



MEMORANDUM

To: Poudre School District

Date: March 15, 2023

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Re: Demographic Analysis of the Poudre School District Boundary

The goal of this task is to provide an analysis of the demographic, home value, rent, and population data within the Poudre School District (PSD) boundary. In addition, FLO Analytics (FLO) is providing an analysis of historical enrollment, grade progression ratios (GPRs), and kindergarten-to-birth ratios as part of the analysis. Where possible, FLO has provided a breakdown of the analysis by incorporated places (i.e., cities and towns) and unincorporated Larimer County (the County) within the PSD boundary (the District). The materials, assumptions, and questions for PSD outlined at the end of this memo will be discussed with PSD at a virtual work session meeting, if necessary.

Demographic Analysis

County, PSD, and Incorporated Place Population: 2000–2020

Table 1

	2000	2010	2020	Average Annual Growth	
				2000–2010	2010–2020
Larimer County	251,494	299,630	359,066	1.8%	1.8%
PSD	158,188	184,648	221,002	1.6%	1.8%
Fort Collins (part)	116,655	136,911	161,779	1.6%	1.7%
Loveland (part)	1	8	10	23.1%	2.3%
Timnath	223	625	6,482	10.9%	26.4%
Wellington	2,672	6,289	11,047	8.9%	5.8%
Windsor town	284	3,636	4,131	29.0%	1.3%
PSD Unincorporated Area	38,353	47,737	59,223	2.2%	2.2%

Table 1 illustrates the 2000–2020 population change for the County, PSD, and incorporated places that comprise the District, and the unincorporated area within the District. The County grew by an average of 1.8 percent annually in both decades, gaining 48,136 residents from 2000 to 2010 and

59,436 residents from 2010 to 2020. The growth rate within the District was similar, growing by an average of 1.6 percent (26,460 residents) annually from 2000 to 2010 and 1.8 percent (62,814 residents) from 2010 to 2020. The part of Fort Collins that is within the District also grew at rates comparable to the County and PSD. In comparison, the Towns of Timnath and Windsor had considerable higher growth rates in either one or both decades.

Under/Over Age 18 Share of the Population in the District: 2000–2020

Table 2

	2000	2010	2020	Average Annual Growth	
				2000–2010	2010–2020
Total Population	158,188	184,648	221,002	1.6%	1.8%
Age 18 and over	122,558	147,017	178,478	1.8%	2.0%
Under age 18	35,630	37,631	42,524	0.5%	1.2%
Under 18 share of total	23%	20%	19%	--	--

Table 2 depicts how the proportion of the population under the age of 18 has changed in relation to the population aged 18 and older. PSD’s net growth of 62,814 residents (39.7 percent) over the 20-year period was mostly driven by the growth of approximately 55,920 residents aged 18 and older (45.6 percent). In comparison, the population under the age of 18 only increased by 6,894 residents (19.3 percent) over the same period. The proportion of the population under the age of 18 decreased between the 2000 and 2010 censuses from 23 percent to 20 percent. This trend continued between 2010 and 2020, albeit at a slightly slower rate, from 20 percent to 19 percent. The declining trend in children as a share of the population is important; even with an increase in population a decrease in the number of children living within PSD could lead to declining enrollment in the future.

PSD Population by Age Group: 2000–2020–Selected Age Groups

Figure 1

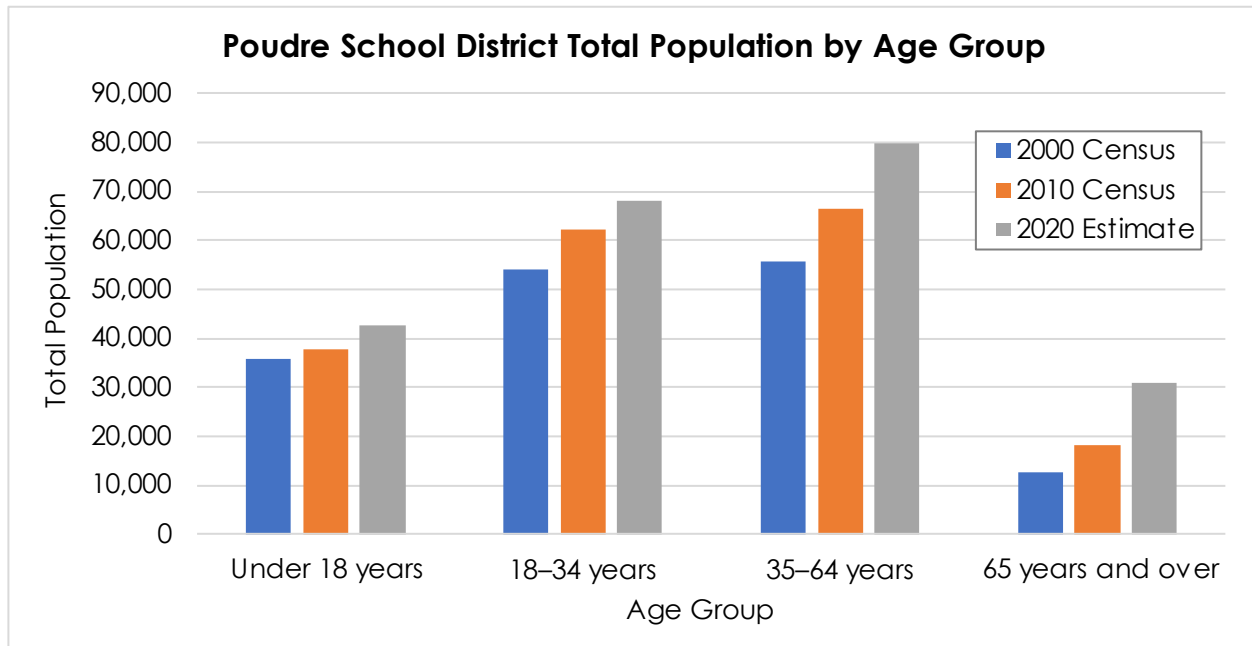


Figure 2

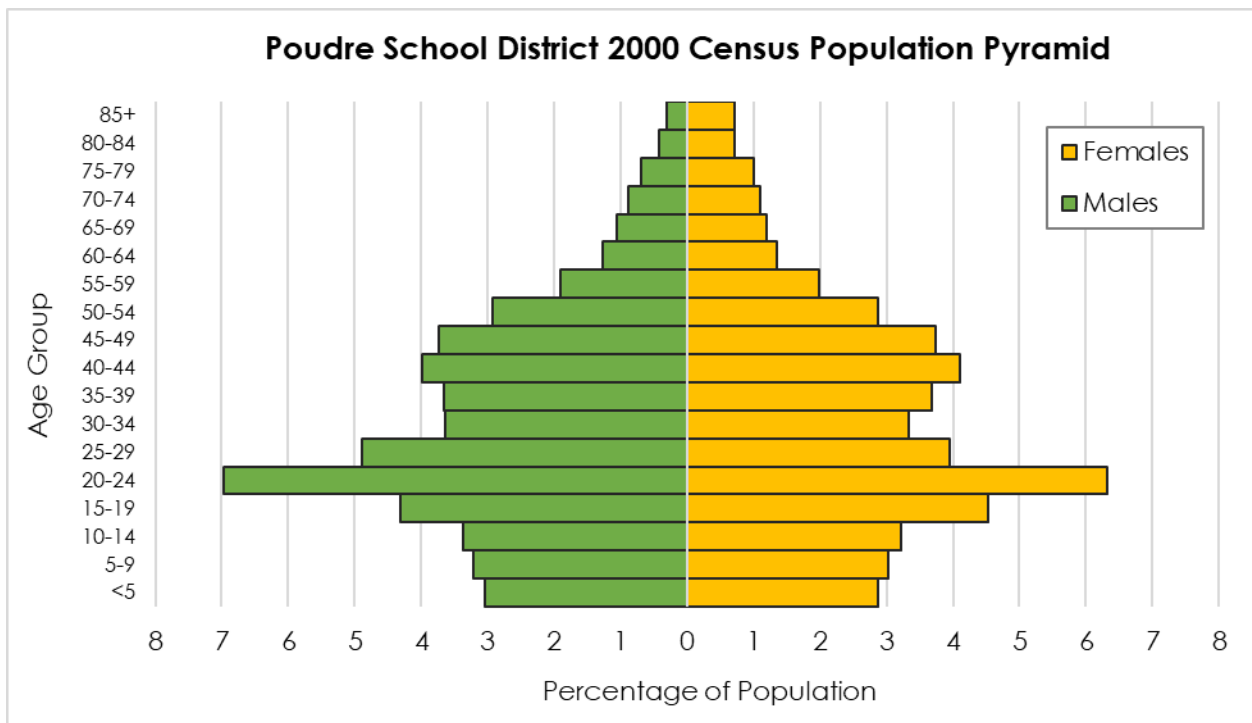


Figure 3

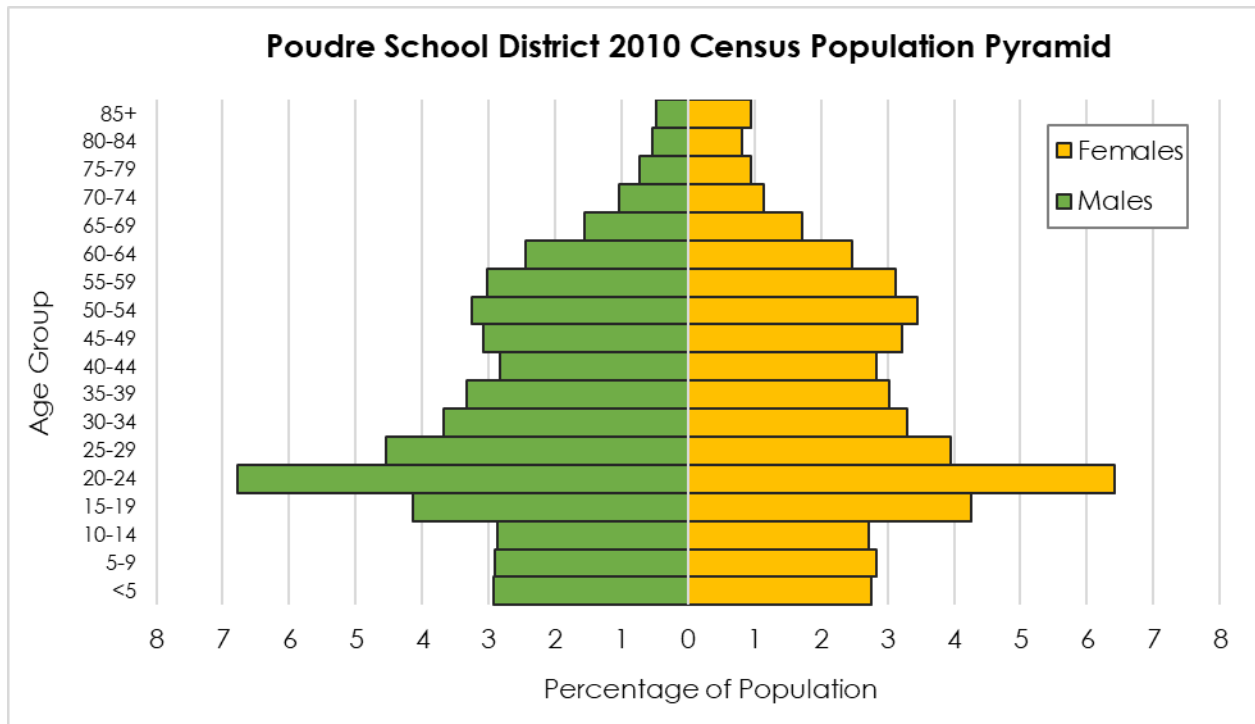
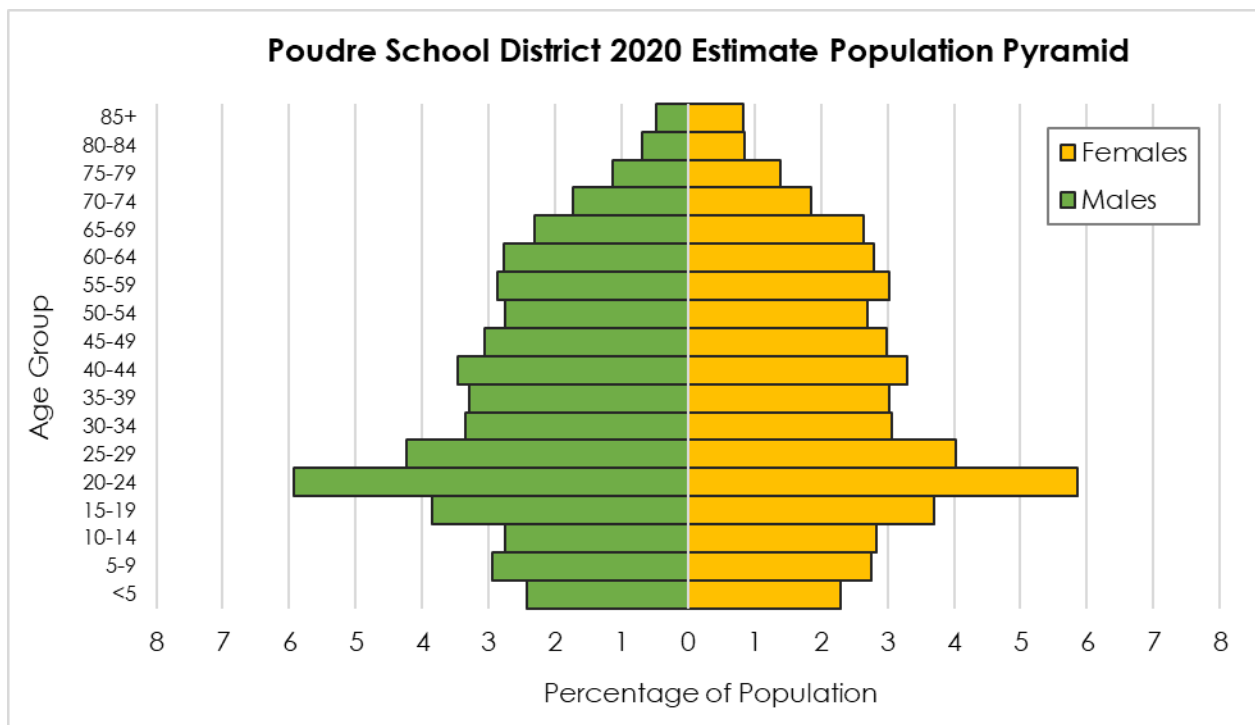


Figure 4



Each of the broad age groups shown in Figure 1 have grown, with the largest relative growth among ages 65 and over, and the smallest growth among ages under 18. As a result of these different growth rates over the last two decades, the age distribution of the PSD population has shifted. There has been an increase in the proportion of individuals in older age groups while the proportion of individuals in younger age groups has decreased. The population pyramids (Figures 2–4) show that the college-age population aged 20–24 is consistently the largest group for both males and females. However, the oldest age groups have gained shares. Adding together males and females, in the 2000 Census, each of the 60–64, 65–69, and 70–74 age groups accounted for approximately 2 percent of the total population. By 2020, those proportions increased to approximately 4 or 5 percent per age group. Conversely, the under 5, 5–9, and 10–14 age groups’ proportions of total population have decreased over the same period.

Social and Economic Data

Unlike Tables 1–2 and Figures 1–4, which reference decennial Census data, Tables 3–7 depict data compiled from the American Community Survey (ACS), an annual survey that is sent to a sample of addresses in all 50 states, the District of Columbia, and Puerto Rico (3.5 million people). It asks about topics not addressed in the decennial Census including income, housing costs, and language spoken at home. It is important to note that all values in Tables 3–7 have an underlying margin of error (MoE); in general, the smaller the unit of analysis, the larger the MoE. MoEs (at the 90 percent confidence level) for estimates cited in the text following each table are indicated in parentheses.

