. Each group used a "Growth Challenge Gazette" to understand smart growth principles and the community's preferences that were determined in Workshop One. The themes that developed through this workshop were used to create the Guiding Principles. Refer to Appendix D for the "Growth Challenge Gazette," the workshop results and a newspaper article about the workshop.



INTRODUCTION

Community Input (continued)

Workshop Three

The Comprehensive Plan Team presented the results of the Growth Challenge Game and used the criteria developed in Workshop One to evaluate each game board and to create a Synthesis Plan/Land Use Map. Next, the Team used key pad polling to ensure that the citizens approved every aspect of the plan. Refer to Appendix E for the survey results and a newspaper article about the workshop.

The results from the survey and the public workshops form the foundation of this Comprehensive Plan.

How to Use the Comprehensive Plan

Citizens

- Use this Comprehensive Plan as a guide for what citizens can expect for future development in Fort Lupton.
- The Vision, Introduction, and Guiding Principles define the community's overarching intentions with this plan.
- The goals, policies and strategies in each element outline specific objectives and methods to achieve these intentions.
- The Land Use Map indicates use types, future development patterns, and long range growth objectives.
- The Growth and Land Use section provides guidance on how the City can continue to grow in a manner that: is consistent with the City's Land Use Plan, maintains Fort Lupton's compact development pattern and allows the City to maintain a high level of municipal service.
- Image and Community Design focuses on the physical and architectural elements of Fort Lupton. It provides community design principles to encourage high quality, unique, diverse neighborhoods that reinforces Fort Lupton's identity and enhances the physical environment.
- Economic Development presents a plan for revitalizing and promoting downtown Fort Lupton and capitalizing on Fort Lupton's assets, such as its multilingual citizenry, Aims Community College, the South Platte River and its proximity to two major highways.



INTRODUCTION

How to Use the Comprehensive Plan (continued)

Citizens (continued)

- Housing outlines goals and strategies to increase the variety of housing types, densities and prices to accommodate a variety of lifestyles and income levels. The Comprehensive Plan encourages housing types to be integrated into each block, rather than clustering large masses of similar product types.
- Education, Culture, and History provides a road map for becoming an “educational city” and for expanding opportunities to celebrate the community’s culture and history as the City grows.
- Parks, Open Space, Recreation, Trails and Tourism outlines goals and strategies for becoming “A City in the Park,” embracing the South Platte River Corridor and building a safe, multi-purpose, comprehensive trail network.
- The Transportation section expresses the citizens’ vision for a multi-modal transportation system, evaluates the existing transportation network, defines new street standards and lists action items for the community to address.
- Environment lists things residents and the City can do to promote stewardship of the City’s natural resources and to consider the needs of both humans and the natural environment.



INTRODUCTION

How to Use the Comprehensive Plan (continued)

City Staff and City Officials

The comprehensive plan is used to guide the decisions of numerous groups. For example, the City Council uses the plan when making decisions that impact growth and development in the community. Each of the City's many boards and departments should use this document to develop their strategic plans and goals.

1. Collaborate with landowners to encourage development that is consistent with the Land Use Map and the community's vision.
2. Ensure that all development applications meet the intent of the Fort Lupton Comprehensive Plan and help to further the goals illustrated within the plan.
3. Review the goals and strategies annually to evaluate the community's progress and to ensure they are still valid. Consult with outside agencies such as the School District, Weld County, etc. to determine demands for services in the community and how changes with outside agencies may impact the Comprehensive Plan.
4. Regularly update the Action Plan, identify what has been accomplished, what tasks still need to be completed and add new tasks (prioritize and identify who is responsible for completing each task).
5. Use the goals and strategies in each section (Growth and Land Use, Image and Community Design, Economic Development, Housing, Education, Culture and History, Parks, Open Space, Recreation, Trails and Tourism, Transportation, Environment) and the Action Plan as a tool to help devise the annual budget.
6. Use the Land Use Map to determine where growth is anticipated, to plan for capital improvements and to determine where infrastructure investments will be needed.
7. Use the plan as a long-term guide to measure and evaluate public and private proposals that influence Fort Lupton's physical, social and economic environment.
8. Ensure that Fort Lupton's boards and commissions such as the Planning Commission, the Quality of Life Committee, the Senior Committee and the Historic Preservation Board use the Plan's direction when making recommendations to the City Council.

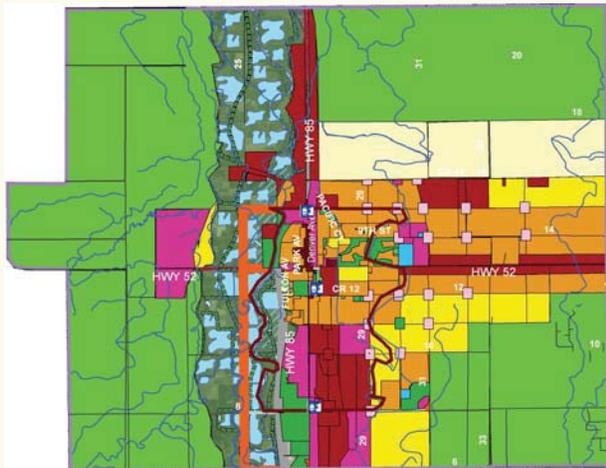
INTRODUCTION

How to Use the Comprehensive Plan (continued)

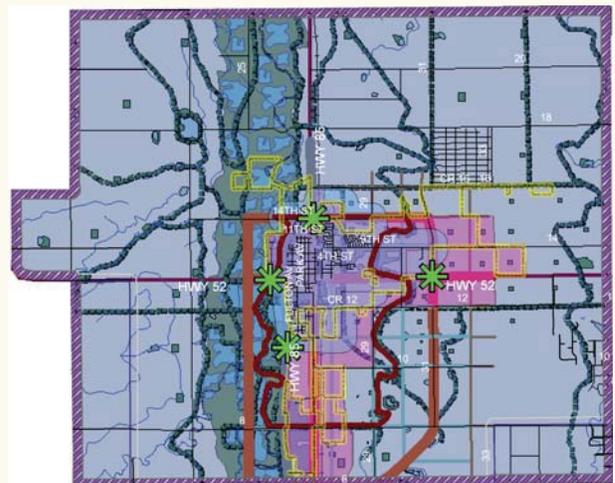
Developers/Landowners

It is the developers'/landowners' responsibility to demonstrate that their project has met the intent of the Comprehensive Plan in their application materials.

1. Locate your property on the Land Use Map and the Community Identity and Growth Map. Determine if your proposed use meets the future land use designation(s) and whether it is within the community's growth boundary.
2. Acquaint yourself with the policies set forth in each section of the plan (Growth and Land Use, Image and Community Design, Economic Development, Housing Education, Culture and History, Parks, Open Space, Recreation, Trails and Tourism, Transportation, Environment). These principles and policies should be considered in the design and implementation of your project.
3. Meet with the City Planner to discuss your project and how it relates to the Comprehensive Plan.



Land Use Map



Community Identity and Growth Map

INTRODUCTION

How to Use the Comprehensive Plan (continued)

Conflicts

If there is a conflict between the intention of the Comprehensive Plan and something on the land, the landowner/developer should collaborate with the City to arrive at an appropriate solution. For example, if the Land Use Map shows park/trail locations that are in sensitive areas or conflict with the developer's plans, consider alternative locations on the property that meet the intent of the plan.

Update/Amendment Process

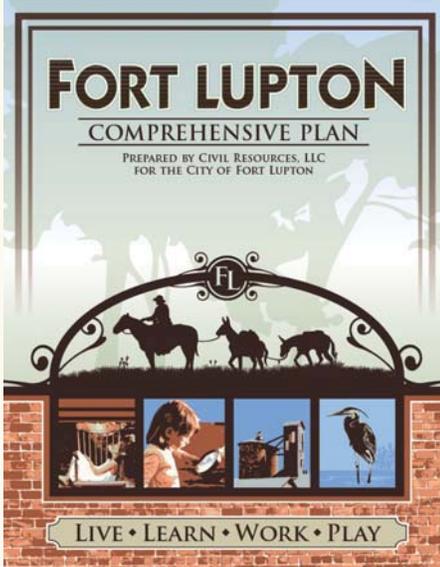
This Comprehensive Plan is a citizen-based plan which outlines the community's vision for Fort Lupton. As attitudes change and the community grows, this Comprehensive Plan must be able to adapt accordingly. The Planning Commission, City Council, City staff, etc. should reevaluate and update the plan in response to major changes in the community at least every three to five years. Citizens may also request changes to the Comprehensive Plan. Both the written and graphic elements of the Comprehensive Plan may be amended.

If an amendment is suggested, the City Council and Planning Commission must determine if the suggested change is in the best interests of the community and hold a public hearing regarding the amendment. An amendment to the Comprehensive Plan must be done by an adopted resolution of the Board of Trustees.

The Comprehensive Plan may be amended provided the following criteria are met:

- The amendment improves the implementation of one or more of the goals or strategies of the Fort Lupton Comprehensive Plan.
- The amendment will not pose a detrimental impact on existing or planned City facilities, services, or transportation arteries.
- Significant community concerns regarding the proposed change have been adequately addressed.

In order to grapple with the prospect of rapid change, Fort Lupton residents, businesses, and government have come together to promote the development of a new comprehensive plan. This document will not only serve as an update to the Fort Lupton Comprehensive Plan, but also will serve as a guide to help make these changes as manageable as possible, represent the concerns and dreams of the populous, and define what kind of community Fort Lupton wants to become.



INTRODUCTION

History of Fort Lupton

The City of Fort Lupton, named for Lieutenant Lancaster Lupton, who originally came to the area in 1835, saw tremendous potential for trading in what is today southern Weld County. In 1836 Lt. Lupton built a trading post and farm which thrived for eight years until a blizzard decimated the area. Lt. Lupton left for California never to return to his trading post. However, in 1859 two businessmen also recognized the strategically advantageous location and settled the area. Following the completion of a railroad in 1879, residents began to consider incorporation and by 1880 had a system of laws, taxes, churches, schools, etc. Fort Lupton continued to prosper throughout the 20th century and moved away from a strictly agricultural economy to include a brickyard, milk plant, cannery, and sugar factory. Fort Lupton became an official Colorado city following elections in 1974.

Today, the City's location just 25 miles away from Denver, Boulder, and Greeley with ready access to major transportation networks place Fort Lupton at an important turning point. With potential for growth over the coming decades, Fort Lupton residents are faced with many challenges in preserving the small town atmosphere and quality of life while maintaining excellent services in the face of population growth, bolstering and diversifying the local economy, and creating a new civic identity to represent the Fort Lupton of today and the future.

Related Plans

Crossroads in Eden: Development of Fort Lupton, 1835-2000

Fur Trade Brings Traders and Forts to the South Platte Valley



*(Above) Fourth Street with the Hotel Lupton on the right in the first building. There is also a restaurant and a barber shop in the building. The next building down is a hardware store. Several horse drawn wagons can be seen on the street.
(Below) Two story brick house in Fort Lupton.*



Photos courtesy of the South Platte Valley Historical Society and Vintage Paper Memories Postcards. For further information contact the Fort Lupton Historic Preservation Board or the SPVHS at www.spvhs.org.

On May 29, 1835, Colonel Henry Dodge and his Dragoons, guided by Captain John Gantt, left Ft. Leavenworth. His mission was to create peace and harmony among the different Indian tribes in the South Platte River Valley. Lieutenant Lancaster Lupton, a young officer accompanying Dodge who graduated from West Point, was highly impressed with the valley and saw the advantage of a fort being located in this area.

After returning to Ft. Leavenworth, Lieutenant Lupton was having a few drinks with his friends when he made several derogatory remarks about President Andrew Jackson. Faced with a possibility of a court martial, Lieutenant Lupton resigned his commission and returned to the South Platte Valley. Early in the spring of 1836, he came up the South Platte River to a particular site he had visited the year before. With a crew of Indians and Mexicans he built Ft. Lancaster, which was made of adobe. Later he changed the name to Ft. Lupton. (The South Platte Valley Historical Society is raising money to rebuild the fort on the original location, near the South Platte River.)

South Platte Historical Society.



GROWTH AND LAND USE

Historically, Fort Lupton has grown in a compact fashion, with the majority of new development locating near existing neighborhoods. The citizens voiced their strong support for continuing this practice and for a phasing strategy that creates incentives that encourage development near the City's core. They want the City to grow so that there are more opportunities to live, learn, work and shop in Fort Lupton, but they do not want Fort Lupton to lose its small-town character. They felt that the following qualities contribute to this character:

- Neighbors know and care for one another.
- Safe, walkable, friendly neighborhoods.
- Quiet, slower pace atmosphere.
- Citizens take pride in the appearance of their homes and yards.
- Well-attended community celebrations.
- Houses face the street with most garages less prominent than the entrances to the homes.
- Schools, parks and neighborhood businesses within walking distance of most homes.

In order to achieve the citizens' goals of growing in a compact manner, providing infrastructure as efficiently as possible, maintaining agricultural uses and conserving wildlife habitat, the City has established the following three growth tiers.

- Tier One is the priority growth area that is within half a mile of existing water lines and can serve five years of population growth (at a 5 percent growth rate). This enables the City to plan for and provide new services efficiently. The City will consider extending urban services beyond this area, but development must pay the full costs of doing so.
- Tier Two is Fort Lupton's secondary growth boundary. It has sufficient land to serve approximately twenty years of growth and existing infrastructure is within two miles. There are inherent limitations on growth in this tier. The farther out that the City grows, the harder it is to integrate the new development into

Guiding Principles

Preserve Small Town Culture

- Maintain strong connections between citizens and groups (chamber, seniors, schools, etc)
- Incorporate local art into the built environment
- Promote healthy, safe neighborhoods

Make Fort Lupton a Comfortable Place for Everyone

- Strive for a diverse housing supply that is available, affordable and accessible to all citizens
- Support all ages, ethnicities, cultures and income groups and encourage a spirit of openness and opportunity

Grow from the Core

- Establish growth tiers based on ability to provide affordable public services and infrastructure
- Support agricultural uses

Focus on Downtown

- Support land uses that will help to expand and strengthen the downtown area

Create an Interconnected, Robust, and Attractive Transportation Network

Become an Educational City

Embrace the South Platte River Corridor

Encourage Environmental Sustainability

GROWTH AND LAND USE

the City and extend the necessary infrastructure. Therefore, a gradual progression of growth from Tier One to Tier Two is recommended. However, properties in Tier Two can become eligible for annexation upon the City's approval of an overall neighborhood plan that addresses the issues associated with annexation. Upon approval of a neighborhood plan, the Comprehensive Plan is amended to extend Tier One around the new neighborhood, and to extend Tier Two one-half (1/2) mile from existing infrastructure.

- Tier Three contains the remaining land that is within Fort Lupton's planning area that would require significant capital investments to provide public services to, such as land west of the South Platte River. The City has or is in the process of entering into Intergovernmental Agreements with the surrounding municipalities and Weld County to help ensure the City has input regarding any potential development applications in this area since changes in land use and transportation systems will directly affect the City. Eighty-six percent (86%) of workshop participants want the City to define areas of mutual interest with neighboring communities and develop revenue-sharing agreements.

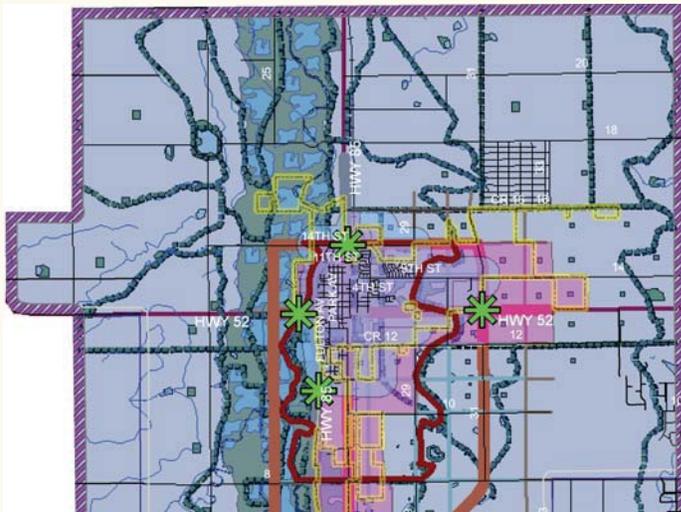
The growth tiers are illustrated on the Community Identity and Growth Map. This map also presents key community gateways, Fort Lupton's City limits (as of October 2007), the South Platte River floodplain, Fort Lupton's wellhead protection area, and major roadways.

This element also presents Fort Lupton's Land Use Map, which is intended to help the City and developers determine what land uses are appropriate in what locale. The map includes a description of the characteristics of and locational criteria for each land use to further help determine if a specific land use is in the appropriate part of the community.

Related Plans

Vision 2020

Fort Lupton Utilities Master Plan



GROWTH AND LAND USE

Goal 1

Grow from the community's core in a manner that enhances Fort Lupton's small-town feel.

Growth and Land Use Policy 1.1: Fort Lupton will promote a compact, efficient development pattern by encouraging infill and new development within the Tier One Growth Area that is consistent with the vision set forth in this comprehensive plan.



Growth and Land Use Strategy 1.1.1: Expand the annexation review criteria to encourage:

- Annexations that are adjacent to the City limits and are within the Tier One Growth Area,
- Developments that benefit the community economically and are consistent with the Comprehensive Plan and the Land Use Map, and
- The efficient provision of public facilities and services.

Growth and Land Use Strategy 1.1.2: Require development outside of the Tier One Growth Area to pay the full cost of extension and provision, operation, and maintenance of utilities and services.

Growth and Land Use Strategy 1.1.3: Enter into Intergovernmental Agreements with Platteville, Firestone, Frederick, Dacono, Brighton, Lochbuie and Weld County to coordinate on issues such as: community boundaries and separators, revenue sharing, provision of public facilities and services, regional trail construction, and compact urban development.

Growth and Land Use Strategy 1.1.4: Regularly review the Tier One Growth Area and revise it as necessary to reflect newly extended public infrastructure and the City's ability to provide public services.

Growth and Land Use Strategy 1.1.5: Encourage the areas that are designated Agricultural/Cluster Development on the Land Use Map to provide a variety of housing types and lot sizes while conserving large amounts of open space.

REF: Housing Strategy 1.2.4

Growth and Land Use Policy 1.2: Adequate public facilities and quality services should be available to serve current and future residents in a cost-effective, efficient manner. Development should occur where it can be adequately served by City infrastructure.

GROWTH AND LAND USE

Goal 1 (continued)

Grow from the community's core in a manner that enhances Fort Lupton's small-town feel.

Growth and Land Use Strategy 1.2.1: Adopt an adequate public facilities ordinance to establish a standard for the level of service that should be provided for all public facilities and services, including water, sewer, stormwater, parks, streets, trails, police, and fire protection prior to annexing new properties. Require development to pay its proportionate share of expanding public facilities and services.

Growth and Land Use Strategy 1.2.2: Ensure that Fort Lupton's Capital Improvements Plan helps to promote the goals and strategies that are set forth in the Comprehensive Plan and that all neighborhood facilities are properly maintained and all citizens receive quality public services.

Growth and Land Use Strategy 1.2.3: Coordinate with the School District, Fire Protection District, Public Works Department and Parks and Recreation Department and review the public dedication standards and impact fees to ensure that they include adequate land for all public facilities including parks, trails, open space, schools and fire stations.

REF: PORTT 1.3.1

Growth and Land Use Policy 1.3: Development should pay its share of the cost to provide needed public services, facilities and infrastructure.

Growth and Land Use Strategy 1.3.1: Regularly evaluate dedication requirements, development fees and impact fees to ensure that development is paying its share of development expenses.

Goal 2

Create a balance of housing, jobs, shopping, educational and recreational opportunities as the City grows.

Policy 2.1: Evaluate projects with respect to magnitude, scale and diversity of product type so that no one project or combination of projects overtakes the character of the existing community.

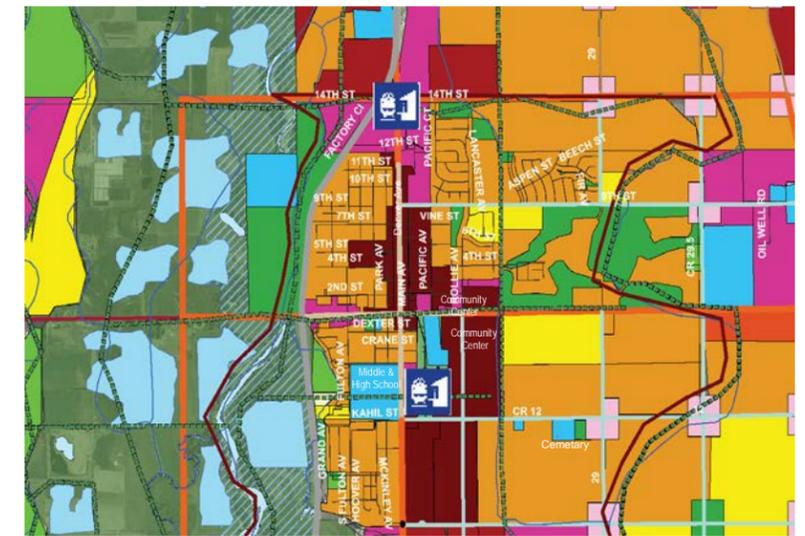
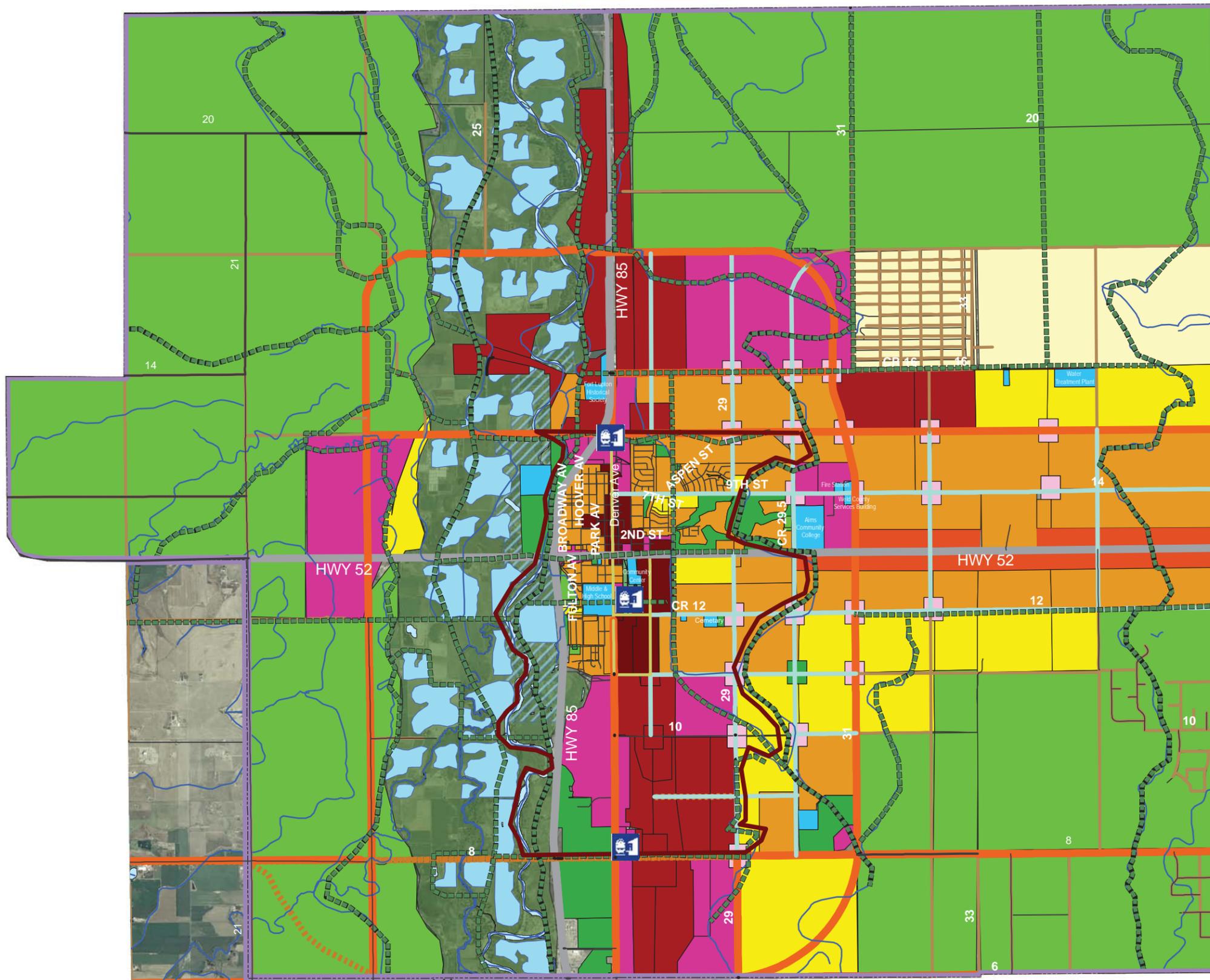
Strategy 2.1.1: Require all new development to comply with both the Community Design Principles set forth in the Image and Design element of this plan and the Design Standards adopted by the City.

Strategy 2.1.2: Evaluate development proposals in conjunction with the Land Use Map to ensure that there is a balance of land uses within Fort Lupton.

FORT LUPTON COMPREHENSIVE PLAN UPDATE 2007

Land Use Map

The Land Use Map has been amended.
The Amended Land Use Map can be found on the City's website or by clicking [here](#).



Downtown Fort Lupton

Legend

- | | | |
|----------------------------|-------------------|-------------------------------|
| Wellhead Protection | Transit Station | Land Use Plan |
| Planning Area Boundary | Rivers and Creeks | Land Use Types |
| Lakes | Floodplain | Parks and Open Space |
| Railroad | Trails | Agriculture |
| State and US Highways | Arterial | Rural Residential |
| Arterial to be determined | Collector - Urban | Medium Density Residential |
| Collector to be determined | Collector - Rural | Urban Residential |
| Retail Street | Mineral Zone | Neighborhood Center |
| | | Mixed Use |
| | | Downtown |
| | | Employment Area Tier 1 |
| | | Employment Area Tier 2 |
| | | Public/Institutional Facility |

Fort Lupton Road Plan

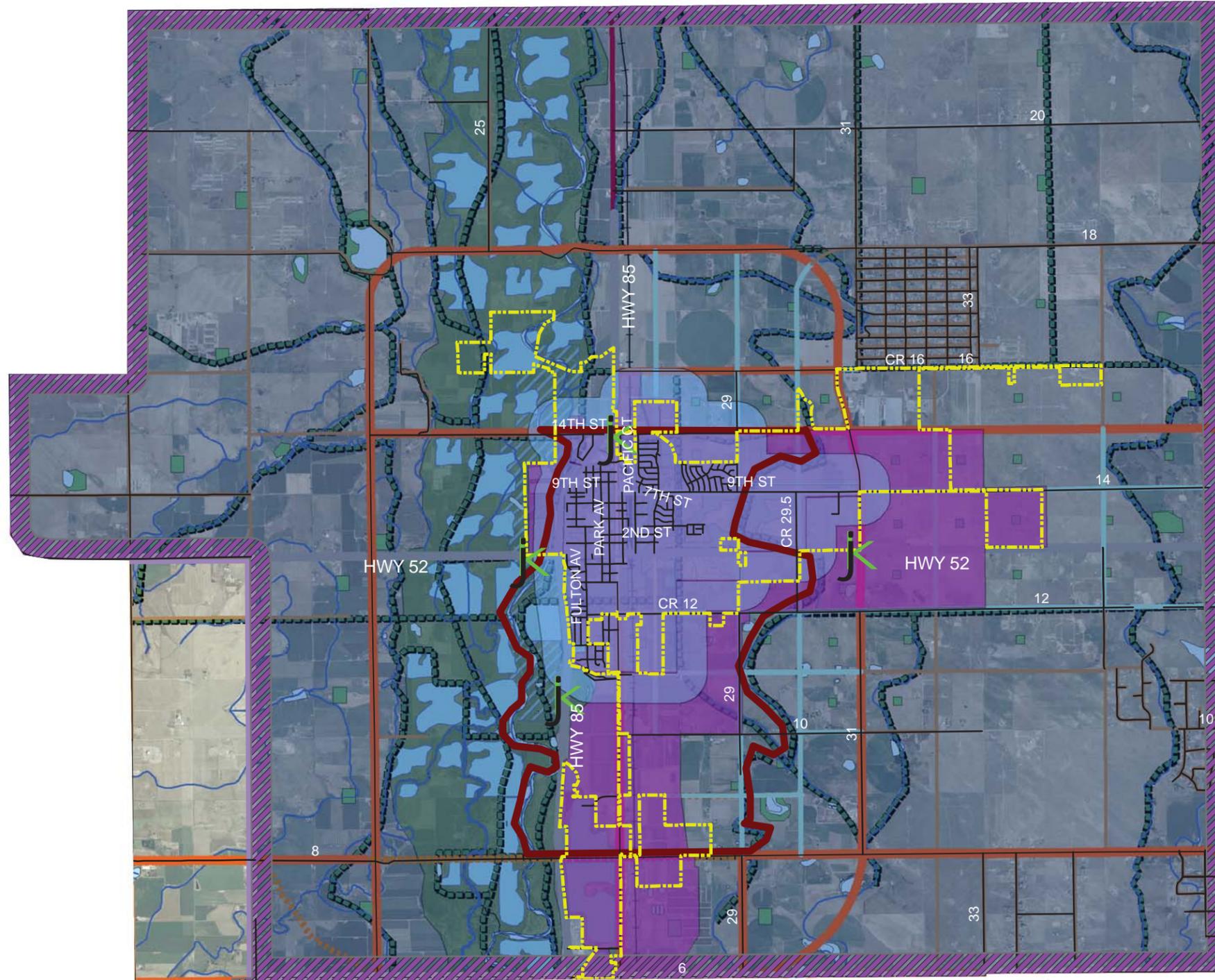


FOREsee CONSULTING, INC.
CELEBRATING CHOICES FOR COMMUNITY CONSENSUS

Community Growth & Identity Map



- State and US Highways
- Arterial
- Arterial to be determined
- Collector - Urban
- Collector to be determined
- Collector - Rural
- Retail Street



Tier One is the priority growth area that is within 1/2 mile of existing water lines and can serve five years of population growth (at a 5 percent growth rate). This enables the City to plan for and provide new services efficiently. The City will consider extending urban services beyond this area, but development must pay the full costs of doing so.

Tier Two is Fort Lupton's secondary growth boundary. It has sufficient land to approximately serve the twenty-year growth area and existing infrastructure within two miles. There are inherent limitations on growth in this tier. The farther out that the City grows, the harder it is to integrate the new development into the City and extend the necessary infrastructure. Therefore, a gradual progression of growth from Tier One to Tier Two is recommended. However, properties in Tier Two can become eligible for annexation.

GROWTH AND LAND USE

Land Use Chart

LAND USE TYPE	CHARACTERISTICS	LOCATIONAL CRITERIA
Parks and Open Space (P)	Public gathering spaces that include plazas, parks, natural areas and major trail corridors.	<p>Small parks and plazas should typically be bounded by local streets and within walking and bicycling distance of most park users. Users should not have to cross a major arterial to access the park.</p> <p>Neighborhood parks should be located in conjunction with a school whenever possible. Community parks should be located to serve several neighborhoods and should be easily accessed from major streets. Neighborhood parks and community parks should contain trailheads.</p> <p>Homes and businesses should surround and face parks to provide casual surveillance.</p>
Agriculture (A)	Typically includes large parcels of land that are used to cultivate crops and nursery stock, to raise animals and to provide farm-related products. Residential developments should be clustered and have an adequate buffer from agricultural operations.	Located on the outskirts of the community, typically within Growth Tiers 2 and 3. It is important to buffer agricultural uses from other uses because agricultural production may include a variety of hazards including heavy farm equipment, irrigation ditches, herbicides, pesticides, livestock and open burning.
Rural Residential (R-1, A)	Primarily large lot and clustered single-family residences. Allows for accessory uses with rural characteristics, such as horses, crops, orchards and nurseries. Includes supporting uses such as schools, parks, public recreation areas and public utilities.	Locate near the edge of the community, near existing rural residential subdivisions and sensitive areas such as river corridors, rolling terrain, and natural areas (as long as there is an appropriate buffer). They are intended to serve as a transition between more intense urban land uses and natural features to be protected.
Medium Density Residential (R-1, R-1A, R-2, M-H, R-O)	Represents the traditional development pattern in "Old Town" Fort Lupton. Housing types may include single-family homes, duplexes, townhomes, additional density units/mother-in-law units, etc.	Typically located near local and collector streets. Neighborhoods may be bounded by major streets with direct connections to parks, trails, schools, and neighborhood centers. Neighborhoods should be internally served by a system of collector and local streets, as well as sidewalks and pedestrian/bike paths.
Urban Residential (R-O, R-2, R-3)	Higher density neighborhoods that are primarily residential but may include complementary commercial and recreational uses. A mixture of housing types is present including single-family homes, townhouses, and multi-family homes.	Close to major arterials and transit systems, bounded by major streets with direct connection to work, shopping and leisure activities. Neighborhoods should be internally served by a system of collector and local streets, as well as sidewalks and pedestrian/bike paths.
Neighborhood Center (R-O, R-3, C-1)	The focal point of one or more neighborhoods. Neighborhood centers provide convenient access to shops, restaurants and community-oriented services such as day care, schools, libraries, and meeting halls. Each neighborhood center should contain features that celebrate the culture, nature and history of the area in prominent locations.	Typically located in urban residential neighborhoods at the intersection of two collector streets or a collector and an arterial. Neighborhood centers should be connected with good pedestrian and transportation links and are typically within a 5- to 10-minute drive or a 10-minute walk or bicycle ride. Centers must be designed to be compatible with residential neighborhoods (i.e., consider lighting, building scale and architecture, walkability, etc.).
Mixed-Use (R-1, R-2, R-3, R-O, C-1)	The intensity is higher in mixed-use areas than in other residential areas. Land uses are not necessarily mixed in each building, development or even within each block. But within the neighborhood, residential and non-residential uses are within walking distance of one another.	Typically located along arterial roads or at the intersection of two collectors, a collector and an arterial or two arterial streets.

GROWTH AND LAND USE

Land Use Chart (continued)

LAND USE TYPE	CHARACTERISTICS	LOCATIONAL CRITERIA
Downtown (C-1, R-O)	This is a linear commercial district with complementary residential and civic uses that are primarily oriented to Denver Avenue and Highway 52.	Along Denver Avenue and Highway 52 Corridors. The corridors commercial viability relies on careful planning for automobiles, but it should be designed and improved to accommodate pedestrians, bicycles and transit as well. Because of the heavy traffic, special design features may be necessary for the buildings to be accessible and visible to someone driving by, while also practical for transit, bicycle and pedestrian use.
Tier 1 Employment Area (C-2, R-3, I-1)	Will serve as important job centers within the city. Typical uses may include business parks, large scale commercial (i.e. "big box retail") and a variety of complementary uses to meet the needs of employees such as business services, high density residences, convenience retail, child care, lodging and restaurants.	Employment area uses must be adequately buffered from less intense uses and must comply with the City's design standards. Traffic generated should not pass through residential areas. Sites should have access to one or more major arterials and highways capable of handling heavy truck traffic. Railroad access may also be used.
Tier 2 Employment Area (C-2, R-3, I-1, I-2)	Tier 2 includes heavy industrial uses as well as all of the uses in Tier 1.	Employment area uses must be adequately buffered from less intense uses and must comply with the City's Design Standards. Traffic generated should not pass through residential areas. Sites should have access to one or more major arterials and highways capable of handling heavy truck traffic. Railroad access may also be used.
Public/Institutional Facility (All Zoning Districts)	Civic uses such as government offices, police and fire stations, libraries, recreation and cultural facilities. Uses may also include churches and educational facilities. Public facilities should be inviting public spaces that serve as informal gathering areas, with an appearance reflecting their intended use.	Located in central locations that are highly visible focal points and "community shapers." The site design, landscaping and architecture shall express the public space's permanence and importance, contribute to Fort Lupton's community identity and be easily accessible by automobile, bicycle, and foot.
Mineral Zone (Anywhere gravel deposit exists, may need interim A zoning to allow mining, ultimate zoning dependent on location)	Likely contains significant aggregate resources. State law essentially prohibits any surface development until the aggregate has been extracted. This area should include a regional trail and an expansive regional park as the area is reclaimed.	Generally located within one-half mile of the South Platte River Corridor, often in the floodplain.
Community Buffer (A, P)	Typical land uses may include rural residential, agriculture and open space. If property in these areas are developed, there must be careful attention to the edge to help define the gateway to Fort Lupton and to provide a separation between adjacent communities.	Located along the perimeter of Fort Lupton's planning area.
Wellhead Protection Area	Potions of Fort Lupton rely on groundwater for as a source of water. The City has designated a wellhead protection area to prevent contaminants from entering the area around the public water supply wells.	This area includes the surface or subsurface area surrounding the City's groundwater wells, through which contaminants are reasonably likely to move toward and reach such well or well field. The EPA has identified hundreds of types of potential sources of contamination. Groundwater problems can originate on the land surface or subsurface through: chemical storage, land spreading of sewage treatment plant sludges, animal feedlots, use and spillage of fertilizers, septic tanks, leakage from underground storage tanks, etc.



IMAGE AND DESIGN

“Building competitive cities means building more than just places to live and work. It’s about creating places that inspire, places with character, places that draw people with a personal sense of identity.”

– Richard Rosen, President Urban Land Institute

Fort Lupton’s built environment reflects a legacy of a rich architectural heritage, moderately scaled buildings, and historic neighborhoods. The tree-lined streets, orderly homes with front porches, and well-tended yards all contribute to the City’s friendly atmosphere. The vast majority of people that responded to the survey and/or participated in the community workshops appreciate the City’s character and want the community to grow in a manner that maintains this small-town charm.

Sustaining the small town appeal of Fort Lupton will require organized growth. Growing from the core can help establish close-knit neighborhoods that are designed to foster social interaction and high quality of life. The Image and Design element of the Comprehensive Plan presents the Community Design Principles that the City will implement to ensure that new construction will contribute to Fort Lupton’s special character.

This element also recognizes the important role that streets play in Fort Lupton’s image. For example, traffic congestion and speeds, the appearance of adjacent buildings and signage, the ability to walk/bicycle, and landscaping (or the lack thereof) all contribute to the way the community feels. Workshop participants are eager to see downtown reinvigorated and a more walkable city. As a result, Image and Design (in conjunction with the Transportation element) also provides strategies for creating an attractive, functional street system that encourages people to walk and explore the community.

This section also addresses gateways, which create a sense of arrival for those entering the city. Appropriate signage, landmarks, plantings, scenic vistas, and distinct pavement or architecture at important intersections all set the tone for what’s to come.

Guiding Principles

Preserve Small Town Culture

- Maintain strong connections between citizens and groups (chamber, seniors, schools, etc.)
- Sustain pride in the appearance of homes and businesses
- Incorporate local art into the built environment
- Promote healthy, safe neighborhoods

Make Fort Lupton a Comfortable Place for Everyone

- Strive for a diverse housing supply that is available, affordable and accessible to all citizens
- Ensure that parks, trails, public facilities and neighborhoods are ADA-accessible
- Support all ages, ethnicities, cultures and income groups and encourage a spirit of openness and opportunity

Grow from the Core

Focus on Downtown

- Implement the Downtown Corridor Plan
- Make downtown visible from Highway 52

Create an Interconnected, Robust, and Attractive Transportation Network

- Construct multi-use streets and provide transit
- Implement a trails system that connects the entire City to the region
- Promote the South Platte Loop

Become an Educational City

- Interpret the history, culture and nature of the area
- Incorporate public education in all public spaces
- Promote life-long learning
- Preserve and build on Fort Lupton’s history

Embrace the South Platte River Corridor

- Create a major park and open space system

Encourage Environmental Sustainability

IMAGE AND DESIGN

Introduction

Gateways can influence how a resident, business owner, visitor, or investor feels when they enter a city. Each gateway to the City should have a common theme but also reflect the characteristics of its setting and provide a welcoming introduction to Fort Lupton to attract activity from all these users. For example, entering Fort Lupton from the west requires crossing the South Platte River. The river is a beautiful amenity that naturally creates a gateway into the City. Showcasing the South Platte at the Highway 52 and Highway 85 junction could greatly improve the intersection's appearance and visual appeal. Community workshops yielded the notion of creating four gateways at major intersections marking Fort Lupton entrances and exits. The Community Identity and Growth Map identifies these four gateways (Highway 85 and Highway 52; 14th Street and Denver Avenue; Highway 85 and Weld County Road 10; Highway 52 and Weld County Road 31).

A community's image also extends to how citizens treat themselves, one another and their environment. When we asked citizens what kind of city they want to leave to the next generation, they responded that they envision:

- A place where citizens embrace each others' differences and respect one another,
- A caring, open-minded community,
- Excellent schools and a myriad of educational opportunities,
- A variety of jobs, housing, and stores,
- Plenty of opportunities for active living and recreation,
- A clean environment with diverse wildlife and
- Many parks and opportunities to interact with other residents.

The intent of Image and Design is to encourage attractive, high quality design that respects the environment; places a high value on the public realm (parks, streets, public buildings); is accessible to people of all genders, ages, races and ability; and contributes to the City's culture and sense of place.

"Lots of social gathering places that build a strong community. A type of community that people clamor to move to. One that is vibrant and provides for those less fortunate and allows their access to government."

– Survey Respondent

"A clean, safe, comfortable small town image – need growth – but keep the image of the above."

– Survey Respondent

Related Plans

Vision 2020

The Fort Lupton Business Corridor Plan

Fort Lupton Parks and Trails Master Plan

Fort Lupton Water Conservation Plan



The South Platte River corridor is an important part of Fort Lupton's image.



Citizens want parks within walking distance of residents and attractive architecture in Fort Lupton.



IMAGE AND DESIGN

Goal 1

Fort Lupton will uphold a high design standard for new developments to maintain the City's small-town character and to create an attractive, functional, welcoming environment for all citizens.

"I appreciate the small-town qualities; knowing your neighbors, feeling secure, quietness, friendliness of people in general."

– Survey Respondent

Image and Design Policy 1.1: Fort Lupton will require new development and public places to incorporate the following *Community Design Principles*:

1. Build for Everyone

Design neighborhoods, buildings and public spaces to be usable by as many people as possible regardless of age, ability or circumstance. Follow universal design principles which strive to be all-purpose solutions that help everyone, not just people with disabilities and recognize the importance of aesthetic appearance. Examples of universal design include: smooth ground surfaces of entrance ways, wide interior doors and hallways, and lever handles for opening doors rather than twisting knobs.

2. Smart Street Design

Each addition to the street system will be designed considering: the experience of the people who will use the streets, landscape features, vegetation, topography and adjacent land uses. Streets must be multi-use, safe, functional and attractive. Streets should contribute to the City's interconnected street pattern to disperse traffic, encourage low speeds and keep traffic moving. Shade trees, landscaped medians and parkways, and public art should be included in streetscape whenever possible.

3. Encourage Walking and Bicycling

Provide a continuous, well-maintained, universally-accessible sidewalk/trail system that has an adequate width, is buffered from traffic, and has sufficient trees and shade. Provide a safe, convenient, defined bicycle network for both experienced and novice cyclists. The sidewalk system should also help enable people to cross streets with ease by providing bulb outs, islands, raised cross-walks, etc. Local streets near schools should have traffic calming features to increase safety for young pedestrians and bicyclists.



Consider people of all sizes and abilities in design. Encourage walking and biking throughout the community.



Consider shade, driveway crossings, sidewalks, and other basic amenities to make walking feasible for everyone.



IMAGE AND DESIGN

Goal 1 (continued)

Fort Lupton will uphold a high design standard for new developments to maintain the City's small-town character and to create an attractive, functional, welcoming environment for all citizens.

4. Mix Land Uses, Housing Types and Incomes

Provide parks, employment and shopping opportunities, a variety of housing types and schools within walking distance of every urban neighborhood. The goal is to design a strong neighborhood structure that can accommodate a range of uses and be flexible enough to adapt to change over time.

REF: Housing Policy 1.2

5. Fit Within and Enhance the Environment

Inventory the property's natural characteristics prior to site design so that physical features and views are an integral part of the development. Work with the Colorado Division of Wildlife and City-approved ecologists to protect and enhance wildlife habitat and follow U.S. Green Building Council standards to minimize the development's environmental footprint whenever possible.

REF: Environment Strategies 1.1.2 and 1.4.2

6. Connect the Community

Blocks should typically be between 400' – 600' long to help link streets and sidewalks, to disperse traffic, and to provide multiple direct routes between key destinations. Streets in new developments shall connect to Fort Lupton's street system so that new developments are an integrated extension of the existing neighborhood.

REF: PORTT Policy 2.1

7. Weave Public Spaces Throughout Fort Lupton

Public spaces, such as plazas, civic buildings, schools, outdoor spaces and gateway landscapes, shall be highly visible from the public realm. The site design, landscaping and architecture shall express the public space's permanence and importance, contribute to Fort Lupton's community identity and be easily accessible by automobile, bicycle, and foot.

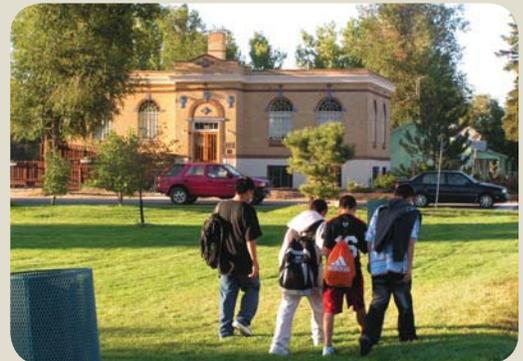
REF: PORTT Policy 1.2



Land uses can be mixed horizontally or vertically.



Inventory a property's natural features and integrate them into the site design.



Locate civic structures such as this museum in the background in highly visible and used areas.