2021 County, PSD, and Incorporated Place Median Household Income: Total Population and by Race/Ethnicity

Table 3

	Total	Non-Hispanic or Latino							Hispanic or Latino
		White	Black or African American	American Indian or Alaska Native	Asian	Native Hawaiian or Other Pacific Islander	Some Other Race	Two or More	
Larimer County	\$80,664	\$81,316	\$57,962	\$56,856	\$75,238	\$147,944	\$79,336	\$75,991	\$67,408
Poudre School District	\$78,085	\$79,041	\$55,202	\$52,411	\$73,909	\$148,091	\$82,500	\$73,922	\$66,538
Fort Collins	\$72,932	\$73,922	\$55,570	\$53,750	\$73,023	\$148,091	\$66,196	\$69,490	\$64,849
Loveland	\$73,907	\$74,540	--	--	--	--	\$66,510	\$45,000	\$69,805
Timnath	\$156,738	\$155,462	--	--	--	--	--	--	--
Wellington	\$94,586	\$94,293	--	--	--	--	--	--	--
Windsor	\$111,477	\$111,520	--	\$106,458	\$174,105	--	\$119,400	--	\$65,577

Notes

Median household income in the past 12 months in 2021 inflation-adjusted dollars.

-- = The estimate could not be computed because there were an insufficient number of sample observations.

Reference

U.S. Census Bureau, 2017–2021 (5-year) American Community Survey.

The PSD median household income estimate of \$78,085 (+/- \$1,667) in 2021 inflation-adjusted dollars is not significantly different from the County estimate of \$80,664 (+/- \$1,574). However, both are significantly higher than the national median estimate of \$69,021 (+/- \$146). The median

household income estimates for Fort Collins and Loveland are slightly lower than the County, with a similar distribution across the race and ethnicity categories. In comparison, Wellington, Windsor, and Timnath median household income estimates are considerably higher than the County estimate.

2021 County, PSD, and Incorporated Place Housing: Population for Whom Poverty Status is Determined

Table 4

	Population for Whom Poverty Status is Determined	Income in the Past 12 Months Below Poverty Level	Income in the Past 12 Months Above Poverty Level	% Income in the Past 12 Months Below Poverty Level	% Income in the Past 12 Months Above Poverty Level
Larimer County	345,329	38,493	306,836	11.1%	88.9%
Poudre School District	209,149	28,293	180,856	13.5%	86.5%
Fort Collins	158,331	24,796	133,535	15.7%	84.3%
Loveland	75,365	6,017	69,348	8.0%	92.0%
Timnath	6,289	265	6,024	4.2%	95.8%
Wellington	10,769	1,227	9,542	11.4%	88.6%
Windsor	31,848	1,115	30,733	3.5%	96.5%

Notes

Poverty thresholds are the dollar amounts used to determine poverty status. Following the Office of Management and Budget's (OMB) Statistical Policy Directive 14, the Census Bureau uses a set of money income thresholds that vary by family size and composition to determine who is in poverty. If a family's total income is less than the family's threshold, then that family and every individual in it is considered in poverty. The official poverty thresholds do not vary geographically, but they are updated for inflation using the Consumer Price Index (CPI-U). The official poverty definition uses money income before taxes and does not include capital gains or noncash benefits (such as public housing, Medicaid, and food stamps).

Reference

Source: U.S. Census Bureau, 2017–2021 (5-year) American Community Survey.

In the County, an estimated 11.1 percent (+/-0.7 percent) of the population for whom poverty status is determined had income below the poverty level, according to the U.S. Census Bureau's 2017–2021 5-year ACS. This is lower than the national estimate of 12.6 percent (+/-0.1 percent), while the estimates for PSD and Fort Collins are slightly higher at 13.5 percent (+/-0.8 percent) and 15.7 percent (+/-0.9 percent), respectively.

2021 County, PSD, and Incorporated Place Housing Cost Burdened: Households in Occupied Housing Units

Table 5

	Households	Housing Cost Burdened Households	% Housing Cost Burdened Households
Larimer County	145,175	46,316	31.9%
Poudre School District	87,027	29,220	33.6%
Fort Collins	67,270	24,626	36.6%
Loveland	32,888	10,679	32.5%
Timnath	1,991	376	18.9%
Wellington	3,916	951	24.3%
Windsor	12,202	3,267	26.8%

Notes

Housing cost burdened households are those with housing costs that are 30% or more of household income in the past 12 months for all income brackets.

Reference

Source: U.S. Census Bureau, 2017–2021 (5-year) American Community Survey.

An estimated 31.9 percent of households in the County are housing cost burdened, meaning they have housing costs (i.e., rent or mortgage payments, utilities, and other fees) that are 30 percent or more of their household income in the past 12 months. Although slightly more households are housing cost burdened in PSD and Fort Collins, all three areas are below the nationwide estimate of 40 percent.

2021 County, PSD, and Incorporated Place Educational Attainment: Population 25 Years and Over

Table 6

	Population 25 Years and Over	Less Than Bachelor's Degree	Bachelor's Degree or Higher	% Less Than Bachelor's Degree	% Bachelor's Degree or Higher
Larimer County	236,137	119,530	116,607	50.6%	49.4%
Poudre School District	136,886	62,268	74,618	45.5%	54.5%
Fort Collins	100,788	43,709	57,079	43.4%	56.6%
Loveland	54,482	33,467	21,015	61.4%	38.6%
Timnath	3,873	1,081	2,792	27.9%	72.1%
Wellington	7,061	4,240	2,821	60.0%	40.0%
Windsor	22,221	11,446	10,775	51.5%	48.5%

Notes

Educational attainment refers to the highest level of education that an individual has completed. This is distinct from the level of schooling that an individual is attending.

Reference

U.S. Census Bureau, 2017–2021 (5-year) American Community Survey.

49.4 percent of the County’s population over the age of 25 is estimated to have a bachelor’s degree or higher. This is considerably higher than the national estimate of 35.0 percent. In comparison to the County, PSD and Fort Collins have even higher formally educated populations over the age of 25, with 54.5 percent and 56.6 percent having a bachelor’s degree or higher, respectively.

2021 County, PSD, and Incorporated Place Limited English Households in Occupied Housing Units

Table 7

	Households	Limited English Households	% Limited English Households
Larimer County	145,175	2,022	1.4%
Poudre School District	87,027	1,150	1.3%
Fort Collins	67,270	996	1.5%
Loveland	32,888	501	1.5%
Timnath	1,991	0	0.0%
Wellington	3,916	47	1.2%
Windsor	12,202	73	0.6%

Notes

Limited English-speaking households are those in which no member 14 years and over speaks only English or speaks a non-English language and speak English "very well". In other words, all members 14 years and over have at least some difficulty with English.

Reference

U.S. Census Bureau, 2017–2021 (5-year) American Community Survey.

According to the 2017–2021 5-year ACS, 10.6 percent (+/-0.8 percent) of PSD residents 5 and older speak a language other than English at home. However, many of these residents also speak English very well, or live in a household in which others speak English very well. Table 7 shows the number of households in which no member 14 years and older speaks English very well. These 1,150 households (+/-262) comprise 1.3 percent (+/-0.3 percent) of total PSD households.

Real Estate Analysis

The real estate analysis section covers the change in home values (all homes with a County record—single-family, condominium and cooperative homes) and rents at the selected County and city level. All real estate data was downloaded from the Zillow Housing Data repository.¹ The dashed lines in Figures 5–12, 14, and 15 represent the data trend line. The associated formula ($y = mx + b$) represents the slope-intercept equation for each trend line; the larger the number symbolized by m , the quicker the increase in home values over the period of analysis (Figures 5–10). The values of these equations are subject to the period of analysis in each figure as any shifting of the years

¹ Zillow. 2023 “Housing Data.” Accessed February 12, 2023. <https://www.zillow.com/research/data/>.

and/or months will shift the position of these trend lines, and thus the values in the equations, sometimes considerably.

Median Home Values by County: 2000–2023

Figure 5

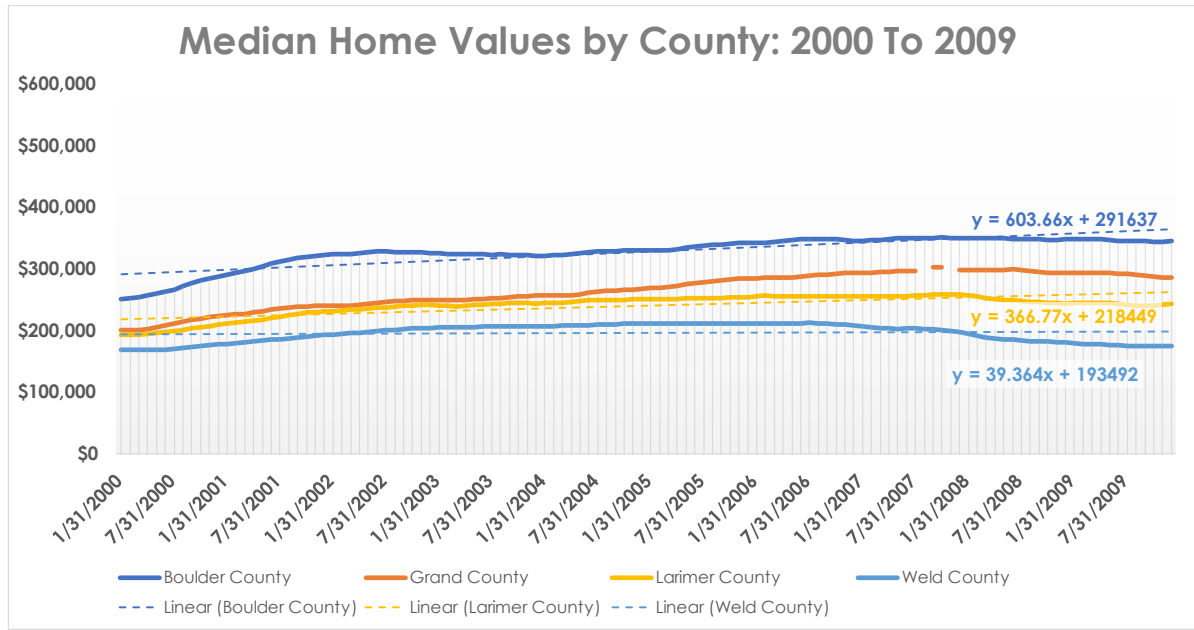


Figure 6

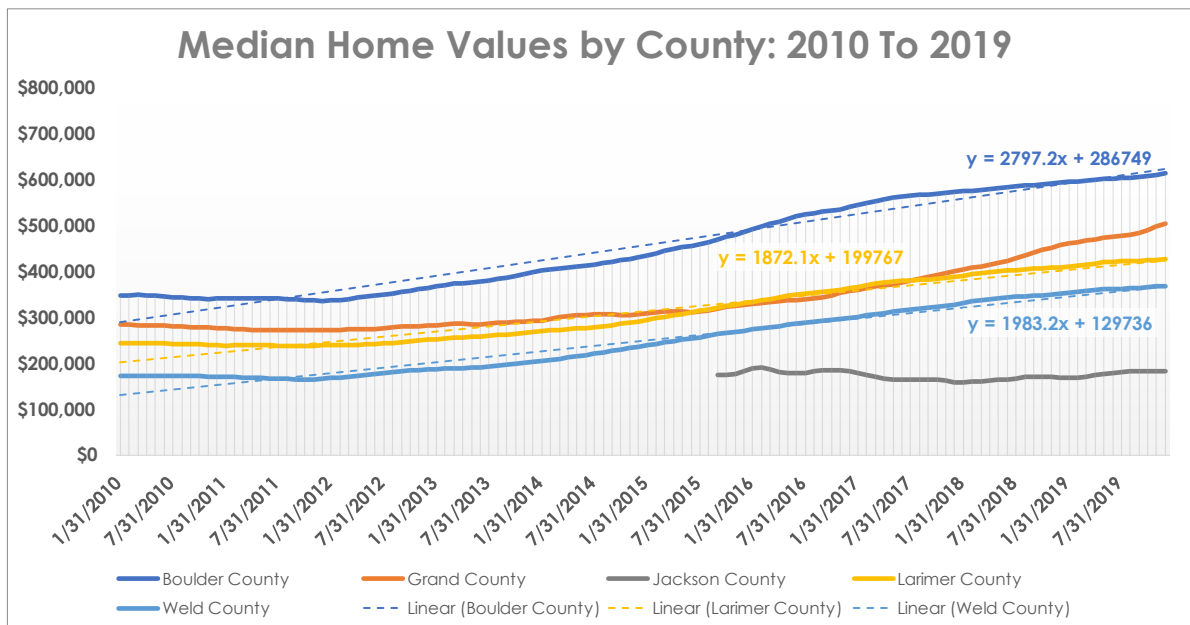
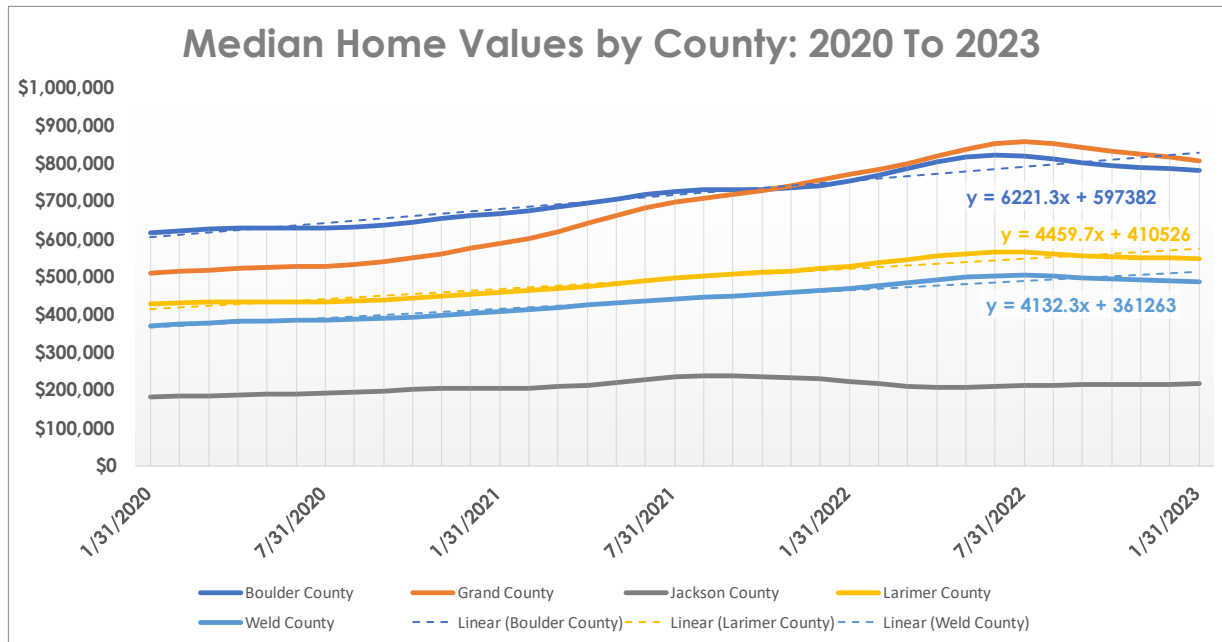


Figure 7



Figures 5–7 depict the median home values in the County and surrounding counties from 2000 to 2023. From 2000 to 2006, home values generally trended upward, increasing from an average of \$203,620 to \$276,532. For the next two years, home values stabilized in most of the region, averaging nearly \$275,000. By the middle of 2008, the housing market began to crash nationally and locally, leading to the beginning of a steep decline in value; the average home value decreased from \$275,000 at the beginning of 2008 to just over \$262,000 (a 4.7 percent decrease).

Home values for all counties depicted in these figures continued to decrease over the next two years, bottoming out at an average value of \$254,000 in late 2011. Early 2013 marked the beginning of an extended recovery period; the average home value for the selected counties reached \$300,000 by the middle of 2014 then over \$400,000 by March of 2019. The rate of the increases in home values accelerated between 2020 and 2023, with the average value reaching \$500,000 by May 2021 then nearly \$600,000 by July 2017. Likely as a result of recent interest rate hikes, home values began to decrease over the remainder of 2022; the first sustained decline since 2011.

Single-Family Median Home Values by City: 2000–2023

Figure 8

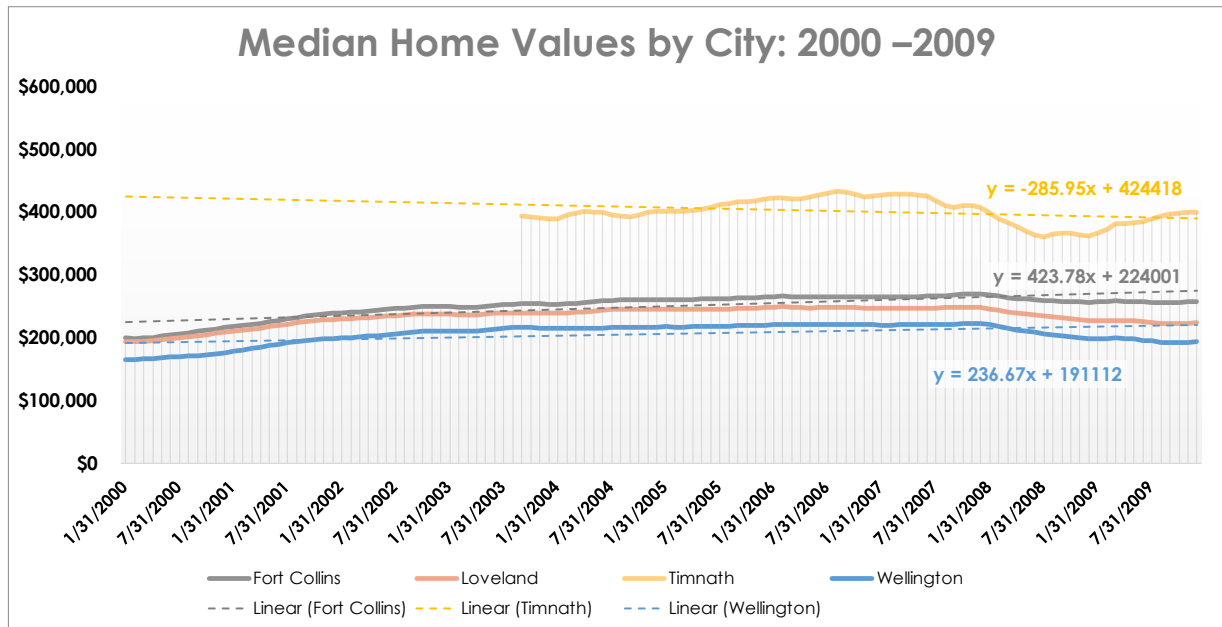


Figure 9

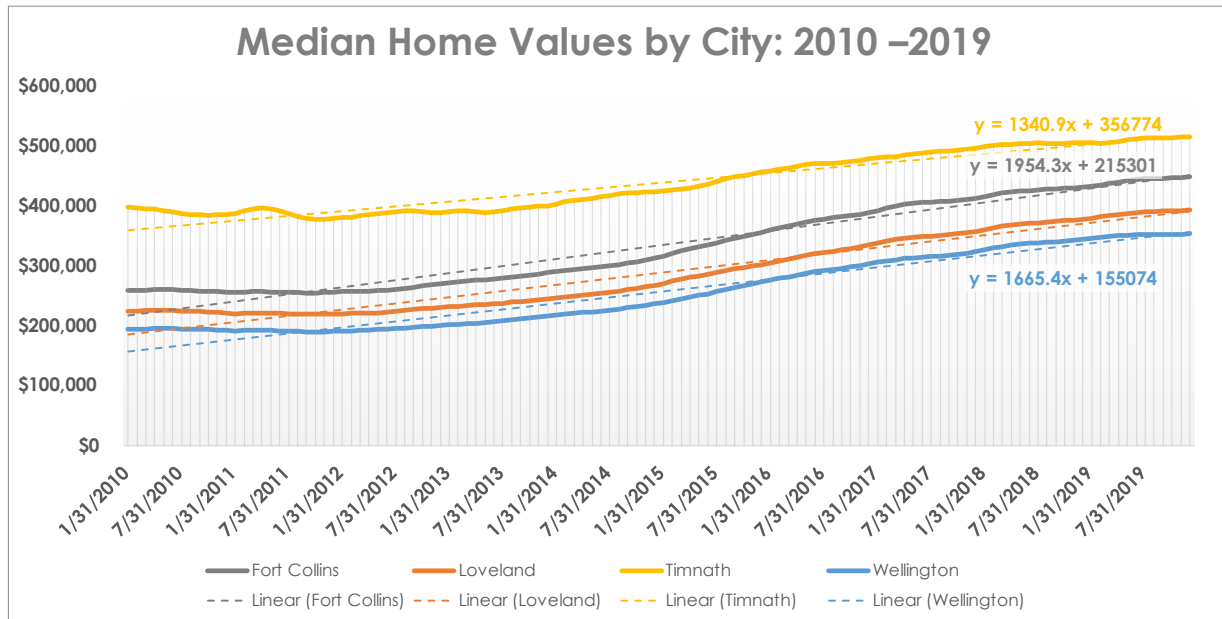
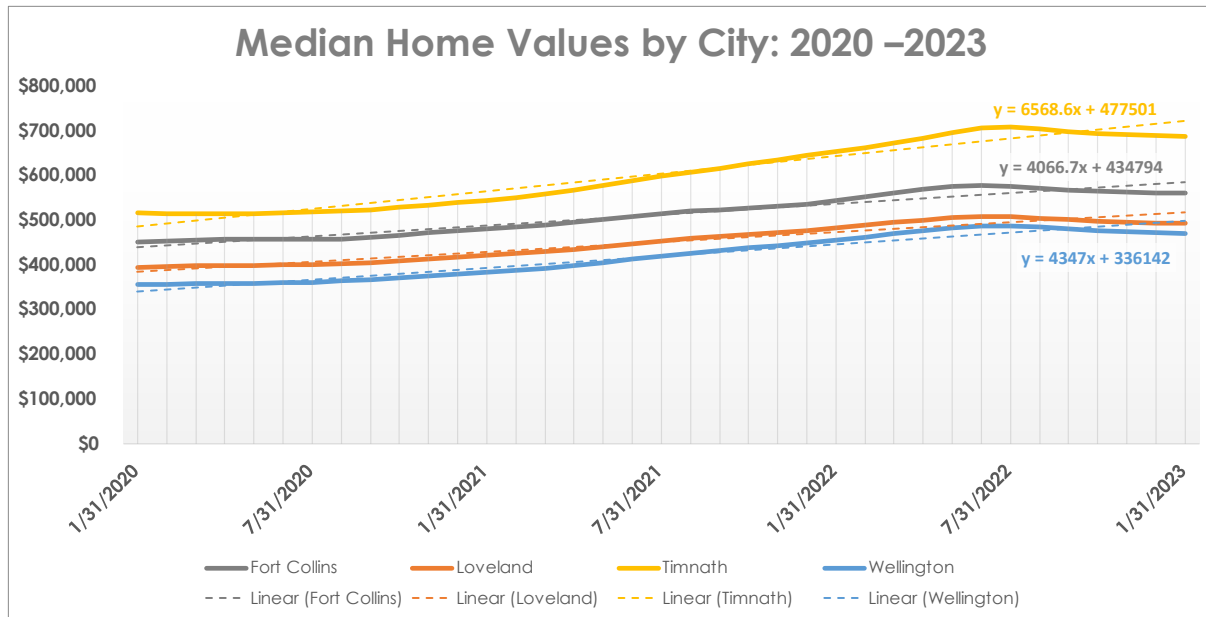


Figure 10



Figures 8–10 depict the median home values in the County and surrounding counties from 2000 to 2023. While there was some variation between the municipalities, particularly considering Timnath, the timing of the decreases and increases in home values mirrored that of the selected counties in Figures 5–7. Between 2000 and 2009, the average home value for the selected municipalities increased at a rate of 44.3 percent, 59.2 percent between 2010 and 2019, and 28.6 percent between 2020 and 2023.

Mean Rents by County: 2015–2023

Figure 11

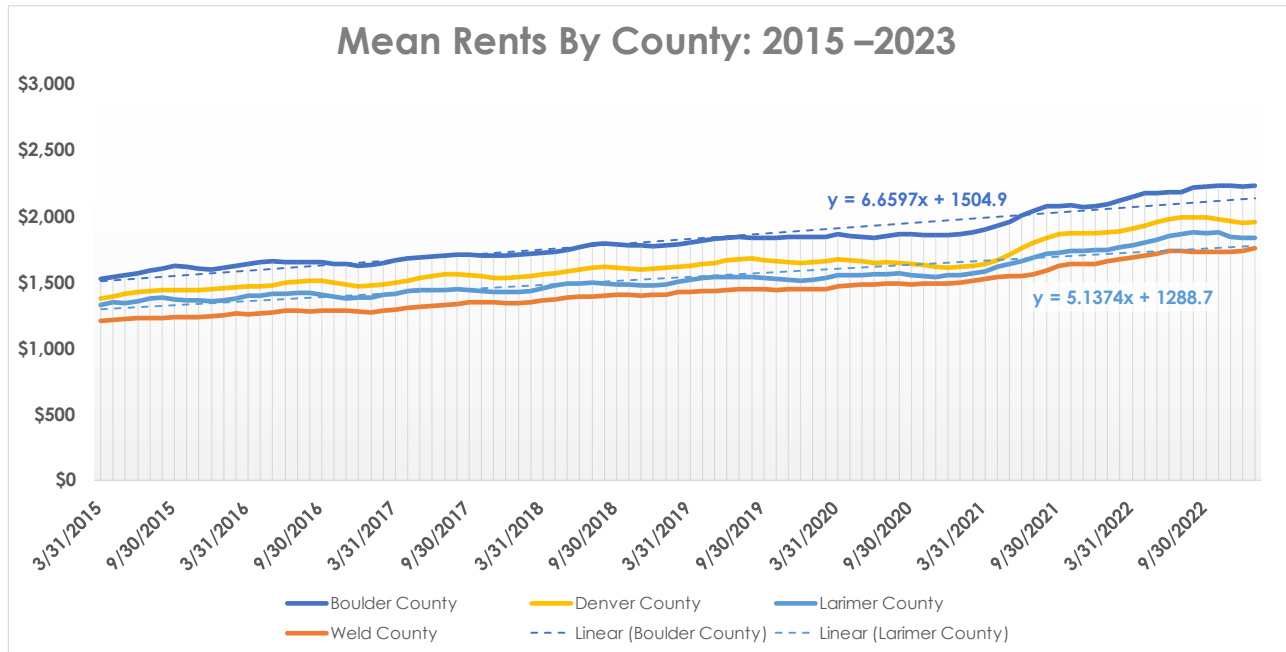


Figure 11 depicts the change in the mean rent for selected counties from 2015 to 2023. While there has been year-to-year and month-to-month variation, the mean rent for the selected counties has generally increased every year between 2015 and 2022. Table 8 shows the annual change in mean rent for the selected counties. While the rate of change has fluctuated from year to year, the mean rent has increased every year between 2015 and 2022 with an increase of 9.3 percent in 2021. The yearly change in average rent by County is shown in Table 9.

Table 8

Year	Mean Rent Increase
2015	2.7%
2016	1.9%
2017	5.6%
2018	4.5%
2019	2.6%
2020	3.0%
2021	9.3%
2022	4.7%

Table 9

Year	Boulder County	Denver County	Larimer County	Weld County
2015	3.6%	4.1%	0.6%	2.2%
2016	0.9%	1.0%	1.1%	1.9%
2017	4.2%	3.8%	3.2%	5.6%
2018	3.6%	4.1%	3.6%	4.5%
2019	3.6%	2.5%	1.9%	2.6%
2020	0.9%	-2.3%	2.3%	3.0%
2021	11.1%	15.9%	12.4%	9.3%
2022	6.1%	3.8%	5.5%	4.7%
2015-2022	45.3%	41.5%	38.4%	43.5%

Mean Rents by City: 2015–2023

Figure 12

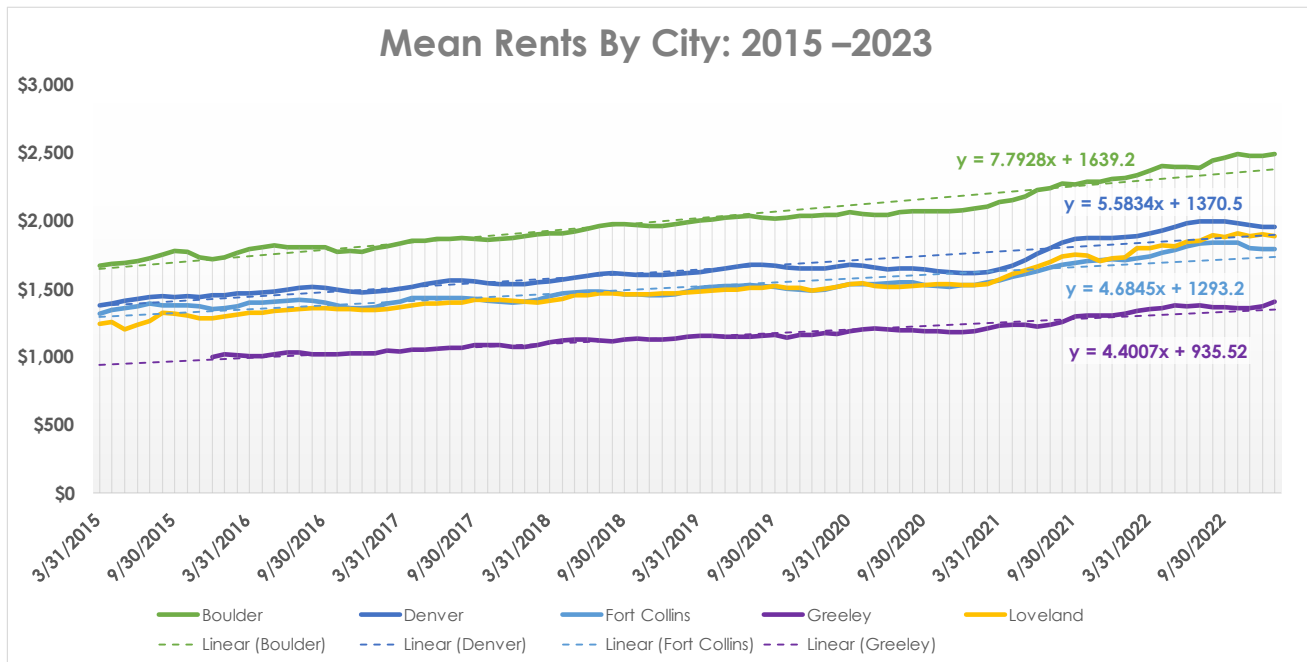


Figure 12 depicts the change in mean rents by selected cities from 2015 to 2023. Similar to the trends shown in Table 8, the mean rents in the selected cities have steadily increased through the analysis period. Despite starting with the highest mean rent, rates in Boulder have increased at the quickest rate followed by Denver, Loveland, Fort Collins, and Greeley. Table 10 shows the annual change in mean rent for the selected cities. The yearly change in average rent by city is shown in Table 11.