IMAGE AND DESIGN

Goal 1 (continued)

Fort Lupton will uphold a high design standard for new developments to maintain the City's small-town character and to create an attractive, functional, welcoming environment for all citizens.



The homes face the courtyard and provide a watchful eye.



The use of wood and stone, the front porch and recessed garage complement Fort Lupton's character.



Use art as a means to celebrate Fort Lupton's culture.

8. Fascinating Focal Points

Build diverse neighborhoods rather than subdivisions adjacent to one another. Each neighborhood shall contain features that celebrate the culture, nature and history of the area in prominent locations. Continue to collaborate with Weld County School District RE-8 to promote the role of neighborhood schools as community focal points. Elementary schools should be located near the edge of neighborhoods to enable sharing between several neighborhoods.

9. Casual Community Surveillance

Bound public open spaces with streets and ensure that adjacent lots front and overlook open spaces. Buildings that face sidewalks, plazas and public places should have sufficient windows to encourage visibility and observation by citizens who feel a sense of ownership in community.

10. Attractive Architecture and Landscaping

All developments and buildings shall enhance Fort Lupton's character through deliberate consideration of building materials, architectural details, colors, building massing, relationship to street and sidewalk and adherence to the community's design standards. Standardized architecture and repetitive designs that may be found in other communities should be modified as necessary to complement Fort Lupton's character. Preserve and restore significant historic structures and features whenever possible.

Image and Design Strategy 1.1.1: Require the designers of all new developments, civic buildings and public spaces to demonstrate how the project fulfills the above community design principles.

IMAGE AND DESIGN

Goal 2

Create a Welcoming Identity by Improving the Appearance of Major Streets and Downtown.

Image and Design Policy 2.1: Emphasize the community's gateways to announce Fort Lupton's presence to visitors and residents.

REF: PORTT Policy 1.5

Image and Design Strategy 2.1.1: Enhance the entryways into Fort Lupton by adding signage, banners, and landscaping and by working with landowners and businesses to improve the appearance of their properties.

Image and Design Strategy 2.1.2: Work with community members to devise a signature for Fort Lupton and develop standards for streetscape, park and trail improvements. The standards should include landscaping, furniture, lighting, art, signage, any unique paving requirements, etc.

Image and Design Strategy 2.1.3: Investigate membership in the Main Street USA Program and the Colorado Community Revitalization Association to obtain technical assistance and funding for Fort Lupton's downtown.

REF: Economic Development Strategy 1.2.9

Image and Design Strategy 2.1.4: Encourage the Fort Lupton Arts Council to develop an art in public places program.

Image and Design Strategy 2.1.5: Require all new developments to include gateways into neighborhoods.

Image and Design Strategy 2.1.6: Include gateways to the South Platte River Corridor Community Park and the South Platte Scenic Loop in the South Platte Master Plan.

REF: PORTT Strategy 1.1.1

Image and Design Strategy 2.1.7: Work with landowners, Weld County, neighboring communities, Great Outdoors Colorado, Colorado Open Lands, the Trust for Public Lands, and other parties to create defined open space corridors between Fort Lupton and neighboring communities and to preserve significant agricultural lands and wildlife habitat.

Image and Design Strategy 2.1.7: Work with the South Platte Valley Historical Society (SPVHS), Fort Lupton Historic Board and adjacent landowners to make the historic Fort more visible and prominent from Highway 85 and Highway 52.



Continue to implement the banner program to celebrate local businesses.



Include gateways (below) and focal points (above) in each neighborhood.



IMAGE AND DESIGN

Design Opportunities Downtown

Design details are critical to enhance Fort Lupton's unique character and to add visual interest and texture to the City.



Use art to celebrate the city's culture and attractions (such as the South Platte River).



Use attractive street furnishings and plantings to encourage people to linger (above).

Increase the number of people downtown by encouraging multi-level, mixed-use buildings.



Festive street decorations enliven the public realm.

Provide places for people to rest and enjoy the area.



Create gathering places and opportunities for people-watching.



Use murals to enhance a building's character and spur visual interest.

IMAGE AND DESIGN

Design Opportunities (continued)

Downtown

Increase the density, walkability and attractiveness of downtown to encourage people to stroll and shop.

Trees and plantings soften and enliven the streetscape. Large, open storefront windows invite shoppers and improve street activity.



Benches provide pleasant and relaxing spaces along the street.

Inviting, large windows at street level.



Street tree.

Attractive lighting.

Wide sidewalks.

Wide street can be challenging to cross.

Distinguish the pedestrian corridor from the street by encouraging distinct pavement design.



Trees provide shade and beautify the street.

Textured pavement to identify pedestrian crossing.

Landscaped medians help slow traffic.

Mix of land uses and higher densities leads to more foot traffic.

IMAGE AND DESIGN

Design Opportunities (continued) *Streetscape*

Streetscapes should be pedestrian-friendly and enhance the aesthetic character, comfort level, safety and functionality of a street.



A tree canopy distinguishes the sidewalk from the street, improves the aesthetic appearance of the area, and enhances the walker or biker's experience.



Signage can be unique and incorporate the city's character while being aesthetically pleasing.



Use buffers between land uses, to separate pedestrians and automobiles, to screen unsightly areas and to buffer sensitive wildlife habitat.



This crosswalk and angled median allow pedestrians to cross half of the roadway at one time and force them to look towards oncoming traffic (Source: Dan Burden).



Native vegetation use and city-wide design schemes can incorporate local character and be used throughout the city.



Banners, lighting, monuments, etc. are methods by which a city can distinguish itself from others and utilize unique streetscape design.

IMAGE AND DESIGN

Design Opportunities (continued)

Walkability

Consider the experience of the people who will use Fort Lupton's streets and sidewalks.



No security, people, or investment in the public realm. There is little street activity and the area is strictly auto-oriented.



Source: Dan Burden.

IMAGE AND DESIGN

Design Opportunities (continued) Gateway

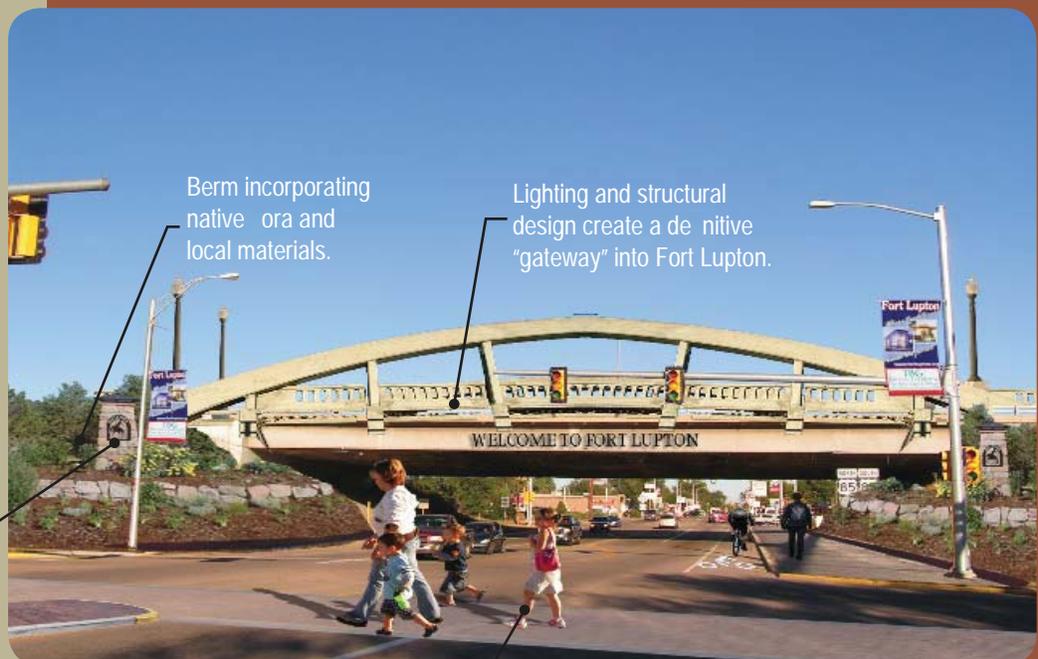
Create a welcoming entry into Fort Lupton by improving the appearance of major intersections.



Unremarkable vegetation

Auto-oriented intersection is difficult to cross on foot.

Bridge does not distinguish that one is entering Fort Lupton.



Berm incorporating native flora and local materials.

Lighting and structural design create a definitive "gateway" into Fort Lupton.

Unique signage and monuments welcome visitor into Fort Lupton while incorporating the City's character.

Intersection is friendly to pedestrians and bicyclists.



ECONOMIC DEVELOPMENT

Consistent with the Guiding Principle “Make Fort Lupton a comfortable place for everyone,” Fort Lupton will strive to create a sustainable standard of living and high quality of life for all residents. This will require a concerted effort to strengthen the City’s economy including:

- Community-wide and regional collaboration
- A distinctive community identity
- An inclusive culture
- A compact community
- A vibrant downtown
- A large variety of commercial, recreational, employment, housing and educational opportunities
- An interconnected, attractive transportation network that includes multiple-use streets, regional trails and public transit
- A strong educational system that provides opportunities for life-long learning
- Capitalizing on Fort Lupton’s assets by embracing the South Platte River Corridor, promoting local entrepreneurship, minority-owned businesses and local industry
- Identifying and targeting market niches that local business can fill

The vast majority of citizens that participated in the community workshops or sent in surveys spoke of their appreciation for Fort Lupton’s strong sense of community. It will be important to continue to foster this small-town feel as the City grows.

Fort Lupton residents also want the City to help the downtown thrive. Ninety-seven percent (97%) of those surveyed said it is important to sustain the economic viability of downtown and to attract new businesses and industry. The overwhelming majority also supported implementing The Fort Lupton Business Corridor Plan. In addition, eighty-four percent (84%) of workshop participants felt the City should provide more incentives to attract new business. The consensus was that more businesses of all types and sizes are needed to enable people to work and shop in town. Currently, the majority of citizens day-to-day shopping is done outside of Fort Lupton, primarily in Brighton, Denver, Broomfield and Greeley.

Guiding Principles

Preserve Small Town Culture

- Maintain strong connections between citizens and groups (chamber, seniors, schools, etc)
- Sustain pride in the appearance of homes and businesses

Make Fort Lupton a Comfortable Place for Everyone

- Strive for a diverse housing supply that is available, affordable and accessible to all citizens
- Support all ages, ethnicities, cultures and income groups and encourage a spirit of openness and opportunity

Grow from the Core

Focus on Downtown

- Implement The Fort Lupton Business Corridor Plan
- Attract economic development
- Encourage mixed-use developments and accessory dwelling units
- Make downtown visible from Highway 52
- Support land uses that will help to expand/strengthen the downtown area

Create an Interconnected, Robust, and Attractive Transportation Network

- Implement a trails system that connects the entire City to the region
- Provide transit
- Promote the South Platte Loop

Become an Educational City

- Strengthen the partnerships with Aims Community College and the School District
- Promote life-long learning

Embrace the South Platte River Corridor

Encourage Environmental Sustainability

ECONOMIC DEVELOPMENT

Goal 1

Enhance Commercial Corridors and Attract High-Quality Commercial Development.

Economic Development Policy 1.1: Fort Lupton will foster economic development opportunities that provide high paying jobs, encourage private investment in the community, improve the natural environment and contribute to Fort Lupton's prosperity and quality of life.

Economic Development Strategy 1.1.1: Capitalize on the economic benefits of a multi-lingual citizenry as an asset within the global marketplace by supporting and encouraging minority-owned businesses.
REF: ECH Policy 2.2

Economic Development Strategy 1.1.2: Support the creation and growth of neighborhood businesses that enhance the vitality and quality of life in their communities. Enforce ordinances to ensure neighborhoods are clean and safe, and provide park, recreational and cultural amenities nearby to help attract more neighborhood businesses.

Economic Development Strategy 1.1.3: Continue to collaborate with the School District, Aims Community College, the Development Corps, the Chamber of Commerce, Upstate Colorado, the South Platte Valley Historical Society, the Historic Preservation Board and the Quality of Life Committee to promote the community and its schools by providing information on each entity's website, in newsletters and through community gatherings such as Trapper's Day.
REF: ECH Policy 1.2

Economic Development Strategy 1.1.4: Ensure that the infrastructure needed to support the economy is in place by implementing the master utility plans and publicize the quality of municipal services and amenities the City offers.

Economic Development Strategy 1.1.5: Encourage local businesses to be active and invest in the community.

Economic Development Strategy 1.1.6: Encourage the Quality of Life Committee to start an art in public places program and encourage business owners to participate.
REF: ECH Strategy 3.1.2

Economic Development Policy 1.2: The City will continue its strong relationships with the School District, Aims Community College, the Chamber of Commerce, Upstate Colorado, the Development Corps, and the South Platte Valley Historical Society to promote economic development.



Encourage new market niches and minority-owned businesses.



Collaborate with local businesses to landscape and provide street furniture to encourage people to stay downtown.

ECONOMIC DEVELOPMENT

Goal 1 (continued)

Enhance Commercial Corridors and Attract High-Quality Commercial Development.

Economic Development Strategy 1.2.1: Encourage the downtown community to participate in park and trail improvements and the development of a regional park along the South Platte River. Ensure that pedestrian connections to the River Corridor are strengthened as the park is developed.
REF: PORTT Strategy 1.4.1

Economic Development Strategy 1.2.2: Continue to meet regularly with the School District and Aims Community College to coordinate economic development opportunities that are associated with education.

Economic Development Strategy 1.2.3: Strive to ensure that there is an adequate supply of housing available for those who work here, that there are job opportunities for those who live here, and that there is a balance between the wages that are earned and housing prices.
REF: Housing Policy 1.2

Economic Development Strategy 1.2.4: Adhere to the Land Use Map and encourage housing, trails, neighborhood centers and childcare facilities near employment centers to minimize travel times. Ensure that the price range and mix of housing types complements the nearby employment opportunities.

Economic Development Strategy 1.2.5: Continue to implement and promote the banner program.

Economic Development Strategy 1.2.6: Provide incentives to developers that bring in strong job growth, e.g. land acquisitions, permit and fee breaks, etc.

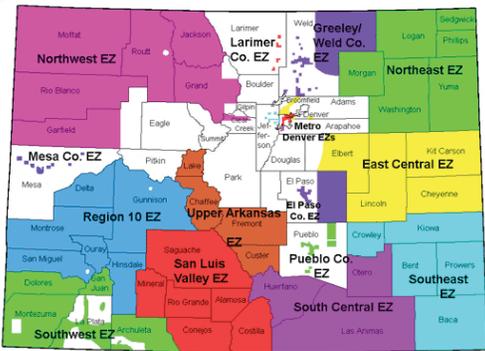
Economic Development Strategy 1.2.7: Coordinate with Aims Community College to include students in the landscape certificate program to help landscape community gateways and downtown.
REF: ECH Policy 1.2

Economic Development Strategy 1.2.8: Create a corridor implementation plan to enhance the community's gateways.

Economic Development Strategy 1.2.9: Promote the creation of an overall Economic Development Plan through collaboration with the Chamber of Commerce, Development Corps, business owners, and Upstate Colorado.

Economic Development Strategy 1.2.10: Take advantage of the Enterprise Zone.

Economic Development Strategy 1.2.11: Partner with the Development Corps and Chamber of Commerce to expand the website and market the community by showing availability of land and infrastructure, the rail line, Fort Lupton's proximity to highways, and current private and public projects taking place across the City.



Map of Colorado's Enterprise Zones.
Note that Fort Lupton is part of the Greeley/Weld County Enterprise Zone.



The City of Fort Lupton's website.



Learn · Live · Work · Play

ECONOMIC DEVELOPMENT

Goal 2

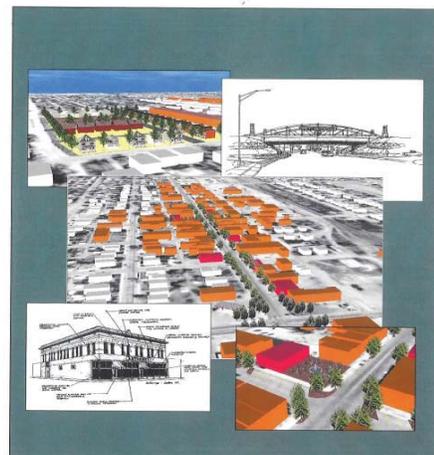
Revitalize Downtown Fort Lupton.

Economic Development Policy 2.1: Support efforts that increase the patronage of downtown business and/or attract a diversity of new businesses.

Economic Development Strategy 2.1.1: Implement the Fort Lupton Business Corridor Plan. Key actions include:

1. Creating a funding mechanism, such as a business improvement district to enable physical improvements and the hiring of a Downtown Coordinator.
2. Initiate a community-wide effort to improve the community gateways and major corridors through town.
3. Sponsor additional downtown events.
- ✓ Rename Highway 52 to 1st Street and install a left turn signal on 1st Street at Denver Avenue.
- ✓ Remove barriers to downtown development by revising land use regulations as necessary to allow a mix of land uses and to address parking issues.
6. Design and install new signage, landscaping and artwork at the four corners of the Denver Avenue and 1st Street (Highway 52).
7. Plant street trees, construct neckdown curb extensions and install street furniture to add a pedestrian-friendly quality to downtown and to provide a theme to unify the area.
8. Create a gateway to Fort Lupton at 1st Street and Highway 85.
9. Create a pedestrian plaza on the corner of 4th Street and Denver Avenue.
10. Add diagonal parking on one side of 4th Street.
11. Conduct a detailed study of parking opportunities in the alleys east and west of Denver Avenue to increase the amount of parking and to make the parking more organized and easy to find.
12. Develop design guidelines for downtown.
13. Encourage the renovation of existing facades.
14. Move public uses downtown.
15. Work with the owners of underutilized buildings to establish an art district similar to Loveland, Colorado.

GETTING DOWN TO BUSINESS THE FORT LUPTON BUSINESS CORRIDOR PLAN Fort Lupton, Colorado 2004



ECONOMIC DEVELOPMENT

Goal 2 (continued) Revitalize Downtown Fort Lupton.

16. Meet with property owners to discuss adaptive, historic preservation reuse of residential structures for commercial purposes along the 100 block of Denver Avenue.
 17. Design, budget for and construct sidewalks along 4th Street through the railroad corridor to downtown.
 18. Encourage the preservation and adaptive reuse of the Cannery buildings and residential development of the remainder of the site.
 19. Screen parking and revise the land use code to require parking areas to be screened with low walls, hedges and plantings.
 20. Plan for 1st Street/Highway 52 widening.
 21. Work with financial partners to write down the cost of land in key locations and encourage infill development.
- ✓ Reinforce the Downtown in the Comprehensive Plan Update.



Continue to collaborate with Aims Community College and the School District to promote community interaction and life-long learning.



Continue to support neighborhood businesses that contribute to Fort Lupton's character.

ECONOMIC DEVELOPMENT

The Ahwahnee Principles of Economic Development

The Local Government Commission, a non-profit entity developed the Ahwahnee Principles for Resource-Efficient Communities in 1991. These principles provide a blueprint for elected officials to create compact, mixed-use, walkable communities. The Ahwahnee Principles of Economic Development were developed in 1997.
<http://www.lgc.org/ahwahnee/principles.html>

Prosperity in the 21st century will be based on creating and maintaining a sustainable standard of living and a high quality of life for all. To meet this challenge, a comprehensive new model is emerging which recognizes the economic value of natural and human capital. Embracing economic, social, and environmental responsibility, this approach focuses on the most critical building blocks for success, the community and the region. It emphasizes community-wide and regional collaboration for building prosperous and liveable places. While each community and region has unique challenges and opportunities, the following common principles should guide an integrated approach by all sectors to promoting economic vitality within their communities, and in partnership with their neighbors in the larger region.

Integrated Approach: Government, business, education, and the community should work together to create a vibrant local economy, through a long-term investment strategy that:

- Encourages local enterprise,
- Serves the needs of local residents, workers, and businesses,
- Promotes stable employment and revenues by building on local competitive advantages,
- Protects the natural environment, increases social equity and
- Is capable of succeeding in the global marketplace.

Vision and Inclusion: Communities and regions need a vision and strategy for economic development according to these principles. Visioning, planning and implementation efforts should continually involve all sectors, including the voluntary civic sector and those traditionally left out of the public planning process.

Poverty Reduction: Economic development efforts should be targeted to reduce poverty by promoting jobs that match the skills of existing residents, improving the skills of low-

income individuals, addressing the needs of families moving off welfare, and insuring the availability in all communities of quality affordable childcare, transportation, and housing.

Local Focus: Because each community's most valuable assets are the ones they already have, and existing businesses are already contributing to their home communities, economic development efforts should give first priority to supporting existing enterprises as the best source of business expansion and local job growth. Community economic development should focus instead on promoting local entrepreneurship to build locally-based industries and businesses that can succeed among national and international competitors.

Industry Clusters: Communities and regions should identify specific gaps and niches their economies can fill, and promote a diversified range of specialized industry clusters drawing on local advantages to serve local and international markets.



ECONOMIC DEVELOPMENT

The Ahwahnee Principles of Economic Development (continued)

Wired Communities: Communities should use and invest in technology that supports the ability of local enterprises to succeed, improves civic life, and provides open access to information and resources.

Long-term Investment: Publicly supported economic development programs, investments, and subsidies should be evaluated on their long-term benefits and impacts on the whole community, not on short-term job or revenue increases. Public investments and subsidies should be equitable and targeted, support environmental and social goals, and prioritize infrastructure and supportive services that promote the vitality of all local enterprises, instead of individual firms.

Human Investment: Because human resources are so valuable in the information age, communities should provide lifelong skills and learning opportunities by investing in excellent schools, post-secondary institutions, and opportunities for continuous education and training available to all.

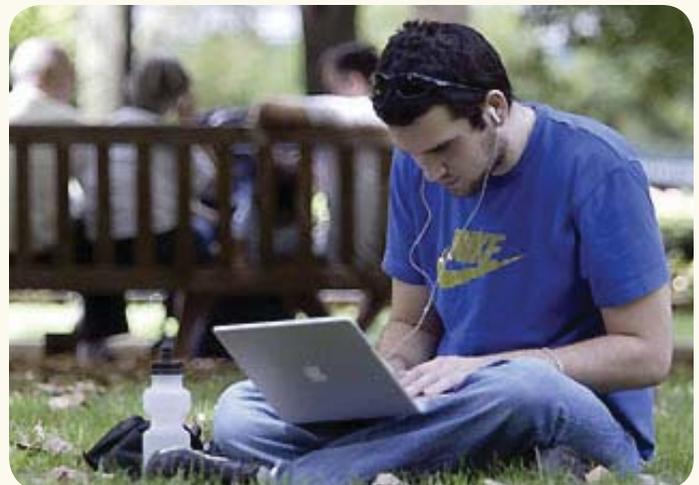
Environmental Responsibility: Communities should support and pursue economic development that maintains or improves, not harms, the environmental and public health.

Corporate Responsibility: Enterprises should work as civic partners, contributing to the communities and regions where they operate, protecting the natural environment, and providing workers with good pay, benefits, opportunities for upward mobility, and a healthy work environment.

Compact Development: To minimize economic, social, and environmental costs and efficiently use resources and infrastructure, new development should take place in existing urban, suburban, and rural areas

before using more agricultural land or open space. Local and regional plans and policies should contain these physical and economic development planning principles to focus development activities in desired existing areas.

Livable Communities: To protect the natural environment and increase quality of life, neighborhoods, communities and regions should have compact, multidimensional land use patterns that ensure a mix of uses, minimize the impact of cars, and promote walking, bicycling, and transit access to employment, education, recreation, entertainment, shopping, and services. Economic development and transportation investments should reinforce these land use patterns, and the ability to move people and goods by non-automobile alternatives wherever possible.



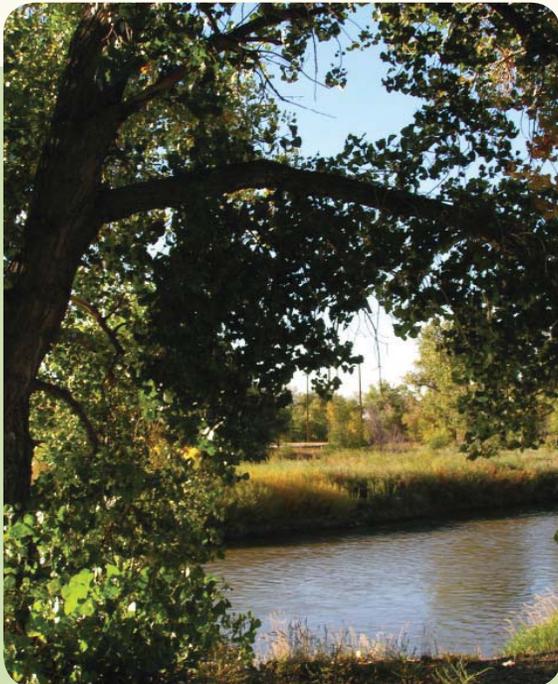
ECONOMIC DEVELOPMENT

The Ahwahnee Principles of Economic Development (continued)

Center Focus: Communities should have an appropriately scaled and economically healthy center focus. At the community level, a wide range of commercial, residential, cultural, civic, and recreational uses should be located in the town center or downtown. At the neighborhood level, neighborhood centers should contain local businesses that serve the daily needs of nearby residents. At the regional level, regional facilities should be located in urban centers that are accessible by transit throughout the metropolitan area.

Distinctive Communities: Having a distinctive identity will help communities create a quality of life that is attractive for business retention and future residents and private investment. Community economic development efforts should help to create and preserve each community's sense of uniqueness, attractiveness, history, and cultural and social diversity, and include public gathering places and a strong local sense of place.

Regional Collaboration: Since industries, transportation, land uses, natural resources, and other key elements of a healthy economy are regional in scope, communities and the private sector should cooperate to create regional structures that promote a coherent metropolitan whole that respects local character and identity.





HOUSING

The population boom that is occurring throughout the Front Range is impacting Fort Lupton. Between 1990 and 2006, Fort Lupton's population has increased by forty-four percent to 7,424 people. Although the City has approved several sizable residential developments in recent years, as home prices have risen, vacancy rates have remained relatively low. Numerous community members (including a Dean at Aims Community College and several Fort Lupton Staff members) have said that they cannot live in the City because they are unable to find a suitable housing option. This is consistent with the real estate trends noted below:

Fort Lupton Real Estate Trends

- In 2000, 98.5% of the housing units in Fort Lupton were occupied. Of those, 69% were owner occupied and 0.8% were vacant.
- Thirty percent of Fort Lupton's 2,312 housing units in 2000 were renter occupied and 1.2% were vacant.
- The largest number of housing units in Fort Lupton (749 homes) were built between 1970 and 1979.
- Twenty-four percent of the median household income was paid in rent.
- The housing affordability index is 122, which suggests that the median family can afford the median house.

Regional Real Estate Trends

- Builders are adjusting their home designs to make them more universally accessible and attractive to the aging baby boomers. The net worth of this age group is five times greater than the average net worth of all US citizens. (The Group Real Estate)
- Rising sales prices and rental rates, low vacancy rates and stricter financing requirements are making affordable housing increasingly difficult to find.
- The fastest growing households are: young professionals, empty nesters, single parents, couples without children and senior citizens. (Urban Land Institute)
- Highly mobile households – almost half of all Americans changed residents between 1995 and 2000. (US Census)
- Six out of ten prospective home buyers chose a higher density, mixed-use community. (Smart Growth America and National Association of Realtors).
- Forty-percent of apartment residents chose to rent because of lifestyle choices – not because they have to. (Fannie Mae)

Guiding Principles

Preserve Small Town Culture

- Maintain strong connections between citizens and groups (chamber, seniors, schools, etc)
- Sustain pride in the appearance of homes and businesses
- Incorporate local art into the built environment
- Promote healthy, safe neighborhoods

Make Fort Lupton a Comfortable Place for Everyone

- Strive for a diverse housing supply that is available, accommodating and accessible to all citizens
- Support all ages, ethnicities, cultures and income groups and encourage a spirit of openness and opportunity

Grow from the Core

- Establish growth tiers based on ability to provide affordable public services

Focus on Downtown

- Encourage mixed-use developments and accessory dwelling units
- Support land uses that will help to expand/strengthen the downtown area

Create an Interconnected, Robust, and Attractive Transportation Network

- Construct multi-use streets

Become an Educational City

- Strengthen the partnerships with Aims Community College and the Weld County School District Re-8
- Interpret the history, culture and nature of the area
- Incorporate public education in all public spaces
- Preserve and build on Fort Lupton's history
- Promote life-long learning

Embrace the South Platte River Corridor

Encourage Environmental Sustainability

HOUSING

- Nearly twenty-five percent of renters earn \$50,000 or more. (ULI)
- Household income rose 24% between 1996 and 2001, but the house price index rose 52% in Colorado.

The purpose of the Housing element is to provide an approach to help Fort Lupton continue to diversify its housing supply so that there is a broad range of housing types, sizes and prices to meet the diverse needs of the community.

"The generally accepted definition of affordability is for a household to pay no more than 30 percent of its annual income on housing. Families who pay more than 30 percent of their income for housing are considered cost burdened and may have difficulty affording necessities such as food, clothing, transportation and medical care. An estimated 12 million renter and homeowner households now pay more than 50 percent of their annual incomes for housing, and a family with one full-time worker earning the minimum wage cannot afford the local fair-market rent for a two-bedroom apartment anywhere in the United States. The lack of affordable housing is a significant hardship for low-income households preventing them from meeting their other basic needs, such as nutrition and healthcare, or saving for their future and that of their families."

-- US Department of Housing and Urban Development

Related Plans

Vision 2020

1997 Fort Lupton Land Use Plan

Fort Lupton Water Conservation Plan

Goal 1

Provide a diverse housing supply that is available and accessible to all citizens.

Housing Policy 1.1: Fort Lupton will encourage the creation and expansion of opportunities to provide housing that is attractive, attainable and accessible to all people.

Housing Strategy 1.1.1: Encourage public and private, for-profit and non-profit sectors to take actions to develop and maintain an adequate supply of diverse housing types.

Ref: PORTT 1.1.4

Housing Strategy 1.1.2: Review Fort Lupton's codes and policies about residential infill development, ADA-accessibility and additions to existing homes to ensure the City is encouraging housing that is attractive, attainable and accessible to everyone.

Housing Strategy 1.1.3: Become a resource for housing information by working with local realtors, the Housing Authority and the Chamber of Commerce to collect, maintain and distribute data on housing attainability such as the cost, demand and supply of homes.



Encourage a mix of housing types.



Accommodate a variety of lifestyles and income levels by varying the density and price of homes in each neighborhood.



HOUSING

Goal 1 (continued)

Provide a diverse housing supply that is available, affordable, and accessible to all citizens.

Housing Strategy 1.1.4: Support the work of the Chamber of Commerce, School District, Aims Community College, realtors and businesses to provide information on the advantages of living in Fort Lupton to current and prospective residents.

Housing Policy 1.2: Neighborhoods should include a variety of housing types, densities and prices to accommodate a variety of lifestyles and income levels. The housing types shall be integrated into the community, rather than clustering large masses of similar product types.

Housing Strategy 1.2.1: Encourage developers to demonstrate that an adequate mix of housing models, styles, and lot sizes are offered within a neighborhood and within a block to ensure that housing types are integrated and to enable people to remain in a neighborhood as their needs change.

Housing Strategy 1.2.2: Explore opportunities for housing in proposed development and redevelopment projects, including commercial and retail projects.

Housing Strategy 1.2.3: Support mixed-use development consistent with the goals of the Comprehensive Plan's land use strategies.

Housing Strategy 1.2.4: Encourage cluster developments that preserve and protect natural resources, agricultural lands and open space in low density residential areas.

Housing Policy 1.3: Support the preservation and improvement of the City's existing homes and neighborhoods.

Housing Strategy 1.3.1: Coordinate with residents and homeowners' associations to identify unique attributes of specific neighborhoods and improvement needs.

Housing Strategy 1.3.2: Work with the Historic Preservation Board and interested citizens to encourage historic preservation through State, Federal, and local funding initiatives.

REF: ECH Strategy 2.2.1



Encourage attractive architecture and front porches.



Support multi-use buildings (above) and encourage accessory dwellings (below).



HOUSING

Goal 1 (continued)

Provide a diverse housing supply that is available, affordable, and accessible to all citizens.

Housing Strategy 1.3.3: Upgrade and maintain sidewalks, right-of-way landscaping and other infrastructure as appropriate in older residential areas to encourage maintenance of the housing, retain housing values, and preserve stable and viable housing and to promote walkability.

Housing Strategy 1.3.4: Revise the Land Use Code as necessary to encourage accessory dwelling units, such as granny flats, mother-in-law apartments and carriage units, especially near downtown.

Housing Policy 1.4: Fort Lupton encourages “green” development.

Housing Strategy 1.4.1: Evaluate the use of flexible building code standards for “green” home building to promote environmentally sound development and lower operational costs.

Housing Strategy 1.4.2: Consult with the Colorado Division of Wildlife and other entities (such as the US Army Corps of Engineers, Colorado Department of Natural Resources and US Fish and Wildlife Service) as appropriate on significant land use applications to ensure that natural areas are protected and enhanced and to minimize wildlife conflicts.

Housing Strategy 1.4.3: Encourage developers to follow Green Building Standards, the 2006 International Energy Conservation Code and to reduce water, natural resources, and energy consumption; to minimize construction waste, and to promote healthy buildings and recycling.

Ref: Environment Policy 1.5

Housing Strategy 1.4.4: Encourage new development to create stormwater facilities that enhance the overall appearance of the project, prevent erosion, minimize mosquito habitat and improve water quality of stormwater runoff whenever possible.



Conserve water, utilize alternate sources of energy and encourage use of green building standards in new housing developments.



EDUCATION, CULTURE AND HISTORY

Education, culture, and history are essential components of Fort Lupton's civic identity and economic sustainability. Fort Lupton is fortunate to have a healthy relationship with and the presence of Weld County School District Re-8 and Aims Community College. This synergistic relationship has resulted in substantial contributions to the community. For example, during Blue Devil Pride Day, the high school students spend an entire day helping clean the community and on Youth in Government Day, middle school students spend a day with Fort Lupton Staff learning how the City operates. In addition, Aims Community College, one of the largest and most comprehensive two-year colleges in Colorado, teaches everyone from recent high school graduates to senior corporate officials. It even teaches first-graders how to draw in the summer College for Kids program. This educational system also helps people learn about, appreciate and contribute to Fort Lupton's culture and history.

Fort Lupton residents understand that a quality education system helps attract and retain both businesses and citizens. They believe it is becoming increasingly important to provide learning opportunities for people of all ages. When asked what the number one issue facing Fort Lupton today is, over eighty-five percent (85%) thought that it is very important to continue to improve K-12 schools. Providing educational opportunities for preschoolers and adults also ranked highly.

Current and future growth in Fort Lupton offers an excellent opportunity to showcase the culture and history of the City while strengthening the education sector and preparing it for more students in the future. However, of all the challenges that face education in the Weld County School District Re-8, none is more pressing than the projected growth in the number of students. As evidenced by proposed annexations and subdivisions, there will be a need to develop additional facilities to accommodate growth. It will be critical for the School District, Aims and the City to work closely together to address this challenge and to instill in students a love of learning that will extend throughout their lives.

Guiding Principles

Preserve Small Town Culture

- Maintain strong connections between citizens and groups (chamber, seniors, schools, etc)
- Sustain pride in the appearance of homes and businesses
- Incorporate local art into the built environment
- Promote healthy, safe neighborhoods

Make Fort Lupton a Comfortable Place for Everyone

- Support all ages, ethnicities, cultures and income groups and encourage a spirit of openness and opportunity

Grow from the Core

Focus on Downtown

Create an Interconnected, Robust, and Attractive Transportation Network

Become an Educational City

- Strengthen the partnerships with Aims Community College and the Weld County School District Re-8
- Interpret the history, culture and nature of the area
- Incorporate public education in all public spaces
- Preserve and build on Fort Lupton's history
- Promote life-long learning

Embrace the South Platte River Corridor

- Highlight the historic fort

Encourage Environmental Sustainability



Source: Metrowest Newspaper, Gene Sears

EDUCATION, CULTURE AND HISTORY

Goal 1

Become an Educational City.

Future growth will also help to provide more cultural opportunities. During the public involvement process, fifty-nine percent (59%) of Fort Lupton residents who participated in a workshop noted that there were not enough cultural opportunities. Many citizens felt that it is important to learn about Fort Lupton's unique history. They enjoy activities like Trapper Days and the Heritage Fair at Historic Fort Lupton and other opportunities to bring the community together in celebration, bolster the local economy, and provide a positive experience for everyone. The goals, policies, and strategies that follow are based on the citizens' desires and are designed to help facilitate quality education, cultural activities, and exhibit Fort Lupton's history.

Related Plans

Crossroads in Eden: Development of Fort Lupton, 1835-2000 (2003)
Fort Lupton Historic Preservation Plan

ECH Policy 1.1: Support Weld County School District Re-8's Fort Lupton efforts to achieve its six core goals:

- Goal 1: Improve student achievement and close the gap.
- Goal 2: Accelerate English language acquisition.
- Goal 3: Set high expectations for all.
- Goal 4: Improve relationships and increase involvement.
- Goal 5: Improve staff retention.
- Goal 6: Attract and retain students.

ECH Strategy 1.1.1: Collaborate with the School District to encourage parent, volunteer, business and community involvement in education and the schools.

ECH Policy 1.2: Continue to cultivate the City's relationship with the School District, the Weld County Library District and Aims Community College to promote life-long learning.

ECH Strategy 1.2.1: Foster effective communication amongst the City and the School District Re-8 by continuing to: include them in meetings, participate in the School District's biannual Community Summit meetings and by utilizing the entities' websites to publicize important community information.

ECH Strategy 1.2.2: Continue to support activities that raise the community's awareness about students and help students establish positive relationships with the community including Youth



Continue to celebrate Fort Lupton's culture and history.



Continue to foster community support of Fort Lupton's educational system.



EDUCATION, CULTURE AND HISTORY

Goal 2

Support and Expand the Cultural, Historic and Educational Opportunities in Fort Lupton

in Government Day, the Youth Job Fair, before- and after-school enrichment activities and Blue Devil Pride Day.

ECH Strategy 1.2.3: Work with the School District, Aims Community College and the Chamber of Commerce to provide students access to and the opportunity to work with successful community member mentors.

ECH Strategy 1.2.4: Work with Aims Community College, the Weld County School District Re-8, the Recreation District and the Weld County Library District to promote collaboration and innovation in providing educational, vocational and enrichment activities accessible for all children and adults, including those who are disabled, older, of lower income and working.

REF: Economic Development Strategy 1.2.7

ECH Policy 2.1: Whenever possible, schools and neighborhood parks should be located together to provide recreational opportunities and to promote sharing of facilities.

ECH Strategy 2.1.1: Identify and consider any opportunities to assist or coordinate with local schools whenever the City makes capital improvements in a neighborhood.

ECH Strategy 2.1.2: Investigate the possibility of developing multi-use facilities with the Weld County School District Re-8 and Aims Community College that can accommodate learning by day and community endeavors by evening or weekend.

ECH Policy 2.2: The City will help preserve and celebrate Fort Lupton's cultural diversity and history.

ECH Strategy 2.2.1: Collaborate with the South Platte Valley Historical Society (SPVHS), the Historic Preservation Board, the Quality of Life Committee and other interested citizens and nonprofit groups to celebrate Fort Lupton's history, to continue events such as Trapper Days and the Fort Lupton Heritage Fair and to restore significant historical features such as the Donelson House and the Fort Lupton Historic Park.

ECH Strategy 2.2.2: Encourage new developments to include art, interpretive signs and other neighborhood features that pay tribute to Fort Lupton's culture diversity and history.



Source: Metrowest Newspaper,
Gene Sears

EDUCATION, CULTURE AND HISTORY

ECH Strategy 2.2.3: Incorporate Fort Lupton's culture and history into the banner project.

ECH Strategy 2.2.4: Work with the Historic Preservation Board and SPVHS on education programs.

Goal 3

Promote the Varied Cultures in the Area.

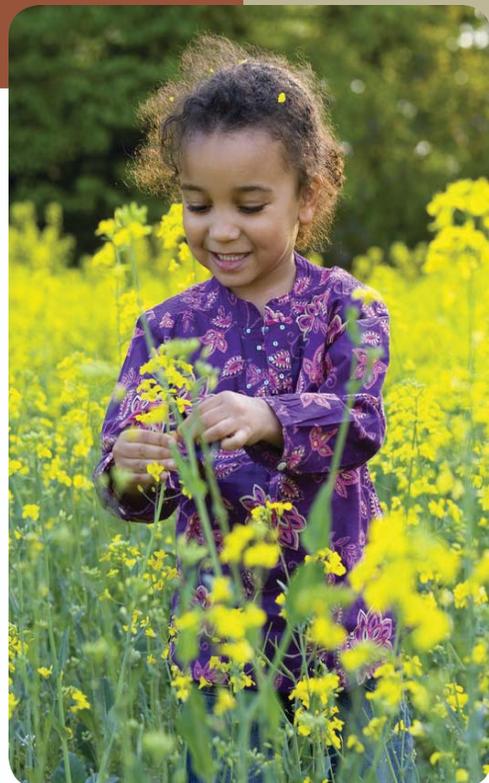
ECH Policy 3.1: Engage all citizens in community activities.

ECH Strategy 3.1.1: Continue to work with interested citizens, students, etc. to help plan events related to culture (i.e. dance/dinner for Cinco De Mayo, music, sports, cook offs, etc.).

ECH Strategy 3.1.2: Encourage the Arts Council to involve local artists in developing murals, sculptures and art projects for the community.

ECH Strategy 3.1.3: Collaborate with local farmers to establish a farmer's market downtown.

ECH Strategy 3.1.4: Institute a city-wide festival that showcases the City's businesses, citizen success stories, etc.



PARKS, OPEN SPACE, RECREATION, TRAILS AND TOURISM (PORTT)

"The importance of pedestrian public spaces cannot be measured, but most other important things in life cannot be measured either: friendship, beauty, love and loyalty are examples. Parks and other pedestrian spaces are essential to a city's happiness."

- Enrique Peñalosa, former mayor of Bogota, Columbia

The citizens repeatedly mentioned the sentiment that parks, trails and open space enhance Fort Lupton's livability and community character. Parks, trails and open space benefit the community in many other ways as well, they:

- Improve public health by providing opportunities for passive and active recreation.
- Create a high quality of life that attracts tax-paying businesses and residents to the community.
- Help reinforce a sense of community by providing places for members to gather and interact.
- Provide opportunities for youth to build physical, social, intellectual and emotional strength and help improve academic performance.
- Increase nearby property values.
- Serve as a cost-effective alternative to costly flood protection methods.
- Help protect the environment by cleaning the air and water, reducing energy use and stormwater runoff and by providing wildlife habitat.
- Enable citizens to work together to improve their communities by participating in the design and maintenance of parks and trails.
- Boost local economies by attracting tourists and supporting outdoor recreation.

The adults and students that participated in the comprehensive planning process all spoke of their strong desire for additional parks, trails and recreational opportunities in Fort Lupton. During the Growth Challenge workshop, many groups spent a considerable amount of time drawing in the parks, trails and open space which, some stated, would serve as "the backbone of the community." They wanted to emphasize the value of the South Platte River corridor and parks to the community and liked the concept of working with the gravel companies to create an extensive linear park.

Guiding Principles

Preserve Small Town Culture

- Maintain strong connections between citizens and groups (chamber, seniors, schools, etc)
- Sustain pride in the appearance of homes and businesses
- Incorporate local art into the built environment
- Promote healthy, safe neighborhoods

Make Fort Lupton a Comfortable Place for Everyone

- Ensure that parks, trails, public facilities and neighborhoods are ADA-accessible
- Support all ages, ethnicities, cultures and income groups and encourage a spirit of openness and opportunity

Grow from the Core

Focus on Downtown

- Support land uses that will help to expand/strengthen the downtown area

Create an Interconnected, Robust, and Attractive Transportation Network

- Construct multi-use streets
- Implement a trails system that connects the entire City to the region

Become an Educational City

- Interpret the history, culture and nature of the area
- Incorporate public education in all public spaces
- Promote life-long learning

Embrace the South Platte River Corridor

- Encourage ecological tourism
- Create a major park and open space system
- Highlight the historic fort
- Require public access through reclaimed gravel sites

Encourage Environmental Sustainability

- Enhance the area's wildlife habitat
- Protect air and water quality
- Minimize environmental impacts
- Promote recycling

PORTT

They were also thrilled with the concept of the Front Range Trail that will someday link Colorado to New Mexico and Wyoming, running along one of Fort Lupton's most valuable assets, the South Platte River. Participants envisioned a trails system that will provide safe connections to schools, the Recreation Center, downtown, neighborhoods, parks and commercial areas and will link historic parts of Fort Lupton with new developments. They also want parks to provide opportunities for people to learn about the community and its environment and to enjoy public art.

Citizens had many ideas about how to attract tourists to Fort Lupton. A few did not want to attract them at all. Many people wanted to promote the area's history and to build on the success of Trapper Days. For example, one survey respondent offered, "Continue to build on the Fort site, have a venue once a year that sets us apart like a big pig roast and carnival." Numerous citizens felt it is important to "clean up" the appearance of the area, "We need to be a very clean community...clean old-fashioned streets with flowers. A community that takes pride in what we have." Others spoke about "bring[ing] out the beauty of natural parks and natural places" and of providing more opportunities for entertainment and shopping. Other ideas include:

- "River run/walkway and rafting, horse trails and a summer concert festival featuring local artists and celebrating our faith!"
- "RV park connected with the Fort, museum, attractive entrance to City with an outstanding street environment."
- "Attraction public places for family, restaurants, commercial places, historic places and swimming pools for kids."
- "Fort Lupton should have more museums and art shows."
- "Have fun places to be with your family and beautiful places and amusement parks."
- "Start by cleaning up the city. Start up a dinner theatre. Open an activities center for our youth. Use Aims for educational seminars."
- "Through economic growth and self-promotion! If you build it, they will come!"
- "Support the South Platte Valley Historical Society with the Fort to make Fort Lupton a visitor stop over. This would build on the character of the past of this community and preserve its uniqueness for generations to come."