Table 10

Year	Mean Rent Increase
2015	3.1%
2016	2.5%
2017	4.5%
2018	4.4%
2019	2.7%
2020	1.4%
2021	12.5%
2022	6.3%

Table 11

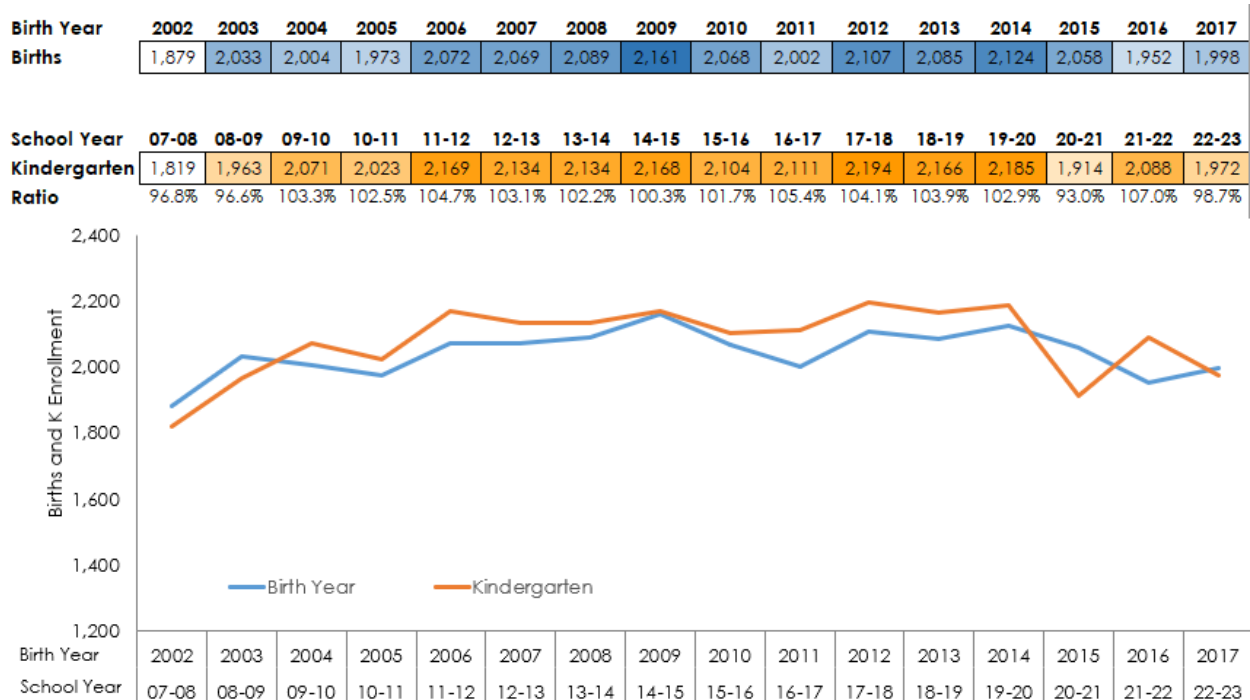
Year	Boulder	Denver	Fort Collins	Greeley	Loveland
2015	2.9%	5.4%	2.6%	0.6%	3.1%
2016	2.3%	1.0%	0.1%	1.0%	3.5%
2017	4.0%	3.7%	2.5%	4.9%	5.3%
2018	3.9%	4.2%	3.3%	4.7%	4.6%
2019	3.2%	2.5%	1.8%	2.6%	1.5%
2020	1.8%	-2.2%	2.4%	0.3%	2.0%
2021	10.2%	15.8%	12.5%	9.8%	12.9%
2022	6.9%	3.8%	4.6%	4.0%	9.5%
2015-2022	48.2%	41.8%	35.5%	38.1%	52.4%

Birth to Kindergarten Analysis

This section analyzes how 2007–08 to 2022–23 kindergarten (K) enrollment has fluctuated in response to both District and County births. In addition, FLO analyzed how the population of women of childbearing age, births, and births rates have changed since the 2000 Census. The key takeaway is that while enrollment has generally increased over time, births (within the County and the District) and birth rates have been steadily declining. Considering the accelerated decline in births since 2016 and 2017, PSD may begin to experience a prolonged period of smaller K cohorts entering PSD, and potentially further slowing enrollment growth.

Kindergarten to District Birth Analysis

Figure 13



The number of students enrolled in a district is largely influenced by the number of school-aged children residing within the district. Similarly, an increasing number of births will typically correlate to increases in enrollment and vice versa. It is vitally important to understand the relationship between the two data sets to more accurately forecast future PSD enrollment.

While there was some year-to-year variation (Figure 13), births occurring within the District generally held steady between 2002 and 2008 (3,109), ranging from 1,879 (2002) and 2,089 (2008). K enrollment, which is generally correlated to births occurring five years prior (i.e., 2017–18 K compared to 2012 births), increased from 1,819 students in 2007–08 to 2,071 students in 2009–10. Over that same period, the ratio metric (the mathematical relationship between K enrollment and births), increased from 96.8 percent to 103.3 percent. After a slight decline in 2010–11, K enrollment remained steady for the next two years with 2,134 students in both 2012–13 and 2013–14.

District births reached an apex of 2,161 in 2009 then averaged 2,074 births through 2015. Births sharply declined in 2016 (1,952) before a modest rebound in 2017 (1,998). K enrollment continued to remain remarkably stable before 2020–21, averaging 2,155 students between 2014–15 and 2019–20. Over the same period, the K ratio was an average of 3.1 percent higher than the births occurring five years prior, indicating that more people are moving to the District in between the birth year and the K enrollment year. Impacts surrounding COVID-19 likely contributed to a steep decline in 2020–21 (271 fewer K students) before a temporary rebound in 2021–22 (2,088 students). The increase in 2021–22 was followed by another contraction in 2022–23, a trend that has been observed in other districts. As a result, the ratio fluctuated between 93.0 percent and 107.0 percent.

Kindergarten-to-Birth Analysis: County and District Births

Figure 14

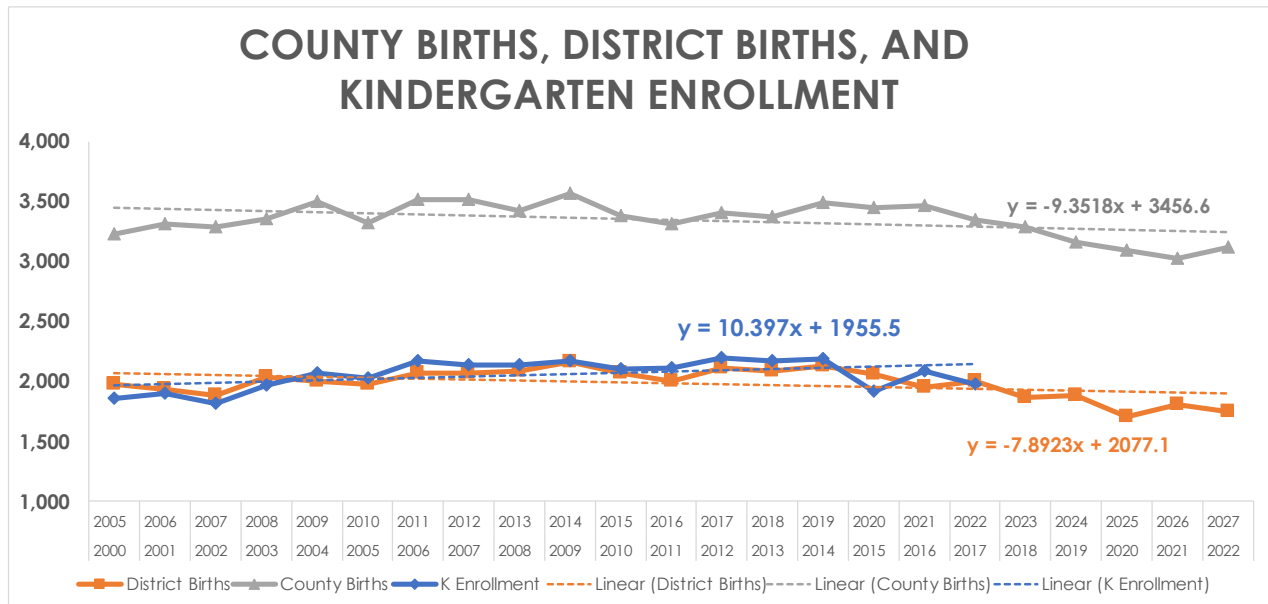


Figure 14 includes seven additional years of historical birth and K enrollment while also depicting all births occurring in the County (PSD births are a subset of these). In addition, Figure 14 incorporates trend lines and respective slope-intercept formulas of these trend lines to better describe the progression of births and K enrollment. In regard to the bottom axis; the top row refers to the K Enrollment year whereas the bottom row refers to the birth year.

While there was some year-to-year variation, births within the District and the County have closely mirrored one another through much of the analysis period. Both the County births and District births remained fairly stable between 2000 and 2016 before beginning a decline that has persisted through 2020. The relationship between the two geographies began to deviate in subsequent years with County births decreasing (2.2 percent) in 2021 while District births increased (5.6 percent). In 2022, this reversed with District births increasing (3.0 percent) and County births contracting (3.1 percent). Despite the recent decline in K enrollment, the trend has been relatively steady when between 2005 and 2022; however, without an increased level of in-migration, PSD may begin to experience a steady decline in K enrollment in future years in response to the decline in District and County births as both have trended downward in recent years.


PSD Resident Birth Rates: 2000, 2010, and 2020 (Estimated)


Table 12

Females by Age Group	2000 Population	2000 In-District Births	2000 Birth Rate	Change from Prior Decade
15-19	7,163	141	0.020	--
20-24	9,991	447	0.045	--
25-29	6,238	592	0.095	--
30-34	5,284	510	0.097	--
35-39	5,824	234	0.040	--
40-44	6,481	54	0.008	--
Total Fertility Rate			1.52	

Females by Age Group	2010 Population	2010 In-District Births	2010 Birth Rate	Change from Prior Decade
15-19	7,849	119	0.015	-23.0%
20-24	11,844	334	0.028	-37.0%
25-29	7,303	592	0.081	-14.6%
30-34	6,076	680	0.112	16.0%
35-39	5,574	270	0.048	20.6%
40-44	5,230	73	0.014	67.5%
Total Fertility Rate			1.49	-1.8%

Females by Age Group	2020 Population (Estimate)	2020 In-District Births	2020 Birth Rate	Change from Prior Decade
15-19	8,168	43	0.005	-65.3%
20-24	12,931	235	0.018	-35.6%
25-29	8,897	446	0.050	-38.2%
30-34	6,780	587	0.087	-22.6%
35-39	6,698	336	0.050	3.6%
40-44	7,288	62	0.009	-39.1%
Total Fertility Rate			1.09	-26.7%

 Red cell shading denotes a decrease from the prior decade

 Green cell shading denotes an increase from the prior decade

The intent of Table 12 is to show female PSD population by age group, number of births to PSD residents for each age group, their respective birth rates, and the percent change in birth rates compared to the decade prior (i.e., 2020 compared to 2010). Total fertility rates (TFRs) are the number of children that would be born to a woman during her childbearing years, based on the age-specific birth rates shown for each decade. Additionally, the cell shading shows either an increase (green), decrease (orange), or stasis (gray) from the prior decade. The table includes births from women younger than 15 and older than 44. All births to women under age 20 are included in the 15–19 age group, while all births to women 40 and older are included in the 40–44 age group.

While the population for each age group under age 35 increased from 2000 to 2010, the birth rates declined for each group under age 30. Conversely, the number of births and birth rates increased for each age group 30 and older, despite a decrease in the female population age 35–44. Increasing birth rates for women 30 and older compensated for declining rates among younger women, resulting in very little change in PSD TFR, from 1.51 in 2000 to 1.49 in 2010.

Every age group shown in the table gained population from 2010 to 2020, yet the number of births fell for every group except ages 35–39. Consequently, birth rates fell for nearly every group except for a negligible increase for the 35–39 group. The lower birth rates resulted in a steep decline in PSD TFR from 1.49 in 2010 to 1.09 in 2020.

Enrollment Analysis

Historical Enrollment: 2012–13 to 2022–23

Table 13

Grade	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2012-13 to 2022-23
K	2,134	2,134	2,168	2,104	2,111	2,194	2,166	2,185	1,914	2,088	1,972	-162
1	2,195	2,178	2,205	2,239	2,116	2,172	2,254	2,203	2,033	1,981	2,135	-60
2	2,060	2,281	2,266	2,271	2,245	2,179	2,237	2,274	2,054	2,117	1,999	-61
3	2,156	2,096	2,324	2,304	2,290	2,318	2,230	2,271	2,154	2,131	2,194	38
4	2,081	2,178	2,150	2,378	2,312	2,323	2,397	2,229	2,155	2,195	2,171	90
5	2,057	2,137	2,237	2,214	2,421	2,360	2,370	2,428	2,137	2,175	2,247	190
6	2,168	2,154	2,265	2,306	2,260	2,422	2,419	2,389	2,283	2,180	2,267	99
7	2,085	2,186	2,166	2,261	2,319	2,238	2,417	2,426	2,321	2,281	2,202	117
8	1,976	2,083	2,222	2,141	2,268	2,308	2,254	2,403	2,333	2,331	2,328	352
9	2,291	2,194	2,155	2,244	2,139	2,247	2,363	2,308	2,408	2,451	2,462	171
10	1,988	2,114	2,065	2,120	2,193	2,059	2,228	2,302	2,279	2,355	2,382	394
11	1,993	1,933	2,093	2,043	2,090	2,119	2,032	2,197	2,295	2,243	2,329	336
12	1,937	1,976	1,908	2,079	2,068	2,129	2,156	2,104	2,292	2,402	2,253	316
District-wide Total	27,121	27,644	28,224	28,704	28,832	29,068	29,523	29,719	28,658	28,930	28,941	1,820

Blue cell shading indicates a low point in enrollment over the historical period

Orange cell shading indicates an apex in enrollment over the historical period

To better understand recent enrollment trends, FLO analyzed historical 2012–13 to 2022–23 enrollment (October headcount) based on the enrollment reports from the Colorado Department of Education and student information system extracts provided by PSD (Table 13). Cells that are highlighted in orange represent an apex in enrollment in that grade over the period of analysis (e.g., grade 1, 2018–19), whereas cells shaded in blue represent the opposite (e.g., grade 1, 2021–22). Additionally, FLO evaluated historical GPRs (Table 15).

PSD enrollment steadily increased over much of the historical period, gaining 2,598 students between 2012-13 and 2019-20. COVID-19 related concerns contributed to a sharp decline in 2020–21 (1,061) that was followed by a modest increase in 2021–22 (272 students). Substantial contractions in K, grade 2, and grade 12 enrollment offset by the grade increases seen throughout much of the District contributed to a modest increase in PSD enrollment in 2022–23.

Historical Enrollment and Cohort Progression Analysis: 2012–2013 to 2022–23

Table 14

Grade	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2012-13 to 2022-23
K	2,134	2,134	2,168	2,104	2,111	2,194	2,166	2,185	1,914	2,088	1,972	-162
1	2,195	2,178	2,205	2,239	2,116	2,172	2,254	2,203	2,033	1,981	2,135	-60
2	2,060	2,281	2,266	2,271	2,245	2,179	2,237	2,274	2,054	2,117	1,999	-61
3	2,156	2,096	2,324	2,304	2,290	2,318	2,230	2,271	2,154	2,131	2,194	38
4	2,081	2,178	2,150	2,378	2,312	2,323	2,397	2,229	2,155	2,195	2,171	90
5	2,057	2,137	2,237	2,214	2,421	2,360	2,370	2,428	2,137	2,175	2,247	190
6	2,168	2,154	2,265	2,306	2,260	2,422	2,419	2,389	2,283	2,180	2,267	99
7	2,085	2,186	2,166	2,261	2,319	2,238	2,417	2,426	2,321	2,281	2,202	117
8	1,976	2,083	2,222	2,141	2,268	2,308	2,254	2,403	2,333	2,331	2,328	352
9	2,291	2,194	2,155	2,244	2,139	2,247	2,363	2,308	2,408	2,451	2,462	171
10	1,988	2,114	2,065	2,120	2,193	2,059	2,228	2,302	2,279	2,355	2,382	394
11	1,993	1,933	2,093	2,043	2,090	2,119	2,032	2,197	2,295	2,243	2,329	336
12	1,937	1,976	1,908	2,079	2,068	2,129	2,156	2,104	2,292	2,402	2,253	316
District-wide Total	27,121	27,644	28,224	28,704	28,832	29,068	29,523	29,719	28,658	28,930	28,941	1,820

Notes

Darker colors indicate comparatively larger cohorts. Lighter colors indicate comparatively smaller cohorts

Table 14 highlights a comparatively large series of cohorts (bolded) as they advanced through the system between 2012–13 and 2022–23. While there was some year-to-year variation, the cohort group generally gained students as they advanced from one grade to the next, eventually becoming the largest cohorts in their respective grades in 2019–20 (grades 5, 7 and 8). While the PSD enrollment decline also affected these cohorts, their enrollment generally rebounded in 2021–22 and 2022–23, again representing the largest cohorts in their respective grades by the final year of analysis.

Grade Progression Ratio Analysis: 2016–17 to 2022–23

Table 15

Grade Progression Ratios	2017–18	2018–19	2019–20	2020–21	2021–22	2022–23	3-year pre-COVID Average	2021-23 Average	COVID Decline
K–1	1.03	1.03	1.02	0.93	1.04	1.02	1.02	1.03	-8.7%
1–2	1.03	1.03	1.01	0.93	1.04	1.01	1.02	1.03	-7.7%
2–3	1.03	1.02	1.02	0.95	1.04	1.04	1.02	1.04	-6.8%
3–4	1.01	1.03	1.00	0.95	1.02	1.02	1.02	1.02	-5.1%
4–5	1.02	1.02	1.01	0.96	1.01	1.02	1.02	1.02	-5.4%
5–6	1.00	1.03	1.01	0.94	1.02	1.04	1.01	1.03	-6.8%
6–7	0.99	1.00	1.00	0.97	1.00	1.01	1.00	1.00	-3.1%
7–8	1.00	1.01	0.99	0.96	1.00	1.02	1.00	1.01	-3.3%
8–9	0.99	1.02	1.02	1.00	1.05	1.06	1.01	1.05	-2.2%
9–10	0.96	0.99	0.97	0.99	0.98	0.97	0.98	0.97	1.3%
10–11	0.97	0.99	0.99	1.00	0.98	0.99	0.98	0.99	1.1%
11–12	1.02	1.02	1.04	1.04	1.05	1.00	1.02	1.03	0.8%
Average	1.00	1.02	1.01	0.97	1.02	1.02	1.01	1.02	-3.8%

Notes

Darker colors indicate comparatively larger cohorts. Lighter colors indicate comparatively smaller cohorts

The progression of students from one grade to the next is a significant determinant of future enrollment and likely plays a role in PSD’s enrollment forecasting process. FLO assessed how cohort sizes change over time by calculating GPRs—the ratio of enrollment in a specific grade in a given year to the enrollment of the same age cohort in the previous year. For instance, when 150 Ks in 2017 become 140 1st graders in 2018, the GPR is 0.93. GPRs quantify how cohort sizes change as students progress to subsequent grades by considering that not all students advance to the next grade and that new students join existing cohorts. A GPR value greater than one indicates that the student cohort increased in size from one grade to the next. Such a result may be due to students moving into the District or students choosing to transfer into the District from other districts or nonpublic schools. Conversely, a GPR value less than one indicates that the student cohort decreased in size from one grade to the next. This may be due to students moving out of the District, students choosing to transfer to other districts or nonpublic schools, or students not advancing to the next grade.

Table 15 depicts the GPRs for all K–12 students enrolled in PSD from 2017–18 to 2022–23. Prior to 2020–21, PSD average GPRs ranged from 1.00 to 1.02. COVID-19-related enrollment decline lead to a sharp decline in GPRs in nearly every transition, dropping the PSD average to 0.97. GPRs increased in subsequent years (average of 0.98 and 1.02) in response to enrollment stabilizing in 2021–22 and increasing in 2022–23.

County Population Versus PSD Enrollment

Figure 15

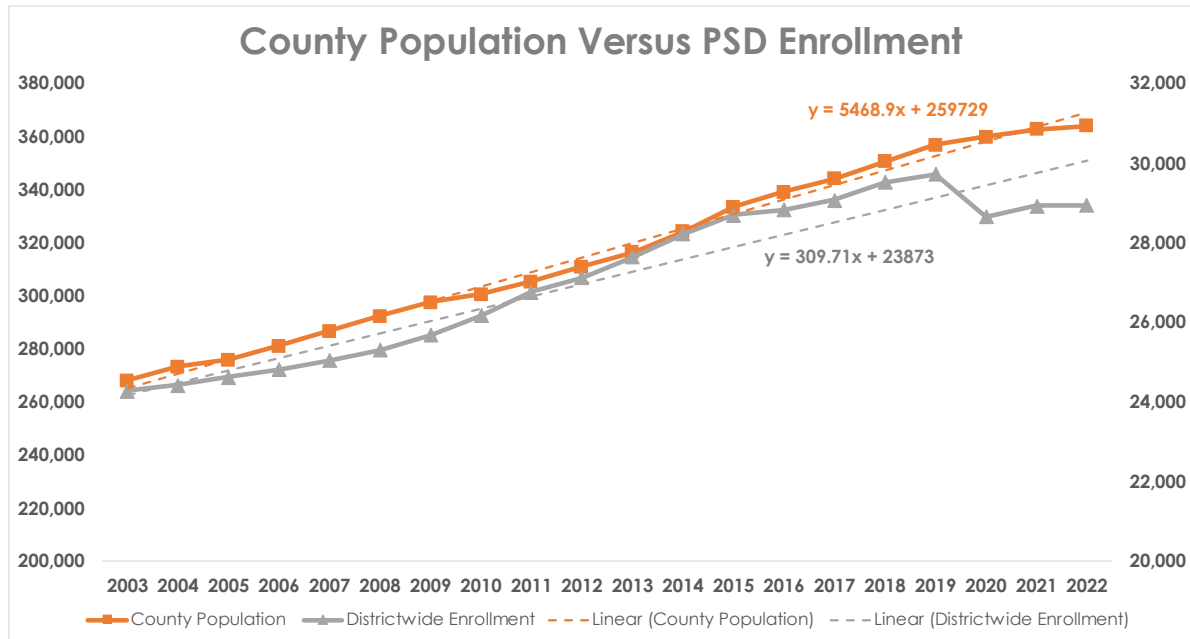


Figure 15 depicts the relationship between the County population and PSD enrollment between 2003 and 2022. The left axis is associated with the County population and the right axis references PSD enrollment. Both enrollment and the County population steadily increased through much of the historical period. As mentioned in the sections detailing PSD enrollment trends, a sharp decline occurred in 2020–21, largely due to concerns surrounding COVID-19. Enrollment only modestly recovered in subsequent years. Over the same period (2020–2022), the County population continued to grow, albeit at a more gradual pace. The slowing of this trend may be related to COVID-19 in addition to the recent increases in housing prices and rents. If this trend continues, there may be some possibility that PSD enrollment could also begin to flatten.

Population Forecasts

County Population Forecasts by Race and Ethnicity

Figure 16

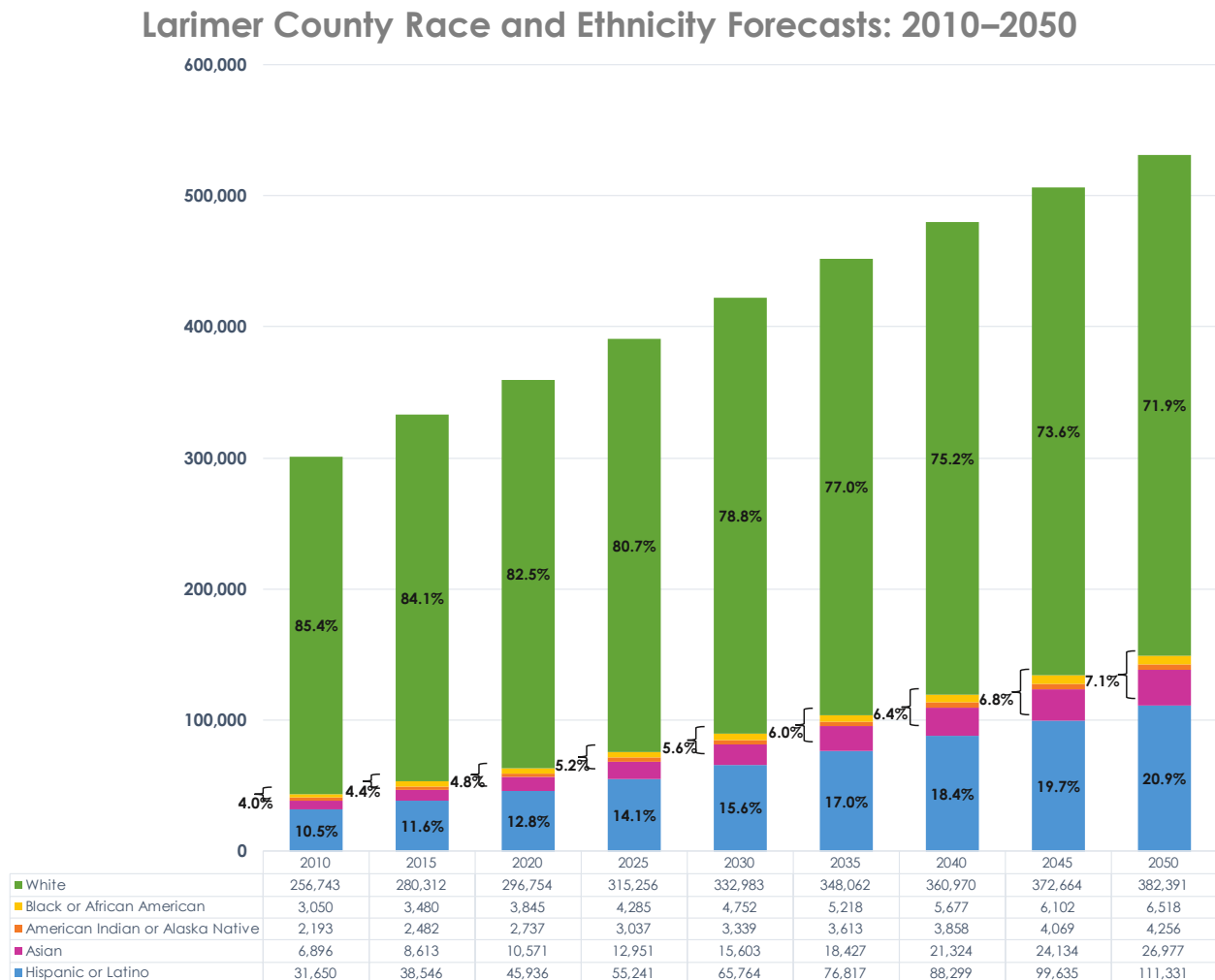
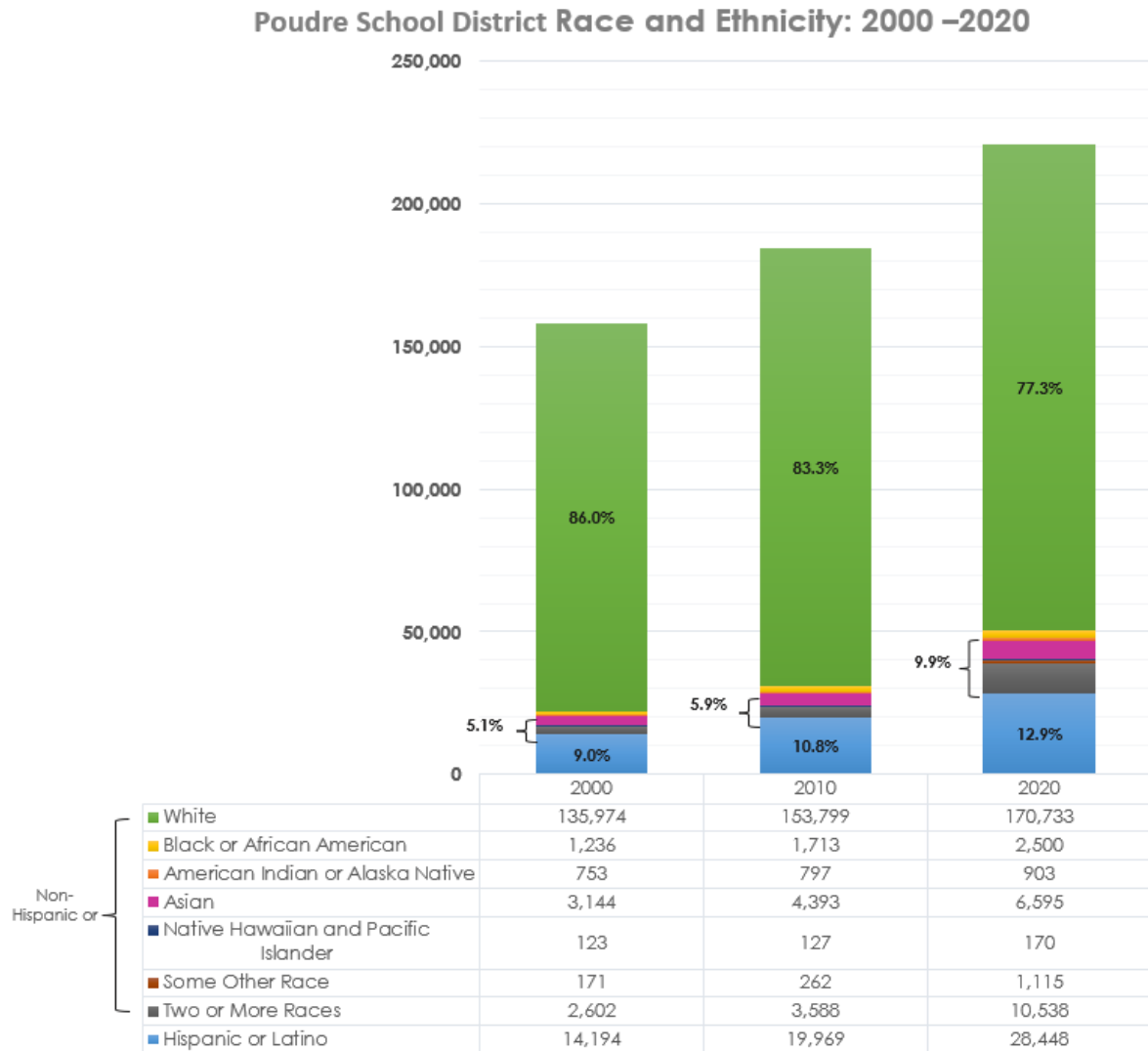


Figure 16 depicts the race and ethnicity forecasts produced by the Colorado Department of Local Affairs State Demography Office in conjunction with Colorado State University from 2010 to 2050. The County population is expected to steadily increase each decade through 2050 by an average of nearly 28,605 residents every ten years. Similarly, when disaggregating the population forecasts by race and ethnicity, the office expects each will also increase. However, each category increases at disproportionate rates: the “White non-Hispanic or Latino” category, is expected to increase by 28.9 percent between 2020 and 2050. Over the same period, the “Asian” and “Hispanic Latino” categories are anticipated to expand by 155.2 percent and 142.4 percent, respectively. As a result, the “White non-Hispanic or Latino” population, which stood at nearly 85.5 percent of the population in 2010, could decrease to just under 71.9 percent by 2050. While the “White non-Hispanic or Latino” demographic will still make up the majority of the population within the County, it will likely become much more ethnically diverse over the next few decades.