Related Plans

Fort Lupton Parks and Trails Master Plan

Vision 2020

Crossroads at Eden: The Development of Fort Lupton 1835-2000

Workshop 1

95% of the participants want to provide parks and trails

88% favor preserving open space

95% favor preserving agricultural land

59% believe there are not enough cultural and recreational opportunities

Workshop 2

Strong support for art in the public sphere

High support for expanding parks and trails into all

neighborhoods and for constructing trails along rivers and ditches

Workshop 3

52% support clustered development

85% support mining to open space planning

87% support South Platte River regional park concept

64% support agriculture reserve concept

Surveys

74% want to see more art in public places

87% want the City to actively preserving open space

PORTT

Goal 1

Become a City in the park.

PORTT Policy 1.1: Fort Lupton shall enhance and maintain existing parks and open space within the City in conditions which are safe, attractive, and accessible to all citizens.

PORTT Strategy 1.1.1: Inventory the facilities in Fort Lupton's existing parks and open space, work with citizens to evaluate opportunities to upgrade parks and develop a funding strategy that takes advantage of all available resources for park development and improvements.

PORTT Strategy 1.1.2: Ensure that the majority of Fort Lupton's parks, trails, picnic areas, play equipment and recreational facilities are accessible to the disabled and people of all ages and abilities.

PORTT Policy 1.2: New development shall provide adequate park and trails facilities to enhance the City's existing level of service. In addition, new parks and trails shall be multi-purpose and enhance the area's quality of life and small town character.

PORTT Strategy 1.2.1: Include art in parks and on trails.

PORTT Strategy 1.2.2: Design each park to have unique character and enhance the environment by incorporating an aspect of Fort Lupton's history, including interpretive signage and selecting plant materials that provide food, cover and shelter for wildlife.

REF: ECH Strategy 2.2.1

PORTT Strategy 1.2.3: Encourage public participation in designing new parks, reviewing park rules, updating the Parks and Trails Master Plan, and monitoring the public's desires about parks facilities.

PORTT Strategy 1.2.4: Establish standards for park and trails equipment to create a signature for the parks and trails system and to minimize long-term maintenance costs, increase safety for park/trail users, and enhance the environment.



Make parks and trails accessible to everyone.



Include educational signs in Fort Lupton's parks and trails.



PORTT

Goal 1 (continued)

Become a City in the park.

PORTT Strategy 1.2.6: Ensure that new development that impacts the park/trail system pays its fair share of the costs of providing new park and trail facilities.

REF: Growth and Land Use Policy 1.3

PORTT Policy 1.3: Locate parks and schools together whenever possible.

PORTT Strategy 1.3.1: Work with the school district to plan for, obtain land and construct future school/park sites.

REF: Image and Design Policy 1.1 and Growth and Land Use Strategy 1.2.3

PORTT Policy 1.4: Fort Lupton will protect and enhance the South Platte River Corridor and its floodplain.

PORTT Strategy 1.4.1: Work with landowners, citizens, local gravel companies, the State and Federal governments, Colorado Natural Heritage Program and Great Outdoors Colorado to develop a master plan for the South Platte River Corridor and to obtain access and the funding necessary to establish a regional park.

PORTT Strategy 1.4.2: Revise the Land Use Code as necessary to: limit development in the floodplain, encourage landowners and developers to conserve and enhance important wildlife habitat and view corridors, and to promote public access.

PORTT Policy 1.5: Tie existing parks into new greenway/gateway improvement projects.

PORTT Strategy 1.5.1: Locate new monuments, banners, etc. as near as possible to existing parks.

PORTT Strategy 1.5.2: When establishing new rights-of-way, create greenways that link to parks.



Provide opportunities for people to connect with nature.



Provide activities for all ages and abilities.



PORTT

Goal 2

Build a Safe, Multi-Purpose, Comprehensive Trail Network.

PORTT Policy 2.2: Continue to collaborate with the Colorado 52-85 Trails Project Group to plan, design and construct the Colorado Front Range Trail.

PORTT Strategy 2.2.1: Adopt and implement the Front Range Trail Master Plan.

PORTT Strategy 2.2.2: Negotiate with ditch companies and developers to allow public access along ditch corridors.

PORTT Policy 2.3: Ensure that new development is pedestrian- and bicycle-friendly and includes an internal trails system that connects to the surrounding neighborhood and schools.

PORTT Strategy 2.3.1: Incorporate the road cross-sections proposed in this comprehensive plan into the Land Use Code and ensure that all new development complies with these standards.

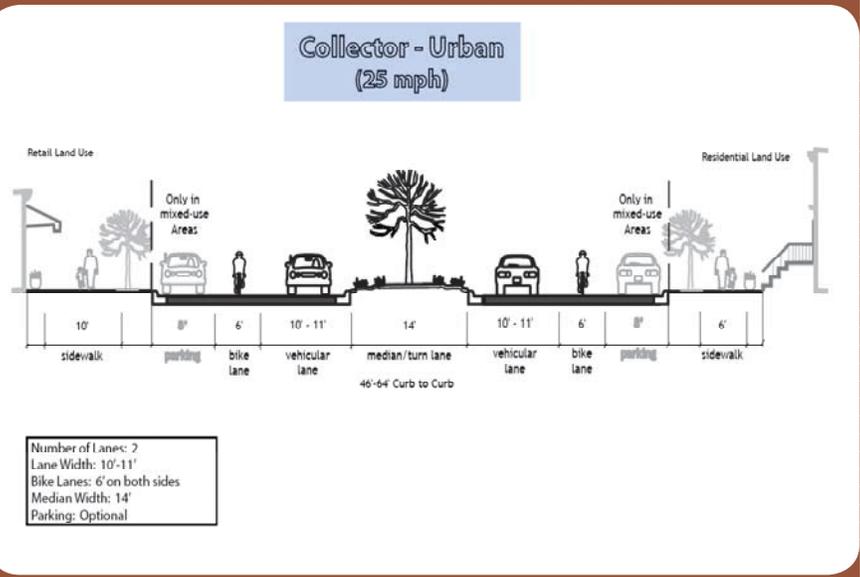
PORTT Strategy 2.3.2: Update the Land Use Code as necessary to ensure it encourages developments to promote walkability. The Code should address: traffic calming, maximum block lengths, street trees and "eyes on the street."



Work with landowners and developers to connect all neighborhoods and schools with a trail system.



Source: Dan Burden (below).



PORTT

Goal 3

Preserve, Protect and Enhance Significant Open Space.

PORTT Policy 3.1: Protect and enhance significant wildlife habitat, vegetation communities, riparian corridors, wetlands, agricultural land and natural areas.

PORTT Strategy 3.1.1: Adopt regulations that encourage cluster development, protect habitat and sensitive areas from degradation, provide adequate buffering and provide site design standards that consider a property's natural features in the site design. Require wildlife habitat, cultural resources, significant trees, etc. to be identified and discussed at the initial stages of development applications.

PORTT Strategy 3.1.2: Work with Colorado Division of Wildlife, gravel companies and other City-approved experts to ensure there is an adequate buffer between development and natural areas, water bodies, wetlands and floodplains.

PORTT Strategy 3.1.3: Develop a community-based open space master plan that identifies significant open lands and provides strategies to protect, enhance and maintain them.

PORTT Strategy 3.1.4: Work with the School District and other parties to educate the public about the value of open space and the role it plays in the community. This could include educational programs in the schools, interpretive signage, and by supporting public environmental education programs.

PORTT Policy 3.2: Protect agricultural activity and long-term commercially viable agricultural land.

PORTT Strategy 3.2.1: Maintain protections for reasonable agricultural practices to continue without the threat of nuisance actions. For example, require developments in agricultural areas to place Weld County's Right to Farm Ordinance on final plats.

PORTT Strategy 3.2.2: Work with Natural Resources Conservation Service, Weld County, land trusts, Great Outdoors Colorado, the American Farm Land Trust, Colorado Open Lands, etc. to help preserve viable agricultural uses and important natural areas.

PORTT Policy 3.3: Encourage the "clustering" of new development in rural areas shown on the Land Use Plan to enable the conservation of open lands.

PORTT Strategy 3.3.1: Implement design standards that promote denser development patterns and preservation of open space.

PORTT Strategy 3.3.2: Adopt a compact urban growth policy that encourages and directs development close to the core community, within the primary growth area.



Require adequate buffering from sensitive wildlife habitat.



Source: Colorado Division of Wildlife.



Goal 4

Create an interconnected open space network that protects the special qualities and places that contribute to Fort Lupton's high quality of life for future generations.



Create a major park and open space system along the South Platte River corridor.



Work with interested parties to protect wildlife habitat and significant farm land. Source: Colorado Natural Heritage Program



PORTT Policy 4.1: Form creative public-private partnerships to preserve and enhance the significant natural, cultural, agricultural and recreational areas within Fort Lupton including the South Platte River Corridor and to create defined open space corridors between Fort Lupton and neighboring communities.

PORTT Strategy 4.1.1: Work with landowners, Weld County, neighboring communities, Great Outdoors Colorado, Colorado Open Lands, the Trust for Public Lands, and other parties to protect environmentally significant areas, community character/heritage lands, significant agricultural lands and lands at the perimeter of Fort Lupton's planning area.

PORTT Strategy 4.1.2: Study the feasibility of creating an open space impact fee to purchase development rights on significant open lands.

PORTT Policy 4.2: Fort Lupton shall grow in a manner that preserves significant natural areas and agricultural land and the community's small-town character.

PORTT Strategy 4.2.1: Encourage landowners outside of urban areas to cluster development and preserve and manage the majority of the property as open space.

REF: Housing Strategy 1.2.4

PORTT Strategy 4.2.2: Update Fort Lupton's land use regulations to encourage the preservation of significant natural areas, historic features, wildlife habitat and view corridors.

PORTT Strategy 4.2.3: Adopt a compact urban growth policy to encourage and direct development close to the core community, maximize the funds invested in public utilities and services, and to preserve open lands, particularly along the South Platte River and in the periphery of the community.



TRANSPORTATION

The City of Fort Lupton is situated at the confluence of several transportation networks. The networks include sections of the Interstate Highway System, the Union Pacific (UP) rail system, Colorado State Highway System and the Front Range Trail Corridor. Access and monitoring of each network will be critical to Fort Lupton's future as the community and the surrounding region develop. In addition, integrating the transportation system together can maintain community character and serve a wide range of mobility needs as the community develops.

Using the community-based approach to transportation planning, a clear set of transportation goals and attitudes was established during three public workshops. The transportation attitudes were discussed in conjunction with land use alternatives, to assure integration and compatibility issues were addressed. The results presented below are used throughout this chapter and anchor the multi-modal transportation system vision.

Transportation Goals

Improve Mobility for All Age Groups

- Improve pedestrian circulation and offer local transit service for age groups that do not have access to an automobile .

Construct a Multi-Modal Transportation System

- Integrate land use planning activities to accommodate transit service, automobile circulation, bicycling and walking.
- Manage future traffic congestion with all modes of travel.
- Construct new roadways with sidewalks, bicycle lanes, and transit stops (when a system is present).

Plan a Local and Regional Transit System

- Identify state and federal funding sources.
- Coordinate with regional transit providers in Denver and other Front Range bus services.

Develop New Land Uses Along Major Corridors

- Provide access to developments that supports traffic operations, pedestrian safety, bicycle access, and future transit system operations.

Guiding Principles

Preserve Small Town Culture

- Maintain strong connections between citizens and groups (chamber, seniors, schools, etc)
- Promote healthy, safe neighborhoods

Make Fort Lupton a Comfortable Place for Everyone

- Ensure that parks, trails, public facilities and neighborhoods are ADA-accessible
- Support all ages, ethnicities, cultures and income groups and encourage a spirit of openness and opportunity

Grow from the Core

Focus on Downtown

- Support land uses that will help to expand/strengthen the downtown area
- Make downtown visible from Highway 52

Create an Interconnected, Robust, and Attractive Transportation Network

- Construct multi-use streets
- Implement a trails system that connects the entire City to the region
- Promote the South Platte Loop

Become an Educational City

- Interpret the history, culture and nature of the area
- Incorporate public education in all public spaces

Embrace the South Platte River Corridor

- Create a major park and open space system
- Require public access through reclaimed gravel sites

Encourage Environmental Sustainability

- Enhance the area's wildlife habitat
- Protect air and water quality
- Minimize environmental impacts

TRANSPORTATION

Pedestrian Network

Users & Strategies

The existing transportation network reasonably accommodates the mobility needs of the community. Historically, improvements were made to address traffic growth and dangerous pedestrian improvements on a cas-by-case basis. This approach operated in the absence of a comprehensive vision and has resulted in a transportation network that only addressed one aspect of the community's mobility needs: motor vehicle circulation.

In preparation for the anticipated growth over the next decade, an analysis of the existing transportation system was prepared. This analysis provides a basic evaluation of the ability of the existing transportation network to accommodate multi-modal transportation needs. The multi-modal evaluation documents existing user groups by transportation mode.

PEDESTRIAN



User Groups	Where are people walking?	Minimum Infrastructure Recommended	Condition of Current Infrastructure	Supporting Plans and Policies
Children	Schools Parks/Rec Bus Stops	Sidewalks on both sides of street Intersection controls and striping Buffer between sidewalk and travel lanes when speeds exceed 25 m.p.h. ADA accessible curb cuts for sidewalks	Basic pedestrian controls at major roadway intersections	Colorado Safe Routes to Schools Program
Teenagers	Schools Parks/Rec Bus Stops Work Neighbors Shopping/Dining		Major roadways have missing or inadequate sidewalks	Trails Master Plan
Young Adults	Parks/Rec Shopping/Dining Neighbors		Narrow sidewalks (4') in residential neighborhoods	Trails Master Plan
Adults	Parks/Rec Shopping/Dining Bus Stops Neighbors		Missing sidewalks in new developments	Trails Master Plan
Seniors	Parks/Rec Shopping/Dining Bus Stops Neighbors		Minimal compliance with the Americans with Disability Act (ADA)	Trails Master Plan

What does this table show?

This table illustrates the different types of people walking in Fort Lupton. The individual needs of each groups is shown with a brief evaluation of the current walking infrastructure.

How should it be used in the future?

This table will provide guidance on planning the pedestrian network in Fort Lupton and serve as the basis for additional study.

TRANSPORTATION

Transit System Planning Users & Strategies

TRANSIT



Why is transit service important to Fort Lupton's future? Based on the 2000 U.S. Census data, 7% of residents are beyond 65 years of age, 12% of families live below the poverty line, approximately 10% of all dwelling units do not have a personal automobile, and 20% of commuters carpool for work. The data also indicates that 23% of the disabled community has a disability that may not allow them to drive. Each group represents a segment of the Fort Lupton community that would benefit financially and physically from the introduction of local and regional transit service.

What does this table show?

This table illustrates the different types of transit service that would meet local and regional travel needs. Basic service planning objectives are stated in accordance with other planning documents.

How should it be used in the future?

This table will provide guidance on transit system planning as the need emerges in Fort Lupton.

User Groups	Who uses the service and where do they go?	Minimum Service Recommended	Status of Service Planning	Supporting Plans and Policies
Call & Ride Bus	Fort Lupton residents traveling to any destination within Fort Lupton city boundary	Shuttle bus with ADA accessibility, a hotline to schedule trips, and a bus dispatcher	No planning has taken place for this type of service	Colorado Association of Transit Agencies (CASTA)
Special Services	Disabled and senior Fort Lupton residents	Minibus currently serves up to 4 rides/week	Weld County Human Services Department runs service	Funded with Federal Transit Administration Grants
Fixed Route Bus Service	Residents traveling to major destinations in Fort Lupton	One identified bus route that serves major destinations in Fort Lupton with designated stops	Service planning would begin after population reaches 10,000	CDOT North Front Range 2030 Regional Transit Element
Regional Bus Service	Residents and non-residents traveling to and from Fort Lupton	One identified bus route that has a dedicated stop in a community outside Fort Lupton	Service planning would begin after population reaches 10,000	CDOT North Front Range 2030 Regional Transit Element
Regional Passenger Rail Service	Residents and non-residents traveling to and from Fort Lupton	One passenger rail stop along the UP rail corridor with service to Denver and Greeley	Service planning would begin after population reaches 10,000	CDOT North Front Range 2030 Regional Transit Element

* According to the North Front Range 2030 Regional Transit Element

TRANSPORTATION

Automobile Circulation

Users & Strategies

Commuter traffic has been steadily increasing in Fort Lupton and in northern Colorado over the last decade. In the upcoming years Fort Lupton will need to make critical decisions about the roadway network in response to increased congestion. During public workshops a concept of “good traffic” and “tolerable traffic” emerged. In general, the community identified “good traffic” as vehicles entering Fort Lupton to shop, dine or visit attractions in the community. “Good traffic” also included vehicles making trips between destinations in Fort Lupton, including residents’ homes. The community identified “tolerable traffic” as vehicles traveling through Fort Lupton on fast moving roads (arterial and highways) without stopping. A clear distinction of the “good” and “tolerable” traffic can be made by identifying the purpose of automobile trips. The table below provides additional detail on trip purpose and is the basis for the Roadway Network Plan.

AUTOMOBILE



What does this table show?

This table segments automobile trips that occur in Fort Lupton during the busy travel times. Additional information on traffic conditions can be found in the next section of this chapter.

How should it be used in the future?

This table is the basis for future traffic and travel studies. Future studies should consider how each user group would benefit or be impacted by roadway improvements. This table can also be used to determine which user group should benefit from the limited roadway funds available at the state and federal level.

User Groups	Who is driving and where are they going?	Minimum Infrastructure Required	Current Level of Service (LOS)	Supporting Plans and Policies
Commuters originating in Fort Lupton	Workers who are leaving homes in Fort Lupton and traveling to other communities for employment	Arterial roadways and State highways that connect to adjacent communities	Arterial roadways and state highways experience less than 30 seconds of delay at intersections during the peak travel periods based on February 2007 peak hour traffic counts All intersections operate at 75% of capacity during the peak travel periods	North I-25 EIS Highway 85 Access Control Plan Weld County Transportation Plan
Commuters originating in other communities	Workers who are traveling to Fort Lupton for employment Workers who are traveling across Fort Lupton for employment	Arterial roadways that provide convenient access to employment destinations State highways that provide uninterrupted access across Fort Lupton		North I-25 EIS Highway 85 Access Control Plan Weld County Transportation Plan
Local Travelers	All trips that begin and end in Fort Lupton	Local roadway networks that are well connected		Weld County Transportation Plan

TRANSPORTATION

Other Transportation Modes Users & Strategies

OTHER MODES



The community identified specific user groups that are important to Fort Lupton's transportation network. The users, detailed in the table below, present challenges and opportunity for Fort Lupton. Given Fort Lupton's location at the confluence of major highways, commercial trucks represent a unique challenge that will need to be considered in future land use and transportation planning efforts. Likewise, life safety vehicles will need ongoing access and circulation as development occurs in the north and south areas of Fort Lupton. The presence of current and future railroad operations also presents unique challenge to Fort Lupton. The table below outlines the purpose and policies associated with each set of users.

User Groups	What is the purpose and who does it serve?	Minimum Standards	Current Standards	Supporting Plans and Policies
Commercial Trucks	<p>Transports commercial materials between land uses</p> <p>Tractor trailers, delivery trucks, USPS, Fed Ex, DHL, UPS, etc.</p>	<p>Designated routes to facilitate through travel</p> <p>Arterial street standards that accommodate turning movements</p> <p>Designated loading zones in commercial areas</p>	<p>Truck routes and maintenance plans have not been designated</p> <p>CDOT maintains a pavement management database for State Highway 52 and 85</p>	<p>Weld County Transportation Plan</p>
Life Safety Operations	<p>Fire, ambulance, and police access to emergency situations</p>	<p>Roadway and intersections designed to reasonably accommodate access in the event of an emergency</p>	<p>Roadway design standards have appropriate turning radius to accommodate life safety vehicles</p> <p>An emergency evacuation plan is not in place</p> <p>Signal preemption for emergency responding vehicles is used in limited applications</p>	<p>City of Fort Lupton Design Standards</p>
Railroad Operations	<p>Intermodal facility is currently under evaluation</p>	<p>Maintain CR8 or CR6 across the facility to State highway 85</p>	<p>A quiet zone along the corridor is not present</p>	<p>UP Intermodal Center Draft Plan</p>

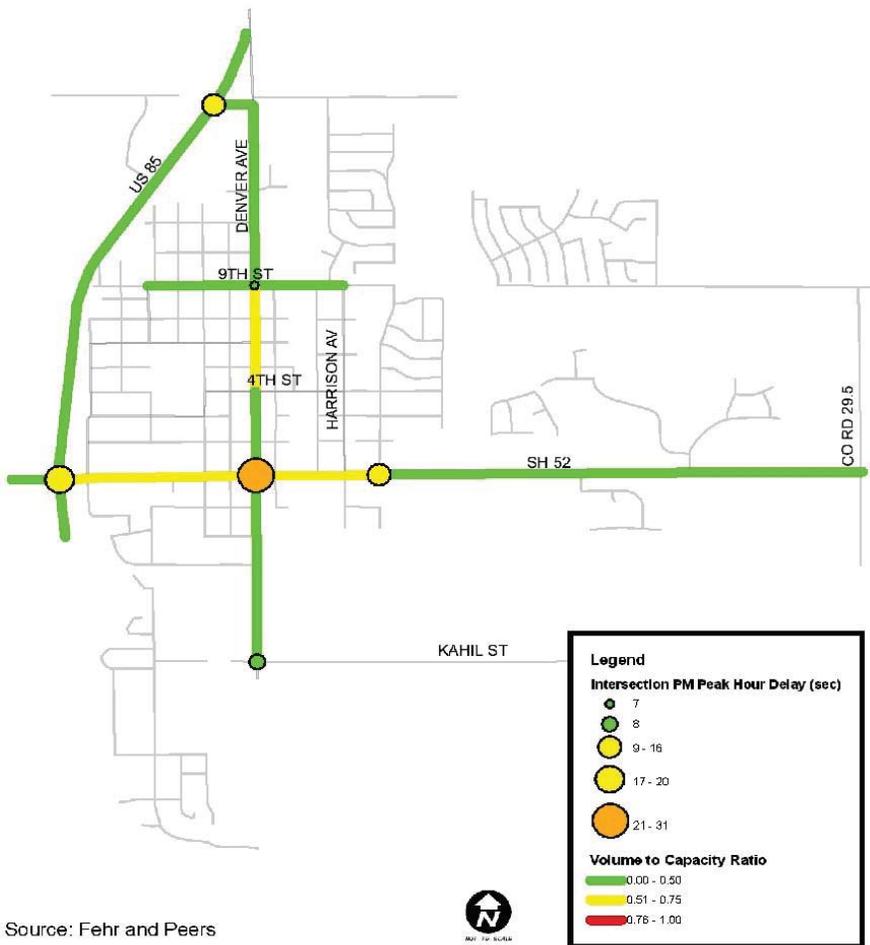
TRANSPORTATION

Existing Traffic Conditions

Traffic data was collected during the morning and afternoon peak hours along major roadway corridors in Fort Lupton. The data was analyzed using traffic engineering software (SYNCHRO) to evaluate the operation of existing roadways. Based on data collected in January 2007, all roadways are operating within their carrying capacity, and intersections along SH 52 operate with minimal delay. Detailed traffic count data that provides the basis for this operations analysis is available at the City of Fort Lupton Planning Department.

2007 P.M. PEAK HOUR TRAFFIC ANALYSIS

Fort Lupton 2007 PM Peak Hour Operations



What do the colored lines represent?

The colored lines represent volume to capacity ratios (V/C). The V/C represents the ability of the roadway to accommodate peak traffic conditions. The volume is determined from the traffic counts taken during peak travel hours. The roadway capacity is determined by the roadway design and operation controls (signals, striping, signage, etc.).

What do the colored dots represent?

The colored dots represent the average delay (in seconds) it takes vehicles to navigate the most congested turning movement at the intersection.

Calculations based SYNCHRO traffic analysis software using traffic counts collected on 1/9/2007 from 7 a.m. to 9 a.m. and 4 p.m. to 6 p.m.

TRANSPORTATION

Future Traffic Conditions

The graphic below presents Colorado Department of Transportation (CDOT) predicted V/C for the year 2025. This ratio is based on previous land use planning for the region and was created prior to this comprehensive planning effort. The Land Use Plan created for this comprehensive planning effort has adjusted land uses and is predicted to result in higher traffic levels overall. This prompted the need to develop a roadway network with additional connectivity, especially in east-west corridors. The proposed roadway network is detailed later in this section. A detailed traffic model was not conducted as part of this comprehensive planning effort. A model should be created to determine roadway width, intersection configuration, and multi-modal travel patterns.

CDOT 2025 TRAFFIC FORECAST

What areas are congested in the future?

Prior to this Comprehensive Plan update, CDOT determined that the SH 52 corridor would operate at or beyond capacity in the future. CDOT studies also indicate that the US 85 corridor is forecasted to operate beyond capacity in the future.

How is future congestion mitigated?

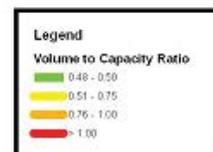
The amended Land Use Map requires construction of a multi-modal transportation network. This includes new bicycle facilities, pedestrian connections, transit service, and roadway corridors. There are several roadway corridors in Fort Lupton that are constrained from roadway expansion. This will require construction of parallel roadway corridors for the specific user groups defined in the automobile circulation table.

Fort Lupton 2025 Predicted Daily Volume to Capacity Ratio



The predicted capacity ratio is based on a land use plan created prior to this comprehensive planning effort. The land use plan created for this comprehensive planning effort has similar land uses and is predicted to result in similar traffic levels overall. A detailed traffic model was not conducted as part of this comprehensive planning effort.

Source: CDOT GIS Database



TRANSPORTATION

Street Connectivity & Functional Classification

The future street network will provide mobility for all modes of transportation. It will be highly connected and have a strong relationship to existing land uses. As the community develops, strategic investments will be made by private development and public agencies to ensure a safe and efficient transportation access. This includes constructing new transportation facilities and enhancing current facilities. Specific details regarding the overall plan and individual corridors are provided on the following pages.

The network is organized using a functional classification system. A functional classification organizes roadways based on their role in moving pedestrians, bicyclists, transit and automobiles. The system is described below and on the following pages.

FUNCTIONAL CLASSIFICATION & THOROUGHFARE TYPES REFERENCE TABLE

Functional Classification	Thoroughfare Types						
	Freeway/expressway/ Parkway	Rural Highway	Boulevard	Avenue	Street	Rural Road	Alley/rear Lane
Principal Arterial							
Minor Arterial							
Collector							
Local							

Source: Institute of Transportation Engineers (ITE) "Context Sensitive Solutions in Designing Major Urban Thoroughfares for Walkable Communities" - 2006

How to use this table?

The horizontal rows in this table represent the functional classifications shown in the Roadway Network Plan. Each of the roadway functional classifications can be constructed as different thoroughfare types (i.e.: a collector can be an avenue, street, or rural road). This method provides flexibility to construct roads that are appropriate to the surrounding land use and provide safe facilities for all modes of travel. Each of the functional classifications are shown on the Roadway Network map on the following page. Each line on the map could be constructed using any of the thoroughfare types as directed by the table.

TRANSPORTATION

Street Connectivity & Functional Classification (continued)

THOROUGHFARE DESIGN GUIDELINES

What is this table?

This table is from the Transportation Engineers (ITE) "Context Sensitive Solutions in Designing Major Urban Thoroughfares for Walkable Communities." The standards reflect best practices of several national organizations in response to traffic and safety concerns associated with roadway planning and design.

How is this table used?

This table will be used in conjunction with the table on the preceding page and the map on the following page. The guidelines in this table provide design parameters for new and existing roadways. The map on the preceding page should be referenced to determine the roadway functional classification, then the table on the preceding page should be referenced to determine appropriate thoroughfare types. Finally this table should be referenced to determine specific roadway designs.

Urban Thoroughfare Type	Number of Through Lanes	Design Speed (mph)	Operating Speed (mph)	Intersection Spacing [1]	Transit Service Emphasis	Median	Driveway Access	Curb Parking	Pedestrian Facilities [2]	Bicycle Facilities	Freight Mvmt. [3]
FREEWAY	4 to 6+	50-70	45-65	1 to 2 miles	Express	Required	No	No	No	Optional Separated Pathway	Regional Truck Route
EXPRESSWAY/PARKWAY	4 to 6	50-60	45-55	1/2 to 1 mile	Express	Required	No	No	Optional Separated Pathway	Optional Separated Pathway	Regional Truck Route
BOULEVARD	4 to 6	35-40	30-35	650 to 1,320 ft.	Express and Local	Required	Limited	Optional	Sidewalk		Regional Truck Route
MULTIWAY BOULEVARD	4 to 6	30-40 (20 in access lanes)	25-35	650 to 1,320 ft. (400 to 660 ft. for access lanes)	Express and Local	Required	Yes from access lane	Yes on access roadway	Sidewalk	3 like Lanes or Parallel Route	Regional Route/Local deliveries only on access roadway
AVENUE	2 to 4	30-35	25-30	300 to 660 ft.	Local	Optional	Yes	Yes	Sidewalk		Local Truck Route
STREET	2	30	25	300 to 660 ft.	Local	Optional	Yes	Yes	Sidewalk		Local Deliveries Only
ALLEY/REAR LANE	1	10	5	Not Applicable	None	No	Yes	No	Shared	Shared	Local Deliveries Only

Shaded cells represent thoroughfare types that are not addressed in this report.

Notes:

[1] Spacing for freeways and expressways/parkways reflect grade-separated interchanges or major at-grade intersection spacing. Spacing for boulevards, multiway boulevards, avenues and streets depends on the context zone. Spacing shown represents signalized intersection spacing. Spacing for streets reflect driveway spacing.

[2] Boulevard, avenue and street thoroughfare types have sidewalks on both sides. Sidewalk width varies as a function of context zone, fronting land use and other factors.

[3] Freight movement is divided into three categories: 1) regional truck route, 2) local truck route and 3) local deliveries only. Cells show highest order of truck movement allowed.

TRANSPORTATION

Street Connectivity & Functional Classification (continued)

THOROUGHFARE DEFINITIONS

Thoroughfare Type	Functional Definition
Freeway/Expressway/ Parkway	Freeways are high speed (50 mph +), controlled-access thoroughfares with grade-separated interchanges and no pedestrian access. Includes tollways. Expressways and parkways are high- or medium-speed (45 mph +), limited-access thoroughfares with some at-grade intersections. On parkways, landscaping is generally located on each side and has a landscaped median. Truck access on parkways may be limited.
Rural Highway	High speed (45 mph +) thoroughfare designed to carry both traffic and to provide access to abutting property in rural areas. Intersections are generally at grade.
High Speed Boulevard (see Chapter 11 for design guidance)	High speed (40 to 45 mph) divided arterial thoroughfare in urban and suburban environments designed to carry primarily higher speed, long distance traffic and serve large tracts of separated single land uses (for example, residential subdivisions, shopping centers, industrial areas and business parks). High speed boulevards may be long corridors, typically 4 to 8 or more lanes and provide very limited access to land. May be transit corridors and accommodate pedestrians with sidewalks or separated paths, but some high speed boulevards may not provide any pedestrian facilities. These boulevards emphasize traffic movement, and signalized pedestrian crossings and cross streets may be widely spaced. Bicycles may be accommodated with bike lanes or on separate paths. Buildings or parking lots adjacent to boulevards typically have large landscaped setbacks. They are primary goods movement and emergency response routes and widely use access management techniques.
Low Speed Boulevard (see Chapters 8, 9 and 10 for design guidance)	<p>Walkable, low speed (35 mph or less) divided arterial thoroughfare in urban environments designed to carry both through and local traffic, pedestrians and bicyclists. Boulevards may be long corridors, typically 4 lanes but sometimes wider, serve longer trips and provide limited access to land. Boulevards may be high ridership transit corridors. Boulevards are primary goods movement and emergency response routes and use access management techniques. Curb parking may be allowed on boulevards.</p> <p>Multiway boulevards are a variation of the boulevard characterized by a central roadway for through traffic and parallel roadways for access to abutting property, parking and pedestrian and bicycle facilities. Parallel roadways are separated from the through lanes by curbed islands with landscaping, these islands may provide transit stops and pedestrian facilities. Multiway boulevards often require significant right-of-way.</p>
Avenue (see Chapters 8, 9 and 10 for design guidance)	Walkable, low-to-medium speed (30 to 35 mph) urban arterial or collector thoroughfare, generally shorter in length than boulevards, serving access to abutting land. Avenues serve as primary pedestrian and bicycle routes and may serve local transit routes. Avenues do not exceed 4 lanes and access to land is a primary function. Goods movement is typically limited to local routes and deliveries. Some avenues feature a raised landscaped median. Avenues may serve commercial or mixed-use sectors and usually provide curb parking.
Street (see Chapters 8, 9 and 10 for design guidance)	Walkable, low speed (25 mph) thoroughfare in urban areas primarily serving abutting property. A street is designed to connect residential neighborhoods with each other, connect neighborhoods with commercial and other districts, and connect local streets to arterials. Streets may serve as the main street of commercial or mixed-use sectors and emphasize curb parking. Goods movements is restricted to local deliveries only.
Rural Road	Low speed (25-30 mph) thoroughfare in rural areas primarily serving abutting property.
Alley/Rear Lane	Very low-speed (5-10 mph) vehicular driveway located to the rear of properties, providing access to parking, service areas and rear uses such as secondary units, as well as an easement for utilities.

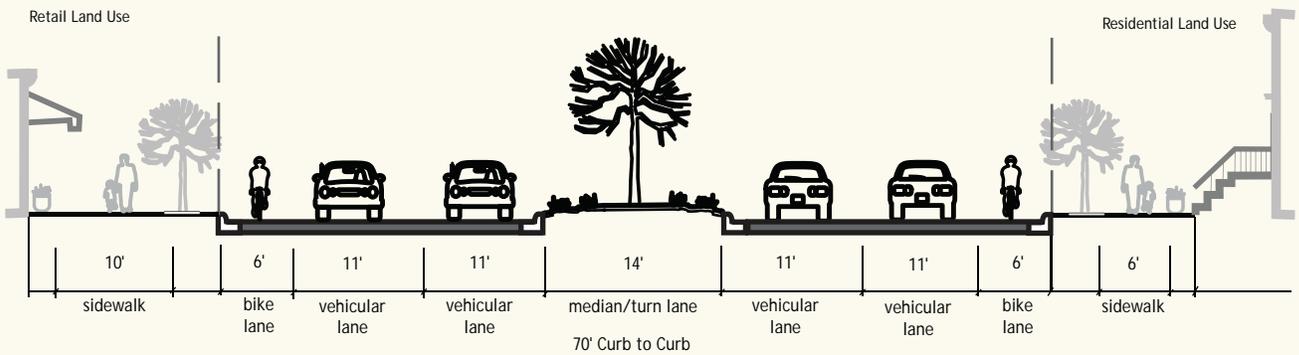
TRANSPORTATION

Thoroughfare Examples

A series of thoroughfare drawings are shown based on the functional classification map and the ITE thoroughfare design criteria. The details of each thoroughfare type were developed with the community's input in response to the desire to safely accommodate all modes of travel. The drawings do not represent the ultimate ROW for every instance, but provide general direction on the vision the community identified for major roadways. Additional traffic modeling will be required to determine exact lane and intersection configuration.

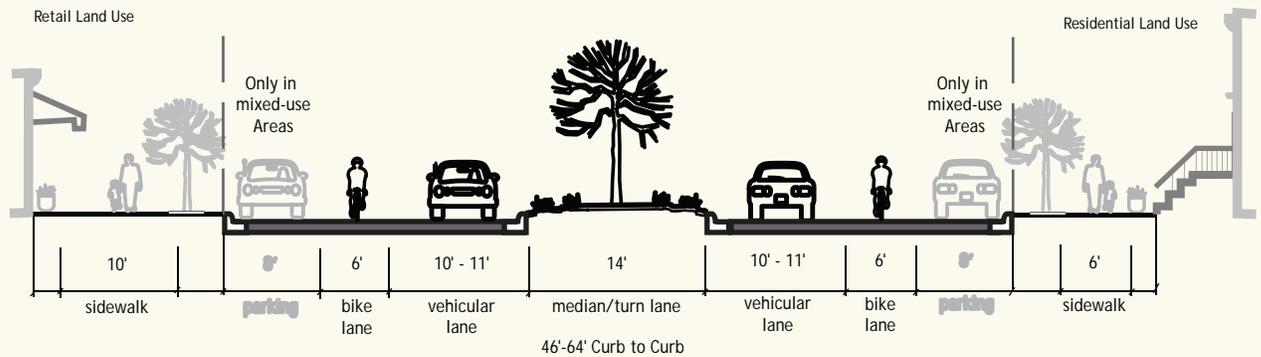
Arterial (35 mph)

Number of Lanes: 4
Lane Width: 11'
Bike Lanes: 6' on both sides
Median Width: 14'
Parking: No



Collector - Urban (25 mph)

Number of Lanes: 2
Lane Width: 10'-11'
Bike Lanes: 6' on both sides
Median Width: 14'
Parking: Optional

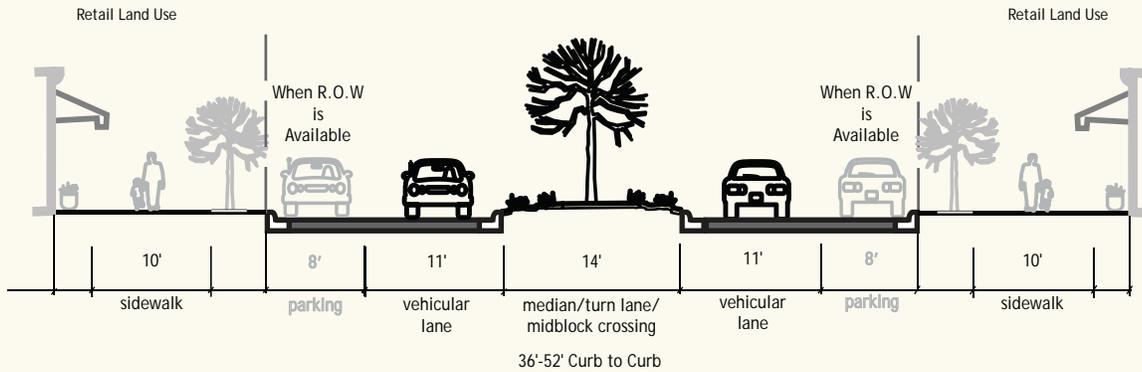


TRANSPORTATION

Thoroughfare Examples (continued)

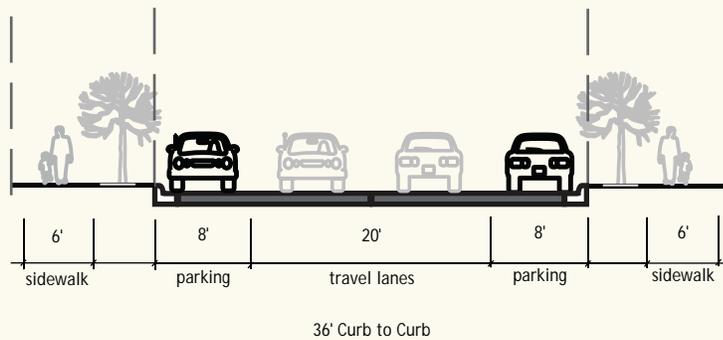
Retail Street (25 mph)

Number of Lanes: 2
Lane Width: 11'
Bike Lanes: none
Median Width: 14'
Parking: optional
Retail Land Use



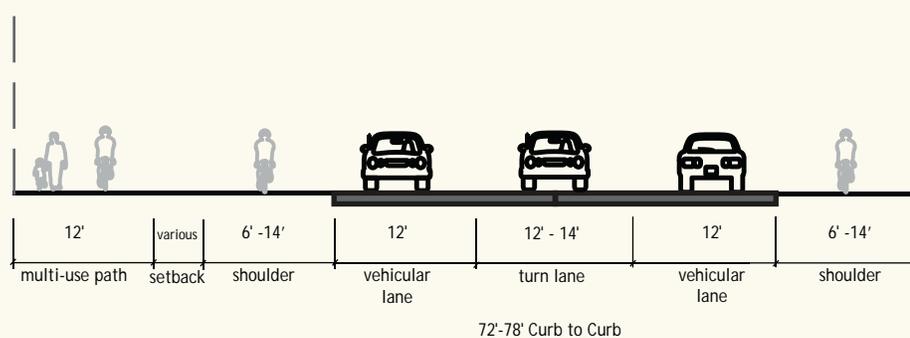
Local Street (15 mph)

Number of Lanes: 2
Lane Width: 10'
Bike Lanes: none
Parking: 78



Collector - Rural (35 mph)

Number of Lanes: 2
Lane Width: 12'
Bike Lanes: Multi-use path adjacent to street
Median Width: 12'-14' center turn lane
Parking: No



TRANSPORTATION

Roadway Network Details

The following roadways will function as the arterial street system. In the future the arterial streets will form the basis of the multi-modal transportation network. The network will be constructed over time to meet the needs of development and will follow the ITE guidelines previously outlined. The role of each street in the network is listed below.

State Highway 85: This Colorado Department of Transportation (CDOT) operated facility is one of the major north-south connections in the North Front Range. Over the last decade traffic along this roadway has significantly increased, and various improvements have been made. In the future this corridor will continue to be critical to freight movement, commuting, and regional transit between Greeley and Denver. This corridor will also attract trips from all areas of Fort Lupton. If not appropriately planned, most regional trips out of Fort Lupton will access the corridor at the State Highway 52/85 interchange. In an effort to control traffic growth at the State Highway 52/85 interchange, additional connections from the arterial street network to State Highway 85 will be required. The connections should be consistent with the CDOT State Highway 85 Access Control Plan and the findings of the North I-25 Environmental Impact Statement.



State Highway 52: This CDOT operated facility provides east-west connection between Boulder and Weld County. This roadway has experienced significant traffic growth as a result of new development in both counties over the last decade. In the future this roadway will play an important role in accessing employment and housing. The section of State Highway 52 between Rollie Avenue and State Highway 85 is a slower speed corridor that has limited opportunities for expansion in the future. Given the context of the land uses, it also presents an opportunity to create a unique downtown street, as identified in previous planning efforts. To realize this vision additional east-west connections will be required north and south of State Highway 52. The connections will provide alternative east-west corridors for vehicles to access State Highway 85, Interstate 76, and Interstate 25. The most likely corridor follows the current Weld County Road 6 or Weld County Road 8 corridor from Interstate 25 to Interstate 76.

Lupton Loop: This corridor was developed with the community to facilitate travel by all modes of transportation communitywide. The purpose of this loop is to provide redundant connections north, south, east, west to better distribute future motor vehicle traffic. Existing segments in the loop would be improved as development occurs. The loop will connect CR 6 to the south, CR 31 to the east, CR18 to the north, and CR23 to the west. The connections will mitigate traffic associated with development south of State Highway 52, including potential traffic from the proposed UP Intermodal Center. If implemented, vehicles associated with the Intermodal Center will have alternative routes to access the facility as traffic increases or when accidents occur. The loop will have bicycle lanes and sidewalks along both sides of the roadway.

TRANSPORTATION

Roadway Network Details (continued)

Ft. Lupton Roadway Network Plan



A network of well connected streets will distribute traffic effectively and balance traffic at major intersections. The network will provide redundant connections to minimize traffic in a single corridor. Redundant corridors allow traffic to operate more efficiently and improve access for life safety vehicles responding to emergencies. This network will provide mobility for all modes of travel.

TRANSPORTATION

Implementation Details

Build a transportation network that accommodates all modes of transportation. A transportation network that allows for safe walking, bicycling, driving, and transit usage is critical to Ft. Lupton as growth occurs. All development plans, capital improvement plans, and transportation planning should incorporate the multi-modal design objectives identified in this section.

Begin planning a transit system. Fort Lupton's community identified the need for a transit system, and demographic data supports the need for bus transit service. Call & ride bus service within the Fort Lupton city border should be further investigated as a precursor to fixed route bus service. A call & ride system would provide an opportunity to establish a transit rider market in Fort Lupton and serve a gap in the current transportation system. Coordination with Weld County and the Federal Transit Administration Small Starts program should begin before the population reaches 10,000.

Develop a plan for an additional east-west roadway connection between I-25 and I-76. Traffic in the State Highway 52 corridor will continue to grow as the north Front Range develops. It will be important to downtown Fort Lupton and new development south of State Highway 52 to have an east-west connection between I-25 and I-76. This connection should accommodate all modes of travel and use high quality materials. Such a connection would also provide increased circulation for the proposed UP Intermodal Center if constructed. Coordination with Weld County, CDOT, Dacono, and Brighton should begin immediately.

Develop a multi-modal transportation model that will guide the vision of this plan. A transportation model will provide the ability to forecast motor vehicle traffic and make decisions about multi-modal transportation investments. Models analyze land use and transportation data to forecast traffic and identify improvements based on community objectives. Models also provide the basis for impact fees and federal transportation funding requests.



ENVIRONMENT

The natural environment in and around Fort Lupton includes many prized assets: the South Platte River, clear air, mountain views, mature trees, attractive parks, large expanses of undeveloped land, and beautiful views. Environmental challenges confronting Fort Lupton include managing growth, slowing the loss of valuable land, air and water degradation and consumption of resources. Balancing public policy decisions, the needs of the private market, and sustainable environmental strategies is critical.

Fort Lupton citizens value the natural environment and its ability to enhance quality of life. Eighty-eight percent (88%) of those surveyed felt that the City should be active in preserving open space. One hundred percent (100%) of workshop respondents felt that it was important for Fort Lupton to protect its air and water quality. Ninety-eight percent (98%) of workshop attendees felt that it was important to protect and restore Fort Lupton's wildlife habitat and environmental resources.

Sustainability implies reclaiming, conserving and managing environmental assets and resources to minimize the impact of development at both a City and regional level. Residents play a role in protecting and improving the physical environment. The Fort Lupton Comprehensive Plan will address the theme of sustainability by promoting a series of policies and strategies that reflect the equality of environmental, economic and political goals. Over the long term, improving environmental quality will have a positive correlation with both economic growth and quality of life.

Related Plans

Fort Lupton Water Conservation Plan

Fort Lupton Master Utility Plan

Fort Lupton Parks and Trails Master Plan

Vision 2020

Guiding Principles

Preserve Small Town Culture

- Promote healthy, safe neighborhoods

Make Fort Lupton a Comfortable Place for Everyone

Grow from the Core

- Establish growth tiers based on ability to provide affordable public services and infrastructure

Focus on Downtown

Create an Interconnected, Robust, and Attractive Transportation Network

- Construct multi-use streets
- Implement a trails system that connects the entire City to the region
- Provide transit
- Promote the South Platte Loop

Become an Educational City

- Interpret the history, culture and nature of the area
- Incorporate public education in all public spaces

Encourage Environmental Sustainability

- Enhance the area's wildlife habitat
- Protect air and water quality
- Require energy and water conservation
- Minimize environmental impacts
- Promote recycling

Embrace the South Platte River Corridor

- Encourage ecological tourism
- Create a major park and open space system

ENVIRONMENT

Goal 1

Fort Lupton will promote the stewardship of the City's natural resources and consider the needs of both the human and natural environment.

Environment Policy 1.1: Promote environmental sustainability within neighborhoods.

Environment Strategy 1.1.1: Educate and encourage residents to adopt environmentally-friendly ways to live such as recycling, water and energy conservation, efficient use of renewable resources, and utilizing low-impact modes of transportation.

Environment Strategy 1.1.2: Encourage development to comply with the design standards set forth in this comprehensive plan, including:

- Growing from the core to make efficient use of infrastructure and to preserve open lands.
- Providing a safe, functional, attractive, interconnected transportation system that is designed for drivers, walkers and bikers.
- Providing a variety of land uses, housing types and incomes within each neighborhood.
- Fitting within and enhancing the environment.
- Connecting the community by providing an efficient street system and pedestrian links in neighborhoods.
- Creating welcoming public spaces and parks throughout Fort Lupton to encourage citizens to gather and experience the outdoors.

Environment Policy 1.2: Protect and improve air quality.

Environment Strategy 1.2.1: Support telecommuting and home-based employment.

Environment Strategy 1.2.2: Increase the mix of land uses within neighborhoods and encourage increased density.

REF: Growth and Land Use Policy 1.1

Environment Strategy 1.2.3: Support the use of alternative fuels and explore ways to provide public transit.



Mixed-use, compact development can help conserve wildlife habitat, open space and agricultural land.



Provide a variety of inviting parks and open spaces so that people can connect with nature.



ENVIRONMENT

Goal 1 (continued)

Fort Lupton will promote the stewardship of the City's natural resources and consider the needs of both the human and natural environment.

Environment Policy 1.3: Conserve Fort Lupton's water supply and improve water quality.

Environment Strategy 1.3.1: Implement Fort Lupton's water conservation plan and encourage water-conserving landscaping and building techniques in new developments.

REF: Housing Policy 1.4

Environment Strategy 1.3.2: Identify opportunities for the City to use native plants in landscape designs and demonstrate Xeriscaping techniques in civic areas, parks and community gateways.

Environment Strategy 1.3.3: Encourage new developments to utilize stormwater management techniques that minimize impervious surfaces, slow stormwater, remove pollutants and help to recharge aquifers.

Environment Policy 1.4: Conserve energy.

Environment Strategy 1.4.1: Promote energy-efficient technologies and the use of renewable energy (including solar, hydro, wind and others) in the home, the workplace, and for transportation. Adopt the 2006 International Energy Conservation Code to establish minimum standards for new development.

Environment Policy 1.5: Reduce, reuse and recycle natural resources.

Environment Strategy 1.5.1: Encourage builders and residents to use recycled materials, renewable products and to recycle construction waste.

REF: Housing Policy 1.4

Environment Strategy 1.5.2: Encourage landowners to consider the adaptive reuse of obsolete buildings rather than demolishing them.

Environment Strategy 1.5.3: Reduce per capita residential solid waste delivered to landfills by expanding private recycling practices and by raising public awareness of the benefits of recycling.

Environment Strategy 1.5.4: Reduce the City's use of non-renewable materials and increase its use of recycled materials.

Environment Strategy 1.5.5: Follow green building standards when constructing civic buildings and recognize builders that abide by these standards.



ENVIRONMENT

Goal 1 (continued)

Fort Lupton will promote the stewardship of the City's natural resources and consider the needs of both the human and natural environment.

Environment Policy 1.6: Respect, conserve and improve the quality of wildlife habitat, watersheds, open space and other natural resources when planning, designing and building new projects.

Environment Strategy 1.6.1: Develop and implement a weed management program that focuses on eliminating invasive species while promoting native species.

Environment Strategy 1.6.2: Encourage the redevelopment of vacant, underutilized and environmentally compromised land.

Environment Strategy 1.6.3: Protect and restore, wherever possible, natural habitat for wildlife and native plants within the region.

Excerpts from Vision 2020

Protect the natural environment (South Platte River, Fulton Ditch, and Platteville Ditch); additionally, enhance and preserve aesthetically appealing open areas.

Achieve and maintain a balance between parks and natural open space areas.

Promote community xeriscaping and other water conservation methods of landscaping and irrigation.

Acquire, maintain, preserve, and retain open space land for the following purposes:

- To preserve or restore natural areas characterized by or including terrain, geologic formations, flora, or fauna that are unusual, spectacular, historically important, scientifically valuable, or unique, or that represent outstanding or rare examples of native species;
- To preserve water resources in their natural or traditional state, scenic areas or vistas, wildlife habitats, or fragile ecosystems;
- To preserve land for passive recreational use, such as hiking, photography or nature studies, and, if specifically designated, bicycling, horseback riding, or fishing;
- To guide and shape the development of the community;
- To prevent encroachment on floodplains; and
- To preserve land for its aesthetic or passive recreational value and its contribution to the quality of life of the community.



APPENDIX A

Survey Results

COMMUNITY SURVEY

If you prefer, you can take this survey on the web at: www.civilresources.com/lupton, click on the Community Survey button.

1. ARE YOU:

Male
Female

2. ARE YOU:

Married
Single

3. DO YOU HAVE CHILDREN?

Yes
No

4. WHAT IS YOUR AGE?

under 18
19-29 years
30-44 years
45-65 years
over 65 years

5. HOW DO YOU IDENTIFY YOURSELF?

American Indian/Indigenous
Asia/Pacific Islander
Black or African American
Latino/Hispanic
Multiracial
White or Caucasian
Other
Would rather not say

6. IN WHAT FIELD DO YOU WORK?

Local, State, Federal Government
Education
Construction
Healthcare
Agriculture / Ranching
Resort/Recreation Business
Service Business
Retail Business
Mining/Energy Sector
At-home caregiver
Student
Retired
Not currently employed
Other _____

7. DO YOU OWN OR RENT YOUR HOME, CONDO, TOWNHOME OR APARTMENT?

Own
Rent

8. WHERE DO YOU LIVE? (NEAREST CROSS STREETS OR SUBDIVISION NAME)

9. HOW MANY YEARS HAVE YOU LIVED IN FORT LUPTON?

0-2 years

2-5 years

5-15 years

15+ years

10. WHY DO YOU LIVE IN FORT LUPTON? (SELECT AS MANY AS APPLY)

Good schools

High-quality neighborhood

To be near family

Have always lived here

Low housing cost

Nice City character

Enjoy the culture

Live close to parks

Live near conveniences

To attend college

Close proximity to work - job opportunity in Fort Lupton

Job opportunity that I commute to from Fort Lupton

Other _____

11. IS THERE A POSSIBILITY THAT YOU WILL MOVE AWAY FROM FORT LUPTON?

Never think of moving

Considering moving

Would move right now if could afford it

12. RATE FORT LUPTON AS A PLACE TO LIVE

Excellent

Good

Fair

Poor

Very poor

13. WHAT DO YOU LIKE BEST ABOUT FORT LUPTON?

14. WHAT WOULD YOU MOST LIKE TO CHANGE ABOUT FORT LUPTON?

15. WHICH OF THE FOLLOWING WOULD YOU LIKE TO SEE MORE OF IN FORT LUPTON? (CIRCLE ALL THAT APPLY)

- Doctors and medical specialists
- Destination / Big Box retail (e.g. Cabelas, Walmart, Super Target)
- Boutique shops
- More variety in restaurants
- Economical building supplies
- Farm and Ranch supplies
- None
- Other _____

16. WHAT ARE THE MOST IMPORTANT ISSUES FACING FORT LUPTON? (RANK THE TOP FIVE)

- Need enhanced City services (water, sewer, roads)
- Need more local healthcare
- Need higher quality schools
- Need to revitalize the downtown
- Crime and safety
- Poverty/welfare
- Drugs
- Too much traffic and congestion
- Need more economic development
- Need more child care facilities
- Need more long-term care facilities
- Need to protect the environment
- Need to protect agriculture
- Need to help immigrants
- Too much growth
- Not enough growth
- Not enough affordable (attainable) housing
- Not enough parks and recreation
- Need to enhance City character
- Nothing
- Other _____

17. WHERE DO YOU DO MOST OF YOUR GROCERY SHOPPING?

- Fort Lupton
- Brighton
- Longmont
- Denver
- Greeley
- Tri-Towns (Frederick, Firestone, Dacono)
- Other _____

18. WHERE DO YOU DO MOST OF YOUR CLOTHES SHOPPING?

- Fort Lupton
- Brighton
- Longmont
- Denver
- Greeley
- Tri-Towns
- Other _____

19. WHERE DO YOU DO MOST OF YOUR OTHER SHOPPING?

Fort Lupton
Brighton
Longmont
Denver
Greeley
Tri-Towns
Other _____

20. HOW DO YOU GET YOUR INFORMATION ABOUT WHAT IS GOING ON LOCALLY?

Newspaper
City Newsletter
Cable TV
Websites
Radio
Word of mouth
Flyers
Other _____

21. IS THERE A COMMUNITY THAT YOU WOULD LIKE FORT LUPTON TO BE MORE LIKE?

If yes, name the community and describe what aspects of the other community you like.

22. WHAT ASPECTS OF FORT LUPTON'S HISTORY SHOULD BE CELEBRATED?

23. AS FORT LUPTON GROWS, SHOULD THE CITY BE ACTIVE IN PRESERVING OPEN SPACE?

Yes
No

24. HOW DO YOU RATE THE QUALITY OF SCENIC VISTAS AND LANDSCAPES IN FORT LUPTON ?

Excellent
Fair
Poor

25. WOULD YOU LIKE TO SEE MORE ART (MURALS, SCULPTURES, PAINTINGS) IN PUBLIC PLACES?

Yes
No

26. IN 30 OR 40 YEARS, WHAT KIND OF CITY WOULD YOU LIKE TO LEAVE FOR THE NEXT GENERATION? (CONSIDER TRAFFIC, PARKS, SCHOOLS, SHOPPING, HOUSING, OPEN SPACE/TRAILS, AFFORDABLE HOUSING, TRANSIT, JOBS, ENTERTAINMENT, SOCIAL GATHERING PLACES, ETC.)

27. ON A DAILY BASIS WHAT TRANSPORTATION MODES DO YOU USE (SELECT ALL THAT APPLY)

Walking
Bicycling
RTD Buses
RTD Rail
Front Range Express Buses
Light Motorized Vehicles (scooters, mopeds, & electric bicycles)
Motorized Vehicles (cars, pickups, SUV, & vans)
Heavy Duty Vehicles (semi trucks & tractors)
Amtrak
Greyhound
Other

28. WHICH OF THE FOLLOWING TRANSPORTATION MODES IS CRITICAL TO FT. LUPTON'S FUTURE (RANK TOP THREE)

Walking
Bicycling
RTD Buses
RTD Rail
Front Range Express Buses
Light Motorized Vehicles (scooters, mopeds, & electric bicycles)
Motorized Vehicles (cars, pickups, SUV, & vans)
Heavy Duty Vehicles (semi trucks, delivery trucks, & service vehicles)
Amtrak
Greyhound
DIA Airlines
Other _____

29. HOW CAN FORT LUPTON ATTRACT TOURISTS?

30. HOW IMPORTANT ARE THE FOLLOWING TO THE FUTURE OF FORT LUPTON'S QUALITY OF LIFE (CIRCLE ONE)?

Protecting the City's small-town and historic character

Very Important Important Not Important

Promoting quality design and architecture

Very Important Important Not Important

Protecting and restoring Fort Lupton's environmental resources and wildlife habitat

Very Important Important Not Important

Helping to preserve high quality agricultural land

Very Important Important Not Important

Providing and maintaining parks and trails

Very Important Important Not Important

Providing alternative modes of transportation (trails, busses, light rail)

Very Important Important Not Important

Providing vanpools or other senior transportation services

Very Important Important Not Important

Providing preschool education opportunities

Very Important Important Not Important

Continuing to improve K-12 schools

Very Important Important Not Important

Providing adult education opportunities

Very Important Important Not Important

Having a diverse housing choices including market rate housing, affordable housing and rentals

Very Important Important Not Important

Sustaining the economic viability of downtown

Very Important Important Not Important

Attracting new business and industry

Very Important Important Not Important

Constructing and maintaining public infrastructure (roads, sewer, water)

Very Important Important Not Important

**Please return completed surveys to Fort Lupton City Hall.
Attention: Tom Parko, Planning Director**

CUESTIONARIO PARA LA COMUNIDAD

Si usted prefiere, puede tomar este cuestionario en el web : www.civilresources.com/lupton, oprima el Community Survey boton.

1. USTED ES:

Hombre
Mujer

2. USTED ESTA:

Casado
Soltero

3. TIENE HIJOS?

Si
No

4. SU EDAD?

Menos de 18 años
19-29 años
30-44 años
45-65 años
mas de 65 años

5. COMO SE IDENTIFICA USTED?

Americano Indio/Indigino
Asiatico/Pacific Islander
Negro o African American
Latino/Hispano
Multiracial
Blanco or Caucasian
Otro
No quiere decir

6. QUE CLASE DE TRABAJO TIENE?

Local, Estado, Federal Gobierno
Educacion
Construcion
Salud
Agricultura / Rancho
Resort/Recreacion Negocios
Negocios de Servicios
Vendedor
Mineria/Energy Sector
Casa
Estudiante
Retirado
No estad empleado
Otro _____

7. ES DUEÑO O' RENTA SU CASA, CONDO, TOWNHOME O' APARTAMENTO?

Dueño
Renta

8. DONDE VIVE? (CALLE MAS CERCA O' NOMBRE DE SUBDIVISION)

9. CUANTOS AÑOS A VIVIDO EN FORT LUPTON?

- 0-2 años
- 2-5 años
- 5-15 años
- 15+ años

10. PORQUE LE GUSTA VIVIR EN FORT LUPTON? (ESCOJA TODO LO QUE APLIQUE)

- Buenas Escuelas
- Vecindades de alta calidad
- Estar cerca de la familia
- Siempre a vivido aqui
- Bajo costo en las casas
- Bonito Caracter the la Ciudad
- Disfruta la Cultura
- Vivir junto los parques
- Estudiante del Colegio
- Cerca su trabajo – oportunidad de trabajo en Fort Lupton
- Oportunidad de viajar de Fort Lupton al trabajo
- Otro_____

11. HAY UNA POSIBILIDAD QUE USTED SE VAYA A MOVER DE FORT LUPTON?

- Nunca pienso en moverme
- Pensando en moverme
- Me moviera horita si ubiera la oportunidad

12. CLASIFIQUE A FORT LUPTON COMO UN LUGAR PARA VIVIR

- Excelente
- Bueno
- Mas o menos
- pobre
- Muy pobre

13. QUE ES LO QUE LE GUSTA MAS DE FORT LUPTON?

14. QUE ES LO QUE LE GUSTARIA CAMBIAR MAS DE FORT LUPTON?

15. QUE DE LO SIGUIENTE ES LO QUE LE GUSTARIA MIRAR MAS EN FORT LUPTON? (MARQUE TODO LO QUE APLIQUE)

- Medicos, Doctores, Especialistas
- Tiendas grandes (e.g. Cabelas, Walmart, Super Target)
- Tiendas Boutiques
- Mas Variadad en Restaurantes
- Materiales Economicos de Construcion
- Materiales para Rancho
- Nada
- Otro _____

16. CUALES SON LOS TEMAS QUE ENFRENTAN A FORT LUPTON? (CLASIFIQUE LOS CINCO MAS IMPORTANTES)

- Necesidad de mejores servicios para la ciudad (agua, grenaje, carreteras)
- Necesidad de servicios de salud
- Necesidad de Escuelas de alta calidad
- Necesidad de reviver el centro
- Seguridad y Crimen
- Pobresa/welfare
- Drogas
- Mucho Trafico y Congestion
- Necesidad de Desenvolvimiento Economico
- Necesidad de facilidades para el cuidado de los niños
- Necesidad de facilidades para el cuidado de los ancianos
- Necesidad de proteger los alrededores
- Necesidad de proteger la agricultura
- Necesidad de proteger a los imigrantes
- Mucho crecimiento
- No hay suficiente crecimiento
- No se puede comprar casas economicas
- No hay suficientes parques
- Necesidad de aumentar el caracter del centro
- Nada
- Otro _____

17. DONDE COMPRA SU MANDADO/COMIDA?

- Fort Lupton
- Brighton
- Longmont
- Denver
- Greeley
- Tres-Pueblos (Frederick, Firestone, Dacono)
- Otro _____

18. DONDE COMPRA SU ROPA?

- Fort Lupton
- Brighton
- Longmont
- Denver
- Greeley
- Tres-Pueblos (Frederick, Firestone, Dacono)
- Otro _____

19. DONDE ASE TODAS SUS OTRAS COMPRAS?

Fort Lupton
Brighton
Longmont
Denver
Greeley
Tres-Pueblos
Otros _____

20. COMO OBTIENE INFORMACION LOCAL?

Pediorico
Noticias de la ciudad
Televisión Cable
Websites/Internet
Radio
Fliers
Otro _____

21. HAY UNA COMUNIDAD QUE LE GUSTARIA QUE FORT LUPTON FUERA IGUAL QUE?

Si la contestación es si, nombre de esa comunidad y que es lo que le gusta.

22. QUE ASPECTOS DE LA HISTORIA DE FORT LUPTON DEBERIA SER CELEBRADA?

23. COMO VA CRECIENDO FORT LUPTON, LA CIUDAD DEBERIA SER ACTIVA EN PRESERVAR ESPACIOS ABIERTO?

Si
No

24. COMO CLASIFICARIA LA CALIDAD DEL ESCENARIO VISTAS Y PAISAJES EN FORT LUPTON ?

Excelente
Mas o menos
Pobre

25. LE GUSTARIA MIRAR MAS ARTE (MURALS, SCULPTURAS, PINTURAS) EN LUGARES PUBLICOS?

Si
No

**26. EN 30 O 40 AÑOS, QUE CLASE DE CIUDAD LE GUSTARIA DEJARLE A LA SIGUIENTE GENERACION?
(CONSIDERE TRAFICO, PARQUES, ESCUELAS, TIENDAS, CASAS, CAMINOS, ALREDEDORES, TRABAJOS,
ENTRETENIMIENTO, LUGARES SOCIALES, ETC)**

27. DIARIAMENTE QUE CLASE DE TRANSPORTACION USA (MARQUE TODO LO QUE APLIQUE)

Camina
Bicicleta
RTD Camiones
RTD Tren
Front Range Express Camiones
Automoviles Motorisados (patinetes, mopeds, & bicicletas electricas)
Automoviles Motorisados (carros, pickups, SUV, & vans)
Automoviles Pesados (semi trocass & tractores)
Amtrak/Tren
Greyhound/Camion
Otro _____

**28. CUAL DE LO SIGUIENTE SERAN MODOS DE TRANSPORTACION QUE VAN ASER CRITICO EN EL FUTURO DE
FT. LUPTON (CLASIFIQUE LOS 3 MAS CRITICOS)**

Caminar
Bicicletas
RTD Camiones
RTD Tren
Front Range Express Camiones
Automoviles Motorisados (patinetes, mopeds, & bicicletas electricas)
Automoviles Motorisados (carros, pickups, SUV, & vans)
Automoviles Pesados (semi trocass trocas de entrega, trocas de servicio)
Amtrak/Tren
Greyhound/Camion
DIA Aviones
Otro _____

29. COMO PUEDE FORT LUPTON ATRAER A TURISTAS?

30. QUE TAN IMPORTANTE ES LO SIGUIENTE PARA FORT LUPTON'S CALIDAD DE VIVIR (MARQUE UNA)?

Proteger la ciudad pequeña sus características y historia

Muy Importante Importante No Importa

Promover calida diseño y arquitectura

Muy Importante Importante No Importa

Proteger y reconstruir los recusros del los alrededores de Fort Lupton y habitacion de la vida salvaje

Muy Importante Importante No Importa

Ayudar a preservar la alta calidad de la tierra Agricultural

Muy Importante Importante No Importa

Proveer y mantener los parques y caminos

Muy Importante Importante No Importa

Proveer varias alternitavas para modos de transportacion (caminos, camiones, trenes ligeros)

Muy Importante Importante No Importa

Proveer vanpools o otros modos de tranportacion para los ancianos

Muy Importante Importante No Importa

Proveer oportunidades de educacion parala preescolar

Muy Importante Importante No Importa

Continuar a mejorar las escuelas K-12

Muy Importante Importante No Importa

Proveer oportunidades para educar a los adultos

Muy Importante Importante No Importa

Tener diferentes selecciones de casas el costo, compra y rentar

Muy Importante Importante No Importa

Sostener la economia viabilidad del centro

Muy Importante Importante No Importa

Atraer a nuevos negocios y industria

Muy Importante Importante No Importa

Construir y mantener la estructura del publico (caminos, alcantarilla, agua)

Muy Importante Importante No Importa

Porfavor regrese el cuestionario a Fort Lupton City Hall.

Atencion: Tom Parko, Planning Director

Community Survey - Fort Lupton's Comprehensive Plan Update

1. HOW DID YOU LEARN ABOUT THIS WEB SURVEY?

	Response Percent	Response Count
Link from another site <input type="checkbox"/>	4.1%	2
Print Advertisement <input type="checkbox"/>	6.1%	3
Community Workshop <input type="checkbox"/>	8.2%	4
Someone told me <input type="checkbox"/>	46.9%	23
Email <input type="checkbox"/>	20.4%	10
Other (please specify) <input type="checkbox"/>	14.3%	7
	<i>answered question</i>	49
	<i>skipped question</i>	73

2. ARE YOU:

	Response Percent	Response Count
Male <input type="checkbox"/>	49.2%	59
Female <input type="checkbox"/>	50.8%	61
	<i>answered question</i>	120
	<i>skipped question</i>	2

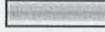
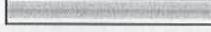
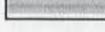
3. ARE YOU:

	Response Percent	Response Count
Married <input type="checkbox"/>	62.2%	74
Single <input type="checkbox"/>	37.8%	45
	<i>answered question</i>	119
	<i>skipped question</i>	3

4. DO YOU HAVE CHILDREN?

	Response Percent	Response Count
Yes 	77.8%	91
No 	22.2%	26
<i>answered question</i>		117
<i>skipped question</i>		5

5. WHAT IS YOUR AGE?

	Response Percent	Response Count
under 18 	10.0%	12
19-29 years 	14.2%	17
30-44 years 	29.2%	35
45-65 years 	32.5%	39
over 65 years 	14.2%	17
<i>answered question</i>		120
<i>skipped question</i>		2

6. HOW DO YOU IDENTIFY YOURSELF?

	Response Percent	Response Count
American Indian/Indigenous 	0.8%	1
Asia/Pacific Islander	0.0%	0
Black or African American	0.0%	0
Latino/Hispanic 	31.9%	38
Multiracial 	0.8%	1
White or Caucasian 	60.5%	72
Would rather not say 	3.4%	4
Other (please specify) 	2.5%	3
<i>answered question</i>		119
<i>skipped question</i>		3

7. IN WHAT FIELD DO YOU WORK?

	Response Percent	Response Count
Local, State, Federal Government 	13.5%	16
Education 	10.9%	13
Construction 	4.2%	5
Healthcare 	3.4%	4
Agriculture/Ranching 	4.2%	5
Resort/Recreation Business 	0.8%	1
Service Business 	11.8%	14
Retail Business 	1.7%	2
Mining/Energy Sector 	4.2%	5
At-home caregiver 	1.7%	2
Student 	10.9%	13
Retired 	10.9%	13
Not currently employed 	5.9%	7
Other (please specify) 	16.0%	19
	<i>answered question</i>	119
	<i>skipped question</i>	3

8. DO YOU OWN OR RENT YOUR HOME, CONDO, TOWNHOME OR APARTMENT?

	Response Percent	Response Count
Own 	76.8%	86
Rent 	23.2%	26
	<i>answered question</i>	112
	<i>skipped question</i>	10

9. WHERE DO YOU LIVE?

	Response Percent	Response Count
(NEAREST CROSS STREETS OR SUBDIVISION NAME) <input type="text"/>	100.0%	101
	<i>answered question</i>	101
	<i>skipped question</i>	21

10. HOW MANY YEARS HAVE YOU LIVED IN FORT LUPTON?

	Response Percent	Response Count
0-2 years <input type="text"/>	20.7%	24
2-5 years <input type="text"/>	14.7%	17
5-15 years <input type="text"/>	19.0%	22
15+ years <input type="text"/>	45.7%	53
	<i>answered question</i>	116
	<i>skipped question</i>	6

11. WHY DO YOU LIVE IN FORT LUPTON? (SELECT AS MANY AS APPLY)

		Response Percent	Response Count
Good schools	<input type="checkbox"/>	17.9%	20
High-quality neighborhood	<input type="checkbox"/>	5.4%	6
To be near family	<input type="checkbox"/>	38.4%	43
Have always lived here	<input type="checkbox"/>	30.4%	34
Low housing cost	<input type="checkbox"/>	16.1%	18
Nice City character	<input type="checkbox"/>	16.1%	18
Enjoy the culture	<input type="checkbox"/>	5.4%	6
Live close to parks	<input type="checkbox"/>	1.8%	2
Live near conveniences	<input type="checkbox"/>	3.6%	4
To attend college	<input type="checkbox"/>	8.0%	9
Close proximity to work - job opportunity in Fort Lupton	<input type="checkbox"/>	25.9%	29
Job opportunity that I commute to from Fort Lupton	<input type="checkbox"/>	13.4%	15
Other (please specify)	<input type="checkbox"/>	21.4%	24
<i>answered question</i>			112
<i>skipped question</i>			10

12. IS THERE A POSSIBILITY THAT YOU WILL MOVE AWAY FROM FORT LUPTON?

		Response Percent	Response Count
Never think of moving	<input type="checkbox"/>	45.5%	51
Considering moving	<input type="checkbox"/>	37.5%	42
Would move right now if I could afford it	<input type="checkbox"/>	17.0%	19
<i>answered question</i>			112
<i>skipped question</i>			10

13. RATE FORT LUPTON AS A PLACE TO LIVE.

	Response Percent	Response Count
Excellent 	6.0%	7
Good 	37.9%	44
Fair 	45.7%	53
Poor 	9.5%	11
Very poor 	0.9%	1
	<i>answered question</i>	116
	<i>skipped question</i>	6

14. WHAT DO YOU LIKE BEST ABOUT FORT LUPTON?

	Response Count
	97
	<i>answered question</i> 97
	<i>skipped question</i> 25

15. WHAT WOULD YOU MOST LIKE TO CHANGE ABOUT FORT LUPTON?

	Response Count
	98
	<i>answered question</i> 98
	<i>skipped question</i> 24

16. WHICH OF THE FOLLOWING WOULD YOU LIKE TO SEE MORE OF IN FORT LUPTON? (SELECT ALL THAT APPLY)

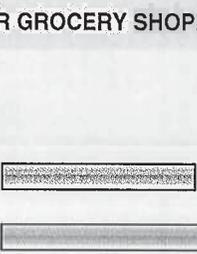
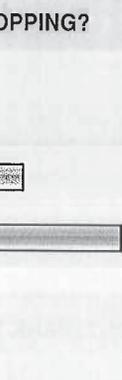
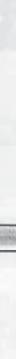
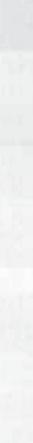
		Response Percent	Response Count
Doctors and medical specialists		44.8%	52
Destination / Big Box retail (e.g. Cabelas, Walmart, Super Target)		65.5%	76
Boutique shops		25.9%	30
More variety in restaurants		61.2%	71
Economical building supplies		30.2%	35
Farm and Ranch supplies		21.6%	25
None		1.7%	2
Other (please specify)		16.4%	19
answered question			116
skipped question			6

17. WHAT ARE THE MOST IMPORTANT ISSUES FACING FORT LUPTON? (RANK THE TOP FIVE)

	first	second	third	fourth	fifth	Rating Average	Response Count
Need enhanced City services (water, sewer, roads)	48.1% (26)	14.8% (8)	13.0% (7)	7.4% (4)	16.7% (9)	2.30	54
Need more local healthcare	38.5% (10)	38.5% (10)	3.8% (1)	15.4% (4)	3.8% (1)	2.08	26
Need higher quality schools	42.5% (31)	30.1% (22)	13.7% (10)	8.2% (6)	5.5% (4)	2.04	73
Need to revitalize the downtown	10.0% (4)	32.5% (13)	32.5% (13)	10.0% (4)	15.0% (6)	2.88	40
Crime and safety	29.2% (7)	20.8% (5)	20.8% (5)	20.8% (5)	8.3% (2)	2.58	24
Poverty/welfare	8.3% (2)	33.3% (8)	29.2% (7)	12.5% (3)	16.7% (4)	2.96	24
Drugs	13.6% (3)	18.2% (4)	36.4% (8)	27.3% (6)	4.5% (1)	2.91	22
Too much traffic and congestion	15.4% (2)	23.1% (3)	23.1% (3)	15.4% (2)	23.1% (3)	3.08	13
Need more economic development	14.3% (8)	28.6% (16)	32.1% (18)	17.9% (10)	7.1% (4)	2.75	56
Need more child care facilities	0.0% (0)	0.0% (0)	42.9% (3)	57.1% (4)	0.0% (0)	3.57	7
Need more long-term care facilities	0.0% (0)	16.7% (2)	25.0% (3)	25.0% (3)	33.3% (4)	3.75	12
Need to protect the environment	17.6% (3)	23.5% (4)	23.5% (4)	23.5% (4)	11.8% (2)	2.88	17
Need to protect agriculture	16.1% (5)	12.9% (4)	35.5% (11)	29.0% (9)	6.5% (2)	2.97	31
Need to help immigrants	11.1% (2)	0.0% (0)	22.2% (4)	27.8% (5)	38.9% (7)	3.83	18

Too much growth	7.1% (1)	28.6% (4)	0.0% (0)	42.9% (6)	21.4% (3)	3.43	14	
Not enough growth	25.0% (9)	13.9% (5)	5.6% (2)	27.8% (10)	27.8% (10)	3.19	36	
Not enough affordable (attainable) housing	5.3% (1)	10.5% (2)	10.5% (2)	36.8% (7)	36.8% (7)	3.89	19	
Not enough parks and recreation	7.7% (1)	0.0% (0)	15.4% (2)	30.8% (4)	46.2% (6)	4.08	13	
Need to enhance City character	8.8% (3)	14.7% (5)	17.6% (6)	17.6% (6)	41.2% (14)	3.68	34	
Nothing	33.3% (1)	0.0% (0)	33.3% (1)	0.0% (0)	33.3% (1)	3.00	3	
							<i>answered question</i>	119
							<i>skipped question</i>	3

18. WHERE DO YOU DO MOST OF YOUR GROCERY SHOPPING?

		Response Percent	Response Count	
Fort Lupton		27.1%	32	
Brighton		41.5%	49	
Longmont		0.0%	0	
Denver		0.9%	1	
Greeley		2.5%	3	
Tri-Towns (Frederick, Firestone, Dacono)		4.2%	5	
Other (please specify)		23.7%	28	
			<i>answered question</i>	118
			<i>skipped question</i>	4

19. WHERE DO YOU DO MOST OF YOUR CLOTHES SHOPPING?

	Response Percent	Response Count
Fort Lupton	0.0%	0
Brighton	17.0%	20
Longmont	9.3%	11
Denver	27.1%	32
Greeley	12.7%	15
Tri-Towns	0.9%	1
Other (please specify)	33.1%	39
	<i>answered question</i>	118
	<i>skipped question</i>	4

20. HOW DO YOU GET YOUR INFORMATION ABOUT WHAT IS GOING ON LOCALLY?

	Response Percent	Response Count
Newspaper	29.2%	35
City Newsletter	9.2%	11
Cable TV	5.8%	7
Websites	0.8%	1
Radio	0.8%	1
Word of mouth	17.5%	21
Flyers	1.7%	2
Other (please specify)	35.0%	42
	<i>answered question</i>	120
	<i>skipped question</i>	2

21. WHERE DO YOU DO MOST OF YOUR OTHER SHOPPING?

	Response Percent	Response Count
Fort Lupton	7.8%	9
Brighton	31.0%	36
Longmont	7.8%	9
Denver	17.2%	20
Greeley	9.5%	11
Tri-Towns	0.0%	0
Other (please specify)	26.7%	31
	<i>answered question</i>	116
	<i>skipped question</i>	6

22. IS THERE A COMMUNITY THAT YOU WOULD LIKE FORT LUPTON TO BE MORE LIKE?

	Response Percent	Response Count
No	26.9%	21
Yes. Which community?	73.1%	57
	<i>answered question</i>	78
	<i>skipped question</i>	44

23. WHAT ASPECTS OF THE OTHER COMMUNITY DO YOU LIKE?

	Response Count
	51
	<i>answered question</i>
	<i>skipped question</i>
	71

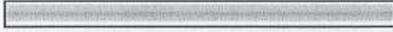
24. WHAT ASPECTS OF FORT LUPTON'S HISTORY SHOULD BE CELEBRATED?

	Response Count
	58
	<i>answered question</i>
	<i>skipped question</i>
	64

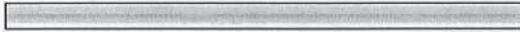
25. AS FORT LUPTON GROWS, SHOULD THE CITY BE ACTIVE IN PRESERVING OPEN SPACE?

	Response Percent	Response Count
Yes 	87.1%	101
No 	12.9%	15
<i>answered question</i>		116
<i>skipped question</i>		6

26. HOW DO YOU RATE THE QUALITY OF SCENIC VISTAS AND LANDSCAPES IN FORT LUPTON?

	Response Percent	Response Count
Excellent 	12.7%	15
Fair 	55.9%	66
Poor 	31.4%	37
<i>answered question</i>		118
<i>skipped question</i>		4

27. WOULD YOU LIKE TO SEE MORE ART (MURALS, SCULPTURES, PAINTINGS) IN PUBLIC PLACES?

	Response Percent	Response Count
Yes 	73.9%	85
No 	26.1%	30
<i>answered question</i>		115
<i>skipped question</i>		7

28. IN 30 OR 40 YEARS, WHAT KIND OF CITY WOULD YOU LIKE TO LEAVE FOR THE NEXT GENERATION? (CONSIDER TRAFFIC, PARKS, SCHOOLS, SHOPPING, HOUSING, OPEN SPACE/TRAILS, AFFORDABLE HOUSING, TRANSIT, JOBS, ENTERTAINMENT, SOCIAL GATHERING PLACES, ETC.)

	Response Count
	82
<i>answered question</i>	82
<i>skipped question</i>	40

29. ON A DAILY BASIS WHAT TRANSPORTATION MODES DO YOU USE? (SELECT ALL THAT APPLY)

	Response Percent	Response Count
Walking	41.0%	48
Bicycling	13.7%	16
RTD Buses	4.3%	5
RTD Rail	2.6%	3
Front Range Express Buses	0.9%	1
Light Motorized Vehicles (scooters, mopeds, & electric bicycles)	0.9%	1
Motorized Vehicles (cars, pickups, SUV, & vans)	88.9%	104
Heavy Duty Vehicles (semi trucks & tractors)	3.4%	4
Amtrack	0.0%	0
Greyhound	0.9%	1
Other (please specify)	5.1%	6
	<i>answered question</i>	117
	<i>skipped question</i>	5

30. WHICH OF THE FOLLOWING TRANSPORTATION MODES ARE CRITICAL TO FORT LUPTON'S FUTURE?(RANK TOP THREE)

	first	second	third	Rating Average	Response Count
Walking	58.1% (25)	18.6% (8)	23.3% (10)	1.65	43
Bicycling	13.3% (4)	63.3% (19)	23.3% (7)	2.10	30
RTD Buses	58.9% (33)	21.4% (12)	19.6% (11)	1.61	56
RTD Rail	35.9% (14)	43.6% (17)	20.5% (8)	1.85	39
Front Range Express Buses	14.8% (4)	51.9% (14)	33.3% (9)	2.19	27
Light Motorized Vehicles (scooters, mopeds, & electric bicycles)	21.1% (4)	47.4% (9)	31.6% (6)	2.11	19
Motorized Vehicles (cars, pickups, SUV, & vans)	55.8% (29)	15.4% (8)	28.8% (15)	1.73	52
Heavy Duty Vehicles (semi trucks, delivery trucks, & service vehicles)	0.0% (0)	36.4% (4)	63.6% (7)	2.64	11
Amtrack	12.5% (1)	50.0% (4)	37.5% (3)	2.25	8
Greyhound	0.0% (0)	37.5% (3)	62.5% (5)	2.63	8
DIA Airlines	44.4% (4)	22.2% (2)	33.3% (3)	1.89	9
				<i>answered question</i>	107
				<i>skipped question</i>	15

31. HOW CAN FORT LUPTON ATTRACT TOURISTS?

	Response Count
	72
	<i>answered question</i>
	72
	<i>skipped question</i>
	50

32. HOW IMPORTANT ARE THE FOLLOWING TO THE FUTURE OF FORT LUPTON'S QUALITY OF LIFE?

	Very Important	Important	Not Important	Response Count
Protecting the City's small-town and historic character	44.2% (50)	43.4% (49)	12.4% (14)	113
Promoting quality design and architecture	42.3% (47)	48.6% (54)	9.0% (10)	111
Protecting and restoring Fort Lupton's environmental resources and wildlife habitat	54.4% (62)	35.1% (40)	10.5% (12)	114
Helping to preserve high quality agricultural land	53.5% (61)	39.5% (45)	7.0% (8)	114
Providing and maintaining parks and trails	59.1% (68)	35.7% (41)	5.2% (6)	115
Providing alternative modes of transportation (trails, buses, light rail)	51.3% (58)	46.9% (53)	1.8% (2)	113
Providing vanpools or other senior transportation services	47.3% (53)	46.4% (52)	6.3% (7)	112
Providing preschool education opportunities	62.4% (68)	33.0% (36)	4.6% (5)	109
Continuing to improve K-12 schools	84.1% (95)	15.9% (18)	0.0% (0)	113
Providing adult education opportunities	46.0% (52)	46.9% (53)	7.1% (8)	113
Having a diverse housing choices including market rate housing, affordable housing and rentals	54.0% (61)	38.1% (43)	8.0% (9)	113
Sustaining the economic viability of downtown	59.5% (66)	37.8% (42)	2.7% (3)	111
Attracting new business and industry	75.2% (85)	19.5% (22)	5.3% (6)	113
Constructing and maintaining public infrastructure (roads, sewer, water)	80.9% (93)	19.1% (22)	0.0% (0)	115
			<i>answered question</i>	117
			<i>skipped question</i>	5

33. ANY OTHER COMMENTS?

	Response Count
	25
<i>answered question</i>	25
<i>skipped question</i>	97

Comments Summary

close window

Where do you live?

Displaying 1 - 101 of 101 responses

<< Prev

Next >>

Jump To: 1

Go >>

	Comment Text	Response Date
 Find	1. RD 37 and Hwy 52	Mon, 7/2/07 3:30 PM
 Find	2. 314 Pondersosa Place	Wed, 4/25/07 2:35 PM
 Find	3. 825 N Broadway	Wed, 4/25/07 2:31 PM
 Find	4. near twombly	Wed, 4/25/07 2:27 PM
 Find	5. rollie and 6th st.	Wed, 4/25/07 2:24 PM
 Find	6. County Road	Wed, 4/25/07 2:19 PM
 Find	7. 901 Pasific Place	Wed, 4/25/07 2:16 PM
 Find	8. Rollie	Wed, 4/25/07 11:30 AM
 Find	9. 100 8th St.	Tue, 4/24/07 4:14 PM
 Find	10. North 9th & Hoover Ave.	Tue, 4/24/07 3:35 PM
 Find	11. Road 8	Fri, 4/13/07 5:28 PM
 Find	12. Anderson Plat	Fri, 4/13/07 5:20 PM
 Find	13. Anderson Plat	Fri, 4/13/07 5:10 PM
 Find	14. Fulton & 24th	Fri, 4/13/07 5:00 PM
 Find	15. S. McKinley	Thu, 4/12/07 10:21 AM
 Find	16. Jansen & Young subdivision	Wed, 4/11/07 9:50 AM
 Find	17. Colorado	Wed, 4/11/07 9:31 AM
 Find	18. Fulton Ave and 2nd Street	Wed, 4/11/07 9:21 AM
 Find	19. Aristocrat Ranchettes	Wed, 4/11/07 8:38 AM
 Find	20. Aristocrate over 30 years	Wed, 4/11/07 7:47 AM
 Find	21. Highway 52 and 29.5	Fri, 3/30/07 11:09 AM
 Find	22. 1004 Landcaster	Wed, 3/28/07 4:38 PM
 Find	23. south Hoover and Elizabeth - 925 Hoover	Wed, 3/28/07 4:18 PM
 Find	24. 16383 Cnty Rd 8	Tue, 3/20/07 11:49 AM
 Find	25. WCR 8 & WCR 29	Tue, 3/20/07 11:45 AM
 Find	26. RD 8-29	Tue, 3/20/07 11:40 AM
 Find	27. S. Fulton/Kakil	Tue, 3/20/07 11:34 AM
 Find	28. Pacific ct	Tue, 3/13/07 10:51 AM
 Find	29. 9th	Tue, 3/13/07 10:47 AM
 Find	30. first	Tue, 3/13/07 10:43 AM

 Find	31. 7 street	Tue, 3/13/07 10:38 AM
 Find	32. Village Dr.	Tue, 3/13/07 10:33 AM
 Find	33. West Hill	Tue, 3/13/07 10:27 AM
 Find	34. Denver Ave.	Tue, 3/13/07 10:18 AM
 Find	35. McKinley Ave.	Tue, 3/13/07 10:13 AM
 Find	36. Richard St.	Tue, 3/13/07 10:09 AM
 Find	37. Aspen St.	Tue, 3/13/07 10:05 AM
 Find	38. Harrison Ave.	Tue, 3/13/07 10:00 AM
 Find	39. Pacific Ave	Tue, 3/13/07 9:53 AM
 Find	40. 9th ave	Tue, 3/13/07 9:25 AM
 Find	41. 9th	Tue, 3/13/07 9:18 AM
 Find	42. 9th	Mon, 3/12/07 3:15 PM
 Find	43. 9th st	Mon, 3/12/07 2:47 PM
 Find	44. 52 & permon	Mon, 3/12/07 2:41 PM
 Find	45. Hwy 52 & Durmar	Mon, 3/12/07 2:32 PM
 Find	46. pacific court	Mon, 3/12/07 2:29 PM
 Find	47. 7th St.	Mon, 3/12/07 2:23 PM
 Find	48. Apple Farm	Mon, 3/12/07 2:01 PM
 Find	49. Hwy 85 & Rd 16/Rd 18	Mon, 3/12/07 1:17 PM
 Find	50. 52 & Roland	Mon, 3/12/07 12:43 PM
 Find	51. Hwy 85 & WCR 18.5	Mon, 3/12/07 12:36 PM
 Find	52. SOuth McKinley & Barry	Mon, 3/12/07 11:45 AM
 Find	53. Keenesburg	Mon, 3/12/07 10:26 AM
 Find	54. WCR29 between 10&12	Fri, 3/9/07 3:40 PM
 Find	55. Hwy 52 & CR23	Fri, 3/9/07 3:31 PM
 Find	56. Lone Pine	Fri, 3/9/07 3:24 PM
 Find	57. Coyote Creed	Fri, 3/9/07 3:17 PM
 Find	58. Coyote Creek Subdivision	Fri, 3/9/07 10:31 AM
 Find	59. Longmont - work in Ft. Lupton	Fri, 3/9/07 10:10 AM
 Find	60. CR 6 between 29 &31	Thu, 3/8/07 8:54 AM
 Find	61. wcr 10 & 29	Tue, 2/27/07 4:44 PM
 Find	62. COUNTRY DAY ESTATES	Sun, 2/25/07 8:57 PM
 Find	63. 88th & Circle Drive, Westminster, CO 80031	Sun, 2/25/07 3:28 PM
 Find	64. 27 & 10 1/2	Sat, 2/24/07 1:24 PM

	65.	13713 rd. 6	Fri, 2/23/07 9:38 AM
 Find	66.	Harrison Ave & State St	Wed, 2/21/07 7:54 PM
 Find	67.	S. McKinley and Elizabeth	Mon, 2/19/07 3:30 PM
 Find	68.	South Mckinley and Kahil	Fri, 2/16/07 3:17 PM
 Find	69.	4th st and beth ave	Fri, 2/16/07 3:02 PM
 Find	70.	Cty Rd 8.5 & Cty Rd 27	Fri, 2/16/07 9:11 AM
 Find	71.	beth ave	Wed, 2/14/07 8:53 PM
 Find	72.	WCR 31 & WCR 12	Wed, 2/14/07 2:01 PM
 Find	73.	westhill ct	Wed, 2/14/07 12:25 PM
 Find	74.	CR 31 & CR 16	Wed, 2/14/07 11:01 AM
 Find	75.	10th & Mckinley	Wed, 2/14/07 8:54 AM
 Find	76.	henry and morris	Wed, 2/14/07 7:48 AM
 Find	77.	park ave	Wed, 2/14/07 7:46 AM
 Find	78.	hwy52 and wcr 31	Wed, 2/14/07 7:26 AM
 Find	79.	beth and 4th	Tue, 2/13/07 4:43 PM
 Find	80.	c.r. 21 & c.r. 14 1/2	Tue, 2/13/07 4:32 PM
 Find	81.	McKinley	Tue, 2/13/07 3:38 PM
 Find	82.	I work in Fort Lupton at Aims	Tue, 2/13/07 3:13 PM
 Find	83.	Paden VILL	Tue, 2/13/07 2:39 PM
 Find	84.	McKinley & 8th	Tue, 2/13/07 2:30 PM
 Find	85.	S. Fulton/Lone Pine	Tue, 2/13/07 11:58 AM
 Find	86.	lone pine	Mon, 2/5/07 11:09 AM
 Find	87.	7th St and Beth Ave	Fri, 2/2/07 5:34 PM
 Find	88.	Coyote Creek Golf Course	Fri, 2/2/07 11:28 AM
 Find	89.	Aristocrate Ranchettes	Fri, 2/2/07 8:49 AM
 Find	90.	mountainview	Wed, 1/31/07 8:00 PM
 Find	91.	Apple Farms	Wed, 1/31/07 7:53 PM
 Find	92.	coyote creek	Wed, 1/31/07 5:32 PM
 Find	93.	east	Wed, 1/31/07 4:58 PM
 Find	94.	fulton	Wed, 1/31/07 3:54 PM
 Find	95.	S. GRAND AVE.	Wed, 1/31/07 3:49 PM
 Find	96.	S. Hoover in Country Day Estates	Wed, 1/31/07 2:59 PM
 Find	97.	hwy 52& club house drive	Wed, 1/31/07 1:55 PM
 Find	98.	park&crane court	Wed, 1/31/07 1:50 PM

99. Casler Ave and Hart St.

Wed, 1/31/07 1:21 PM



Find

100. 2nd & McKinley

Mon, 1/29/07 5:29 PM



Find

101. US52 & McKinley

Mon, 1/29/07 5:04 PM

250 responses per page

Comments Summary

close window

Why do you live in Fort Lupton?