PSD Population by Race and Ethnicity

Figure 17



Similarly to the County, PSD became more racially and ethnically diverse between 2000 and 2020, with the non-White categories increasing their combined share of the total population from 14.1 percent to 22.8 percent. Although population forecasts by race and ethnicity are not available for PSD, it is likely that future demographic changes within the District will be similar to that of the County.

PSD Population Forecasts by Age Group

Table 16

Age Group	2000 Census	2010 Census	2020 Estimate	2030 Forecast	2040 Forecast	2050 Forecast
Total population	158,188	184,648	221,002	247,506	274,393	296,054
Under age 5	9,367	10,507	10,453	10,646	11,756	11,915
5-9	9,862	10,578	12,615	11,666	13,021	13,700
10-14	10,422	10,313	12,336	12,000	12,463	13,516
15-19	13,971	15,482	16,674	17,557	16,821	18,242
20-24	21,020	24,368	26,027	28,179	27,972	28,403
25-29	13,964	15,711	18,243	19,259	20,613	19,845
30-34	11,050	12,871	14,194	15,412	17,240	17,000
35-39	11,624	11,740	13,955	15,621	16,755	17,676
40-44	12,792	10,448	14,943	16,203	17,776	19,360
45-49	11,831	11,610	13,374	15,830	17,815	18,824
50-54	9,166	12,369	12,062	15,610	17,144	18,519
55-59	6,155	11,333	13,038	14,645	17,382	19,285
60-64	4,166	9,058	12,302	12,195	15,784	17,253
65-69	3,573	6,037	10,962	12,128	13,926	16,499
70-74	3,147	3,985	7,936	10,377	10,612	13,826
75-79	2,679	3,101	5,603	9,236	10,492	12,268
80-84	1,795	2,503	3,373	6,474	8,725	9,170
85 and older	1,604	2,634	2,911	4,469	8,095	10,750

Population by five-year age group in Table 16 is compiled from tables published for PSD from the 2000 and 2010 Censuses. Detailed age group data are not yet available from the 2020 Census; estimates for 2020 and forecasts for 2030, 2040, and 2050 are allocated by FLO from the Vintage 2021 Larimer County forecasts produced by the Colorado Department of Local Affairs State Demography Office in October 2022. The allocation method applies the ratio of PSD population to Larimer County population by age group from the 2017–2021 5-year ACS to the county forecasts to produce initial estimates and forecasts. Final adjustments using the ratio of total 2020 PSD population published by the Census Bureau to the initial sum of age group populations are applied to each age group to ensure that the 2020 total matches the census count.

Future Land Use and Residential Development

There are five municipalities with boundaries intersecting PSD: City of Fort Collins, City of Loveland, Town of Timnath, Town of Wellington, and Town of Windsor. Two of these—Timnath and Wellington—are entirely within the District while two—Loveland and Windsor—only have a small part within the southeast area of the District. Fort Collins is the largest municipality within the District and is almost entirely within the District’s boundary.

FLO researched land use and residential development patterns in these municipalities by accessing permit and development review archives, conducting interviews with local planning agencies, and reviewing comprehensive city plans. Direct referral from city planners yielded the most detailed results but was not always possible. In lieu of specific guidance from planning agencies, development review archives were used to compile a list of potential multifamily and single-family developments.

Figures 18 and 19 contain a list and map of specific developments in some stage of the development review process for Fort Collins, Timnath, and Loveland. The most significant growth is expected along the eastern edge of PSD with multiple single-family subdivisions planned in Timnath, Loveland, and northeastern Fort Collins. Multifamily development is more concentrated in Fort Collins. Zoning restrictions in Fort Collins focus large multifamily developments along corridors such as South College Avenue, Harmony Road, and I-25. There are also plans for multifamily developments in Fort Collins's downtown core, but the proximity of these developments to Colorado State University means they are planned as student housing rather than family housing. Due to having very small proportion of their population within the District, Loveland and Windsor were omitted from the analysis.

In 2019, Fort Collins adopted a city plan that lays out a growth framework. The city hopes to encourage more housing options within its boundaries, such as duplexes, townhomes, and attached single-family developments. There is a decreasing supply of undeveloped land within the growth management area, creating fewer opportunities for new detached single-family homes though there is significant potential in underutilized properties for infill and redevelopment, particularly along transit corridors and near employment areas. Any change in housing mix will be a departure from the last 20 years and an increase in density will first require numerous updates to zoning and development standards.

Between 2019 and 2021 (Table 17), single-family permits in the combined area of Fort Collins, Timnath, and Wellington increased from 815 in 2019 to 1051 in 2020 before decreasing to 969 in 2021 (an overall increase of 18.9 percent). In the same time frame, multifamily permits (Table 18) decreased from 692 in 2019 to 241 in 2020 before rebounding to 537 in 2021 (an overall decrease of 22 percent).

Table 17 Single-Family Permits

Year	Fort Collins	Timnath	Wellington	Totals
2019	316	384	115	815
2020	453	393	205	1051
2021	381	476	112	969

Table 18 Multifamily Permits

Year	Fort Collins	Timnath	Wellington	Totals
2019	632	0	60	692
2020	174	0	67	241
2021	458	79	0	537

Conclusion

The population of people living within the District boundaries has steadily increased over time and as a result has become both more diverse and more expensive, especially when considering median home values and mean rents. Largely due to the growth in the general population, enrollment within the PSD has also expanded over time. However, COVID-19 related concerns impacted PSD in 2020–21, causing a sharp contraction in enrollment that has yet to be recovered from. In addition, the Colorado Department of Public Health and Environment records indicate that births and birth rates in PSD and the County have been declining over the last few years. The decline in births, slowing growth of the population, and rise in housing costs may contribute to a prolonged period of stagnant enrollment or even decline over the next few years. PSD will need to monitor conditions closely to adapt to a rapidly changing environment.

Figure 18
Development Data
Poudre School District

MapID	Data Collection Year	Jurisdiction	Source	Development Name	Type	Total_Units	Status / Timeline	Notes
1	2023	Timnath	Timnath Website	Serratoga Falls 3rd Filing Final Plat	SF	250	Under Construction	
2	2023	Timnath	Timnath Website	Fisher Subdivision	SF	214	Under Construction	
3	2023	Timnath	Timnath Website	Olde Timnath Estates Minor Subdivisoin	SF	3	Approved	Proposed subdivision of the two existing parcels consisting of 44.76 acres total. The proposed subdivision would create 3 new Estate Residential lots as well as one large Outlot at the south end of the property
4	2023	Timnath	Timnath Website	Timnath Landing 3rd Filing Final Plat	SF	182	Under Construction	Generally located just north of the intersection at Timnath Parkway and Harmony Road, for the development of 182 single-family detached homes and 8 tracts. It will include a community park with smaller pocket parks throughout the development.
5	2023	Timnath	Timnath Website	Timnath Landing 7th Fil. Final Plat	SF	55	In Review	Final Plat for 55 single-family lots consistent with the current R-2 zoning.
6	2023	Timnath	Timnath Website	Timnath Landing 4th Fil. Final Plat	SF	96	Under Construction	Final Plat for 96 single-family detached homes and 6 tracts that will include two recreational lakes within Timnath Landing, 1.5 miles of neighborhood trails and a recreation center for residents.
7	2023	Timnath	Timnath Website	Harmony Pre Plat Amendment 5	SF	28	Under Construction	This application proposed the replat of a portion of the Harmony Subdivision for 28 Single Family Lots ranging in size from approximately 13,900 to 23,160sqft.
8	2023	Timnath	Timnath Website	Timnath Ranch 8th Filing	SF	101	In Review	Final Plat Application for 101 townhome lots, 42 building envelopes for condos and apartments, and 2 clubhouse locations are proposed with respective lots. A total of 477 multi-family residential units are proposed with this development.
9	2023	Timnath	Timnath Website	Timnath Ranch 8th Filing	MF	376	In Review	Final Plat Application for 101 townhome lots, 42 building envelopes for condos and apartments, and 2 clubhouse locations are proposed with respective lots. A total of 477 multi-family residential units are proposed with this development.
10	2023	Timnath	Timnath Website	Rendezvous (Trailside) 2nd Filing	SF	353	Under Construction	Final Plat Application for 353 lots on 80 acres with parks, trails, and open space.
11	2023	Timnath	Timnath Website	Timnath Trail Apartments Phase 2	MF	82	In Review	Phase 2 of the Timnath Trail at Riverbend apartments. Phase 2 will include 82 units, a playground, car was station, community garden, additional fitness facility, and 42 garage parking spaces
12	2023	Timnath	Timnath Website	Drehle Property Preliminary Plat	SF	111	In Review	Final Plat application proposing 111 single-family residential lots on 33.34 acres, based on the previously approved Preliminary Plat, that will include a neighborhood park and other amenities.
13	2023	Windsor	Windsor Planning Dept.	Fossil Creek Subdivision 1st Filing	SF	140	Approved	
14	2023	Windsor	Windsor Planning Dept.	Fossil Creek Subdivision 2nd Filing	SF	120	Approved	
15	2023	Windsor	Windsor Planning Dept.	Windsor Villages at Ptarmigan Station	SF	117	Approved	Per Sandra Mezzetti @ planning dept. this subdivision is "mostly built out"
16	2023	Windsor	Windsor Planning Dept.	Shutts Subdivision	SF	98	Approved	41 detached, 57 attached. Per Sandra Mezzetti @ planning dept. this subdivision is "mostly built out"
17	2023	Fort Collins	Fort Collins Website	Waterfield Third Filing	SF	191	Routed for Review	This is a request for a residential development on a 74.61 acre parcel to contain 16 Single Family Attached lots and 175 Single Family Detached lots. The site is located at the northwest corner of N. Timberline Rd. and E. Vine Dr.

Figure 18
Development Data
Poudre School District

MapID	Data Collection Year	Jurisdiction	Source	Development Name	Type	Total_Units	Status / Timeline	Notes
18	2023	Fort Collins	Fort Collins Website	Waterfield Fourth Filing	SF	282	Routed for Review	This is a request for a Major Amendment (on the land zoned L-M-N) and a Project Development Plan (on the land zoned M-M-N) for a parcel of land located generally at the northwest corner of East Vine Drive and North Timberline Road. The request is for 499 dwelling units on 83.22 acres. A segment of Suniga Road will traverse the site. Merganser Drive will be realigned and extended to serve the site. Access would also be gained from new streets that intersect with East Vine Drive and North Timberline Road. As proposed, there would be 37 single family detached homes, 245 single family detached homes – alley load, 28 two-family dwellings and 189 single family attached dwellings.
19	2023	Fort Collins	Fort Collins Website	Bloom Filing One	SF	271	Resubmittal Required	This is a request for a Basic Development Review to develop approximately 271 single-family detached dwellings, a neighborhood park, and affiliated infrastructure improvements as part of Phase 1 of the Mulberry & Greenfields PUD (parcel # 8709200003, 8709200003, 8709300004, 8709300006, 8709300007, 8709300008, 8709300009, 8709300010, 8709000005, 8709000043, 8709000044). 109 of the single-family detached dwellings will have front-loaded garages while the other 164 dwelling units will have alley loaded garages (see project narrative for additional details). The Phase 1 proposal includes a neighborhood park at the corner of Sykes Dr and the future Greenfields Ct. The site is located directly north of E Mulberry St. Future access will be taken from Greenfields Ct to the east which will be extended north through the site to Vine Dr. The portion of the site planned for the Phase 1 residential development within the Low Density Mixed-Use Neighborhood (LMN) zone district, and would be subject to a Administrative Review. Originally applied for as a Project Development Plan, the Associated PUD Master Plan was approved at December 2021 Planning and Zoning Commission updating the process from Project Development Plan to Basic Development Review.
20	2023	Fort Collins	Fort Collins Website	Timbervine	SF	168	Ready for Hearing	This is a request to create single family lots located to the south and west of Timberline Road and Vine Drive. The overall site will consist of 39.19 acres and contain 22 single family attached, 146 single family detached and, 1 acre neighborhood park and 1.5+ mile trail system. The site is located in the Low Density Mixed- Use Neighborhood (L-M-N) Zone District. The single family residences are comprised of small and medium lots with 122 front load units and 24 rear load units.
21	2023	Fort Collins	Fort Collins Website	The Landing at Lemay Rezone and Structure Plan Amendment	MF		Resubmittal Required	This is a request for an Amendment to the Zoning Map for a portion of a 26.5 acre property (parcels #8707200008, 8707200018, 8707200019, 870700021), generally located at the southeast corner of E Vine Drive and N Lemay Avenue. The property is currently zoned Industrial (I). This request is to change 17.1 acres of this property to Medium Density Mixed Use Neighborhood (MMN). The remaining property will remain Industrial (I). This request will require and is accompanied by an Amendment to the City Structure Plan. The purpose of the rezone is to develop a multi-family project. This request is subject to a Planning & Zoning Commission hearing for a recommendation to Fort Collins City Council for a decision.

Figure 18
Development Data
Poudre School District

MapID	Data Collection Year	Jurisdiction	Source	Development Name	Type	Total_Units	Status / Timeline	Notes
22	2023	Fort Collins	Fort Collins Website	Capstone Cottages	SF	201	Ready for Hearing	This is a request for the development of a proposed cottage-style student oriented residential project located at the northeast corner of the intersection of E. Lincoln Avenue and N. Lemay Avenue. The proposed project includes 201 single-family dwelling units on 24.8 net acres of developable land. The proposed project includes the conversion of the single family cottages and single-family attached dwelling units to Extra Occupancy Rental Houses which would allow the addition of one or two tenants to each dwelling unit for a maximum of five per dwelling unit. Extra Occupancy Rental Houses are allowed in the M-M-N zone district, subject to constructing and obtaining certificates of occupancy for the residential units, and go through the basic development review process for each building. The dwellings and the number of bedrooms would be divided in the following manner: 117 Single Family Attached – Extra Occupancy Rental Houses (4 bedrooms/unit); 75 Single-family Attached – Extra Occupancy Rental Houses (5 bedrooms/unit); 3 Single-family Attached – Extra Occupancy Rental Houses (5 bedrooms/unit); 6 Single-family Attached - Extra Occupancy Rental Houses (5 bedrooms/unit HC). There would be a total of 888 bedrooms, each of which would be leased individually. All of the 5-bedroom dwellings would be two-story; the 4-bedroom dwellings would be three-story in height. There would be 738 off-street parking spaces. The project includes a clubhouse, pool, outdoor recreation area and leasing office. The project will have access from East Lincoln Avenue on the south, an extension of a new minor arterial street on the east, an extension of Duff Drive and interim one-way connection from 10th Street on the north, and an interim one-way connection on the west. A proposed new roundabout is planned for the intersection of East Lincoln Avenue and new minor arterial extension adjacent to the southeast corner of the project. The applicant is requesting one Modifications of Standards for the density requirements in M-M-N zoning.
23	2023	Fort Collins	Fort Collins Website	Northfield Filing 1 Expanded	SF	442	Routed for Review	This is a request to develop a residential project on 55.3 acres of vacant farm land located west of N. Lemay Avenue and north of Alta Vista. As proposed, there would 442 dwelling units yielding a density of 8.00 dwelling units per gross acre. Dwellings are divided among four housing types and distributed across 57 buildings. The project includes a small commercial building with two apartments above and a clubhouse with amenities. Suniga Road bisects the parcel between N. Lemay Avenue on the east and the Lake Canal on the west. Two public local streets would be extended over the Lake Canal and tie into The Retreat, a student-oriented housing project on the west side of the canal. A total of 819 parking spaces are provided divided between garages (660) and surface (159) spaces. The parcel is zoned L-M-N, Low Density Mixed-Use Neighborhood.
24	2023	Fort Collins	Fort Collins Website	The Retreat at Fort Collins (formerly Redwood Street Mult-Family)	MF	190	Routed for Review	This is a request for Project Development Plan to construct a cottage style, student-oriented housing development on an assemblage of three parcels totaling 30.17 acres located between the Lake Canal and the Redwood Meadows neighborhood at the northeast corner of Redwood Street and the future extension of Suniga Road (parcel #9701400001, 9701400004, 9701411001). The plan proposes rent-by-the-room housing that will consist of 190 units and 739 bedrooms. The project includes mixed-use dwellings and 1,500 square feet of non-residential leasable floor area. A total of 760 parking spaces are provided which are divided between 234 spaces located within a parking garage and 526 surface spaces. A total of 744 bicycle parking spaces are provided. Site amenities are in the center of the site and will consist of a clubhouse and pool on 1.25 acres. There are six points of access. Lupine Drive will be extended east from Redwood Street. A new public street will intersect with Redwood Street in the southwest corner of the site. A new public street will intersect with Suniga Road (extended) along the southern edge. Two new public streets will be constructed over the Lake Canal to tie into the Northfield project. Finally, existing Mullein Drive will be extended south from Redwood Meadows. The property is in the Low Density Mixed-Use Neighborhood (LMN), zone district and subject to Planning and Zoning Board (Type II) review.

Figure 18
Development Data
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MapID	Data Collection Year	Jurisdiction	Source	Development Name	Type	Total_Units	Status / Timeline	Notes
25	2023	Fort Collins	Fort Collins Website	Penny Flats First Replat, Lot 1A Major Amendment	MF	21	Routed for Review	Request for a Major Amendment to revise Building Three of the previously approved Project Development Plan; Penny Flats First Replat, from a 6 story building with a maximum height of 65' to a 4 story building with a maximum height of 50'. The new building configuration will increase the number of units to 21 (an increase of 2 units), decrease the habitable square footage of the building to 16,602 sq ft, and decrease the number of parking spaces by seven.
26	2023	Fort Collins	Fort Collins Website	Willox Farm	SF	65	Resubmittal Required	This is a request for a Project Development Plan proposing a 65 lot single-family detached residential development. The site is approximately 19.01 acres and is located on the south side of W. Willow Lane, north of Soft Gold Park (parcel #9702200003). Access will be taken from the north off of W. Willow Lane. A pedestrian trail is proposed, connecting the trail in Soft Gold Park. A stand-alone modification to increase the allowable density from 2 dwelling units per acre to 4 dwelling units per acre on this parcel was approved by Planning & Zoning Commission on May 26, 2021. This is located in the Urban Estate (UE) zone district and is subject to a Type 2 (Planning & Zoning Commission) public hearing.
27	2023	Fort Collins	Fort Collins Website	Impala Redevelopment	SF	20	Ready for Hearing	This is a request for a Project Development Plan to construct 62 affordable dwelling units (mixture of single-family attached and multi-family) at 306 and 400 Impala Cir (parcel # 9709413901; 9709423902). The proposal includes 2 single-family attached buildings each containing 10 units. The proposal also includes 3 multi-family buildings ranging in height from 2 to 3 stories and ranging from 8 to 28 units. The proposal also includes renovations for the 24 existing duplexes at 400 Impala Cir. 108 on-site vehicle parking spaces are provided. Existing access is taken from S Impala Dr directly to the west and W Mulberry St directly to the south. The site is directly north of W Mulberry St and approximately .25 miles west of S Taft Hill Rd. The property is within the Low-Density Mixed-Use Neighborhood (LMN) zone district and is subject to Planning & Zoning Commission (Type 2) Review.
28	2023	Fort Collins	Fort Collins Website	Impala Redevelopment	MF	42	Ready for Hearing	
29	2023	Fort Collins	Fort Collins Website	Polestar Village	SF/MF	146	Resubmittal Required	This is a request for a Project Development Plan (PDP) to develop approximately 20 acres into a mixture of residential dwelling types at 2820 W Elizabeth St (parcel # 9716200013; 9716200023; 9716200031; 9716200001). 146 dwelling units are proposed with a mix of single-family detached, single-family attached and multifamily. Approximately 3 acres of the site will be dedicated to urban agriculture. The site will also contain a community center, agricultural support building, and a place of worship. Future access will be via Plum St and Orchard Pl which will be extended as part of this development as well. The site is approximately .25 miles east of S Overland Trail, and located in between W Elizabeth St and Orchard Pl. The site is located in the Low Density Residential (RL) and Low Density Mixed-Use Neighborhood (LMN) zone districts and the proposal is subject to Planning & Zoning Commission (Type 2) Review.
30	2023	Fort Collins	Fort Collins Website	Fischer Properties	SF	10	Ready for Hearing	This is a request for a Project Development Plan (PDP) to develop the properties roughly located at 1215 S Shields St as multi-family and single-family detached residential (parcel #'s 9715406034; 9715400007; 9715406015; 9715400005; 9715400002; 9715400006). The development would consist of a three-story, 85 unit multi-family building along Shields Street and a 10-lot single family subdivision to the west. There are 134 off-street parking spaces proposed for the multi-family component of the project. The 10 single-family detached homes would be arrayed around a proposed cul-de-sac adjacent to the shared detention pond for the project. Access is proposed from Westward Dr directly to the north and Del Mar St to the west. The site is directly west of S Shields St and approximately .25 miles north of W Prospect Rd. The site is located within the Low Density Residential (RL) and Neighborhood Conservation Buffer (NCB) zone districts, and the proposal would be subject to Planning & Zoning Commission (Type 2) Review.
31	2023	Fort Collins	Fort Collins Website	Fischer Properties	MF	85	Ready for Hearing	

Figure 18
Development Data
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MapID	Data Collection Year	Jurisdiction	Source	Development Name	Type	Total_Units	Status / Timeline	Notes
32	2023	Fort Collins	Fort Collins Website	The Standard at Fort Collins	MF	240	Resubmittal Required	This is a request for a Project Development Plan for a student-oriented apartment complex that will include 240 dwelling units located on the southern edge of the Colorado State University (CSU) campus, across from the new stadium, with street frontage along Lake Street and Prospect Road. The proposed project is located on a 4.23 acres site. The apartment complex is planned to include 41 one-bedroom apartments, 32 two-bedroom apartments, 39 three-bedroom apartments, 74 four- bedrooms apartments, and 54 five- bedroom apartments. The site is located within the High Density Mixed-Use Neighborhood (HMN), the Transit- Oriented Development (TOD) Overlay Zone and a Targeted Infill and Redevelopment Area.
33	2023	Fort Collins	Fort Collins Website	Lake Street Apartments	MF	102	Routed for Review	This is a request for a Project Development Plan for a five story, student-oriented apartment building located at 801 and 821 West Lake Street. The site is 2.45 acres, There would be 102 units divided among two, three, four, and five bedroom units to be rented by the unit. There are 253 parking spaces included in the development divided among surface parking, under-structure parking at-grade and below grade parking. The site design places the active spaces on Lake Street, parking to the rear of the site and residential apartments around a courtyard and outdoor amenity center. Pedestrian circulation is convenient with the main building entry located directly facing Lake Street. The site is zoned (HMN- High Density Mixed- Use Neighborhood).
34	2023	Fort Collins	Fort Collins Website	Apex - Haven Apartments	MF	50	Resubmittal Required	This is a request for a Final Development Plan to replat the existing Apex Apartments (808 W Prospect Rd, previously platted as The Slab) and the lot immediately east (730 W Prospect, currently known as Haven Apartments) into one lot. There are no proposed changes to the existing Apex Apartments. This request will integrate the two sites, including a request to build a multi-family dwelling at 730 W Prospect Rd (parcel #9714321002). The site plan proposes a new 3-story 50-unit multi-family dwelling as well as two existing single-family dwellings that will be converted to two-family dwellings. Access is taken from W Prospect Rd to the south. Pedestrian and bicycle traffic will be able to utilize the existing multi-modal path between the proposed project and Apex Apartments that connects these sites to Lake Street. A continuation of the 10' multi-modal walk along W Prospect Rd will be added to the property frontage. The property is within the High Density Mixed-Use Neighborhood (HMN) zone district.
35	2023	Fort Collins	Fort Collins Website	The Quarry by Watermark	MF	329	Ready for Hearing	This is a Project Development Review request to construct 329 dwelling units across 9 three-story and 1 four-story multi-family buildings directly north of Spring Creek Trail and south of Hobbit Street (parcel # 9723240001; 9723240002; 9723239001; 9723239002; 9723239003; 9723239004; 9723239005). The project is located directly east of S. Shields Street and approximately 700 feet south of W. Prospect Road. Future access will be taken from S. Shields Street to the west, and Hobbit Street to the north. The property is within the Neighborhood Commercial (NC) and Mixed-Use Medium Density zone districts. The proposed project is subject to a Type 2 (Planning & Zoning Board) Review.
36	2023	Fort Collins	Fort Collins Website	Prospect Station II	MF	36	Ready for Hearing	This is a request for a Project Development Plan for a three story multi-family building containing 36 units and 54 bedrooms, located at 303 West Prospect Road. The proposed project would replace the existing office building and asphalt parking area with a three-story 100% residential building with a surface parking lot. The proposed project is located within walking and biking distance to the CSU campus, the Prospect MAX station, the Mason Street train and a Transfort Bus stop located in front of the existing Prospect Station building. The site is located in the (E) Employment zoning district.
37	2023	Fort Collins	Fort Collins Website	River Modern	SF	30	Routed for Review	This is a Project Development Plan to build 30 single-family attached homes with rear loaded garages and front loaded garages. The project also includes converting the existing single family home into a child care center at 900 E Stuart. The existing home on the site will house a child care center. The parcel is located in the Low Density Mixed-Use Neighborhood (LMN) zone district.

Figure 18
Development Data
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MapID	Data Collection Year	Jurisdiction	Source	Development Name	Type	Total_Units	Status / Timeline	Notes
38	2023	Fort Collins	Fort Collins Website	Lakeview	SF	42	Routed for Review	This is a request for a subdivision consisting of 42 lots for single family detached homes located on 11 acres on the east side of the Christ Center Community Church at 2700 South Lemay Avenue. All lots would meet or exceed 6,000 square feet which is the minimum requirement in the R-L, Low Density Residential zone district. The P.D.P. includes two requests for Modification of Standard. The first would be to allow a 15 foot front setback instead of a 20 foot front setback but only for the front porches or side-loaded garages. [Land Use Code Section 4.4(D)(2)(b)]. The second Modification would be to allow a street-facing garage door to be recessed from a side-loaded garage instead of the ground floor living area portion of the house or a front porch but only on certain house models. [(Land Use Code Section 3.5.2(F)(1)]. On July 24, 2013, a stand-alone Request for Modification to Section 4.4(D)(1) was approved, subject to conditions, to allow houses at a variety of sizes all of which would result in lot sizes having less than three times the floor area of houses but not less than 6,000 square feet. The Modification allows for lots to be no less than 1.75 times the house sizes.
39	2023	Fort Collins	Fort Collins Website	Foothills Mall Redevelopment Multi-Family	MF	256	Routed for Review	This is a request for Major Amendment to amend the existing approved plan for the Foothills Mall Multi-Family project. Changes consist of 800 units to a total of 256 units, and an overall density of 56.98 dwelling units per acre to 28.9 dwelling units per acre, with a total of 331 bedrooms. There will be 16 buildings total that will be two and three stories in height.
40	2023	Fort Collins	Fort Collins Website	Hull Orchards	SF	55	Applied	This is a request for a Project Development Plan to construct 55 single-family detached units on the parcels at 1839 Hyline Dr., 1901 Hull St., and 1925 Hull St. (parcel # 9727205012, 9727205008, 9727205007). With access taken from Hull St connecting through on the north, Hyline Dr. connecting from the west, and W Swallow Rd connecting from the east. The site is approximately 0.22 miles south of W Drake Rd. and approximately 0.12 miles east of S Taft Hill Rd. The property is within the Low-Density Mixed-Use Neighborhood District (L-M-N) zone district, and is subject to Administrative (Type 1) Review.
41	2023	Fort Collins	Fort Collins Website	One Boardwalk Place Major Amendment	MF	24	Routed for Review	This is a request for a change from an approved 2.29 acre development project; formerly known as Serrano Subdivision, changing from the approved six, 3 unit multi-family buildings with 2 bedrooms per unit, to three, 8 unit multi-family buildings with 2 bedrooms per unit. The overall gross density would be 10.48 dwelling units per acre. The 2 story buildings would front along S. Lemay Ave and Boardwalk Dr. A stand-alone Modification of Standard request to increase the density was approved in June, 2012. (Signs posted; #12 & #13)
42	2023	Fort Collins	Fort Collins Website	Spirit of Joy Minor Subdivision	SF	1	Resubmittal Required	This is a request for a Basic Development Review to replat an existing lot and create one new lot (without establishing a use)(Minor Subdivision) at 4501 South Lemay Avenue (parcel #9736433901). This is located in the (RL) Low Density Residential Zone District.
43	2023	Fort Collins	Fort Collins Website	Majestic Estates	SF	8	Ready for Hearing	This is a Project Development Plan request for Majestic Estates residential development located at the southeast corner of S Timberline Rd and E Trilby Rd. Majestic Estates proposes to develop a total of 8 - single family estate lots with front and side access garages. The property to be developed is approximately 19.93 acres in site and is adjacent to east of the Fort Collins LDS Temple and the Majestic Drive right-of-way. The surrounding property to the north of Majestic Estates is residential development land zoned LMN, to the east and south is Larimer County Rural Residential property zoned FA-I Farming; and to the west is the LDS Temple Property zoned UE-Urban Estate. The entire 19.93 acre site area is in the process of annexation to the City of Fort Collins and if approved will be zoned UE-Urban Estate.