Displaying 1 - 24 of 24 responses

<< Prev

Next >>

Jump To: 1

Go >>

	Comment Text	Response Date
Find	1. my parents live here and I'm 13	Wed, 4/25/07 2:35 PM
Find	2. mother	Wed, 4/25/07 2:27 PM
Find	3. My parents live here	Wed, 4/25/07 2:19 PM
Find	4. my parents live here	Wed, 4/25/07 11:30 AM
Find	5. my parents made me	Tue, 4/24/07 4:14 PM
Find	6. Perfect location proximity to mountains/cities/close to front range	Tue, 4/24/07 3:35 PM
Find	7. We like small town atmosphere but want to be close to city	Fri, 4/13/07 5:00 PM
Find	8. Country living to raise a family	Wed, 4/11/07 7:47 AM
Find	9. We wanted to build in the country and have acreage for horses	Tue, 3/20/07 11:49 AM
Find	10. the friendly people	Tue, 3/20/07 11:34 AM
Find	11. My husband has always lived here.	Tue, 3/13/07 10:33 AM
Find	12. nice city character/enjoy the culture/live close to parks	Mon, 3/12/07 2:32 PM
Find	13. own business	Mon, 3/12/07 2:01 PM
Find	14. to be near family/have always lived here	Mon, 3/12/07 1:09 PM
Find	15. horse property	Fri, 3/9/07 3:40 PM
Find	16. Love the country	Thu, 3/8/07 8:54 AM
Find	17. mountain view	Tue, 2/27/07 4:44 PM
Find	18. Small town atmosphere and farming lifestyle	Sat, 2/24/07 1:24 PM
Find	19. Used to be an agri. community	Fri, 2/23/07 9:38 AM
Find	20. stuck until I can retire	Wed, 2/21/07 7:54 PM
Find	21. Fire Department	Fri, 2/16/07 3:17 PM
Find	22. nice view of the mountains	Fri, 2/16/07 9:11 AM
Find	23. I work in Fort Lupton at Aims College	Tue, 2/13/07 3:13 PM
Find	24. I probably won't for much longer because I am no longer happy with the way this city is headed. The school system is atrocious and we have no real infrastructure. We haven't grown with the rest of C	Wed, 1/31/07 2:59 PM

100 responses per page

Comments Summary

[close window](#)

What do you like best about Fort Lupton?

Displaying 1 - 97 of 97 responses

<< Prev

Next >>

Jump To: 1

Go >>

	Comment Text	Response Date
 Find	1. Small Town friendly atmosphere.	Mon, 7/2/07 3:30 PM
 Find	2. Likes that its a small town and not too much crime.	Mon, 7/2/07 3:19 PM
 Find	3. It's small and there is not a lot of chaos	Wed, 4/25/07 2:35 PM
 Find	4. Having different stores around	Wed, 4/25/07 2:31 PM
 Find	5. Nothing	Wed, 4/25/07 2:27 PM
 Find	6. Rec center and swimming pool	Wed, 4/25/07 2:19 PM
 Find	7. The schools and people that live in Fort Lupton	Wed, 4/25/07 2:16 PM
 Find	8. Rec center	Wed, 4/25/07 11:30 AM
 Find	9. My friends	Tue, 4/24/07 4:14 PM
 Find	10. The schools and parks for my kids.	Tue, 4/24/07 3:41 PM
 Find	11. Our location is close to shopping areas in all directions - 1/2 hour to all areas - Greeley, Longmont, Denver, mountains.	Tue, 4/24/07 3:35 PM
 Find	12. Clean, small, friendly community - helpful services and stores.	Fri, 4/13/07 5:28 PM
 Find	13. Church	Fri, 4/13/07 5:20 PM
 Find	14. Church association.	Fri, 4/13/07 5:10 PM
 Find	15. location and affordability	Fri, 4/13/07 5:00 PM
 Find	16. The small town atmosphere	Thu, 4/12/07 10:21 AM
 Find	17. Location	Wed, 4/11/07 9:50 AM
 Find	18. Location	Wed, 4/11/07 9:31 AM
 Find	19. Away from big City	Wed, 4/11/07 9:21 AM
 Find	20. Location (DIA, Denver, Greeley, Boulder) It's my hometown - smilely face	Wed, 4/11/07 8:38 AM
 Find	21. I liked knowing my neighbors & being 25 miles from Longmont, Denver & Greeley	Wed, 4/11/07 7:47 AM
 Find	22. The people are very friendly.	Fri, 3/30/07 11:09 AM
 Find	23. I like that it is not a huge metropolis. However, I alao like that Fort Lupton has the ability to grow.	Wed, 3/28/07 4:18 PM
 Find	24. not much	Tue, 3/20/07 11:49 AM
 Find	25. good rec facilities and good location.	Tue, 3/20/07 11:34 AM
 Find	26. My family is here.	Tue, 3/13/07 10:51 AM
 Find	27. the school	Tue, 3/13/07 10:47 AM
 Find	28. the school	Tue, 3/13/07 10:43 AM
 Find	29. My son's school and it's close to work	Tue, 3/13/07 10:38 AM

 Find	30. That I can go to school to learn English.	Tue, 3/13/07 10:33 AM
 Find	31. very quiet	Tue, 3/13/07 10:27 AM
 Find	32. I like Ft. Lupton because its nice and quiet.	Tue, 3/13/07 10:22 AM
 Find	33. I live close to school & parks	Tue, 3/13/07 10:18 AM
 Find	34. Small town	Tue, 3/13/07 10:13 AM
 Find	35. Families seem to be closer	Tue, 3/13/07 10:05 AM
 Find	36. That it is a small town.	Tue, 3/13/07 9:53 AM
 Find	37. Quiet roads	Tue, 3/13/07 9:25 AM
 Find	38. There does not seem to be as many delinquents as in other communities.	Tue, 3/13/07 9:18 AM
 Find	39. It is quiet.	Tue, 3/13/07 9:12 AM
 Find	40. nice quite place to live.	Tue, 3/13/07 8:27 AM
 Find	41. I find almost everything I need here	Mon, 3/12/07 3:19 PM
 Find	42. quiet plae	Mon, 3/12/07 3:15 PM
 Find	43. the schools	Mon, 3/12/07 2:47 PM
 Find	44. samll town atmosphere and friendly people	Mon, 3/12/07 2:41 PM
 Find	45. small town atmosphere; friendly people	Mon, 3/12/07 2:32 PM
 Find	46. nice & quiet	Mon, 3/12/07 2:29 PM
 Find	47. quiet	Mon, 3/12/07 2:23 PM
 Find	48. That the City grows with more commercial and jobs	Mon, 3/12/07 2:08 PM
 Find	49. small town feel	Mon, 3/12/07 2:01 PM
 Find	50. Family history; samll town feel	Mon, 3/12/07 1:17 PM
 Find	51. small town - lots os potential; family lives here	Mon, 3/12/07 1:09 PM
 Find	52. small town atmosphere	Mon, 3/12/07 12:43 PM
 Find	53. close to denver/longmont/greeley	Mon, 3/12/07 12:36 PM
 Find	54. The potential.	Mon, 3/12/07 11:45 AM
 Find	55. Aims Community College, Safeway, Rec Center, Curves	Mon, 3/12/07 10:26 AM
 Find	56. rural lifestyle	Fri, 3/9/07 3:31 PM
 Find	57. The people	Fri, 3/9/07 3:24 PM
 Find	58. small town	Fri, 3/9/07 3:17 PM
 Find	59. Rec center	Fri, 3/9/07 10:31 AM
 Find	60. atmosphere	Fri, 3/9/07 10:10 AM
 Find	61. Country atmosphere	Thu, 3/8/07 8:54 AM
 Find	62. Mountain View, country living environment, agricultural area, small town living, less traffic.	Tue, 2/27/07 4:44 PM
 Find	63. IT HAS POTENTIAL TO GROW.	Sun, 2/25/07 8:57 PM

	64. The rural, small town character.	Sat, 2/24/07 1:24 PM
 Find	65. It used to be a small comm. with the freedom of open ag space. No next door neighbors that complain about a farm tractor doing it's job farming etc. No big issues of taking irrigation water to make someones yard look pretty instead of using the water to food on the table. To many today thing the food they eat grew right on the store shelf	Fri, 2/23/07 9:38 AM
 Find	66. central location to services available in other communities	Wed, 2/21/07 7:54 PM
 Find	67. Small town feel. Everyone knows eveyone.	Mon, 2/19/07 3:30 PM
 Find	68. I like the size..not to big not to small. In my profession, it is right in the heart of where much of our business is done. For as long as I can remember I have always heard that we had one of the best Fire Dept's in the state and now that I grown older I am the one telling others how lucky Fort Lupton is to have them.	Fri, 2/16/07 3:17 PM
 Find	69. A small town that through out the years has not changed it's historical values and structure. It's people seem to be genuine people.. not greedy people. It's like taking a step back in the past.	Fri, 2/16/07 9:11 AM
 Find	70. The people	Wed, 2/14/07 8:53 PM
 Find	71. Being close to friends and family.	Wed, 2/14/07 2:01 PM
 Find	72. small town atmosphere. The friends and neighbors we have here.	Wed, 2/14/07 12:25 PM
 Find	73. Small town atmosphere	Wed, 2/14/07 11:01 AM
 Find	74. Close to school & family!	Wed, 2/14/07 8:54 AM
 Find	75. not to packed	Wed, 2/14/07 7:48 AM
 Find	76. It's small & not to busy	Wed, 2/14/07 7:46 AM
 Find	77. its close to denver	Wed, 2/14/07 7:26 AM
 Find	78. Community, comfortable and safe environment	Tue, 2/13/07 4:43 PM
 Find	79. Small town. many friends.	Tue, 2/13/07 4:32 PM
 Find	80. We do seem to have a very good police and fire departments. They seem to due their jobs which is to serve and protect. I also like the smaller business in town that bust their butt to make their business since the city of Ft.Lupton does nothing to help their business out or support them. The community rec center was a great add on the the city of Ft.Lupon.	Tue, 2/13/07 3:57 PM
 Find	81. Small community with warm people and lots of possibility	Tue, 2/13/07 3:38 PM
 Find	82. Small TOWN	Tue, 2/13/07 2:39 PM
 Find	83. The friendliness of most of the people I have met since coming to Fort Lupton and the local businesses welcoming you as a customer.	Tue, 2/13/07 2:30 PM
 Find	84. Knowing everyone, small town, away from big cities, close enough to big cities if I need to drive to one for shopping.	Tue, 2/13/07 11:58 AM
 Find	85. small town with great possibilities. Can do anything within 30 min drive.	Mon, 2/5/07 11:09 AM
 Find	86. some of the people	Fri, 2/2/07 8:49 AM
 Find	87. It is a small city with country charm.	Wed, 1/31/07 8:00 PM
 Find	88. I like being around family and friends that I have known all my life. I also like the proximity to other cities without having to live there.	Wed, 1/31/07 7:53 PM
 Find	89. Friends and family in the area	Wed, 1/31/07 5:32 PM

	90. Small Town	Wed, 1/31/07 4:58 PM
 Find	91. Small town but close to many metro areas.	Wed, 1/31/07 3:54 PM
 Find	92. IT'S CLOSE TO MY WORK AND FAMILY.	Wed, 1/31/07 3:49 PM
 Find	93. I have no answer for this any more. What I used to like best about Fort Lupton many, many years ago was we could be proud of our community, schools, etc.	Wed, 1/31/07 2:59 PM
 Find	94. there fire department & rec center	Wed, 1/31/07 1:55 PM
 Find	95. Small Town Feel.	Wed, 1/31/07 11:32 AM
 Find	96. I appreciate the small-town qualities: knowing your neighbors, feeling secure, quietness, friendliness of people in general.	Mon, 1/29/07 5:29 PM
 Find	97. Small town atmosphere	Mon, 1/29/07 5:04 PM

250 responses per page 

Comments Summary

close window

What would you most like to change about Fort Lupton?

Displaying 1 - 98 of 98 responses

<< Prev

Next >>

Jump To: 1

Go >>

	Comment Text	Response Date
 Find	1. Revitalize Denver Ave & fix the pot holes. Stop developers from moving in.	Mon, 7/2/07 3:30 PM
 Find	2. Would not change much just would like to see more green and sport fields.	Mon, 7/2/07 3:19 PM
 Find	3. Add more fast food, stores, places, entertainment.	Wed, 4/25/07 2:35 PM
 Find	4. The streets need to be nicer.	Wed, 4/25/07 2:31 PM
 Find	5. The old theatre on Denver should be built into working order.	Wed, 4/25/07 2:27 PM
 Find	6. Need more businesses, citizens to have more oppsion and to fix the streets.	Wed, 4/25/07 2:16 PM
 Find	7. More stores and restaurants.	Wed, 4/25/07 11:30 AM
 Find	8. What I would like to change about Fort Lupton is more shopping stores!	Tue, 4/24/07 4:14 PM
 Find	9. I would like better jobs and more stores.	Tue, 4/24/07 3:41 PM
 Find	10. Being open to more commerce in Ft. Lupton. Example: a nice restaurant. We need to be able to pay our teachers so there is not such a turnover. Our extra-curricular activities - ex: drama, choir, sports should be appealing to students so our schools are growing and not decreasing in enrollment. The drama departments and bands offer more to public & senior citizens.	Tue, 4/24/07 3:35 PM
 Find	11. The commercializing of the farms.	Fri, 4/13/07 5:28 PM
 Find	12. More effective and more effective schools.	Fri, 4/13/07 5:20 PM
 Find	13. City Mayor-Council should be more helpful to residents, encouraging residents to help in keeping a clean, landscaped, safe City. City pickup of discarded items is good. Water rates should be affordable for nicer yards. We need walking, bike paths. Bridge over highway should help. Access to Ball Park trails along the river and access to the "Fort".	Fri, 4/13/07 5:10 PM
 Find	14. more community activites and pride; Mom's group; nature trail.	Fri, 4/13/07 5:00 PM
 Find	15. To grow towards the West to meet the growth coming this way before their growth takes what this town has grown to be.	Thu, 4/12/07 10:21 AM
 Find	16. alot of things	Wed, 4/11/07 9:50 AM
 Find	17. Not enough space to tell you	Wed, 4/11/07 9:31 AM
 Find	18. Roads and water bill	Wed, 4/11/07 9:21 AM
 Find	19. More English spoken (English only)	Wed, 4/11/07 9:08 AM
 Find	20. Cost of housing - cost of water	Wed, 4/11/07 8:38 AM
 Find	21. Transportation - clean it up; get rid of bullies - keep our area clean of crime & drugs; have a nice place for the youths to be safe & have clean fun (I don't think the skate park is nice enough)-let's put some \$ into activities; Couldn't wait until the rec center opened - just to find out I can't quite afford it and I'm a senior.	Wed, 4/11/07 7:47 AM
 Find	22. The previous City Councils have not allowed for the "intertwining" of other larger businesses to come in and help us to develop. Ft. Lupton should or neews to be about 12,000 to 15,000 people to stay afloat.	Wed, 3/28/07 4:18 PM
 Find	23. odd or cold? culture, restaurants, better schools	Tue, 3/20/07 11:49 AM

 Find	24. More stores & restaurants - Kohl's, Chili's, Texas Roadhouse for example. Better transportation plan. Better plannin galong Hwy 85 north of Town.	Tue, 3/20/07 11:34 AM
 Find	25. Better schools	Tue, 3/13/07 10:51 AM
 Find	26. better roads, clean roads during snow storms	Tue, 3/13/07 10:47 AM
 Find	27. clean roads during snow	Tue, 3/13/07 10:43 AM
 Find	28. clean the roads during snow storms	Tue, 3/13/07 10:38 AM
 Find	29. To be remodeled a little and more commercial.	Tue, 3/13/07 10:33 AM
 Find	30. the school education	Tue, 3/13/07 10:27 AM
 Find	31. More jobs, public transportation & help low income.	Tue, 3/13/07 10:22 AM
 Find	32. the roads	Tue, 3/13/07 10:18 AM
 Find	33. Police seems to be "racist" with the hispanic community	Tue, 3/13/07 10:05 AM
 Find	34. The roads; more social & entertainment for the youth	Tue, 3/13/07 10:00 AM
 Find	35. The school education	Tue, 3/13/07 9:53 AM
 Find	36. need more jobs	Tue, 3/13/07 9:25 AM
 Find	37. water & sewer cost	Tue, 3/13/07 9:22 AM
 Find	38. between 9th and 11th the sights are awful	Tue, 3/13/07 9:18 AM
 Find	39. Good salaries & funds for education - savings to meet the students needs in our community	Tue, 3/13/07 8:27 AM
 Find	40. more things to see	Mon, 3/12/07 3:19 PM
 Find	41. road maintenance like when it snows that everyone would pitch in.	Mon, 3/12/07 3:15 PM
 Find	42. more security/safety	Mon, 3/12/07 2:47 PM
 Find	43. special limit from 50 to 35 east past the college on hwy 52	Mon, 3/12/07 2:41 PM
 Find	44. speed limit moved east past college to 35 miles per hour	Mon, 3/12/07 2:32 PM
 Find	45. more jobs; better roads; more parks for the kids	Mon, 3/12/07 2:29 PM
 Find	46. better schools	Mon, 3/12/07 2:23 PM
 Find	47. more controlled growth	Mon, 3/12/07 2:01 PM
 Find	48. update town with more restaurants & shops	Mon, 3/12/07 1:17 PM
 Find	49. improve schools; change small town close-mindedness to one of small town growth in the correct areas of school, housing and business.	Mon, 3/12/07 1:09 PM
 Find	50. new growth business	Mon, 3/12/07 12:43 PM
 Find	51. shopping	Mon, 3/12/07 12:36 PM
 Find	52. Community values.	Mon, 3/12/07 11:45 AM
 Find	53. Dirty city	Mon, 3/12/07 10:26 AM
 Find	54. Shopping, Restaurants and forward thinking!	Fri, 3/9/07 3:31 PM
 Find	55. schools	Fri, 3/9/07 10:31 AM
Find	56. attitude	Fri, 3/9/07 10:10 AM

	57. less high density housing	Thu, 3/8/07 8:54 AM
 Find	58. Start to grow	Mon, 3/5/07 5:21 PM
 Find	59. The downtown area needs to add some beauty like trees, flowers, store fronts updates with awnings and off street parking like in Longmont. Invite other franchise type restaurants to the area.	Tue, 2/27/07 4:44 PM
 Find	60. IT BEING SO SMALL.	Sun, 2/25/07 8:57 PM
 Find	61. I would like to see it develop into a multicultural community that enhances its small town feel through neighbor to neighbor interaction.	Sat, 2/24/07 1:24 PM
 Find	62. Respect the wishes of those who came here for the open space of their farms in the past years and who work on the ground to grow the foods etc that we all eat. In previous meetings last summer we all expressed our desire to leave things that way only to see within weeks of the meeting open a big gravel pit. This put more strain on the traffic and the roads are terrible because of it. I,m sure this is just the tip of the iceberg. The railroad is now the next big project, noise,dirt, smoke from deisel engines and other polution. Who wants to have that in their back yard, and how do you sell your property to someone else so they can have the same thing you,re leaving for?	Fri, 2/23/07 9:38 AM
 Find	63. fewer vehicles with annoying subwoofers that rattle my dishes	Wed, 2/21/07 7:54 PM
 Find	64. Increased conveniences and services available.	Mon, 2/19/07 3:30 PM
 Find	65. Better schools, more restaraunts (other that Mexican and Chinese), more growth, better police wages, more options for kids, more industry other than gravel pits/concrete plant/asphalt plant, better roads, wannabe gangsters, illegal residents, too many drugs going around, water my pregnant wife can drink.	Fri, 2/16/07 3:17 PM
 Find	66. I would like to see ft. lupton grow we need more business, and more industrial around here	Fri, 2/16/07 3:02 PM
 Find	67. Keep the big developers from coming into the city and changing the feel of the town. They don't care about Ft Lupton they only care about their pockets.	Fri, 2/16/07 9:11 AM
 Find	68. It needs to grow and develope more	Wed, 2/14/07 8:53 PM
 Find	69. The city goverment, get some representation that actually knows and really cares about Fort Lupton.	Wed, 2/14/07 2:01 PM
 Find	70. The ununiform main streets and better schools(not bigger and better but more controled and more effective in education). Traffic is beginning to be a problem.	Wed, 2/14/07 12:25 PM
 Find	71. Better Schools, More amenities and less home creeping out on to the ag properties	Wed, 2/14/07 11:01 AM
 Find	72. The crooked city council & police	Wed, 2/14/07 8:54 AM
 Find	73. punk kids actin hard!!	Wed, 2/14/07 7:48 AM
 Find	74. all the want to be thugs in town	Wed, 2/14/07 7:46 AM
 Find	75. city council	Wed, 2/14/07 7:26 AM
 Find	76. growth. knowledge of how a city and district work. council not standing by while other cities annex our land. allowing more businesses into the town so we can get more revenue!	Tue, 2/13/07 4:43 PM
 Find	77. More conveniences like clothing stores or department stores.	Tue, 2/13/07 4:32 PM
 Find	78. I think Ft.Lupton can use a whole new outlook. We need to provide better education and keep on top of the best materials to learn from. We also could use some growth of business of all different kinds, and get our town to be known.	Tue, 2/13/07 3:57 PM
 Find	79. Disinterest of our youth in getting involved and educated	Tue, 2/13/07 3:38 PM

	80. THERE IS NO PLACE IN TOWN TO HOLD A LARGE PARTY THAT IS WHY ALL SCHOOLS GO OUT OF TOWN.	Tue, 2/13/07 2:39 PM
 Find	81. Cleaner streets, especially down "the main drag" and much more attractive store fronts. My first impression of downtown was that it was so dismal with very few welcoming storefronts. That has not changed within the last 18 months. Beautify by adding colorful planters, make each store front more inviting and catering to the visual aspect people expect when they do business.	Tue, 2/13/07 2:30 PM
 Find	82. Water still not that good, taxes to high and not getting enough return.	Tue, 2/13/07 11:58 AM
 Find	83. More retail business A better committment from all govt employees to the community. More recognition to attract quality development.	Mon, 2/5/07 11:09 AM
 Find	84. Schools, not growing, nothing to do	Fri, 2/2/07 5:34 PM
 Find	85. Better road access to other communities and businesses(i.e. east of Brighton) or where new developments are considered.	Fri, 2/2/07 11:28 AM
 Find	86. Teach the city how to grow up	Fri, 2/2/07 8:49 AM
 Find	87. The illegal immigrants - they are destroying this city!	Wed, 1/31/07 8:00 PM
 Find	88. This town needs an injection of new blood in the worst way; not only to change attitudes, but to increase the tax base and spread it to more residents.	Wed, 1/31/07 7:53 PM
 Find	89. public works (snow removal) More retail stores	Wed, 1/31/07 5:32 PM
 Find	90. Small minded individuals leading the city in a direction that no longer exists. Lets look forward, not back. Plan for the future, don't blame the past.	Wed, 1/31/07 4:58 PM
 Find	91. See the city accept more business instead of being afraid of the growth causing the city to become stagnant.	Wed, 1/31/07 3:54 PM
 Find	92. WE NEED LARGE RETAIL SHOPS AND BETTER RESTURANT SELECTION. MORE HOTELS	Wed, 1/31/07 3:49 PM
 Find	93. Just about everything. We need new business, infrastructure, etc.	Wed, 1/31/07 2:59 PM
 Find	94. beter street cleaning after a snow storm	Wed, 1/31/07 1:55 PM
 Find	95. Fort Lupton needs more commercial buisness	Wed, 1/31/07 1:21 PM
 Find	96. RE-8 Schools.	Wed, 1/31/07 11:32 AM
 Find	97. Improvements in the school district are key. I'd like to see some well-thought out new retail opportunities: quality stores, shops & restaurants. More community events.	Mon, 1/29/07 5:29 PM
 Find	98. Improve local transportation availability	Mon, 1/29/07 5:04 PM
		100 responses per page 

Comments Summary

[close window](#)

Which of the following commercial uses would you like to see more of in Fort Lupton? This is the "other" responses.

Displaying 1 - 19 of 19 responses

<< Prev

Next >>

Jump To: 1

Go >>

Comment Text		Response Date
 Find	1. theatre	Wed, 4/25/07 2:27 PM
 Find	2. Lumber yard	Fri, 4/13/07 5:20 PM
 Find	3. coffee shop in rec center and a theatre	Fri, 4/13/07 5:00 PM
 Find	4. Parks, recreation and safe activities for kids - horse trails	Wed, 4/11/07 8:38 AM
 Find	5. theatres	Tue, 3/13/07 10:33 AM
 Find	6. hospital	Tue, 3/13/07 9:18 AM
 Find	7. support for school	Tue, 3/13/07 8:27 AM
 Find	8. medical clinic	Mon, 3/12/07 2:41 PM
 Find	9. medical clinic	Mon, 3/12/07 2:32 PM
 Find	10. old downtown shops	Mon, 3/12/07 2:01 PM
 Find	11. banks	Mon, 3/5/07 5:21 PM
 Find	12. movie theatre	Tue, 2/27/07 4:44 PM
 Find	13. Keep the big box out and encourage small business ownership within the community.	Sat, 2/24/07 1:24 PM
 Find	14. any business that keeps the small-town atmosphere	Fri, 2/16/07 9:11 AM
 Find	15. strip club	Wed, 2/14/07 7:48 AM
 Find	16. anything to increase revenue.	Tue, 2/13/07 4:43 PM
 Find	17. cultural activities	Tue, 2/13/07 3:38 PM
 Find	18. we need to build off the basics we have to develop a community	Mon, 2/5/07 11:09 AM
 Find	19. Walgreens	Mon, 1/29/07 5:29 PM

50 responses per page 

Comments Summary

close window

Where do you do most of your grocery shopping?

Displaying 1 - 28 of 28 responses

<< Prev

Next >>

Jump To:

1

Go >>

	Comment Text	Response Date
 Find	1. Ft. Lupton/Brighton	Wed, 4/25/07 2:35 PM
 Find	2. Ft. Lupton/Brighton	Wed, 4/25/07 2:27 PM
 Find	3. Brighton/Longmont	Tue, 4/24/07 4:14 PM
 Find	4. Brighton, Denver	Tue, 4/24/07 3:41 PM
 Find	5. Fort Lupton/Costco	Fri, 4/13/07 5:20 PM
 Find	6. Ft Lupton/Brighton/Dacono	Fri, 4/13/07 5:00 PM
 Find	7. Ft Lupton/Brighton	Wed, 4/11/07 9:21 AM
 Find	8. Ft Lupton/Brighton	Wed, 4/11/07 9:03 AM
 Find	9. Denver/Greeley	Wed, 4/11/07 7:54 AM
 Find	10. ft Lupton/Brighton	Fri, 3/30/07 11:11 AM
 Find	11. Fort Lupton/Brighton	Fri, 3/30/07 11:09 AM
 Find	12. Ft Lupton/Brighton - needs competition to keep prices lower	Wed, 3/28/07 4:18 PM
 Find	13. Fort Lupton/Brighton	Tue, 3/20/07 11:49 AM
 Find	14. Fort Lupton/Brighton	Tue, 3/20/07 11:40 AM
 Find	15. fort lupton/brighton	Tue, 3/13/07 10:43 AM
 Find	16. brighton/denver	Tue, 3/13/07 10:38 AM
 Find	17. Brighton/Denver	Tue, 3/13/07 10:33 AM
 Find	18. fort lupton/brighton	Tue, 3/13/07 10:05 AM
 Find	19. Brighton, Denver, Greeley	Tue, 3/13/07 9:53 AM
 Find	20. fort lupton/brighton	Tue, 3/13/07 9:25 AM
 Find	21. Fort Lupton/Brighton	Tue, 3/13/07 8:27 AM
 Find	22. ft lupton, brighton	Mon, 3/12/07 3:19 PM
 Find	23. ft lupton/brighton	Mon, 3/12/07 3:15 PM
 Find	24. ft lupton/brighton	Mon, 3/12/07 2:41 PM
 Find	25. fort lupton/brighton	Mon, 3/12/07 2:32 PM
 Find	26. Thornton	Tue, 2/27/07 4:44 PM

	27. Westminster, CO	Sun, 2/25/07 3:28 PM
 Find	28. shop for quality, not quantity; no quality in Fort Lupton	Wed, 2/21/07 7:54 PM
		50 responses per page 

Comments Summary

[close window](#)

Where do you do most of your clothes shopping?

Displaying 1 - 39 of 39 responses

<< Prev

Next >>

Jump To: 1

Go >>

	Comment Text	Response Date
 Find	1. Brighton/Greeley	Mon, 7/2/07 3:30 PM
 Find	2. Northglenn and Thornton	Wed, 5/23/07 10:25 AM
 Find	3. Westminster	Wed, 4/25/07 2:35 PM
 Find	4. Broomfield	Wed, 4/25/07 2:24 PM
 Find	5. Longmont, Denver, Greeley and the mall	Wed, 4/25/07 2:19 PM
 Find	6. Longmont/Denver/Greeley	Tue, 4/24/07 4:14 PM
 Find	7. Brighton, Denver, Greeley	Tue, 4/24/07 3:41 PM
 Find	8. Longmont/Denver/Greeley	Tue, 4/24/07 3:35 PM
 Find	9. mail order	Fri, 4/13/07 5:28 PM
 Find	10. Denver/Flat Irons	Fri, 4/13/07 5:20 PM
 Find	11. Longmont/Denver	Wed, 4/11/07 9:31 AM
 Find	12. Greeley and catalogs	Wed, 4/11/07 9:08 AM
 Find	13. Brighton/Greeley	Wed, 4/11/07 8:38 AM
 Find	14. Denver/Greeley	Wed, 4/11/07 7:54 AM
 Find	15. Brighton/Denver	Fri, 3/30/07 11:11 AM
 Find	16. Brighton/Greeley	Fri, 3/30/07 11:09 AM
 Find	17. Brighton/Denver	Wed, 3/28/07 4:18 PM
 Find	18. Northglenn, Thornton	Tue, 3/20/07 11:45 AM
 Find	19. longmont/denver	Tue, 3/13/07 10:43 AM
 Find	20. Brighton, Denver, Greeley	Tue, 3/13/07 9:53 AM
 Find	21. longmont/denver	Tue, 3/13/07 9:25 AM
 Find	22. Brighton, Denver, Greeley	Tue, 3/13/07 9:18 AM
 Find	23. Brighton, Denver, Greeley	Tue, 3/13/07 9:12 AM
 Find	24. ft lupton, brighton	Mon, 3/12/07 3:19 PM
 Find	25. greeley, westminster, broomfield	Mon, 3/12/07 2:08 PM
 Find	26. Flatirons	Mon, 3/12/07 1:17 PM
 Find	27. longmont/denver	Mon, 3/12/07 1:09 PM
 Find	28. brighton/longmont	Mon, 3/12/07 12:43 PM
 Find	29. Longmont/Denver/Greeley	Mon, 3/12/07 12:36 PM
 Find	30. on-line	Thu, 3/8/07 8:54 AM

 Find	31. Westminster	Tue, 2/27/07 4:44 PM
 Find	32. Westminster,CO	Sun, 2/25/07 3:28 PM
 Find	33. Boulder	Wed, 2/21/07 7:54 PM
 Find	34. Broomfield	Wed, 2/14/07 11:01 AM
 Find	35. Thornton/Westminister	Tue, 2/13/07 4:43 PM
 Find	36. loveland, fort Collins	Tue, 2/13/07 3:38 PM
 Find	37. Flat irons boulder	Mon, 2/5/07 11:09 AM
 Find	38. Broomfield	Wed, 1/31/07 2:59 PM
 Find	39. Larger Malls	Wed, 1/31/07 1:21 PM

100 responses per page 

Comments Summary

close window

Is there a community that you would like Fort Lupton to be more like?

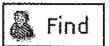
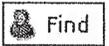
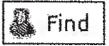
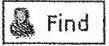
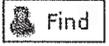
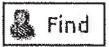
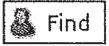
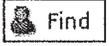
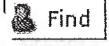
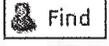
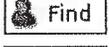
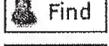
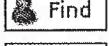
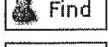
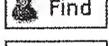
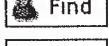
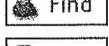
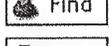
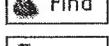
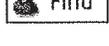
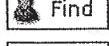
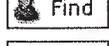
Displaying 1 - 51 of 51 responses

<< Prev

Next >>

Jump To: 1

Go >>

	Comment Text	Response Date
	1. Fort Lupton should have its own character.	Mon, 7/2/07 3:30 PM
	2. I like Fort Lupton	Wed, 4/25/07 2:35 PM
	3. Has more variety of things.	Wed, 4/25/07 2:31 PM
	4. Brighton because they got more public areas.	Wed, 4/25/07 2:16 PM
	5. Seems to be a more helping of each other type of town, less commercial as in sand pits and big trucks. Berthoud also has a unique blend of stores, a beautiful main street & strong sense of community & community & somcin together.	Fri, 4/13/07 5:28 PM
	6. Good access to stores, restuarants, doctors, hospitals. Broomfield has a very good landscaping environment in place - trees, shrubs, flowers, bridges, etc..	Fri, 4/13/07 5:20 PM
	7. Beautiful locally owned downtown business district with arts and parks.	Wed, 4/11/07 8:38 AM
	8. More jobs	Wed, 4/11/07 7:54 AM
	9. Where we have community - Platteville seems to hold the interest of the locals - Keensburg has made good changes - Tri-Town is up & coming	Wed, 4/11/07 7:47 AM
	10. Frederick not afraid to grow.	Wed, 3/28/07 4:18 PM
	11. small town flavor with charm	Tue, 3/20/07 11:49 AM
	12. Good transportation plan, nice choice of stores, and good housing.	Tue, 3/20/07 11:34 AM
	13. Waste management	Tue, 3/13/07 10:51 AM
	14. lots of stores	Tue, 3/13/07 10:47 AM
	15. Very pretty City, happy & lots of commercial areas.	Tue, 3/13/07 10:33 AM
	16. not familiar with other cities.	Tue, 3/13/07 10:27 AM
	17. Big stores and hospitals	Tue, 3/13/07 10:22 AM
	18. for their stores and hospital	Tue, 3/13/07 10:18 AM
	19. Brighton because it has bigger stores.	Tue, 3/13/07 10:13 AM
	20. More stores and other services.	Tue, 3/13/07 10:09 AM
	21. Food stores are closer	Tue, 3/13/07 10:05 AM
	22. Because there's more stores and doctors	Mon, 3/12/07 3:19 PM
	23. because it has more growth, homes & commerce.	Mon, 3/12/07 2:08 PM
	24. their downtown has stayed with small shops, restaurants etc. Their growth has added to people wanting to move there.	Mon, 3/12/07 1:09 PM
	25. cleanliness; easy to get around; meets the needs of the community.	Mon, 3/12/07 12:43 PM
	26. Agriculture	Mon, 3/12/07 12:36 PM
	27. Getting store	Mon, 3/5/07 5:21 PM

 Find	28. Lakes, recreation areas near town, movie theater	Tue, 2/27/07 4:44 PM
 Find	29. LOTS OF NEW DEVELOPMENT.	Sun, 2/25/07 8:57 PM
 Find	30. The open space and willingness to try alternative community building.	Sat, 2/24/07 1:24 PM
 Find	31. cultural amenities, restaurants, groceries, outdoor recreation opportunities, public transportation	Wed, 2/21/07 7:54 PM
 Find	32. Growth, appeals to be a "cleaner" area	Fri, 2/16/07 3:17 PM
 Find	33. honest people, small town feel, no greed	Fri, 2/16/07 9:11 AM
 Find	34. More growth and advanced development	Wed, 2/14/07 8:53 PM
 Find	35. The size and way things run! The city workers, police and city council actually do their jobs and don't pawn it off on someone else!	Wed, 2/14/07 8:54 AM
 Find	36. quite	Wed, 2/14/07 7:48 AM
 Find	37. -	Wed, 2/14/07 7:46 AM
 Find	38. Interests in growth and development, ability to understand what is best for the public and what they need. Job opportunities and residential availability.	Tue, 2/13/07 4:43 PM
 Find	39. Making progress. New developments, etc.	Tue, 2/13/07 4:32 PM
 Find	40. Available services	Tue, 2/13/07 3:38 PM
 Find	41. NONE	Tue, 2/13/07 2:39 PM
 Find	42. It is very clean, inviting and welcoming, and caters to the residents' and travelers' sense of style, and positive reinforcement.	Tue, 2/13/07 2:30 PM
 Find	43. Just seem like a good place.	Tue, 2/13/07 11:58 AM
 Find	44. Road Access, there is more than one main (paved) road in and out of the community.	Fri, 2/2/07 11:28 AM
 Find	45. until we become a total English speaking country there is no community that is any better than another.	Fri, 2/2/07 8:49 AM
 Find	46. It has retained it's historic charm (Main Street and older sections) but continued to grow all around it. It has many new housing areas, retail centers, and a great selection of restaurants.	Wed, 1/31/07 8:00 PM
 Find	47. Their ability to bring in growth and new business.	Wed, 1/31/07 7:53 PM
 Find	48. Just about everything. They have growth. None of the businesses have everything in Spanish so I can read the signs. There are many, many choices for shopping, recreation, etc.	Wed, 1/31/07 2:59 PM
 Find	49. they have wal-mart	Wed, 1/31/07 1:55 PM
 Find	50. they have maintained their local character - local restaurants, downtown areas, parks - while managing the inevitable suburban sprawl.	Mon, 1/29/07 5:29 PM
 Find	51. City focus on culture	Mon, 1/29/07 5:04 PM

100 responses per page 

Comments Summary

close window

Is there a community that you would like Fort Lupton to be more like?
If yes, name the community and describe what aspects of the
community you like.

Displaying 1 - 57 of 57 responses

<< Prev

Next >>

Jump To: 1

Go >>

Comment Text	Response Date
 1. Westminster	Wed, 5/23/07 10:25 AM
 2. Denver	Wed, 4/25/07 2:31 PM
 3. Brighton	Wed, 4/25/07 2:16 PM
 4. Northglenn	Tue, 4/24/07 4:14 PM
 5. Keensburg	Fri, 4/13/07 5:28 PM
 6. Broomfield	Fri, 4/13/07 5:20 PM
 7. Thornton	Wed, 4/11/07 9:31 AM
 8. Longmont	Wed, 4/11/07 8:38 AM
 9. Windsor	Wed, 4/11/07 7:54 AM
 10. Platteville	Wed, 4/11/07 7:47 AM
 11. Frederick	Wed, 3/28/07 4:18 PM
 12. Fort Collins	Tue, 3/20/07 11:34 AM
 13. Greeley	Tue, 3/13/07 10:51 AM
 14. Thornton	Tue, 3/13/07 10:47 AM
 15. THornton	Tue, 3/13/07 10:33 AM
 16. Brighton	Tue, 3/13/07 10:22 AM
 17. Brighton	Tue, 3/13/07 10:18 AM
 18. Brighton	Tue, 3/13/07 10:13 AM
 19. Brighton	Tue, 3/13/07 10:09 AM
 20. Brighton	Tue, 3/13/07 10:05 AM
 21. Sterling, CO	Tue, 3/13/07 9:22 AM
 22. Brighton	Mon, 3/12/07 3:19 PM
 23. Thornton	Mon, 3/12/07 2:23 PM
 24. brighton	Mon, 3/12/07 2:08 PM
 25. lafayette/louisville	Mon, 3/12/07 1:17 PM
 26. longmont	Mon, 3/12/07 1:09 PM
 27. Longmont	Mon, 3/12/07 12:43 PM
 28. Tri-Towns	Mon, 3/12/07 12:36 PM
 29. Littleton	Mon, 3/12/07 11:45 AM
 30. broomfield/westminster	Fri, 3/9/07 3:31 PM

 Find	31. combo of Longmont & Firestone	Fri, 3/9/07 3:17 PM
 Find	32. Frederick Downtown	Fri, 3/9/07 10:31 AM
 Find	33. Cody, Wyoming	Thu, 3/8/07 8:54 AM
 Find	34. Frederick / firestone	Mon, 3/5/07 5:21 PM
 Find	35. Loveland	Tue, 2/27/07 4:44 PM
 Find	36. FIRESTONE	Sun, 2/25/07 8:57 PM
 Find	37. Longmont, Louisville	Sat, 2/24/07 1:24 PM
 Find	38. Annecy, France	Wed, 2/21/07 7:54 PM
 Find	39. Frederick/Firestone	Fri, 2/16/07 3:17 PM
 Find	40. thornton	Fri, 2/16/07 3:02 PM
 Find	41. Mayberry RFD	Fri, 2/16/07 9:11 AM
 Find	42. brighton	Wed, 2/14/07 8:53 PM
 Find	43. Windsor / Berthud	Wed, 2/14/07 2:01 PM
 Find	44. Anyother GROWING community	Wed, 2/14/07 8:54 AM
 Find	45. platteville	Wed, 2/14/07 7:48 AM
 Find	46. Brighton	Tue, 2/13/07 3:57 PM
 Find	47. Loveland	Tue, 2/13/07 3:13 PM
 Find	48. Estes Park	Tue, 2/13/07 2:30 PM
 Find	49. Windsor	Tue, 2/13/07 11:58 AM
 Find	50. Windsor, Longmont	Fri, 2/2/07 5:34 PM
 Find	51. Brighton/Greeley	Fri, 2/2/07 11:28 AM
 Find	52. Longmont	Wed, 1/31/07 8:00 PM
 Find	53. Frederic-Firestone	Wed, 1/31/07 7:53 PM
 Find	54. Broomfield	Wed, 1/31/07 2:59 PM
 Find	55. Fredrick/ Firestone	Wed, 1/31/07 1:21 PM
 Find	56. Firestone/Frederick	Mon, 1/29/07 5:29 PM
 Find	57. Loveland	Mon, 1/29/07 5:04 PM

100 responses per page 

Comments Summary

[close window](#)

How do you get information about the City of Fort Lupton?

Displaying 1 - 42 of 42 responses

<< Prev

Next >>

Jump To: 1

Go >>

	Comment Text	Response Date
 Find	1. newsletter.word of mouth	Mon, 7/2/07 3:30 PM
 Find	2. newsletter and TV	Mon, 7/2/07 3:19 PM
 Find	3. word of mouth/flyers	Wed, 4/25/07 2:35 PM
 Find	4. No information	Wed, 4/25/07 2:27 PM
 Find	5. City newsletter, word of mouth	Wed, 4/25/07 2:24 PM
 Find	6. Dish network	Wed, 4/25/07 2:19 PM
 Find	7. Newspaper/flyers	Wed, 4/25/07 11:30 AM
 Find	8. Newspaper/cable tv/websites/radio	Tue, 4/24/07 4:14 PM
 Find	9. Greeley Tribune newspaper/word of mouth	Tue, 4/24/07 3:35 PM
 Find	10. websites/word of mouth	Fri, 4/13/07 5:28 PM
 Find	11. newspaper/city newslatter, cable tv	Fri, 4/13/07 5:20 PM
 Find	12. newspaper/city newsletter	Fri, 4/13/07 5:10 PM
 Find	13. Newspaper, flyers	Wed, 4/11/07 9:50 AM
 Find	14. City newsletter/word of mouth	Wed, 4/11/07 9:21 AM
 Find	15. Newspaper, North Adams/South Weld Resource Meeting	Wed, 4/11/07 8:38 AM
 Find	16. Newspaper, City newsletter, Cable TV, word of mouth	Wed, 4/11/07 7:54 AM
 Find	17. newspaper, websites, word of mouth	Wed, 4/11/07 7:47 AM
 Find	18. Newspaper/Word of Mouth	Fri, 3/30/07 11:09 AM
 Find	19. Word of mouth; the local newspaper is always weeks behind. I understand that they must advertise, but lets put in the paper info about our City.	Wed, 3/28/07 4:18 PM
 Find	20. newspaper/flyers	Tue, 3/20/07 11:45 AM
 Find	21. Newspaper and Flyers	Tue, 3/20/07 11:40 AM
 Find	22. newspaper, cable tv	Tue, 3/13/07 10:51 AM
 Find	23. city newsleeter/cable tv	Tue, 3/13/07 10:47 AM
 Find	24. newspaper, city newsletter, radio	Tue, 3/13/07 10:43 AM
 Find	25. newspaper/cable tv	Tue, 3/13/07 10:38 AM
 Find	26. newspaper, city newsletter, cable tv	Tue, 3/13/07 10:22 AM
 Find	27. Cable TV/radio	Tue, 3/13/07 10:05 AM
 Find	28. Cable TV and Radio	Tue, 3/13/07 9:53 AM
 Find	29. newspaper/radio	Tue, 3/13/07 9:25 AM

	30. Fort Lupton Press	Tue, 3/13/07 9:12 AM
 Find	31. newspaper, city newsletter, cable tv	Tue, 3/13/07 8:27 AM
 Find	32. newspaper, city newsletter	Mon, 3/12/07 3:15 PM
 Find	33. newspaper/city newsletter	Mon, 3/12/07 2:47 PM
 Find	34. city newsletter/cable tv/word of mouth/flyer/senior center	Mon, 3/12/07 2:41 PM
 Find	35. newspaper/cable tv/word of mouth	Mon, 3/12/07 2:01 PM
 Find	36. newspaper/cable tv/word of mouth	Mon, 3/12/07 12:43 PM
 Find	37. newspaper comes too late - really no way to get current info	Mon, 3/12/07 12:36 PM
 Find	38. Meetings	Mon, 3/12/07 11:45 AM
 Find	39. newspaper and word of mouth	Fri, 3/9/07 3:31 PM
 Find	40. Newspaper, City Newsletter & Word of Mouth	Fri, 3/9/07 3:24 PM
 Find	41. it just happens	Wed, 2/14/07 7:46 AM
 Find	42. Gossip	Tue, 2/13/07 11:58 AM
		100 responses per page 

Comments Summary

close window

What aspects of Fort Lupton's history should be celebrated?

Displaying 1 - 58 of 58 responses

<< Prev

Next >>

Jump To: 1

Go >>

	Comment Text	Response Date
 Find	1. Trapper Days	Mon, 7/2/07 3:30 PM
 Find	2. Trappers Day	Wed, 4/25/07 2:35 PM
 Find	3. How were founded.	Wed, 4/25/07 2:31 PM
 Find	4. Trappers Day	Wed, 4/25/07 2:27 PM
 Find	5. The history of Ft. Lupton that should be celebrated is the founder and the people that helped to build our town.	Wed, 4/25/07 2:16 PM
 Find	6. Not sure - we pretty much celebrate everthing like trappers day.	Wed, 4/25/07 11:30 AM
 Find	7. How Ft. Lupton was found.	Tue, 4/24/07 4:14 PM
 Find	8. Farms, different cultures, welcoming atmosphere, helpness to neighbors, the excellence of schools in the past.	Fri, 4/13/07 5:28 PM
 Find	9. Trapper Day - Church festivals.	Fri, 4/13/07 5:20 PM
 Find	10. The "Fort" aspect	Fri, 4/13/07 5:10 PM
 Find	11. The Historical Society does a fine job	Thu, 4/12/07 10:21 AM
 Find	12. needs to be done properly	Wed, 4/11/07 9:31 AM
 Find	13. ALL aspects should be celebrated! We are a diverse community and should celebrate it! Don't celebrate the differences - celebrate the unity and similarities!	Wed, 4/11/07 8:38 AM
 Find	14. The Indian trade & trappers - how folks can work together like the old timers did with their bartering.	Wed, 4/11/07 7:47 AM
 Find	15. Fort Lupton's history	Fri, 3/30/07 11:11 AM
 Find	16. Ft. Lupton's history	Fri, 3/30/07 11:09 AM
 Find	17. We still try to celebrate as if we were a "small family town". IT doesn't work most people are not interested any more in what the celebration is for. We need to motivate the community on anything. LETs get creative seomthing new.	Wed, 3/28/07 4:18 PM
 Find	18. Crossroads of the area.	Tue, 3/20/07 11:34 AM
 Find	19. don't know	Tue, 3/13/07 10:33 AM
 Find	20. don't know much	Tue, 3/13/07 10:27 AM
 Find	21. Cinco de Mayo	Tue, 3/13/07 10:09 AM
 Find	22. Fort Lupton beginnings - it's diversification.	Tue, 3/13/07 9:18 AM
 Find	23. Its beginning & diversity	Tue, 3/13/07 9:12 AM
 Find	24. everything is fine	Mon, 3/12/07 3:19 PM
 Find	25. the datye of when ft.lupton was established	Mon, 3/12/07 2:47 PM
 Find	26. nothing specific	Mon, 3/12/07 2:08 PM

	27. Indians	Mon, 3/12/07 1:17 PM
 Find	28. Historical Society	Mon, 3/12/07 11:45 AM
 Find	29. agricultural heritage	Fri, 3/9/07 3:31 PM
 Find	30. the history of Fort Lupton in general	Fri, 3/9/07 3:17 PM
 Find	31. agriculture	Fri, 3/9/07 10:31 AM
 Find	32. Rural heritage	Thu, 3/8/07 8:54 AM
 Find	33. All of its history.	Tue, 2/27/07 4:44 PM
 Find	34. THE HISTORIC FORT	Sun, 2/25/07 8:57 PM
 Find	35. agriculture and the self-sufficiency that it provides	Sat, 2/24/07 1:24 PM
 Find	36. agriculture	Wed, 2/21/07 7:54 PM
 Find	37. Got me there, I dunno	Fri, 2/16/07 3:17 PM
 Find	38. I don't know the history.	Fri, 2/16/07 9:11 AM
 Find	39. Vote on it	Wed, 2/14/07 8:53 PM
 Find	40. The Fort, The trappers	Wed, 2/14/07 2:01 PM
 Find	41. All aspects.	Wed, 2/14/07 11:01 AM
 Find	42. slavery	Wed, 2/14/07 7:48 AM
 Find	43. -	Wed, 2/14/07 7:46 AM
 Find	44. trappers we spend more time celebrating mexican holidays than ours this isnt mexico	Wed, 2/14/07 7:26 AM
 Find	45. Trappers day	Tue, 2/13/07 4:43 PM
 Find	46. Trappers day is fine.	Tue, 2/13/07 4:32 PM
 Find	47. Organ of Fort Lupton	Tue, 2/13/07 2:39 PM
 Find	48. I was part of your Trapper's Day celebration this past year and thoroughly enjoyed that event. Even participated in the Chamber Sled Race. Of course - the Potato Days is also an incredible function.	Tue, 2/13/07 2:30 PM
 Find	49. Trappers Days	Tue, 2/13/07 11:58 AM
 Find	50. ?	Fri, 2/2/07 11:28 AM
 Find	51. It's beginnings - Trapper's Days (Tomato Days); it's pioneers, it's frontier spirit, it's people!	Wed, 1/31/07 8:00 PM
 Find	52. The Fort	Wed, 1/31/07 7:53 PM
 Find	53. none	Wed, 1/31/07 4:58 PM
 Find	54. I suppose since it was originally an actual fort and had trading, trapping, etc. would be what should be celebrated. What other history are you talking about?	Wed, 1/31/07 2:59 PM
 Find	55. na	Wed, 1/31/07 1:55 PM
 Find	56. Tomato Days	Wed, 1/31/07 11:32 AM
 Find	57. the redo of the Fort is very exciting & should be central, as well as preserving the agricultural heritage.	Mon, 1/29/07 5:29 PM
 Find	58. Don't know	Mon, 1/29/07 5:04 PM

Comments Summary

close window

In 30 or 40 years, what kind of city would you like to leave for the next generation? (Consider traffic, parks, schools, shopping, housing, open space/trails, affordable housing, transit, jobs, entertainment, social gathering places, etc.)

Displaying 1 - 82 of 82 responses

<< Prev

Next >>

Jump To: 1

Go >>

	Comment Text	Response Date
 Find	1. A community that takes care of the residents it has. Building the quality of life and atmosphere for the people that live there.	Mon, 7/2/07 3:30 PM
 Find	2. MOre parks, fields for sports, green fields, better education in schools.	Mon, 7/2/07 3:19 PM
 Find	3. A nice town with good schooling and a variety of housing, shopping, openspace and food. A good variety of jobs. Parks and rec center.	Wed, 4/25/07 2:35 PM
 Find	4. Better schools and jobs.	Wed, 4/25/07 2:31 PM
 Find	5. THeatre and place to play music	Wed, 4/25/07 2:27 PM
 Find	6. I would like a aml, Walmart, theatre, skating and jobs.	Wed, 4/25/07 2:19 PM
 Find	7. THe things I would like ot leave for the next generation of Ft. Lupton is shopping, housing, jobs, entertainment and schools.	Wed, 4/25/07 2:16 PM
 Find	8. I think what's most important is that it is a safe clean place with good schools. There needs to be a bridge to go over the railroads so that kids can walk across the tracks safely.	Wed, 4/25/07 11:30 AM
 Find	9. I would like to leave a very nice Fort Lupton that has pretty and nice places.	Tue, 4/24/07 3:41 PM
 Find	10. Restaurants (other than Mexican or Chinese foods)	Tue, 4/24/07 3:35 PM
 Find	11. We can never go back to the quiet farming community, but my hope is a clean small town feeling without dirty, commericalism. Open spaces for outdoor activies, bette transporation to other towns. Lots of small fun stores. NO big box stuff, no railroad yard.	Fri, 4/13/07 5:28 PM
 Find	12. What Broomfield is presently doing in all of the above.	Fri, 4/13/07 5:20 PM
 Find	13. A clean, safe, comfortable small town image - need growth - but keep the image of the above.	Fri, 4/13/07 5:10 PM
 Find	14. Affordable housing; still small town; good safe place to raise family.	Fri, 4/13/07 5:00 PM
 Find	15. All of the above	Thu, 4/12/07 10:21 AM
 Find	16. Better care for people over 60 and those 50 & disabled	Wed, 4/11/07 9:50 AM
 Find	17. JObs, Social gathering places, Parks, Trails, Affordable housing	Wed, 4/11/07 9:21 AM
 Find	18. A model of diversity living in harmony in a quiet, country community with a central town square surrounded by Colorado's natural scenery! Where we value our children and elders and stand up for each other!	Wed, 4/11/07 8:38 AM
 Find	19. Shopping, Trails, Jobs, Social gathering places	Wed, 4/11/07 7:54 AM
 Find	20. A nice skate park - fun family activities, Faith based community, nice to look at and be proud of - have neighborhood parties so you know your neighbors again, walker friendly town, nice integrated shopping areas. *The only place folks meet and talk now is Safeway. Also need good paying jobs - ***something we have here that draws folks to work here and then they will play here***	Wed, 4/11/07 7:47 AM
 Find	21. Affordable housing	Wed, 3/28/07 4:38 PM
 Find	22. A city that can sustain itself without any prejudice - ex: golf course, treatment plant, police force. We make excuses for not enough money to do things, we blame the golf course, we	Wed, 3/28/07 4:18 PM

	blame other commhnities for taking away what we need. Instead of excuses lets talk to Wal-Mart, Target etc, lets move forward to increase our earning potential.	
 Find	23. better schools, open space and trails.	Tue, 3/20/07 11:45 AM
 Find	24. A City of 50,000 with good roads, nice shopping areas, excellent schools, good rec services, a cross section of housing, good employment opportunities locally.	Tue, 3/20/07 11:34 AM
 Find	25. Jobs, schools, entertainment, parks, social public places	Tue, 3/13/07 10:51 AM
 Find	26. good schools, good jobs, clean city, nice roads, entertainment places	Tue, 3/13/07 10:47 AM
 Find	27. Schools, stores, homes, jobs	Tue, 3/13/07 10:43 AM
 Find	28. Parks, quality schools, entertainment, jobs, coimmercial	Tue, 3/13/07 10:33 AM
 Find	29. School, stores, jobs, public /social places	Tue, 3/13/07 10:27 AM
 Find	30. Ami me qustaria dejarles, trabajo, escuelas, iendas & casas etc.	Tue, 3/13/07 10:22 AM
 Find	31. Schools, parks, jobs, entertainment, public places	Tue, 3/13/07 10:18 AM
 Find	32. Public places and jobs	Tue, 3/13/07 10:13 AM
 Find	33. Parks, schools, stores, roads, jobs	Tue, 3/13/07 10:09 AM
 Find	34. Schools, jobs, parks	Tue, 3/13/07 10:05 AM
 Find	35. more schools; variety of jobs	Tue, 3/13/07 10:00 AM
 Find	36. Like Boulder	Tue, 3/13/07 9:25 AM
 Find	37. Jobs	Tue, 3/13/07 9:22 AM
 Find	38. Nice City with recreation areas, stores, more commercial, museum, theatres	Tue, 3/13/07 9:12 AM
 Find	39. A growing City that maintains its hospitable atmosphere from its residents. More funding for schools to help support the teachers in order to help develop our kids in excellent quality schools.	Tue, 3/13/07 8:27 AM
 Find	40. A city with oppportunity for everyone! Excellent schhols, goad road, affordable housing.	Mon, 3/12/07 3:19 PM
 Find	41. Schools, roads, safe surroundings, work/jobs, and healthy safe entertainment.	Mon, 3/12/07 2:47 PM
 Find	42. a clean neat town with good water	Mon, 3/12/07 2:41 PM
 Find	43. clean, neat, well run Town with good water	Mon, 3/12/07 2:32 PM
 Find	44. schools, parks, jobs	Mon, 3/12/07 2:29 PM
 Find	45. Schools, stores, jobs, public places	Mon, 3/12/07 2:23 PM
 Find	46. Jobs; schools; homes; entertainment	Mon, 3/12/07 2:08 PM
 Find	47. A place that you do not have to leave for shopping, business, recreation or anything else.	Mon, 3/12/07 1:09 PM
 Find	48. Affordable housing, jobs, schools, shopping	Mon, 3/12/07 11:45 AM
 Find	49. Schools, affordable housing, and social gathering places.	Fri, 3/9/07 10:31 AM
 Find	50. nice place to raise family.	Mon, 3/5/07 5:21 PM
 Find	51. Local shopping mall, open space/trais, light rail stop, more patio homes, social gathering places, preserve the fort make it more of something the city includes as an asset.	Tue, 2/27/07 4:44 PM
 Find	52. HOPEFULLY TRIPLE THE CURRENT SIZE.	Sun, 2/25/07 8:57 PM

	53. Lots of social gathering places that build a strong community. A type of community that people clamor to move to. One that is vibrant and provides for those less fortunate and allows their access to government. What I would like to see is a community based upon the "New Urbanism" model of planning. Not Commerce City which I am afraid some in Fort Lupton are salivating for.	Sat, 2/24/07 1:24 PM
 Find	54. all of the above	Fri, 2/23/07 9:38 AM
 Find	55. All people should feel good and safe living here, regardless of economic station or ethnic, cultural or racial origin.	Wed, 2/21/07 7:54 PM
 Find	56. An economically thriving, well-planned community with plenty of small town charm.	Mon, 2/19/07 3:30 PM
 Find	57. A city where our next generation can come to remember a small town feeling.	Fri, 2/16/07 9:11 AM
 Find	58. Way more development	Wed, 2/14/07 8:53 PM
 Find	59. I would like to leave it an older looking but modern community that has open space ,with clean parks. Local shopping and a city government that knows all aspects of running a city not just parts	Wed, 2/14/07 2:01 PM
 Find	60. The same as it is now with a few more restaurants and shopping options	Wed, 2/14/07 11:01 AM
 Find	61. A city based on the future and not the past!	Wed, 2/14/07 8:54 AM
 Find	62. same	Wed, 2/14/07 7:48 AM
 Find	63. a nice quiet place	Wed, 2/14/07 7:46 AM
 Find	64. i want to leave a small town were there are no eligal aliens and no big courperations like walmart and safeway just little mom and pop stores	Wed, 2/14/07 7:26 AM
 Find	65. A town with better schools, better roads and accesses. More shopping centers like malls,department stores, movie theaters, diners or restaurants to provide jobs and revenue. More residential areas and apparentments. Larger businesses, or industrial sites for job market and revenue.	Tue, 2/13/07 4:43 PM
 Find	66. Thriving, clean, green(parks), jobs opportunities for youth, involved youth, respectful and clean youths, clean schools, organized schools, dedicated teachers.	Tue, 2/13/07 3:38 PM
 Find	67. Little improvement on school and city	Tue, 2/13/07 2:39 PM
 Find	68. Affordable housing, increased shopping choices, greater variety of entertainment choices.	Tue, 2/13/07 2:30 PM
 Find	69. Better schools, parks, housing, streets jobs,shopping,keep farms.	Tue, 2/13/07 11:58 AM
 Find	70. A community that has opportunities for all economic situations. From 1mill homes to what we have available know. We need better community pride to attract small businesses and people who want to live in fort lupton. Not because it is the cheapest place to live. We need to develop our community to sustain on its own. Not rely on brighton to support our newspaper. Probably we will be around 20-25 thousand people unless we give up all our land to tri town and hudson.	Mon, 2/5/07 11:09 AM
 Find	71. all of the above	Fri, 2/2/07 5:34 PM
 Find	72. A City with a view....The view I see from Aims Community College is amazing. On clear days I can see the flatirons, Meeker, and longs peek. In fact, I can see almost the intire frontrange. This Community needs growth desperatly, however if you are reckless and allow it to grow uncontrollably, you will lose that wonderfull view.	Fri, 2/2/07 11:28 AM
 Find	73. A kind of city that is safe and united.	Fri, 2/2/07 8:49 AM
 Find	74. A place where it's citizens are proud to call home; where they want to live, work, and raise their children. A place where they feel safe and know their neighbors.	Wed, 1/31/07 8:00 PM

 Find	75. A place where my children can raise their children with good schools, places to shop, jobs in town and housing that they can afford. Too many of the young graduate and leave town never to return except to visit their blue haired parents.	Wed, 1/31/07 7:53 PM
 Find	76. better schools entertainment more shopping op. more youth jobs affordable housing	Wed, 1/31/07 5:32 PM
 Find	77. clean small town	Wed, 1/31/07 4:58 PM
 Find	78. I don't think Fort Lupton will be thriving in 30-40 years and have any of the above because they aren't moving in that direction.	Wed, 1/31/07 2:59 PM
 Find	79. a big but, still friendly city	Wed, 1/31/07 1:55 PM
 Find	80. A place that generation after generation can call home. A City that is diverse in many ways, which includes but is not limited to: housing, retail, heathcare and job opportunites.	Wed, 1/31/07 11:32 AM
 Find	81. I hope Ft Lupton will be a vital, interesting bedroom community with enough local economic development to support services & amenities.	Mon, 1/29/07 5:29 PM
 Find	82. Transit	Mon, 1/29/07 5:04 PM

100 responses per page 

Comments Summary

close window

How can Fort Lupton attract tourists?

Displaying 1 - 72 of 72 responses

<< Prev

Next >>

Jump To: 1

Go >>

	Comment Text	Response Date
 Find	1. You don't want to attract them. If you have a quality, well rounded community they will come anyway.	Mon, 7/2/07 3:30 PM
 Find	2. Attraction public places for family, restaurants -commercial places, historic places, and swimming pool for kids	Mon, 7/2/07 3:19 PM
 Find	3. Make the historic sites bigger. Also try and get a unique store that not a lot of towns/cities have.	Wed, 4/25/07 2:35 PM
 Find	4. Museums and parks	Wed, 4/25/07 2:31 PM
 Find	5. Have more tourist attractions.	Wed, 4/25/07 2:24 PM
 Find	6. By having museums, mall, park, and a water world.	Wed, 4/25/07 2:19 PM
 Find	7. By having a place that no other town in Colorado has.	Wed, 4/25/07 2:16 PM
 Find	8. We don't want tourists, they create chaos but if we had to we should get better more interesting museums so that kids from shools and family's would enjoy coming.	Wed, 4/25/07 11:30 AM
 Find	9. Ft. Lupton should have more museums and art shows and such.	Tue, 4/24/07 4:14 PM
 Find	10. Have fun places to be with your family and beautiful places and amusement parks.	Tue, 4/24/07 3:41 PM
 Find	11. Entertainment & tours of the Fort (under construction now)	Tue, 4/24/07 3:35 PM
 Find	12. Continue to build on the Fort site, have a venue once a year that sets us apart like a big pig roast & carnival.	Fri, 4/13/07 5:28 PM
 Find	13. RV Park connected with Fort, museum, attractive entrance to City with an outstanding street environment.	Fri, 4/13/07 5:20 PM
 Find	14. RV Park combined or close to the "Fort" with bike & walking trails into the City.	Fri, 4/13/07 5:10 PM
 Find	15. Tours at railroad car factory	Fri, 4/13/07 5:00 PM
 Find	16. Promoting the history and atractive businesses	Thu, 4/12/07 10:21 AM
 Find	17. The Fort if it is accented.	Wed, 4/11/07 9:31 AM
 Find	18. River run/walkway & rafting, horse trails and a summer concert festival featuring local artists and celebrating our faith!	Wed, 4/11/07 8:38 AM
 Find	19. R.V. Park and Historical sites.	Wed, 4/11/07 7:54 AM
 Find	20. Dinner playhouse; shopping mall; jobs with good pay and a future.	Wed, 4/11/07 7:47 AM
 Find	21. We are not a tourist town, lets not fool ourselves. Instead, let's make this town a great place to live. LET's ask the people what we need, let us not rely only on what our representatives, and elected officials say. LET's build for our future or there will not be a future for the next generations. We are getting left behind. Lets not always play catch up. Let's be the leader.	Wed, 3/28/07 4:18 PM
 Find	22. Expand on the Fort concept.	Tue, 3/20/07 11:34 AM
 Find	23. more parks	Tue, 3/13/07 10:47 AM
 Find	24. More parks	Tue, 3/13/07 10:43 AM

	25. more parks, stores and recreation places for family	Tue, 3/13/07 10:38 AM
 Find	26. Change the "face" of the City - more attractive and add more commerical & entertainment places.	Tue, 3/13/07 10:33 AM
 Find	27. Parks and public transportation	Tue, 3/13/07 10:27 AM
 Find	28. Large park with swimming pool	Tue, 3/13/07 10:09 AM
 Find	29. More open space	Tue, 3/13/07 10:05 AM
 Find	30. Having the City do carnivals and celebrations	Tue, 3/13/07 9:53 AM
 Find	31. more commercial growth, more recreation and more arts.	Tue, 3/13/07 9:12 AM
 Find	32. More entertainment; bring out the beauty on the natural parks (nature places)	Tue, 3/13/07 8:27 AM
 Find	33. Museum, recreation center and good education	Mon, 3/12/07 3:19 PM
 Find	34. more cultural & public places	Mon, 3/12/07 2:47 PM
 Find	35. a musuem, mall	Mon, 3/12/07 2:29 PM
 Find	36. more jobs	Mon, 3/12/07 2:23 PM
 Find	37. more entertainment & better views/image of the city; museum & art.	Mon, 3/12/07 2:08 PM
 Find	38. have something no one else does	Mon, 3/12/07 1:09 PM
 Find	39. Clean up the City, have nicer hotels & restaurants.	Mon, 3/12/07 12:43 PM
 Find	40. Hotels/motels	Mon, 3/12/07 12:36 PM
 Find	41. Historical Old Fort & trails	Mon, 3/12/07 11:45 AM
 Find	42. Bring in a hospital and doctors. Better Healthcare.	Fri, 3/9/07 10:31 AM
 Find	43. you need store,	Mon, 3/5/07 5:21 PM
 Find	44. Support the SPVHS with the Fort to make Fort Lupton a visitor stop over. This would build on the character of the past of this community and preserve its uniqueness for generations to come.	Tue, 2/27/07 4:44 PM
 Find	45. HAVE A HOTEL / CONVENTION CENTER	Sun, 2/25/07 8:57 PM
 Find	46. Build it they will...	Sat, 2/24/07 1:24 PM
 Find	47. Ft.Lupton has very few motels for tourists to stay and even less for them to see or do when they stay.	Fri, 2/23/07 9:38 AM
 Find	48. Become an art and culture center.	Wed, 2/21/07 7:54 PM
 Find	49. Use the history of the area, by continuing to promote the building of the original Fort Lupton by the South Platte Valley Historical Society, supporting the Trapper Days events, etc.	Mon, 2/19/07 3:30 PM
 Find	50. Clean up the image around town, get rid of the drugs and dealers of them	Fri, 2/16/07 3:17 PM
 Find	51. Bring an old-fashioned friendly feeling to vacationers. For example, ice cream shoppes, dog shows, and horse shows. To have tourists walk down the street and see our police officers walking or riding horses. We need to be a very clean community... clean old-fashioned streets with flowers. A community that takes pride on what we have.	Fri, 2/16/07 9:11 AM
 Find	52. Set up more places to visit like a museum or make more attractions	Wed, 2/14/07 8:53 PM
 Find	53. Promote what built Fort Lupton. The history, the Fort,local history and the river.	Wed, 2/14/07 2:01 PM
 Find	54. By growth and expansion	Wed, 2/14/07 8:54 AM

 Find	55. cant, city to dirrty	Wed, 2/14/07 7:48 AM
 Find	56. tourists will ruin are town	Wed, 2/14/07 7:46 AM
 Find	57. we dont need tourists this isnt a ski park tourists are assholes	Wed, 2/14/07 7:26 AM
 Find	58. By providing interesting sites, museums or parks. Something of interest throughout the area to draw in people from out of the state or even people to do certain activities for school, work or other.	Tue, 2/13/07 4:43 PM
 Find	59. Start by cleaning up the city. Startup a dinner theater. Open an activities center for our youth. Use Aims for educational seminars.	Tue, 2/13/07 3:38 PM
 Find	60. At this tme we have no tourists attractions	Tue, 2/13/07 2:39 PM
 Find	61. Clean up the storefronts and make them up to date and attractive	Tue, 2/13/07 2:30 PM
 Find	62. events that people enjoy	Tue, 2/13/07 11:58 AM
 Find	63. The View of the Mountians, Parks, Events?	Fri, 2/2/07 11:28 AM
 Find	64. Have something worth coming here for. What? That is the number one question. There is nothing here to attract tourists. This is a small non-discript town.	Fri, 2/2/07 8:49 AM
 Find	65. Through economic growth and self-promotion! "If you build it, they will come!"	Wed, 1/31/07 8:00 PM
 Find	66. Art	Wed, 1/31/07 7:53 PM
 Find	67. We need to build shopping center with big name stores. We also need major attraction. (water park, Motorcross track, sports center)	Wed, 1/31/07 5:32 PM
 Find	68. Fort Lupton is not a tourist attraction	Wed, 1/31/07 4:58 PM
 Find	69. I don't believe they can.	Wed, 1/31/07 2:59 PM
 Find	70. use your imagenation	Wed, 1/31/07 1:55 PM
 Find	71. Revitalize downtonw. If Fort Lupton had a really nice and attractive downtown Brighton and Frederick would not be the only two options.	Wed, 1/31/07 11:32 AM
 Find	72. Don't want tourists	Mon, 1/29/07 5:04 PM

100 responses per page 

Comments Summary

close window

Do you have any other comments that you would like to share with the City?

Displaying 1 - 25 of 25 responses

<< Prev

Next >>

Jump To: 1

Go >>

	Comment Text	Response Date
 Find	1. Water rates lowered to home owners. No charge for sewer for outside watering.	Fri, 4/13/07 5:20 PM
 Find	2. I really appreciate high school art in library.	Fri, 4/13/07 5:00 PM
 Find	3. Poverty is everyone's problem - not just a choice few!!!	Wed, 4/11/07 9:50 AM
 Find	4. On transportation modes - I would use RTD Buses and RTD Rail if they were in Ft. Lupton	Wed, 4/11/07 9:31 AM
 Find	5. Do not need more diverse housing choices: Fort Lupton has enough rentals - there are more apartments than homes.	Wed, 4/11/07 7:54 AM
 Find	6. Need to grow as a city.	Mon, 3/5/07 5:21 PM
 Find	7. Golf course needs to have homes built there that do not look like army barracks (they all look the same). The homes that are built there, even the clubhouse, is second rate. The clubhouse doesn't even have a real restaurant. Why does Fort Lupton have to settle for less than the best? We have a two million dollar view and we waste it. Now we are going to waste it on a rail yard.	Tue, 2/27/07 4:44 PM
 Find	8. PROMOTE GROWTH.	Sun, 2/25/07 8:57 PM
 Find	9. Fort Lupton's leaders need to stop thinking like a small town and think like a compact city.	Wed, 2/21/07 7:54 PM
 Find	10. By offering a genuine open heart to outsiders and having the community enjoy a warm environment (and not allowing big corporations in) we can be an attractive place for people to come to remember the old-fashioned lifestyle as compared to today's modern society.	Fri, 2/16/07 9:11 AM
 Find	11. Please allow fort lupton to grow more rapidly. will bring in a lot more people which will increase population possibly after visiting.	Wed, 2/14/07 8:53 PM
 Find	12. The city's future cannot be financed on the backs of the people that are already here as our community ages.	Wed, 2/14/07 2:01 PM
 Find	13. no	Wed, 2/14/07 7:48 AM
 Find	14. get those little want to be thugs to stay in school	Wed, 2/14/07 7:46 AM
 Find	15. ya stop sytophysing with the eligal aliens and start woring about the people who pay the taxes that pay your check	Wed, 2/14/07 7:26 AM
 Find	16. Fort Lupton is a great town and i have lived here my whole life and used to always like the small town atmosphere. But up until recently I have realized that Fort Lupton cant stay a small town forever and that unless we want to become a tri town like dacono has become (with frederick and firestone) we need to focus on expansion and work on bringing things to the town that will further benifit us in a long run compared to staying stuck in the old farm town mentality.	Tue, 2/13/07 4:43 PM
 Find	17. All the other towns and communities around Ft.Lupton are growing and making changes for the better. They are betting their community all different ways and are being known of.	Tue, 2/13/07 3:57 PM
 Find	18. Please see to the cleanup of Fort Lupton High School. My visit there left me in disbelief that schools can get so disorganized and dirty. Dirty - in the language of the students, in the disarry of the classrooms, and the apparent disarry that seem to be handed down by the disorganized faculty.	Tue, 2/13/07 3:38 PM
 Find	19. None	Tue, 2/13/07 2:39 PM

- | | | |
|--|--|-----------------------|
|  Find | 20. We have work to do. | Tue, 2/13/07 11:58 AM |
|  Find | 21. There comes a time when a community needs to grow which means hiring quality people to help grow our town. The rec dept has gotten a lot accomplished in the last five years. How have the other depts progressed. What about street dept, police etc. I like the fact we have kept a city manager for a few years. We need good quality leadership that will take pride in our town. | Mon, 2/5/07 11:09 AM |
|  Find | 22. improving schools,roads,and apperance is a good start to building a better city | Fri, 2/2/07 5:34 PM |
|  Find | 23. The eastern part of Fort Lupton needs a direct route to Brighton you either have to drive through main street and take Hiway 85 or drive all the way to hudson and take Interstate 76. There is no direct route. and both ways take you completely out of your way. | Fri, 2/2/07 11:28 AM |
|  Find | 24. There are ways to make this town a very attractive place to be much like they did in Windsor with Water Valley, but not to make it so restrictive as to chase away business and developers. This town needs some one with a vision and not a desire to remain a backward little town with nothing going on. It is time to change the poor reputation that this town has for just about everything or be gobbled up by surrounding communities. | Wed, 1/31/07 7:53 PM |
|  Find | 25. I think this town will face the problems of other town like Northglenn and see growth and prosperity escape them as other city take away from Fort Lupton. | Wed, 1/31/07 3:54 PM |

100 responses per page 



APPENDIX B

Seniors Workshop Results

FORT LUPTON

COMPREHENSIVE PLAN UPDATE 2007

SENIORS WORKSHOP



Tom Parko, Fort Lupton Planning Director

Danna Ortiz, Civil Resources Planner/Principal

Jenny McCoy, Civil Resources Landscape Architect

Steve Mullen, Foressee Landscape Architect







INTRODUCTIONS



1. Importance of Planning – and Your Participation in this Process
2. Comprehensive Planning Process
3. Critical Issues Survey
4. Sacred Places/Top Five Issues
5. Where We Go from Here

TODAY'S AGENDA



Why Plan?

- Because Fort Lupton/Front Range is experiencing significant growth
- To accommodate the change this growth brings
- To listen to everyone's views
- To incorporate those views into a shared vision of the future
- To arrive at a future of our own choosing
- To coordinate future development into the big picture vision
- To protect citizen's quality of life
- To protect and create a sense of place in Fort Lupton
- To focus financial resources
- To maintain high quality services
- To keep Fort Lupton attractive to citizens, businesses and visitors

IMPORTANCE OF PLANNING



The master plan, sometimes referred to as a comprehensive plan, is a framework and *guide for accomplishing community aspirations and intentions*. It states goals and objectives and recommends courses of action for future growth and development of land, public facilities and services and environmental protection.

-DEPARTMENT OF LOCAL AFFAIRS OFFICE OF SMART GROWTH MASTER PLAN FRMER

IMPORTANCE OF PLANNING



Table of Contents

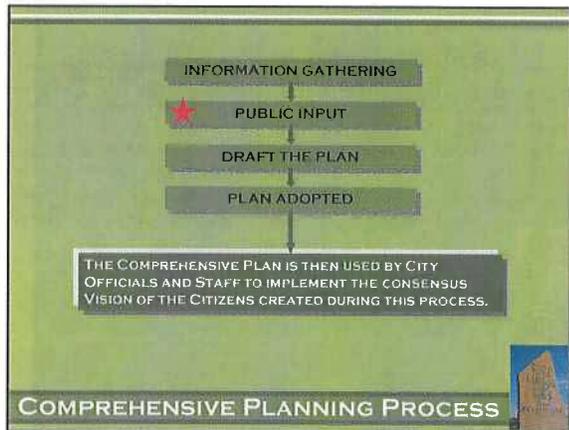
- Executive Summary*
- Introduction*
 - Community Vision
 - Historic Perspective
 - Statutory Authority
 - Purpose of Plan
- Planning Process*
 - Development of the Plan
 - How to Use Plan - Implementation
 - How to Amend Plan
- Five Year Action Plan*
- Land Use Plan*
 - Land Use Plan Map
 - Analysis of Balance of Land Uses and Fiscal Viability
 - Regional Land Uses
 - Standards of Population Density, Building Intensity for Land Use Categories

Plan Sections

- Community Image and Design
- Housing
- Economic Development
- Circulation/Transportation
- Public Improvements and Infrastructure
- Parks, Trails, Open Space, Recreation and Tourism
- Environmen
- Historic, Educational and Cultural Resources

COMPREHENSIVE PLANNING PROCESS





PUBLIC INVOLVEMENT PHASE

WORKSHOP 1 *PLANNING 101 *COMMUNITY ATTITUDE SURVEY *DEFINE COMMUNITY GOALS & VALUES JANUARY 25TH	WORKSHOP 2 GROWTH CHALLENGE GAME DEVISE ALTERNATIVES THAT ARE CONSISTENT WITH COMMUNITY OBJECTIVES VIA CHIP GAME PLAYING FEBRUARY 24TH	WORKSHOP 3 DRAFT PLAN & COMMENTS RESULTS OF CHIP GAME PRESENT SYNTHESIS PLAN SATISFACTION SURVEY FINALIZE COMMUNITY VISION MARCH 1ST
---	---	--

INTRODUCTION TO KEYPAD POLLING

SURVEY

HAVE YOU EVER LIED TO YOUR MOTHER?

0%	1. Never...Honest!
10%	2. Only once and I paid for it dearly
23%	3. Only a couple of times
3%	4. Yes, but I was young & candy was involved
23%	5. I prefer to call it a "stretching of the truth"
3%	6. Only when it was in her best interest
3%	7. Yes, but my brother/sister made me do it
33%	8. Too many times to count!

KEYPAD POLLING PRACTICE

ARE YOU ...

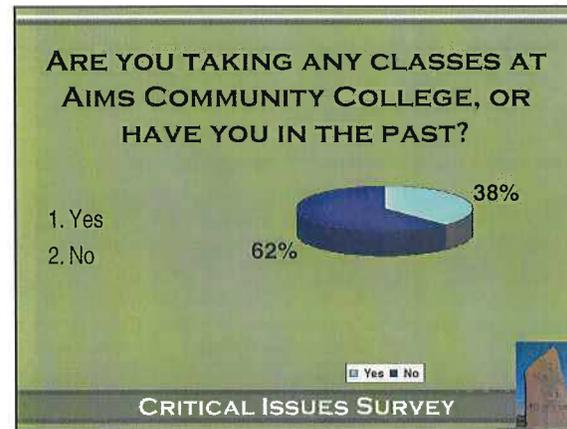
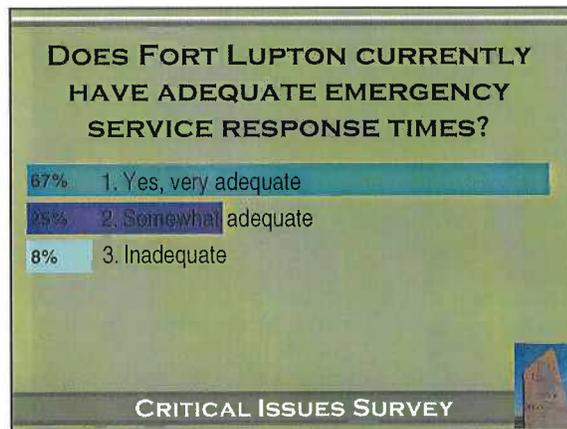
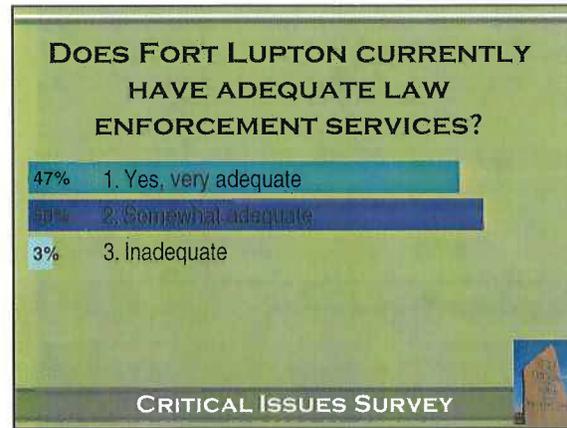
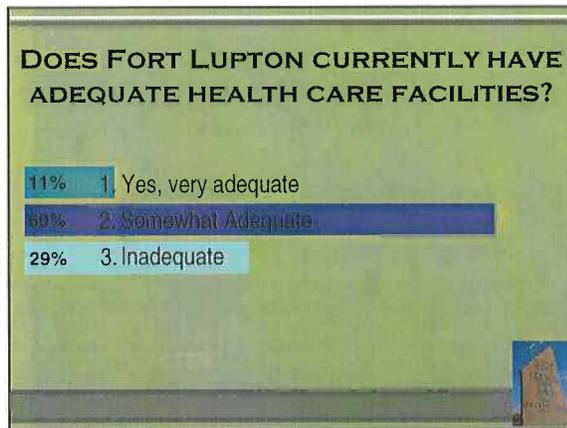
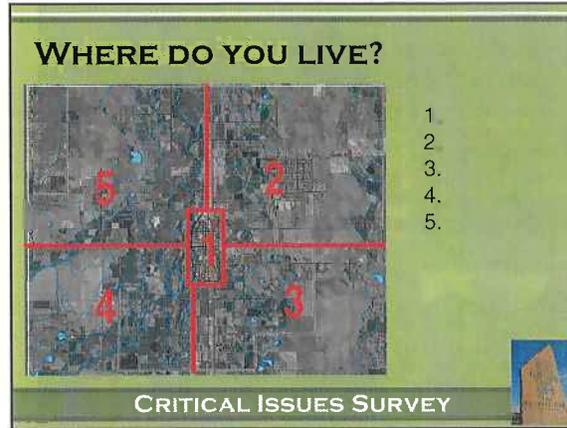
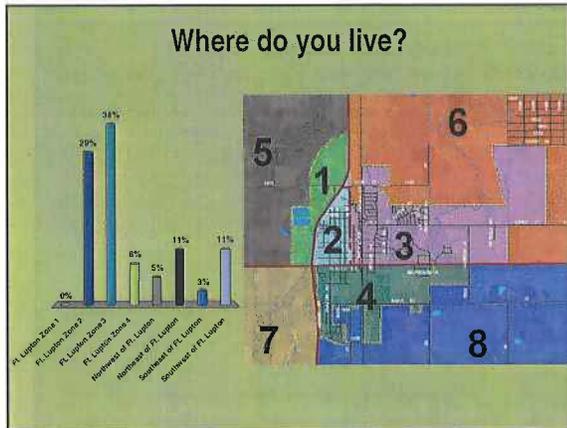
1. Male	60%
2. Female	40%

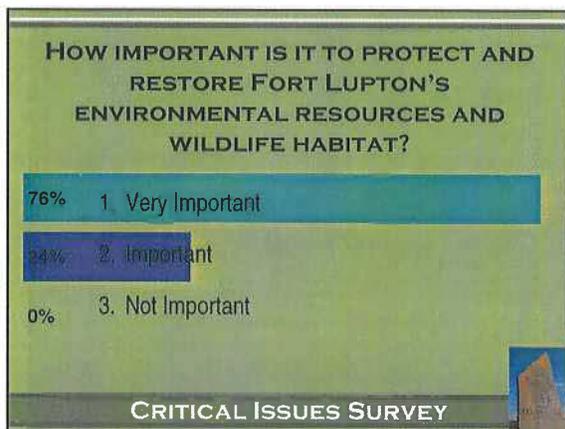
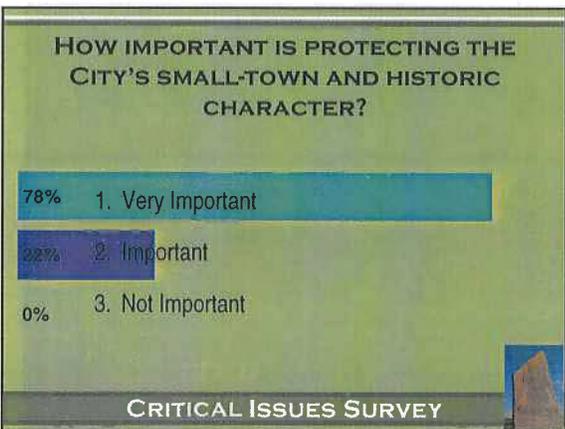
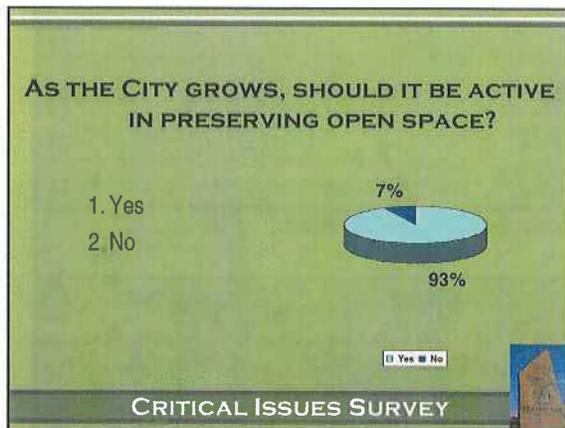
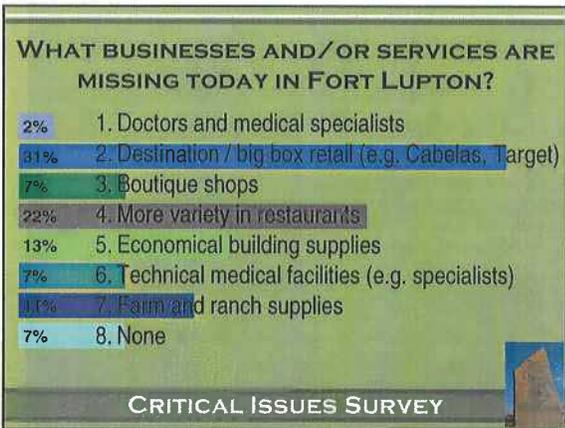
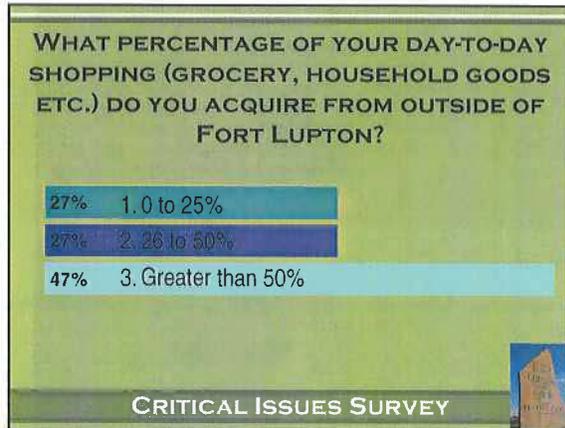
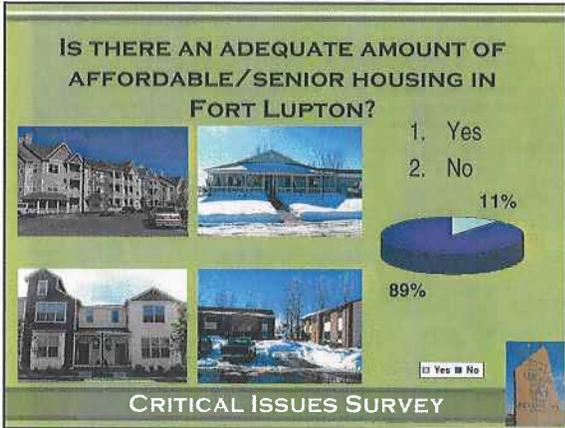
CRITICAL ISSUES SURVEY

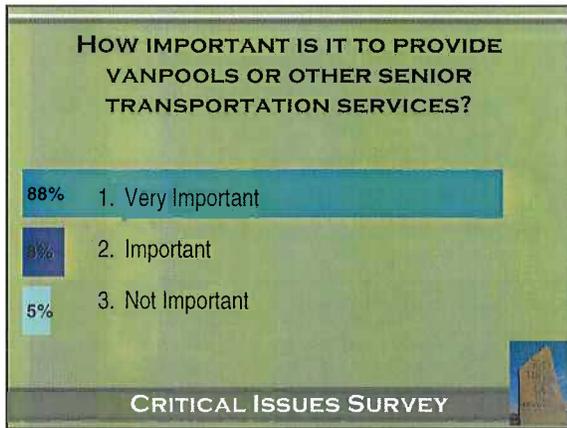
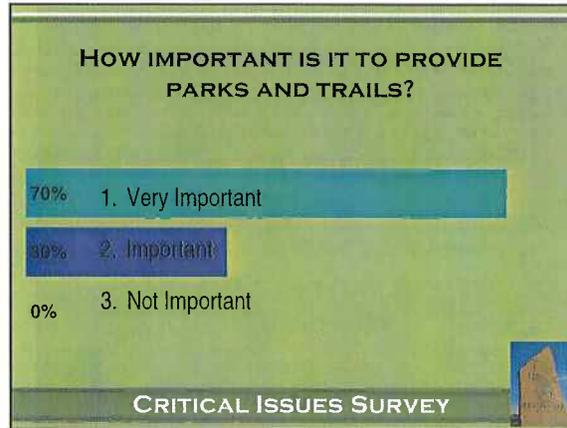
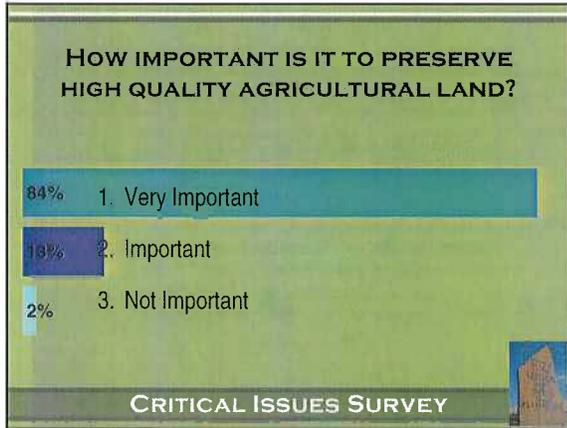
HOW LONG HAVE YOU LIVED IN FORT LUPTON?

14%	1. Less than one year
14%	2. Between 1 and 5 years
12%	3. Between 6 and 10 years
3%	4. Between 11 and 20 years
56%	5. More than 20 years

CRITICAL ISSUES SURVEY







WHAT DO YOU LIKE BEST ABOUT FORT LUPTON?

OPEN ENDED QUESTIONS

WHAT WOULD YOU MOST LIKE TO CHANGE ABOUT FORT LUPTON?

OPEN ENDED QUESTIONS

ARE THERE ANY COMMUNITY NEEDS THAT AREN'T BEING MET THAT THE CITY CAN HELP WITH?

OPEN ENDED QUESTIONS

IS THERE A COMMUNITY THAT YOU WOULD LIKE FORT LUPTON TO BE MORE LIKE?

WHAT ASPECTS OF THE OTHER COMMUNITY DO YOU LIKE?

OPEN ENDED QUESTIONS

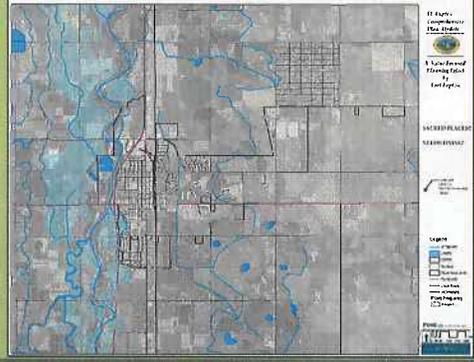
IN 30 OR 40 YEARS, WHAT KIND OF CITY WOULD YOU LIKE TO LEAVE FOR THE NEXT GENERATION?

(CONSIDER TRAFFIC, PARKS, SCHOOLS, SHOPPING, HOUSING, OPEN SPACE, TRAILS, AFFORDABLE HOUSING, TRANSIT, JOBS, ENTERTAINMENT, SOCIAL GATHERING SPACES, ETC.)

OPEN ENDED QUESTIONS

IF THIS COMPREHENSIVE PLAN DOES NOTHING ELSE, WHAT ARE THE TOP THREE THINGS IT SHOULD ADDRESS?

OPEN ENDED QUESTIONS



SACRED PLACES

WORKSHOP 1 - THURSDAY, JANUARY 25, 2007
 6:00-8:00
 Planning: Bill Condon, Assistant Mayor
 Public Community Open House

WORKSHOP 2 - SATURDAY, FEBRUARY 24, 2007
 8:00-1:00
 Public Community Open House with Student Policy
 Committee - Westgate Market

WORKSHOP 3 - THURSDAY, MARCH 1, 2007
 6:00-8:00
 Planning: Bill Condon, Assistant Mayor
 Public Community Open House

**ALL MEETINGS HELD AT: FORT LUPTON COMMUNITY/RECREATION CENTER
 203 S. HARRISON AVENUE
 FORT LUPTON, CO 80621
 PHONE: 303-857-4200**

WHERE WE GO FROM HERE




CIVIL RESOURCES, LLC

Danna Ortiz or Jenny McCoy
 Phone: 303.833.1416
danna@civilresources.com
jenny@civilresources.com

Tom Parko
 Phone: 303.857.6694
planner@friu.net

CONTACT US



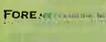
APPENDIX C

Community Workshop 1 Results

FORT LUPTON COMPREHENSIVE PLAN UPDATE 2007

WORKSHOP 1 – COMMUNITY VALUES




Tom Perko, Fort Lupton Planning Director

Danna Ortiz, Civil Resources Planner/Principal

Jenny McCoy, Civil Resources Landscape Architect

Carlos Hernandez, Fehr & Peers Traffic Engineer

Erik Guldejan, Fehr & Peers Traffic Engineer

Steve Mullen, Forensic Consulting, Inc. Landscape Architect

Cori Nickel, Clearwater Solutions Engineer

Beatriz Rangel, Translator

INTRODUCTIONS

The master plan, sometimes referred to as a comprehensive plan, is a framework and guide for accomplishing community aspirations and intentions. It states goals and objectives and recommends courses of action for future growth and development of land, public facilities and services and environmental protection.

DEPARTMENT OF LOCAL AFFAIRS OFFICE OF SMART GROWTH MASTER PLAN PRIMER

IMPORTANCE OF PLANNING

1. Overview – Why Plan – This Process
 2. Land Analysis Weighting Survey
 3. Community Attitude Survey
 4. Critical Issues Questionnaire
 5. Sacred Places / Needs Fixing
 6. Where We Go from Here
- ## TONIGHT'S AGENDA

- ### Why Plan?
- Because Fort Lupton/Front Range is experiencing significant growth
 - To accommodate the change this growth brings
 - To listen to everyone's views
 - To incorporate those views into a shared vision of the future
 - To arrive at a future of our own choosing
 - To coordinate future development into the big picture vision
 - To protect citizen's quality of life
 - To protect and create a sense of place in Fort Lupton
 - To focus financial resources
 - To maintain high quality services
 - To keep Fort Lupton attractive to citizens, businesses and visitors
 - To maximize the benefits while minimizing undesired affects
- ## IMPORTANCE OF PLANNING



Goals – Expression of Community Values and Desires

The Fort Logan City Council established the Vision 2020 Committee in December of 1994. The Committee was composed of a variety of community members who were charged with preparing the following questions: "What do we want the future community to be in 2020?"

Community members worked together on the Committee for almost a year to complete the Vision 2020 Plan. In June 1996, the City Council unanimously accepted the Committee's Report in its "Finding #10". For the Fort Logan community's future decision-making processes, this document presents the Board's vision statements from each of the six planning areas for a copy of the Vision 2020 Executive Plan (see City Code at 837-002).

The Vision is the "Road to the Community."
Wild County, Colorado

Recreation and Leisure - Time Activities

Parks and Open Space

To enhance existing and create new parks and open space areas to allow us to improve our quality of life and preserve the best of our community.

Recreation

To stimulate and encourage the creation and use of viable recreational facilities and programs that cater to the needs of a diverse range of citizens within the community.

Facilities

To recognize and promote the natural beauty of our community by enhancing the location and preservation of parks and areas that have an appreciation of their unique culture.

Education

To promote and encourage historical development activities through the achievement of a community identity and the preservation of related cultural resources.

Community Services

Elder Care

To plan and support quality activities and life long learning among the members of the community.

Resolving

To encourage the provision of a wide range of housing opportunities that appeals to a diverse spectrum of age groups and income levels.

Health and Human Services

To promote health care and human services that meet community needs and enhance the quality of life within the community.

Public Protection Services

To assure a safe and secure environment for all citizens by promoting effective and efficient law enforcement. Also, the community and its support expansion of public safety services in cooperation with community groups.

Fire Protection Services

To cooperate with and support the Fort Logan Fire Protection District in providing a safe and secure environment for all citizens. Also, to support expansion and location of fire protection facilities to meet the needs of community growth.

Facilities Services

To investigate and support local municipal services by providing a safe and secure environment for all citizens. Also to support expansion and location of fire protection facilities to meet the needs of community growth.

Emergency Operations Plan

To encourage the cooperative development of an emergency operations plan by the City, Fort Logan Fire Protection District, and Wild County that focuses on the most vulnerable and at-risk areas of the community.

Economic Development

To develop the economic base of the community by actively and effectively encouraging tourism efforts, promoting business and economic growth and strengthening the City's economic district.

Infrastructure

Transportation

To provide a transportation system that satisfactorily meets the needs of the community.

Municipal Water Services/Storm Drainage

To provide quality water, sewer, and storm drainage services in a responsible and cost-effective manner to the residents and future citizens of the City of Fort Logan.

Land Use

To achieve a balanced growth among the residential, commercial and industry sectors that maintains the integrity of the community through the planning and quality of life by including open space, parks, and adequate space for recreational facilities.

COMPREHENSIVE PLANNING PROCESS

First Public Meeting

Issues Goals Survey
Vision Statement

Second Public Meeting

Chip Game Charrette

Devise Alternatives that are consistent with Community Objective via Game Playing

Third Public Meeting

Draft Plan & Comments

Presentation of Chip Game Results
Present Synthesis Plan
Satisfaction Survey

COMPREHENSIVE PLANNING PROCESS

Table of Contents

Executive Summary
Introduction
Community Vision
Historic Perspective
Statutory Authority
Purpose of Plan
Planning Process
Development of the Plan
How to Use Plan - Implementation
How to Amend Plan
Five Year Action Plan
Land Use Plan
Land Use Plan Map
Analysis of Balance of Land Uses and Fiscal Viability
Regional Land Uses
Standards of Population Density, Building Intensity for Land Use Categories

Plan Elements

Community Image and Design
Housing
Economic Development
Circulation/Transportation
Public Improvements and Infrastructure
Parks, Trails, Open Space, Recreation and Tourism
Environment
Historic, Educational and Cultural Resources

Final Plan Document

COMPREHENSIVE PLAN FINAL DOCUMENT

FINAL DOCUMENT

THE TOWN OF FORT LOGAN, COLORADO
COMPREHENSIVE PLAN
2007

Implementation

Transportation

Land Use

Utilities

Economic Development

THIS PLANNING PROCESS:

PHYSICAL PLAN – DESIRED LAND USE RECOMMENDATIONS

FINAL DOCUMENT

Implementation

Transportation

Land Use

Utilities

Economic Development

THIS PLANNING PROCESS:

CAC

Policy Foundation

LEARNING PROCESS

DRAFT ALTERNATIVES

PUBLIC COMMENT

PHYSICAL PLAN – DESIRED LAND USE RECOMMENDATIONS

FINAL DOCUMENT

CHIP GAME

THE GROWTH CHALLENGE GAME

GROWTH EFFICIENCY
LANDSCAPE SUITABILITY
FISCAL IMPLICATIONS

PLAN ELEMENTS

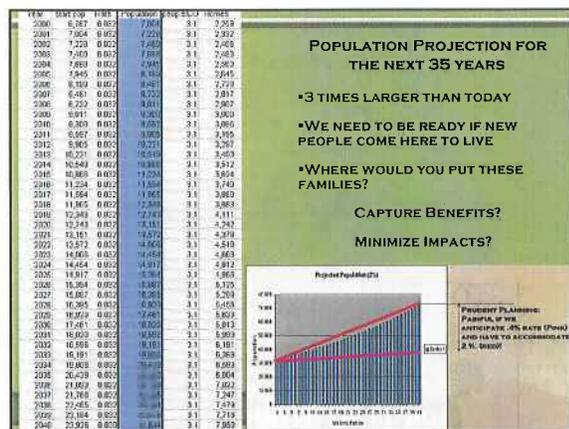
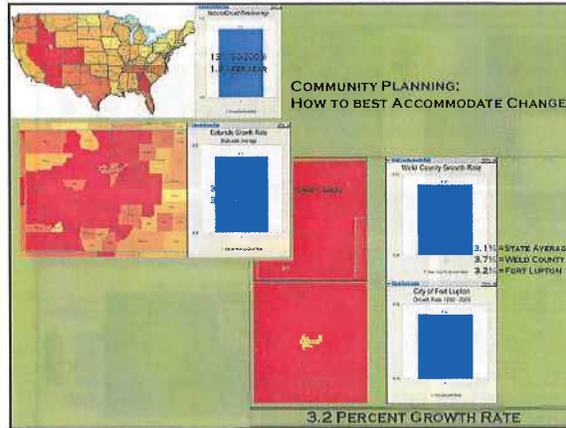
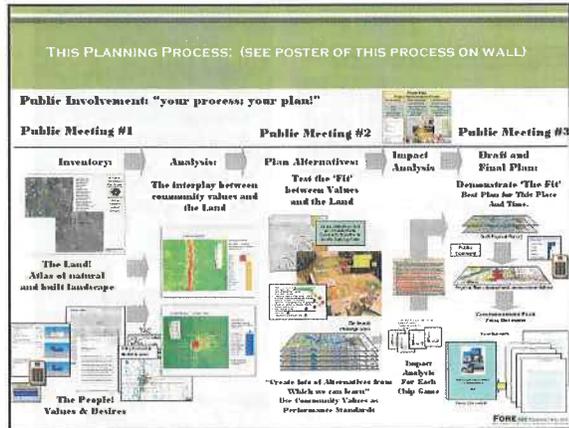
Implementation

Transportation

Land Use

Utilities

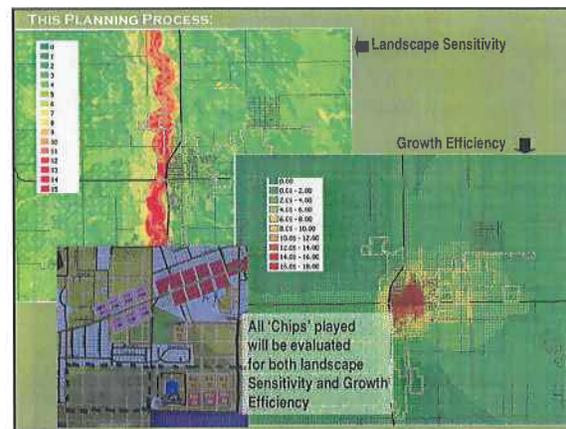
Economic Development

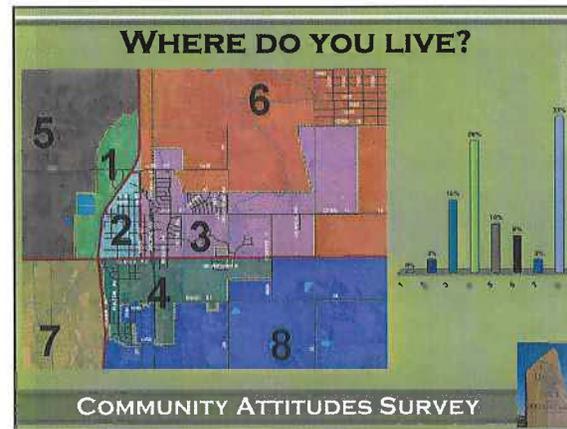
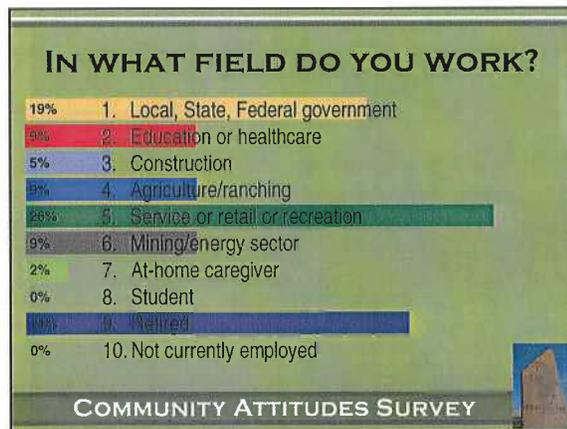
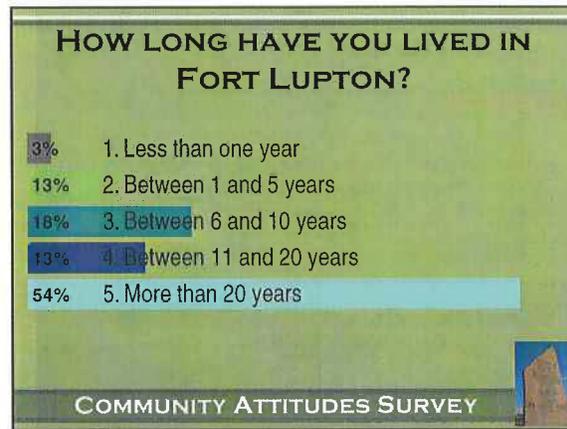
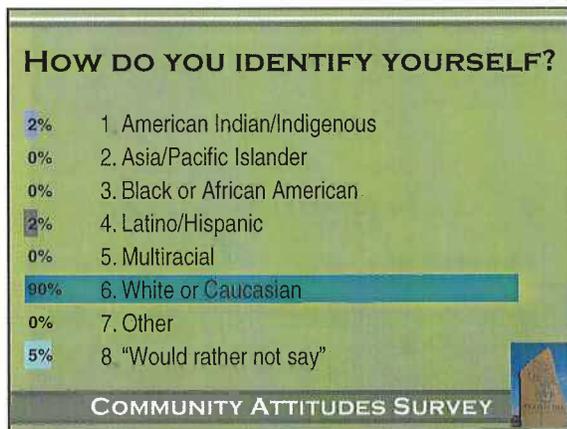
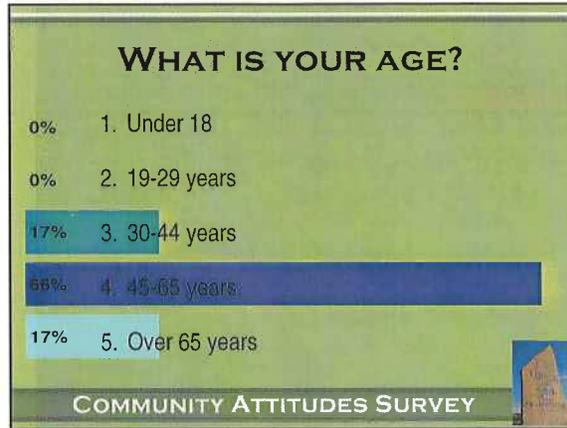
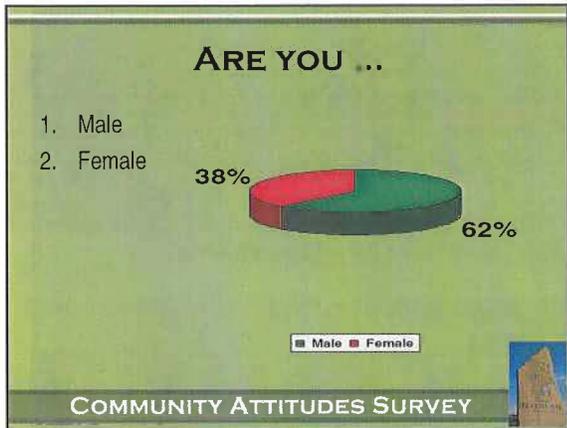


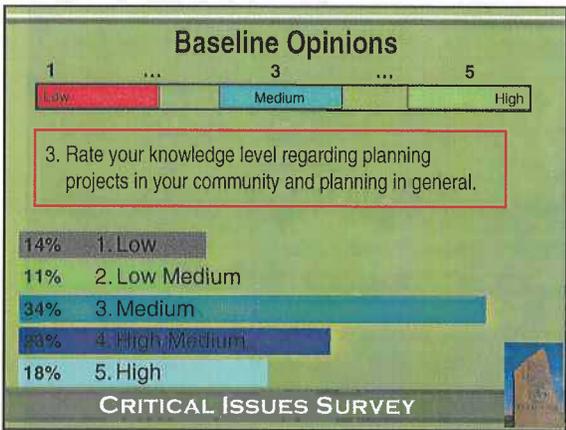
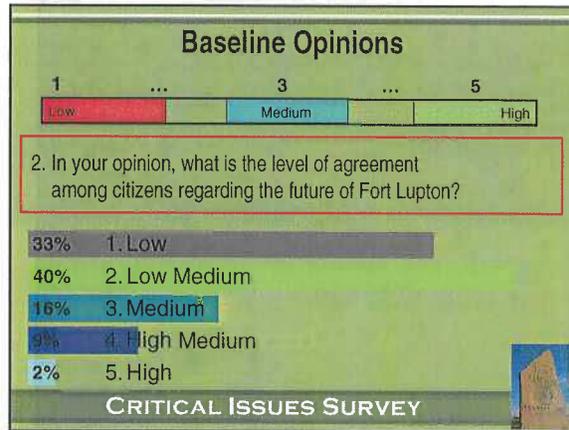
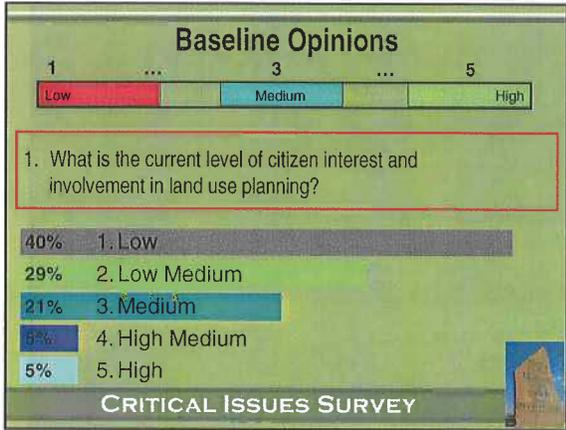
THIS PLANNING PROCESS:
GROWTH CHALLENGE GAME WORKSHOP #2 FEBRUARY 24TH

CHIP GAME **THE GROWTH CHALLENGE GAME**

GROWTH EFFICIENCY
LANDSCAPE SUITABILITY
FISCAL IMPLICATIONS



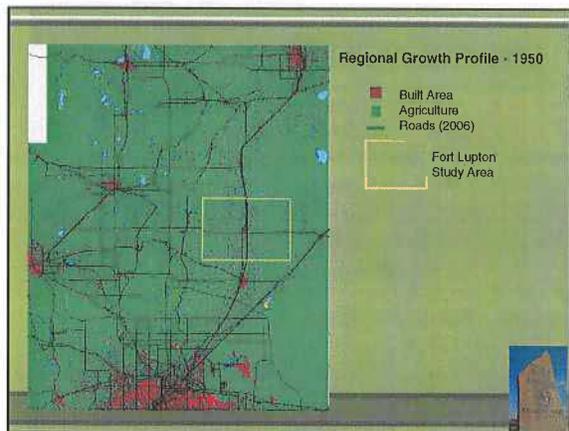
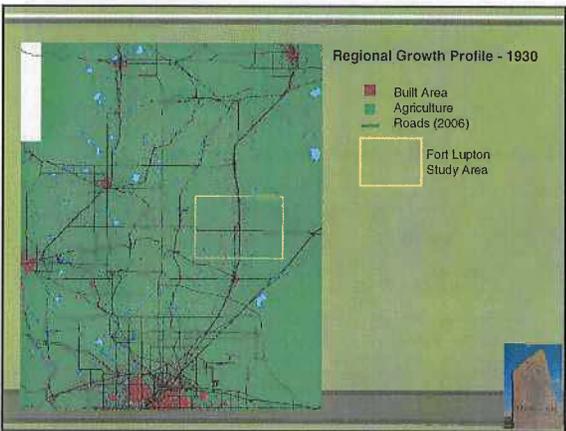


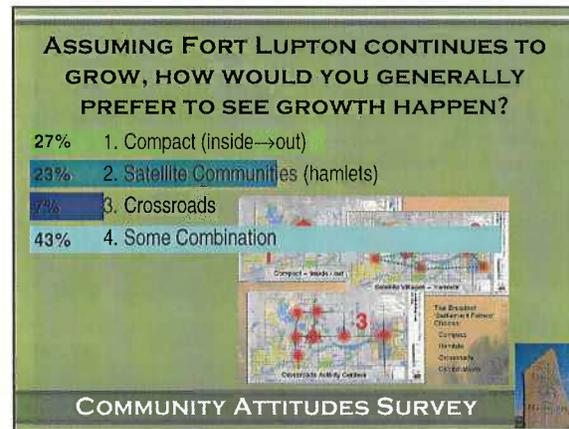
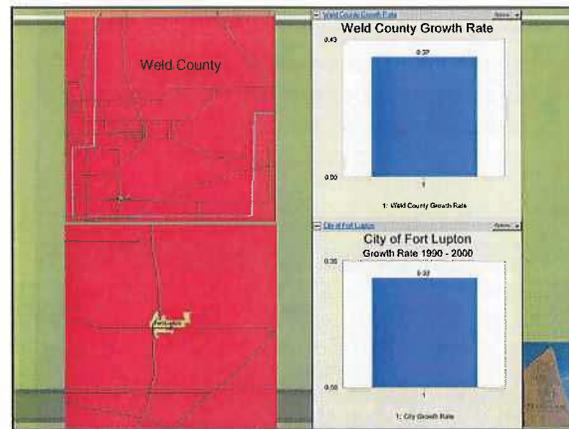
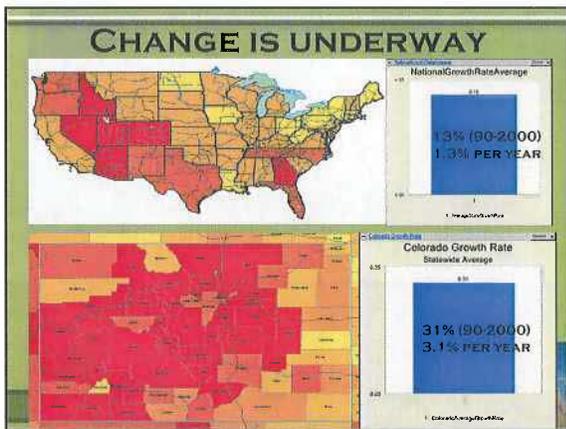
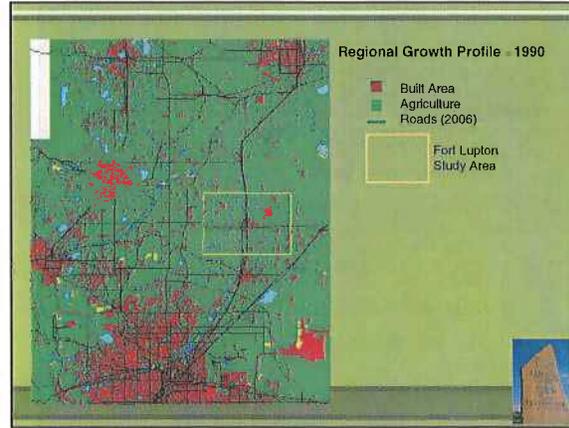
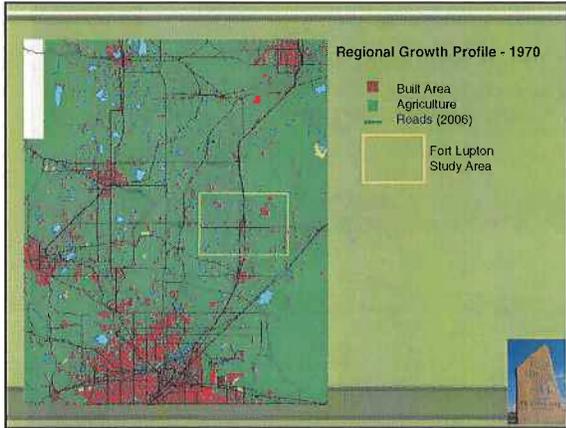


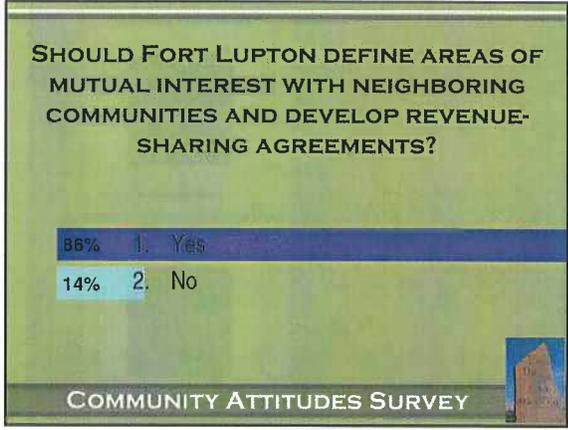
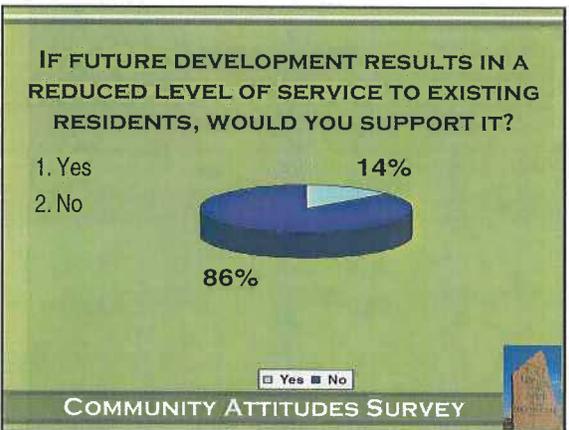
GROWTH

*"The trouble with land is that they're not making it anymore."
- Will Rogers*

COMMUNITY ATTITUDES SURVEY



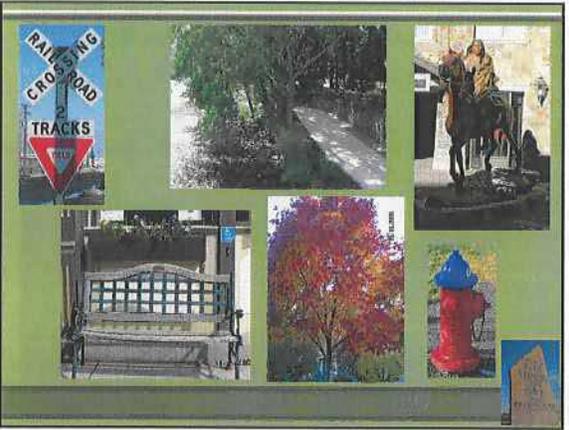
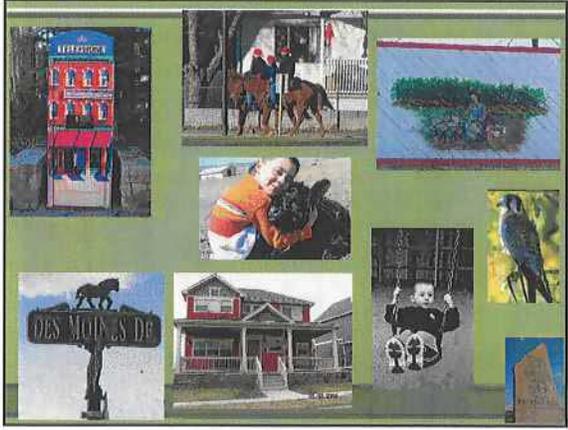


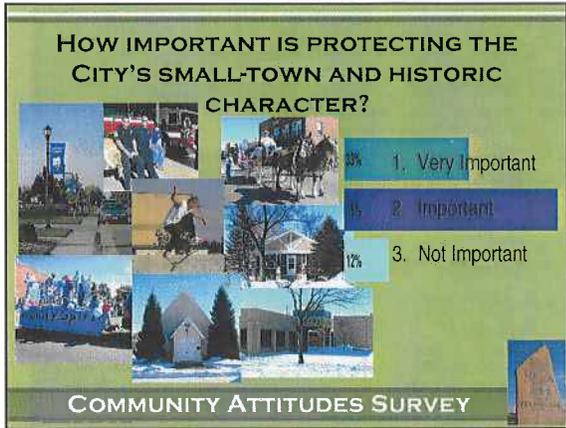


COMMUNITY IMAGE & DESIGN

"Good fortune is what happens when opportunity meets with planning"
- Thomas Edison

COMMUNITY ATTITUDES SURVEY

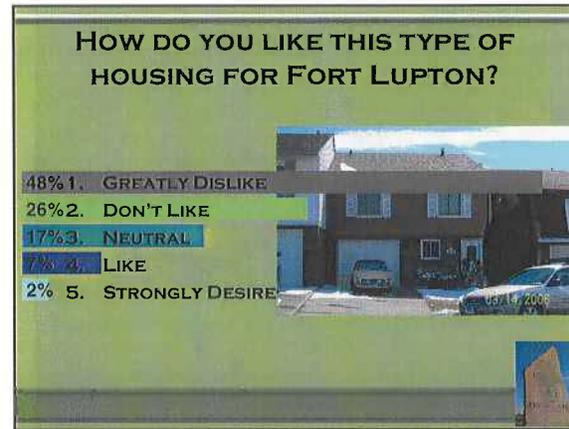
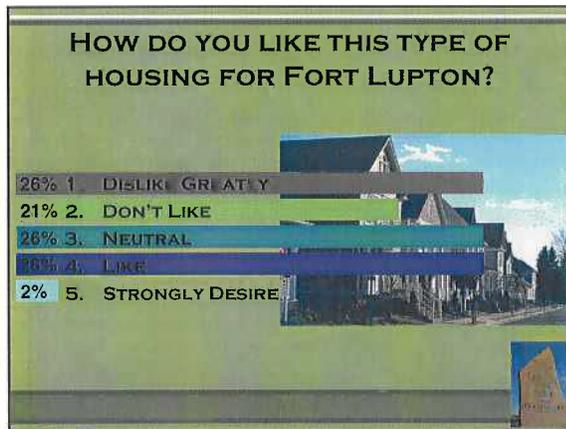


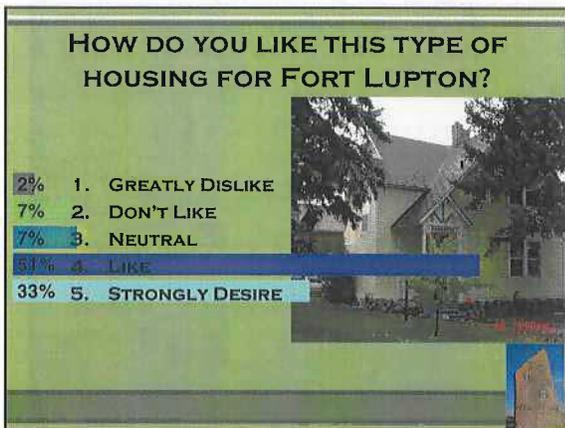
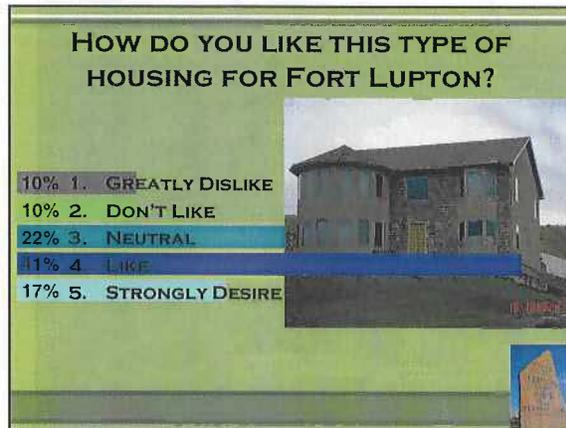
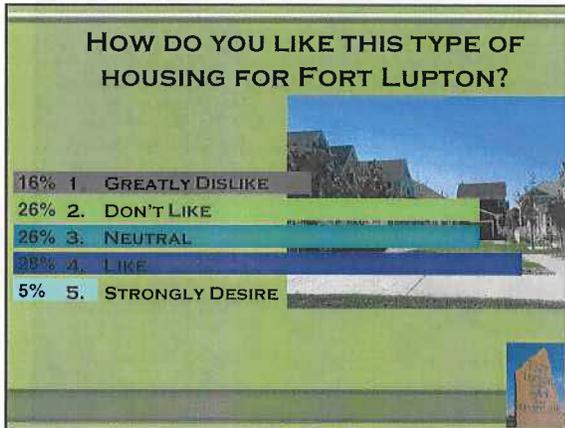


HOUSING

"Providing quality housing for people of all income levels is an integral component in any smart growth strategy."
- Smart Growth Library

COMMUNITY ATTITUDES SURVEY

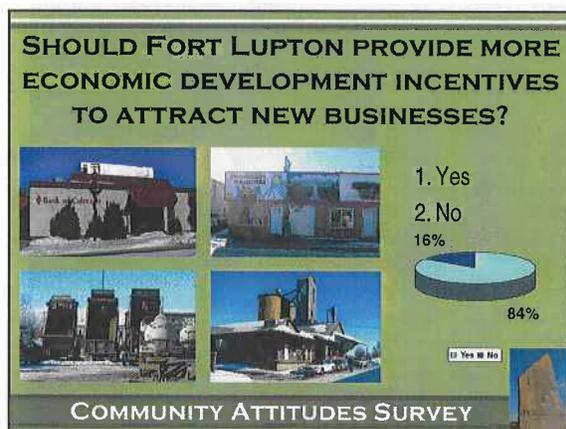


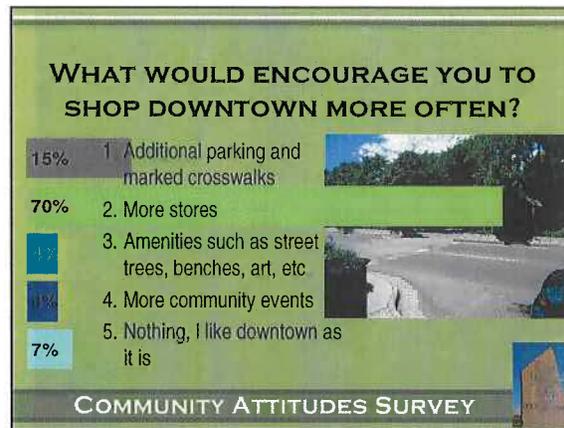
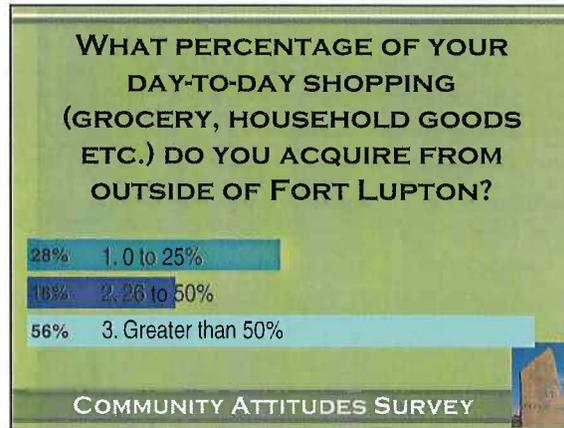
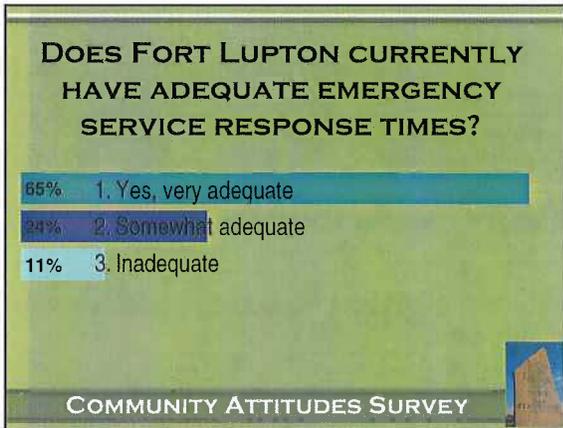


ECONOMIC DEVELOPMENT

"Economic growth is never an accident."
 — Gary Sherrer

COMMUNITY ATTITUDES SURVEY

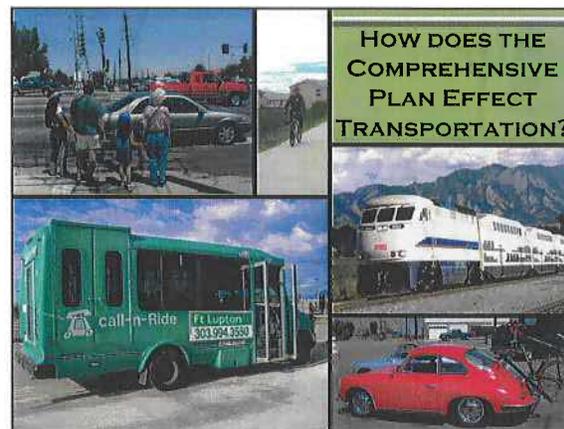




CIRCULATION/TRANSPORTATION

"The paradox of transportation in the late 20th Century is that while it became possible to travel to the moon, it also became impossible, in many cases, to walk across the street."
- Joell Vanderwagen

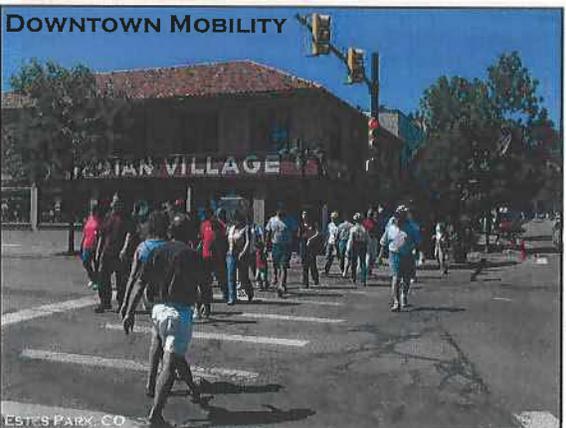
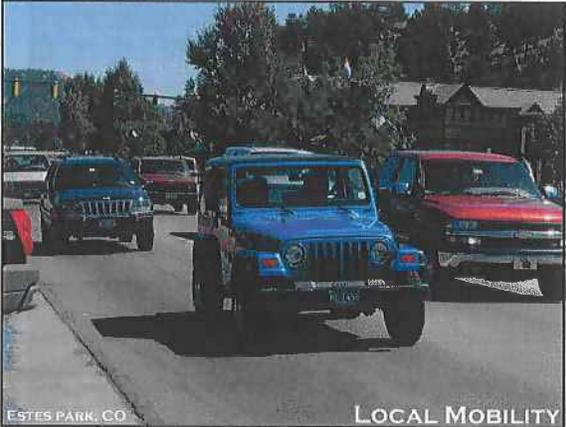
COMMUNITY ATTITUDES SURVEY

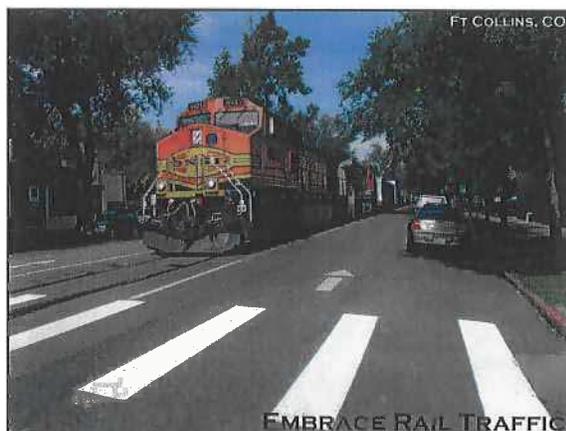
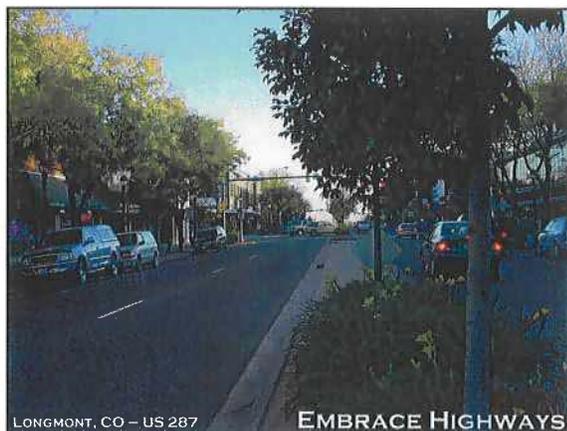
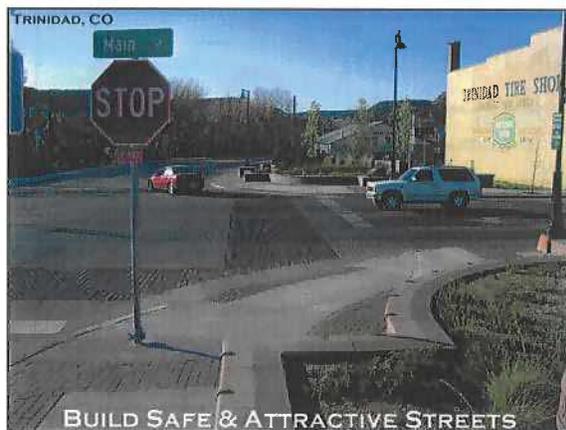
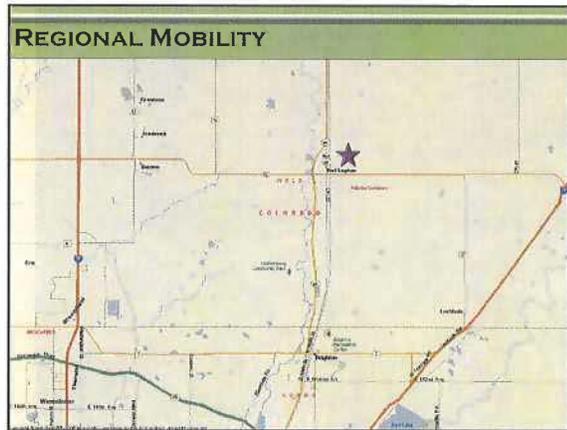


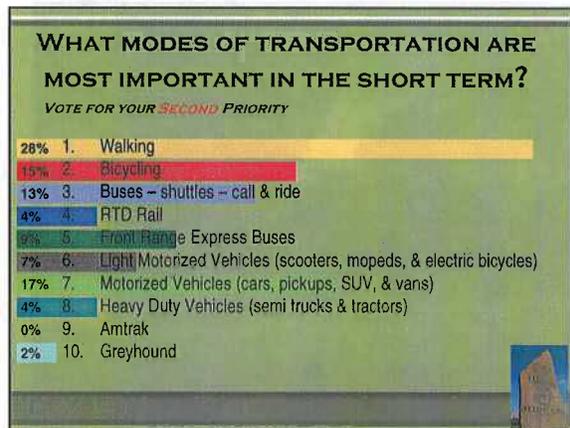
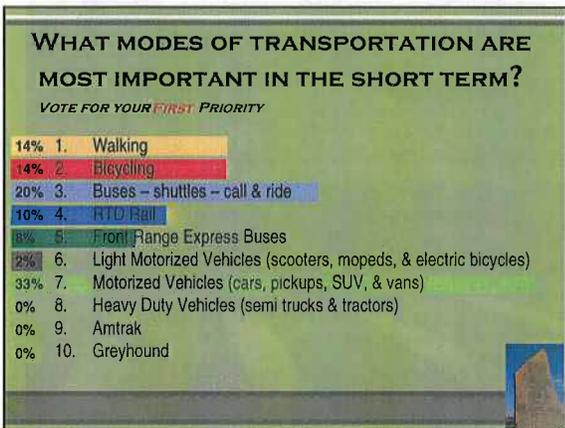
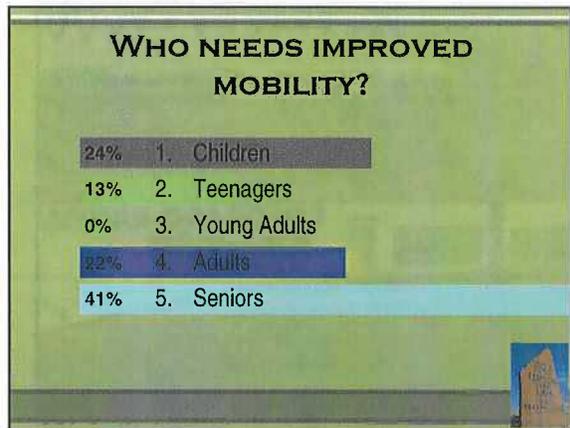
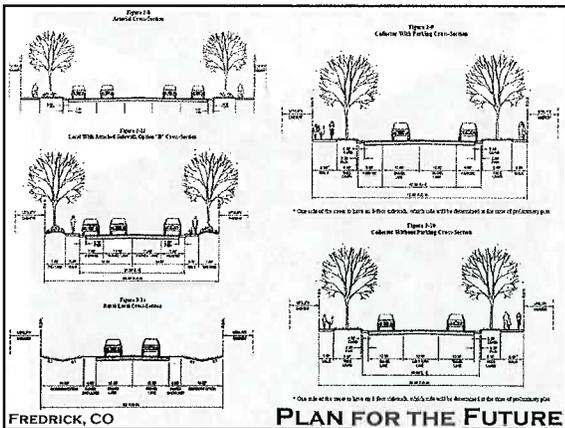
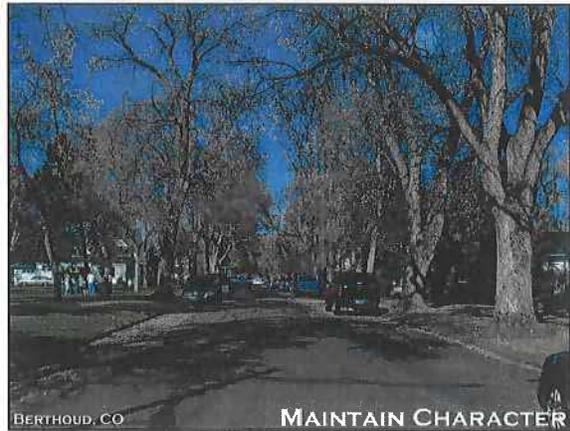
HOWEVER YOU WANT!

- MOBILITY OPPORTUNITIES
- DOWNTOWN REDEVELOPMENT
- REGIONAL CONNECTIONS
- SENIOR TRANSPORTATION
- ETC.

THE PLAN SHOULD HAVE A FOCUS!

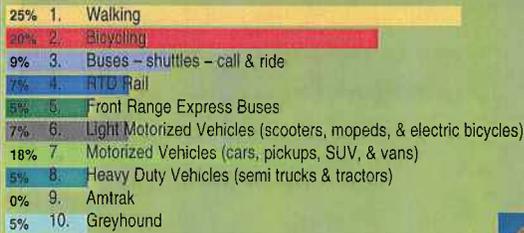






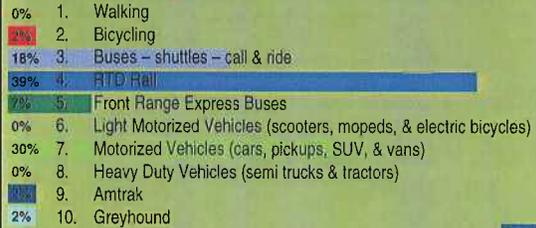
WHAT MODES OF TRANSPORTATION ARE MOST IMPORTANT IN THE SHORT TERM?

VOTE FOR YOUR **THIRD** PRIORITY



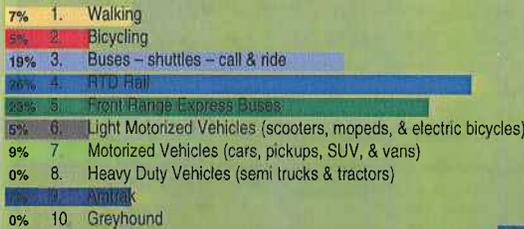
WHAT MODES OF TRANSPORTATION ARE MOST IMPORTANT IN THE FUTURE?

VOTE FOR YOUR **FIRST** PRIORITY



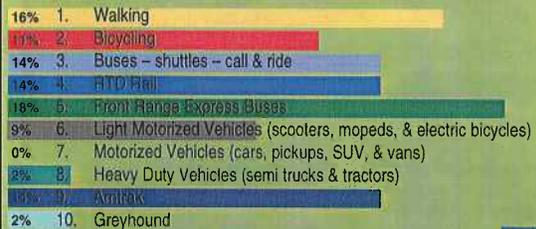
WHAT MODES OF TRANSPORTATION ARE MOST IMPORTANT IN THE FUTURE?

VOTE FOR YOUR **SECOND** PRIORITY

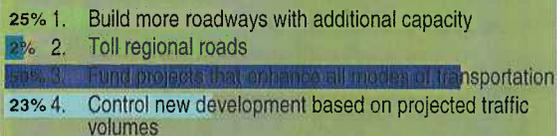


WHAT MODES OF TRANSPORTATION ARE MOST IMPORTANT IN THE FUTURE?

VOTE FOR YOUR **THIRD** PRIORITY

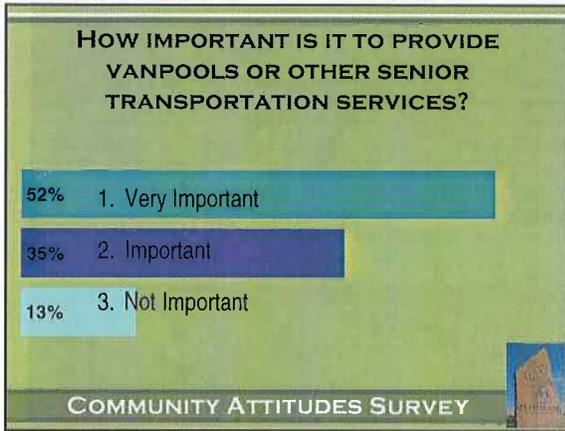


HOW SHOULD WE MANAGE MOTOR VEHICLE TRAFFIC?



WHAT IS MOST IMPORTANT TO FORT LUPTON'S FUTURE?

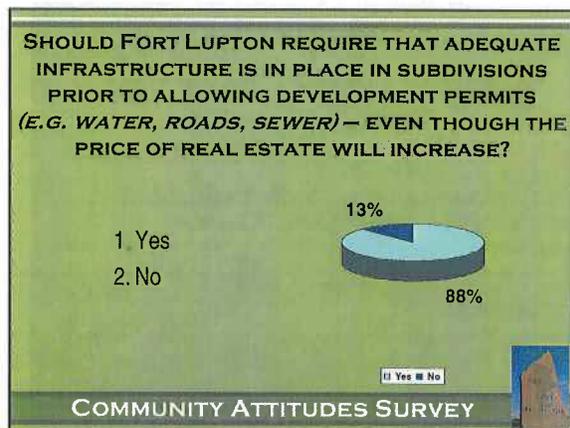
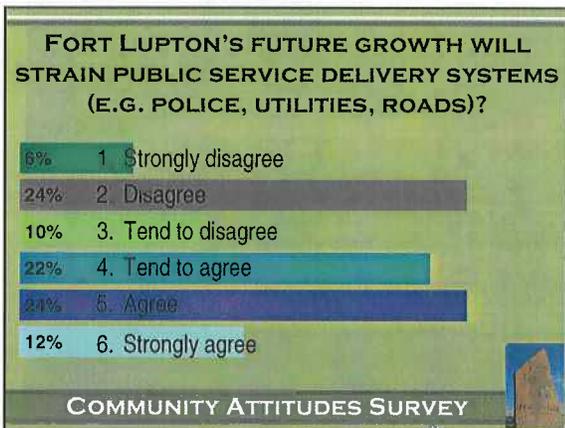




PUBLIC IMPROVEMENTS/ INFRASTRUCTURE

"Infrastructure: Sooner Or Later, It Matters."
- IBM

COMMUNITY ATTITUDES SURVEY



PARKS, TRAILS, OPEN SPACE, RECREATION AND TOURISM

"Leisure, some degree of it is necessary for the health of every man's spirit."
- Harriette Martineau

COMMUNITY ATTITUDES SURVEY

- ### WHAT THE EXPERTS SAY
- 
- Improve health by providing opportunities for passive and active recreation
 - Create a high-quality of life that attracts tax-paying businesses and residents to the community
 - Increase nearby property values
 - Enable citizens to work together...by participating in the design and maintenance of parks and trails
 - Boost local economies by attracting tourists
- COMMUNITY ATTITUDES SURVEY

FORT LUPTON PARKS

KOSHIO PARK (Picnic Shelter, Gazebo, Swing Set, Jungle Gym)
PEARSON PARK (Three Softball Fields, 1 Baseball Field, Concession Stand)
RAILROAD PARK (2 Soccer Fields, 2 T-Ball Fields, Jungle Gym, Picnic Tables)
GOLDEN PARK
VINCENT PARK
COMMUNITY CENTER (Jungle Gym, Skate Park, Soccer Fields)
9TH STREET PARK (Basketball Hoops, Picnic Tables, Swing Set)
LONEPINE PARK
ROADSIDE PARK (Picnic Tables)
VOLUNTEER/LANCASTER PARK (Picnic Tables)

YOU ARE HERE

HOW IMPORTANT IS IT TO PROVIDE PARKS AND TRAILS?

Importance Level	Percentage
1. Very Important	60%
2. Important	35%
3. Not Important	5%

COMMUNITY ATTITUDES SURVEY

WOULD YOU LIKE TO SEE ART IN PUBLIC PLACES?

1. Yes
 2. No

79% 21%

COMMUNITY ATTITUDES SURVEY

AS THE CITY GROWS, SHOULD IT BE ACTIVE IN PRESERVING OPEN SPACE?

1. Yes
 2. No

88% 12%

COMMUNITY ATTITUDES SURVEY

HOW IMPORTANT IS IT TO PRESERVE HIGH QUALITY AGRICULTURAL LAND?

1. Very Important
 2. Important
 3. Not Important

Importance Level	Percentage
1. Very Important	80%
2. Important	15%
3. Not Important	5%

COMMUNITY ATTITUDES SURVEY

ENVIRONMENT

"Take care of the earth and she will take care of you."
Anonymous

COMMUNITY ATTITUDES SURVEY

CONSIDER A BROAD VIEW

Definition (Merriam-Webster): the circumstances, objects, or conditions by which one is surrounded

- Scenery – views
- Habitat – waterways
- Air and water quality



HOW IMPORTANT IS IT TO PROTECT FORT LUPTON'S AIR AND WATER QUALITY?

- 93% 1. Very Important
- 7% 2. Important
- 0% 3. Not Important



HOW WOULD YOU RATE THE QUALITY OF SCENIC VISTAS AND LANDSCAPES IN FORT LUPTON ?



1. High quality – important to protect
2. Average
3. Low quality – not critical to protect



High quality – important to protect
 Average
 Low quality – not critical to protect



COMMUNITY ATTITUDES SURVEY

HOW IMPORTANT IS IT TO PROTECT AND RESTORE FORT LUPTON'S ENVIRONMENTAL RESOURCES AND WILDLIFE HABITAT?



- 41% 1. Very Important
- 57% 2. Important
- 2% 3. Not Important



COMMUNITY ATTITUDES SURVEY

HISTORIC, EDUCATIONAL AND CULTURAL RESOURCES

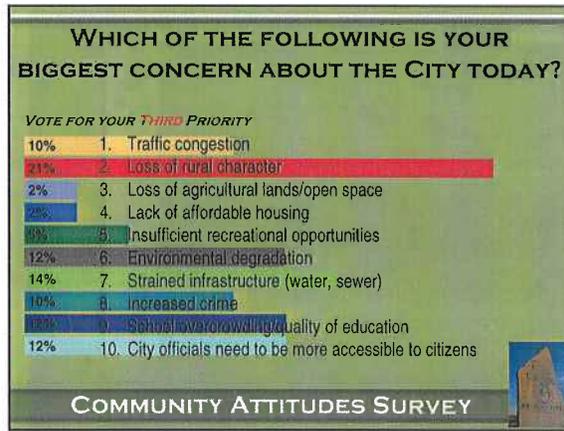
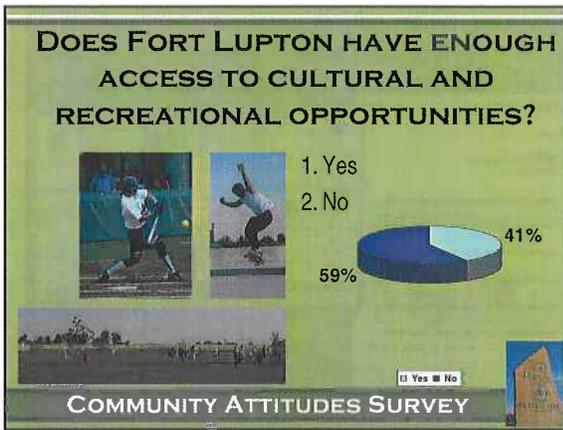
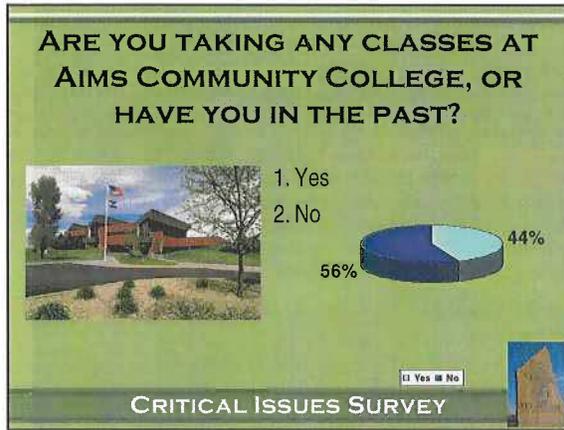
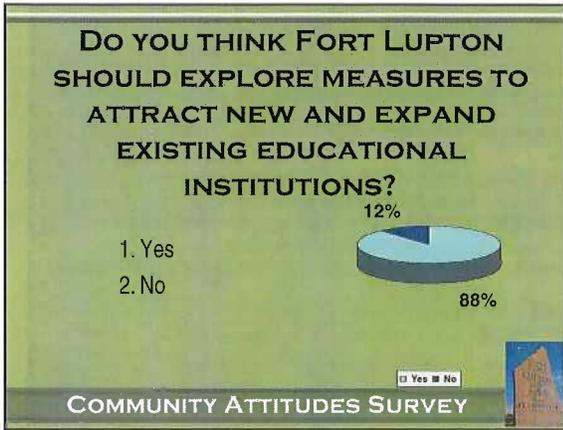
"Education is not filling a bucket, but lighting a fire."
- William Butler Yeats



COMMUNITY ATTITUDES SURVEY

RICH HISTORY EDUCATIONAL AND CULTURAL OPPORTUNITIES ABOUND







Sacred Places Map to Draw On Critical Issues Comment Sheets to Fill Out

FORE... CONSULTING, INC.

10000'

Map Study to Identify Opportunities to Address Critical Issues

Write Comment Sheet for each opportunity to make in at least one month

Write Comment Sheet for each opportunity to make in at least one month

Write Comment Sheet for each opportunity to make in at least one month

Write Comment Sheet for each opportunity to make in at least one month

Write Comment Sheet for each opportunity to make in at least one month

Write Comment Sheet for each opportunity to make in at least one month

CRITICAL ISSUES / SACRED PLACES



WORKSHOP 1 - THURSDAY, JANUARY 25, 2007
8:00 AM - 12:00 PM
LOCATION: 100 E. HARRISON AVENUE, SUITE 100
CONTACT: CHRIS LONG, PROJECT COORDINATOR

WORKSHOP 2 - SATURDAY, FEBRUARY 24, 2007
9:00 AM - 12:00 PM
LOCATION: A COMMUNITY ROOM, 203 S. HARRISON AVENUE
CONTACT: CHRIS LONG, PROJECT COORDINATOR

WORKSHOP 3 - THURSDAY, MARCH 1, 2007
8:00 AM - 12:00 PM
LOCATION: CHIP LONG, PROJECT COORDINATOR

ALL MEETINGS WILL BE AT: FORT LUPTON COMMUNITY/RECREATION CENTER
203 S. HARRISON AVENUE
FORT LUPTON, CO 80624
PHONE: 303-857-4200

WHERE WE GO FROM HERE



Danna Ortiz or Jenny McCoy
Phone: 303.833.1416

danna@civilresources.com

jenny@civilresources.com



Tom Parko

Phone: 303.857.6694

planner@fril.net

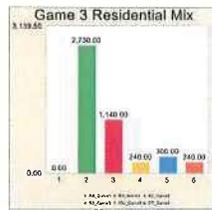
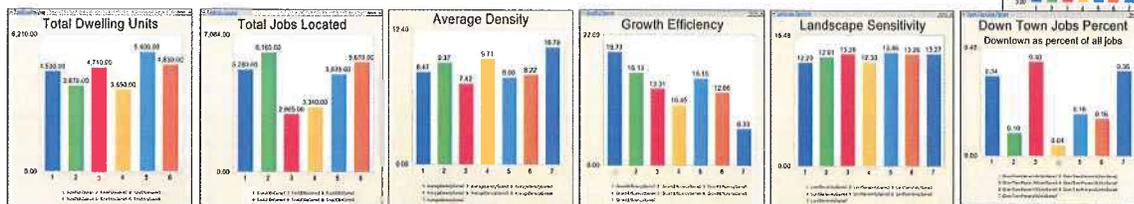
CONTACT US





APPENDIX D

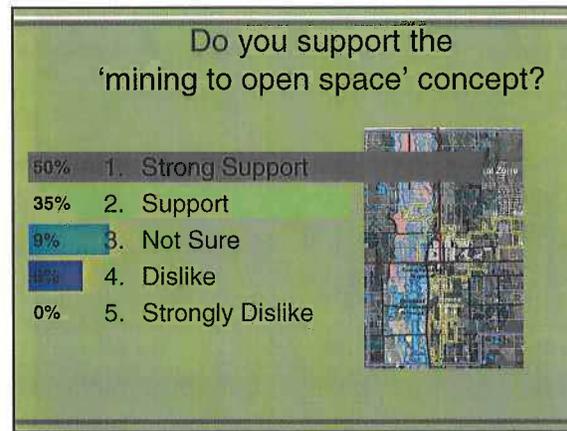
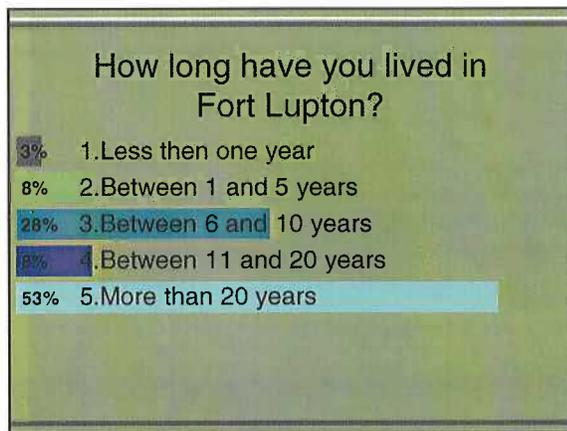
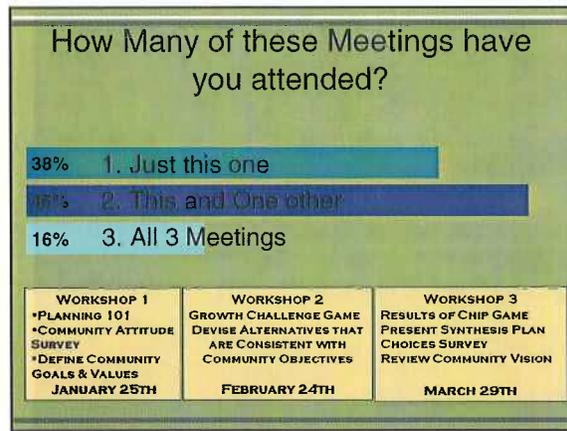
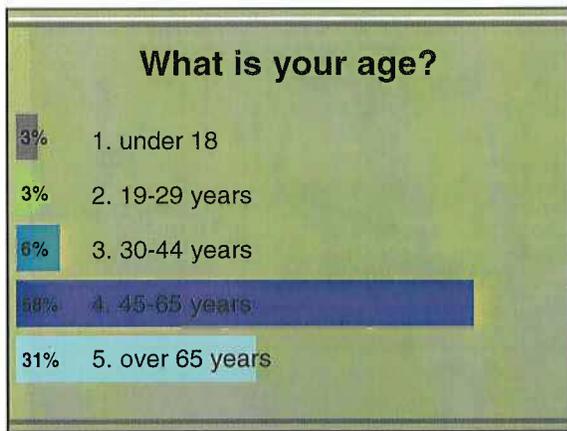
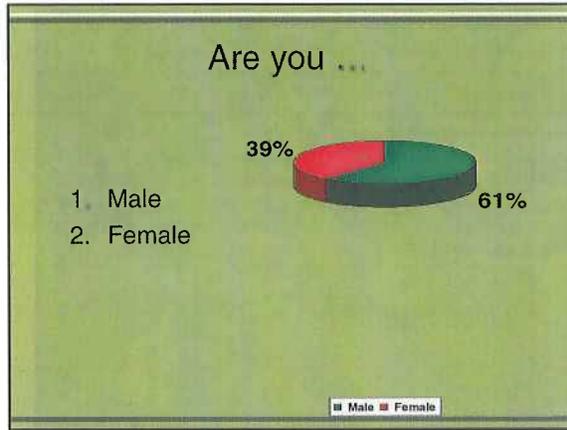
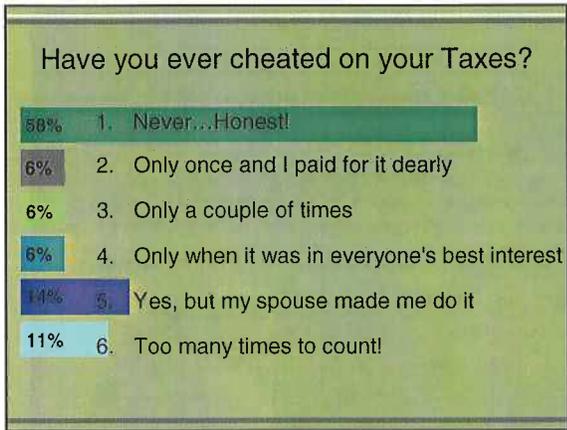
Community Workshop 2 Results

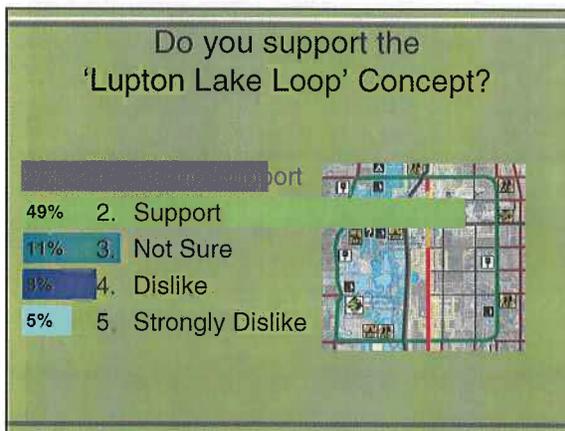
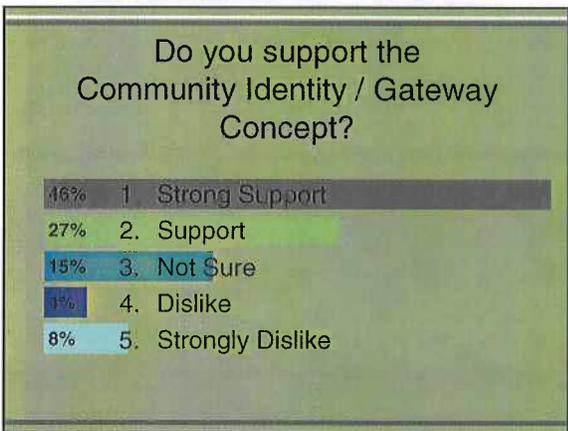
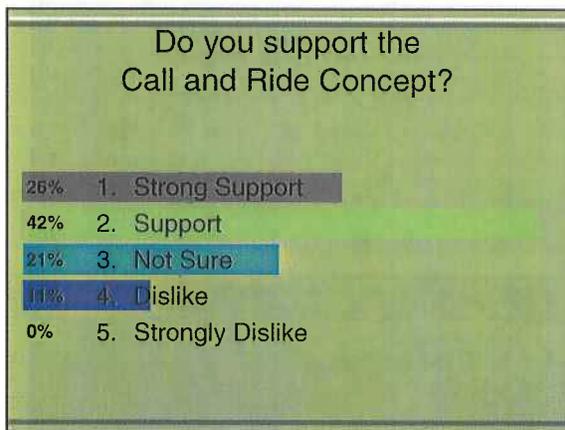
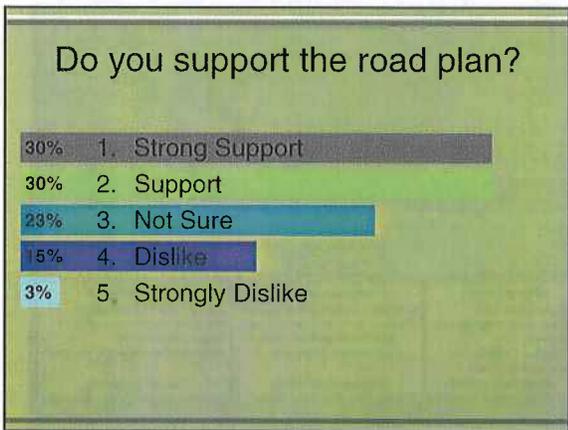
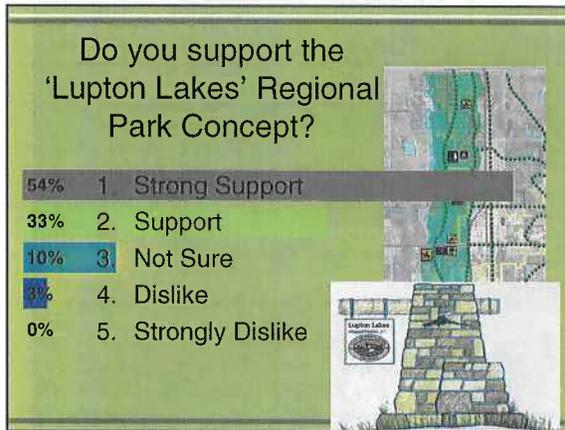
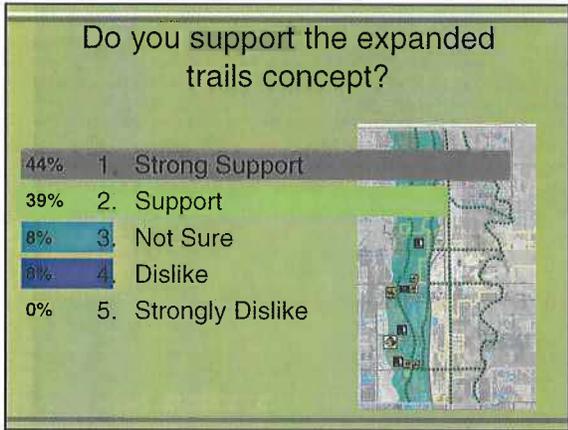




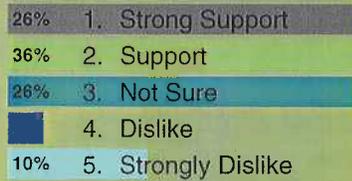
APPENDIX E

Community Workshop 3 Results

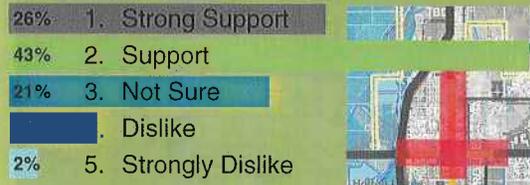




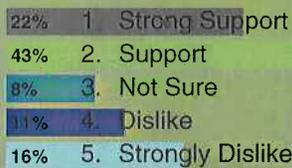
Do you support the Commercial Corridor Concept?



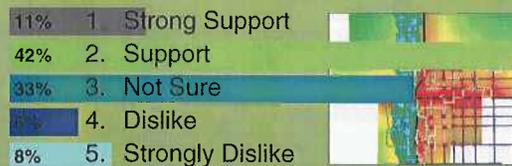
Do you support the Downtown Improvement Plan?



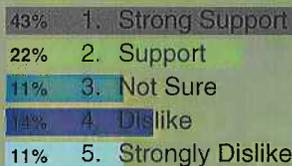
Do you support ADUs as a strategy for existing neighborhoods to achieve increased density, reinvestment incentives, retain character and 'feed' downtown?



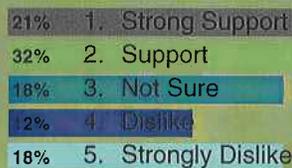
What is the level of support for this area wide intensity concept?



What is the level of support for the Agricultural Reserve Concept (encourage it to stay Ag)?



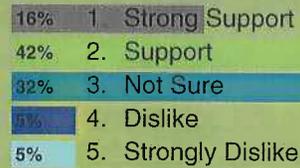
What is the level of support for Clustering in these remote areas?



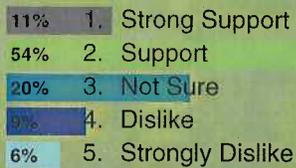
What is the level of support for this Northwest Land Use concept?



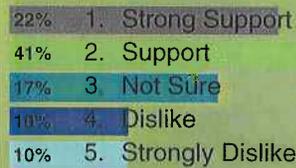
What is the level of support for this Northeast Land Use concept?



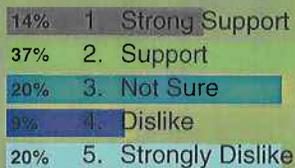
What is the level of support for this Southwest Land Use concept?



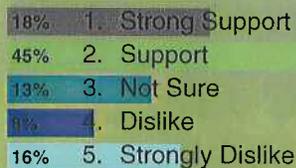
What is the level of support for a significant Community Park/School (Meadows)?



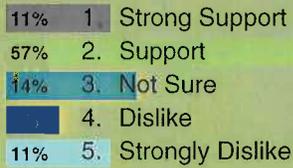
What is the level of support for Grand Avenue Concept (residential)?



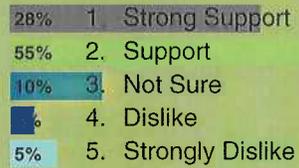
What is the level of support for this Southeast Land Use concept?



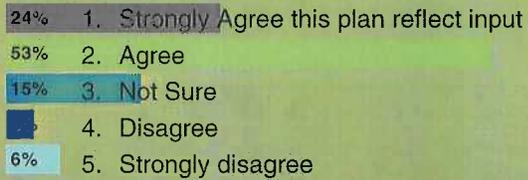
What is the level of support for this entire Land Use concept?



What is the level of support for a phasing strategy that creates incentives for 'close in' development near existing development?



Do you believe these emerging products are representative of the values expressed in meetings 1 and 2?



First comprehensive plan offers glimpse of resident wants, needs

By Staff Writer
01/30/2007



Photo by Gene Sears

Steve Mullen from Foresee Consulting polls residents who attended Fort Lupton's first comprehensive plan update workshop Jan. 25.

By Gene Sears

MetroWest Correspondent

According to Fort Lupton Planning Director Tom Parko, the future is now, and the city wants resident input.

Opening the first in a series of three workshops at the Fort Lupton Community Center aimed at updating the Fort Lupton Comprehensive Plan, Parko introduced a consortium of planners, architects and engineers tasked with drafting a plan in line with the desires of residents and needs of the city.

The first speaker, landscape architect Steve Mullen of Foresee Consulting, laid the framework for the evening session, promoting the concepts of community values and desires in the planning process. After distributing a survey form targeted at balancing sensitive environmental and natural resources versus efficiency of future growth, Mullen handed out "clickers," small wireless devices resembling television remote controls, and demonstrated their use to the assembled crowd.

Asking a short series of personal data questions, Mullen first recorded the audience demographics; 62 percent male, with two-thirds reporting ages between 45-65 years, and more than 50 percent having lived in the Fort Lupton area more than 20 years. Surprisingly, a full 90 percent of participants listed white/caucasian in the race category, notable in light of U.S. Census Bureau data for Fort Lupton, which places the number of Latinos above 47 percent of the population.

According to the data, the Fort Lupton growth rate, already roughly three times the national average, still lags in the opinion of the attendees, with 70 percent placing the city five-year growth rate in the Slow/Too Slow categories. Weighing growth against city services, 77 percent said the city should "accommodate new residents and businesses in a planned manner without sacrificing levels of service and infrastructure," with 86 percent unwilling to sustain growth resulting in a reduced level of support for current residents. Revisiting an issue central to the 2004 Fort Lupton Commercial Corridor Plan, 88 percent feel that a beautification of the Highway 52 corridor is in order and want the city to mandate architectural and landscape requirements for new development, and a landscape plan for the Highway 52 and 85 corridors.

Considering housing development, owners are preferred over renters, with 74 percent rejecting apartment construction in favor of luxury or traditional-style single-family homes. Asked which type of housing Fort Lupton most needs, zero of the respondents chose apartments, raising the question of housing for temporary and service workers in the future.

Economic development is a prime concern among residents, and they are willing to pay for it, with 84 percent of those polled in favor of city-provided economic incentives to new businesses. With more than half reporting that the majority of their day-to-day shopping occurs outside of Fort Lupton, the businesses that residents would most like to see developed are stores, also listed as a motivator in luring residents back into the downtown area.

Transportation issues assume greater importance as growth accelerates, and while a consensus feel that cars are the most important mode of transportation in the short term, a majority rate public transportation in the form of commuter rail and express bus service as the most important long-range goal. In a nod toward what many consider the gateway into the city, Highway 52 outpaced Highway 85 by nearly 2-to-1 for residents debating the importance of either road to Fort Lupton's future development.

Regarding infrastructure, residents agree that developers should foot some of the bill, and want the city to mandate that adequate infrastructure be in place prior to granting development permits, even if it results in higher real-estate prices. Offsetting the demand for accelerated growth while paying homage to Fort Lupton's agrarian roots, a whopping 95 percent deemed the preservation of high-quality agricultural land as very important or important. Another 88 percent see the preservation of open spaces as a valid city responsibility, and 93 percent assigned the highest level of importance to protecting Fort Lupton's air and water quality. Residents concerned with the state of the school system rated school overcrowding and quality of education as both their no. 1 and 2 priorities, skewing the data sample while ensuring that their intent came across loud and clear.

Near the end of the meeting, residents received two maps of the city, one labeled "Needs Fixing!" and one labeled "Sacred Places!!" Mullen then asked the participants to note the areas most in need of repair or renovation, and the areas to be considered hands-off in the scheme of new development, with the results to be integrated into future sessions.

Throughout the session, the team reiterated the need for a high level of resident involvement in the planning process and noted that each successive workshop gained in importance.

The next session is scheduled from 9 a.m. to 1 p.m. Saturday, Feb. 24, at the Fort Lupton Community/Recreation Center. All members of the Fort Lupton area public are invited to attend, and refreshments and childcare will be available. For information, contact Tom Parko at 303 857-6694, Ext. 125.

Contact MetroWest correspondent Gene Sears at 303-659-2522, or email news@metrowestnewspapers.com

Residents lay out future wants, needs

By Gene Sears
03/20/2007

FORT LUPTON — The results of the second public meeting for the city comprehensive plan are in, giving city planners a road map for development as seen through the eyes of area residents.

The meeting featured a “chip game,” in which participants selected the areas in which they would like to see specific growth, and placed tokens representing differing types of development on a large-scale map of the Fort Lupton area. By creating a personalized land use plan for the region, players located future jobs, shopping districts and housing according to their vision. The following is a compendium of that vision, tabulated by Danna Ortiz, Civil resources project manager for Fort Lupton.

Compact growth – Continue growing as the city has grown, from the core out, with density generally decreasing as one moves to the outer edges of the planning area. Limit growth west of Highway 85 to very low density.

Protect the river corridor – Limit development inside the floodplain area to trails. The river corridor trail and some of the trails through the City should accommodate horses as well as bicycles and pedestrians. Five out of the six groups showed trails along the ditch corridors. The remaining table was concerned about liability issues along the ditches.

Strengthen the downtown area – Add more businesses and mixed uses (such as offices/residential and commercial) and amenities (landscaping, benches, etc.) and extend downtown to the south.

Commercial use – Additional commercial uses along the major thoroughfares, with limited commercial uses interspersed in the neighborhoods so that people can walk to some stores, rather than having to drive to everything.

Residential use – Citizens like the existing mix of housing types and generally want more of the same: duplexes mixed in with single-family, multi-family housing near more intensive uses, the college and schools, some large lot homes and some mixed-use housing (such as apartments or condos on top of commercial uses).

Parks and trails – Overall, citizens were very supportive of expanding Fort Lupton’s park and trail system and they encouraged parks and trails in all neighborhoods.

Industrial use – Should have easy access to U.S. Highway 85 and the railroad.

Rail Yard / Intermodal facility – If the facility is going to be there, adjacent properties should be adequately buffered from this use. Several of the groups kept housing somewhat segregated from this area.

Roads – Keep the roads generally configured as they are now, in a grid pattern. Try to make several east-west connections across the river. Several tables recommended County Road 8 and 16. Key north-south roads included Rollie Street and Denver Avenue; some also recommended County Road 29.

Following the second session, City Councilman Fred Patterson stressed the importance of the third and final comprehensive plan meeting. Addressing the public, Patterson asked for a high level of community participation.

“There is going to be a very important comp plan meeting on March 29. I want to encourage all the citizens to show up for that, because that one is where people are actually going to

vote on what plan or what direction they want the city to go. What type of zoning they want in different areas, and some of the things that will affect the city for the next 20-30 years.”

“Even if you haven’t made the first two comp plan meetings, I do encourage all the citizens to show up for that, because it definitely will have a bearing on where the city goes in the future.”

The final meeting is scheduled from 6-8 p.m. March 29, in the Fort Lupton Community Center.

Contact MetroWest Staff Writer Gene Sears at 303-659-2522 Ext.217, or email gsears@metrowestnewspapers.com Alternately, you can send comments to Gene via his blog, fortlupton.blogspot.com.

Your turn to provide input

By Gene Sears
02/20/2007



Reporting on Fort Lupton, I've gotten a taste of the character that runs through folks in the area. Individualism is a strong suit here, as is a sense of history. No surprise, really.

Founded and built by citizens of purpose, Fort Lupton's earliest residents came with a clear and distinct vision of how they would have future generations remember them, for good or ill. The Fort Lupton museum is overflowing with the accounts of woodsmen and pioneers-turned-townspeople that changed the face of the river bottom through bravery, determination and a pervasive sense of destiny. Citizens who molded that destiny. Citizens who stood up to be counted, and let their voices be heard.

Sometimes, that urgency is easy to forget. With each passing generation comes a higher level of comfort and with comfort comes complacency, the bane of any democratic process. I understand that it is easy to believe that taking charge of Fort Lupton's future is not your job or your responsibility.

It is certainly easier to believe that someone will handle that responsibility for you, and if they botch the task, they will pay the price. Those things are all as easy to believe as they are dangerously incorrect. Comprehensive plan participation, school board and city council meetings and discussions regarding industrial developments like the proposed Union Pacific rail yard are the right and responsibility of each citizen in Fort Lupton.

There comes a time when every city finds itself at the crossroads, and must make the hard choices that determine the path each successive generation will follow. That time is now, and you are the ones who will shape the future of Fort Lupton, more so perhaps than any other generation in the city's history. For good or ill. History has its own measures of accountability, and nowhere is that more evident than right here, right now, in Fort Lupton.

Contact MetroWest Staff Writer Gene Sears at 303-659-2522, or email gsears@metrowestnewspapers.com

Reader Comments

I hope everyone who is able will start attending Fort Lupton City Council Meetings and take an active interest in their community. Let's know one another and know - for sure - the character and integrity of our chosen leaders. Let any wheel squeak as necessary! Thanks to the FL Press for wanting to hear the thoughts and opinions of residents! It's nice to have a hometown paper that keeps us informed.

posted by more cowbell on February 22, 2007 11:39am

Downtown rebirth a walk in the park

By Gene Sears
06/26/2007

FORT LUPTON ◊ Strolling along through a friendlier, more accessible town, Dan Burden treated a cadre of companions to a vision of the city far different than can be found today.

That vision may be essential to the future of the downtown area.

“There are cities that have learned to adapt and apply the principles of walkable neighborhoods, and are thriving,” Burden said, adding that failure to create a welcoming town center may have disastrous consequences.

“The sad fact is that some of those towns will disappear,” Burden said.

Burden, executive director of the non profit organization Walkable Communities, specializes in approachable neighborhood and downtown area design, focusing on pedestrian traffic. Walking the walk, Burden volunteered his services to conduct a walking audit of state Highway 52 and Denver Avenue, inviting along city staff and interested community members.

Burden's vision includes restricting the speed and importance of motorized traffic in the downtown corridor, opting instead for a sculpted and carefully planned parking and movement schema featuring wide sidewalks and increased shade.

Walkability increases dramatically, from Burden's perspective. with the sense of security afforded by high-visibility storefronts, and residences facing the sidewalk.

Following the walking tour, the city planning department hosted a luncheon, during which Burden connected images to words, illustrating the transformation of dozens of downtown areas simply by adjusting traffic flows and intersections, bleak urban cityscapes morphed into walkable zones. The addition of accessible parking, storefront awnings and landscaped islands, coupled with an abundance of shade, completed the shift into a viable community gathering center.

Discussing Fort Lupton's specific opportunities, Burden noted that the basic components of layout and traffic shaping are already present.

“There are certain elements that lend themselves to easier accessibility,” Burden said. “Factors that I call ‘Ebones.’”

“The good news is,” he added, “Fort Lupton has the right bones.”

Applying many of the same principles to green spaces and parks, Burden discussed the value of multiple sets of eyes, in the form of residential windows, facing the greenbelt.

“People need to feel secure,” he said.

Based on federal and state grant money, coupled with the support of local business and members of the community, Burden said the revitalization efforts pay for themselves in increased sales tax revenues and property values.

“The cash registers never stop ringing,” said Burden.

Contact MetroWest Staff Writer Gene Sears at 303-659-2522 ext. 217, or email gsears@metrowestnewspapers.com.