Figure 18
Development Data
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MapID	Data Collection Year	Jurisdiction	Source	Development Name	Type	Total_Units	Status / Timeline	Notes
44	2023	Fort Collins	Fort Collins Website	Milestone Apartments	MF	276	Routed for Review	As proposed, the project consists of 276 apartments on 10.2 acres located between Lady Moon Drive, Cinquefoil Lane, Precision Drive and the planned extension of Le Fever Drive. There would be ten, three-story apartment buildings plus a 6,000 square foot office / clubhouse, pool and picnic area, along with nine mixed-use dwelling units. There would be approximately 464 parking spaces divided between garages and surface lots which equates to 1.68 spaces per unit. The site is zoned H-C, Harmony Corridor. The applicant is the same developer as the existing Terra Vida Apartments located one block to the south. (This project was originally referred to as Presidio Apartments during the plan review process but changed names at a later date for marketing purposes.) A Modification of Standard to Section 3.5.2(C)(1) ½ Relationship of Dwellings to Streets and Parking / Orientation to a Connecting Walkway ½ is proposed for Buildings Five and Nine. A Modification to 3.5.2(G)(1)(a) - Rear Elevation of Garages is proposed for Garages 17, 19 and 20.
45	2023	Fort Collins	Fort Collins Website	The Savoy	MF	240	Routed for Review	This is a request for a Project Development Plan to construct a Multi-Family development consisting of 240 dwelling units within 8 3-story buildings, and an approximate 10,000 square foot clubhouse with fitness and pool amenities. Primary access will be taken from off of Le Fever Drive to the north with a secondary access off of Brookfield Drive to the east. This parcel (#8604127001) is located in the Harmony Corridor (HC) zone district and is subject to a Type 2, Planning & Zoning Commission review.
46	2023	Fort Collins	Fort Collins Website	Sunrise Ridge Second Filing	SF	14	Routed for Review	This is a request to amend Sunrise Ridge 2nd Filing, an approved seven lot subdivision located on Sunglow Court at the southwest corner of Strauss Cabin Road and Rock Creek Drive, by converting the seven lots to duplexes. In order to increase the number of units from seven to 14, the applicant seeks a modification of standard to maximum allowable density of 2.0 to 2.7 dwelling units per acre. Modifications are also requested to allow reductions in the interior side yard setbacks on all lots and the rear yard setback on two lots. The site is 5.04 acres and zoned U-E, Urban Estate.
47	2023	Fort Collins	Poudre School District	Montava Phase 1a	SF	200	Approved	First phase of the Montava PUD Master Plan. Units will consist of small single family, cottages, and attached townhomes.
48	2022	Fort Collins	Fort Collins Website	Ziegler Corbett Mixed-Use and Multi Family	MF		Conceptual Review	This is a request to develop the Ziegler-Corbett ODP (parcels # 8732000002, 8732400008, 8732400009, 8732400010). Applicant is proposing a variety of commercial, mixed-use, and multi-family buildings. Access to the site is from Ziegler Rd and Corbett Dr. The site is directly west of Ziegler Rd, and approximately 0.34 miles north of E Harmony Rd.
49	2022	Fort Collins	Fort Collins Website	Gateway at Prospect Residential Development	SF	409	Conceptual Review	This is a request for the development of a variety of residential uses to as part of the Gateway at Prospect development located to the northwest of the I-25 and Prospect Rd interchange (parcel # 8716400001). The applicant is proposing a 584 dwelling units total. The range of residential uses includes: 175 multi-family dwellings, 254 single-family attached dwellings, 33 single-family detached dwellings, and 122 two-family dwellings.
50	2022	Fort Collins	Fort Collins Website	Gateway at Prospect Residential Development	MF	175	Conceptual Review	his is a request for the development of a variety of residential uses to as part of the Gateway at Prospect development located to the northwest of the I-25 and Prospect Rd interchange (parcel # 8716400001). The applicant is proposing a 584 dwelling units total. The range of residential uses includes: 175 multi-family dwellings, 254 single-family attached dwellings, 33 single-family detached dwellings, and 122 two-family dwellings.
51	2022	Fort Collins	Fort Collins Website	Bloom Filing Four	MF	419	Conceptual Review	This is a request for the development of 419 multi-family dwelling units within Tract FF of the Bloom Community (Parcel # 8709300004). The applicant proposes the construction of approximately 419 multi-family units across 8 buildings. A 9000 SF clubhouse and 2-acre detention pond will also be provided.
52	2022	Fort Collins	Fort Collins Website	9th and Suniga Multifamily	MF	260	Conceptual Review	This is a request for the development of a multi-family community on 11.1 acres of at the NW corner of the intersection of E Suniga Rd and N Lemay Ave. (Parcel # 8706300001). The proposal is for six multi-family buildings, all three stories in height. With a total of 260 units proposed.

Figure 18
Development Data
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MapID	Data Collection Year	Jurisdiction	Source	Development Name	Type	Total_Units	Status / Timeline	Notes
53	2022	Fort Collins	Fort Collins Website	Gateway Apartments	MF	300	Conceptual Review	This is a request to develop multi-family residential apartments near the I-25 and E Prospect Rd interchange. (parcel # 8716400066). The applicant is requesting to develop market-rate multi-family product on the 14.3 acres that is zoned for multi-family in conformance to the City of Fort Collins zoning code. The intent is to develop roughly 20-22 DUs/ Acre or 275 - 300 units.
54	2022	Fort Collins	Fort Collins Website	Paradigm Properties at Prospect and I-25	MF		Conceptual Review	This is a request for an Overall Development Plan for 2 parcels SE of the Prospect Rd and I-25 interchange. (parcel # 8722200013, 8722200025). The proposal includes commercial and multi-family development. Specific commercial uses include hotels, restaurants and a service and convenience store. With access taken from SE Frontage Rd.
55	2022	Fort Collins	Fort Collins Website	Confluent Olive & Mason Mixed Use	MF	198	Conceptual Review	This is a request to construct a 6-story mixed-use building with structured parking including 198 multi-family units at 121 W Olive St. (parcel # 9711424011, 9711424812, 9711424813). The proposal includes a single 6-story building to include commercial and residential uses on the ground floor with residential dwelling units above. With 4,300sf of retail space and 198 residential units.
56	2022	Fort Collins	Fort Collins Website	1005 E laurel St - Multifamily	MF	50	Conceptual Review	This is a request for the development of 50 multi-family units at 1005 E Laurel St. (Parcel # 9713100039). The applicant is requesting to build 50 3-story for rent townhomes, on a single lot and not individually platted. Access is taken from E Laurel St to the NW.
57	2022	Fort Collins	Fort Collins Website	Ziegler-Corbett Phase 1 PDP	MF	120	Conceptual Review	This is a request to develop phase 1 of the Ziegler-Corbett ODP (parcel # 8732000002). Applicant is proposing approximately 32 duplexes, 10 4-8-unit townhome buildings, and 6 20-unit multi-family buildings. Access to the site is from Ziegler Rd and Corbett Dr.
58	2022	Fort Collins	Fort Collins Website	Ziegler-Corbett Phase 1 PDP	SF	144	Conceptual Review	
59	2022	Fort Collins	Fort Collins Website	Hansen Farm Multi-Family Dwellings	MF	254	Conceptual Review	This is a request to construct 254 multi-family dwelling units (mixture of 9 three-story buildings) on Tracts D, E and L of the Hansen Farm subdivision located west of S Timberline Rd (parcel # 8607115005, 8607115004, 8607115012). The proposal includes approximately 442 on-site parking spaces. Access is proposed from the planned Twisted Root Dr to the north and Zephyr Rd to the south.
60	2021	Fort Collins	Fort Collins Website	FC Habitat / Hartford / Odell Affordable Housing Project	MF	140	Preliminary Design Review	This is a preliminary design review to rezone and develop affordable multi-family dwellings on the lot located to the north of Odell Brewing Company (parcel #9712100042). The proposal includes a rezone of the property to the Neighborhood Conservation Buffer (NCB) zone district. The proposed development is for 7 multi-family buildings containing 20 dwelling units for a total of 140 units.
61	2021	Fort Collins	Fort Collins Website	I-25 & E Prospect Rd Mixed-Use Development & Addition of Permitted Uses	MF	520	Preliminary Design Review	This is a preliminary design review for a mixed-use development and Additions of Permitted Use at the northeast corner of the I-25 and E Prospect Rd interchange (parcel #'s 8715000009; 8715000021; 8715000022). The proposed development includes a mixture of commercial and industrial sites. 520 multi-family dwelling units are proposed, and 19 single-family detached dwellings.
62	2021	Fort Collins	Fort Collins Website	I-25 & E Prospect Rd Mixed-Use Development & Addition of Permitted Uses	SF	19	Preliminary Design Review	
63	2021	Fort Collins	Fort Collins Website	Bloom Filing 2 Multi-Family Dwellings	MF	360	Conceptual Review	This is a request to develop multi-family dwelling units for District 3 of the proposed Mulberry – Greenfields PUD (parcel # 8709000039). The proposal includes 360 multi-family dwellings (120 1-bedroom, 180 2-bedroom, and 60 3-bedroom) spread across 15 buildings. The buildings would be 3 stories in height with 24 units per building. Additionally, at least 264 of the dwelling units are intended to be affordable rental units.
64	2021	Fort Collins	Fort Collins Website	2211 S College Ave Multi-Family Dwellings	MF	224	Preliminary Design Review	This is a request to demolish the existing King Soopers along with the shops directly to the south located at 2211 S College Ave (parcel #'s 9723413001; 9723413002) and develop a multi-family dwelling apartment building. The development would consist of a 4-story building containing 224 multi-family dwelling units. 192 parking spaces would be provided for the multi-family use.

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MapID	Data Collection Year	Jurisdiction	Source	Development Name	Type	Total_Units	Status / Timeline	Notes
65	2021	Fort Collins	Fort Collins Website	Watermark North Lemay Rezone & Development	MF	324	Preliminary Design Review	This is a request to rezone and develop a series of properties roughly located at N Lemay Ave and E Vine Dr (parcel #'s 8707200019; 8707200018; 8707200008). The development would consist of 324 multi-family dwelling units on approximately 16 acres.
66	2021	Fort Collins	Fort Collins Website	1215 Shields St Multi-Family & Single-Family Development	MF	84	Preliminary Design Review	This is a request to develop a series of properties roughly located at 1215 S Shields St as multi-family and single-family detached residential (parcel #'s 9715406034; 9715400007; 9715406015; 9715400005; 9715400002; 9715400006). The development would consist of a three-story, 84 unit multi-family building along Shields Street and a 10-lot single family subdivision to the west. The 84 multi-family units would be split between 1 and 2 bedroom units
67	2021	Fort Collins	Fort Collins Website	1215 Shields St Multi-Family & Single-Family Development	SF	10	Preliminary Design Review	
68	2021	Fort Collins	Fort Collins Website	1742 Heritage Circle Heritage Park Multi-Family Expansion	MF	60	Preliminary Design Review	This is a request to construct an additional multi-family dwelling building as part of the Heritage Park Apartments located at 1742 Heritage Cir (parcel # 9722112001). The proposal 60 multi-family dwelling units and 105 vehicle parking spaces.
69	2021	Fort Collins	Fort Collins Website	1127 & 1200 Oakridge Dr Hotel to Multi-Family Conversion	MF	239	Preliminary Design Review	This is a request to convert two existing hotels at 1127 Oakridge Dr (parcel # 8606298001; 8606238004) and 1200 Oakridge Dr (parcel # 8606255001) into multi-family dwelling units. The existing buildings total approximately 80,678 sf / 113 guest rooms and 56,084 sf / 112 guest rooms respectively. The proposal is to convert the 113 unit hotel to 121 apartments and the 112 unit hotel to 118 apartments (see narrative attachment for more details).
70	2021	Fort Collins	Fort Collins Website	Hansen Farm Multi-Family Dwellings	MF	196	Preliminary Design Review	This is a request to construct 196 multi-family dwelling units (2 8-plex and 9 20-plex structures) on Tracts D and E of the Hansen Farm subdivision located west of S Timberline Rd (parcel # 8607115005, 8607115004, 8607115012). The proposal includes approximately 368 parking spaces.
71	2021	Fort Collins	Fort Collins Website	1801 Rosen Drive Multi-Family & Single-Family Attached	MF	150	Preliminary Design Review	This is a request to construct 172 dwelling units (150 multi-family dwelling units and 22 single-family attached dwellings) at 1801 Rosen Drive (parcel # 8607400010). The proposal includes approximately 396 parking spaces (2.3 per unit). Access is proposed from Red Willow Dr to the east and Prairie Hill Dr to the south.
72	2021	Fort Collins	Fort Collins Website	1801 Rosen Drive Multi-Family & Single-Family Attached	SF	22	Preliminary Design Review	This is a request to construct 172 dwelling units (150 multi-family dwelling units and 22 single-family attached dwellings) at 1801 Rosen Drive (parcel # 8607400010). The proposal includes approximately 396 parking spaces (2.3 per unit). Access is proposed from Red Willow Dr to the east and Prairie Hill Dr to the south.
73	2021	Fort Collins	Fort Collins Website	6501 Brittany St Multi-Family Dwellings (Affordable Housing)	MF	72	Preliminary Design Review	This is a request to develop a mixture of affordable housing dwelling units (72 multi-family and 10 single-family) as well as 2 group homes, and a community center space at 6501 Brittany St (parcel #9612431901).
74	2021	Fort Collins	Fort Collins Website	6501 Brittany St Multi-Family Dwellings (Affordable Housing)	SF	10	Preliminary Design Review	
75	2021	Fort Collins	Fort Collins Website	Watermark Wilcox Multi-Family Dwellings	MF	300	Preliminary Design Review	This is a request to build a multi-family development consisting of 9 three-story buildings with a total of 300 units at 501 Spaulding Lane (parcel #9836300013). The proposed plan shows a clubhouse on the southeast corner of the site which overlooks the detention area planned for the development.
76	2021	Fort Collins	Fort Collins Website	1200 Oakridge Dr Multi-Family Dwellings	MF	112	Preliminary Design Review	This is a request to convert an existing hotel at 1200 Oakridge Dr (parcel # 8606255001) into multi-family dwelling units. The existing building is 56,084 sf, with 112 guest rooms. There are 116 existing parking spaces for the affiliated hotel use.
77	2021	Fort Collins	Fort Collins Website	2908 S Timberline Rd Multi-Family Dwellings	MF	180	Conceptual Review	This is a request to develop multi-family dwellings at 2908 S Timberline Rd (parcel # 8729226901; 8729225905; 8729225901; 8729225902; 8729225904). The proposed development is for 7 3-story buildings ranging from 24-36 dwelling units each with a total of 180 dwelling units total. The proposed structures would orient toward a street-like private drive that bisects the Timberline Church property.

Figure 18
Development Data
Poudre School District

MapID	Data Collection Year	Jurisdiction	Source	Development Name	Type	Total_Units	Status / Timeline	Notes
78	2021	Fort Collins	Fort Collins Website	1039 W Horsetooth Rd Multi-Family Dwellings	MF	20	Conceptual Review	This is a request to develop multi-family dwellings at 1039 W Horsetooth Rd (parcel # 9735265007). The development would be a two-story building containing 20 multi-family dwelling units (16 1-bedroom units, 4 2-bedroom units). The proposal indicates that the necessary amount of parking spaces will be provided, but that the number is too be determined.
79	2021	Fort Collins	Fort Collins Website	Cinquefoil Ln & Precision Dr Multi-Family Dwellings	MF	240	Conceptual Review	This is a request to develop 240 multi-family dwellings on approximately 8 acres at the NE corner of Cinquefoil Ln and Precision Dr (parcel # 8604127001). The proposed development would be comprised of eight 3-story buildings each housing a mixture of studio, one-bedroom, and two-bedroom dwellings.
80	2021	Fort Collins	Fort Collins Website	515 S Shields St Multi-Family Dwellings	MF	9	Conceptual Review	This is a request for a multi-family dwelling development located at 515 S Shields St (parcel # 9715106014). The proposal is for a maximum of 9 1-bedroom units and includes 11 vehicle parking spaces.
81	2021	Fort Collins	Fort Collins Website	6301 S College Ave Mixed Residential Development	MF	417	Preliminary Design Review	This is a request to develop a mixed residential community with approximately 417 dwelling units (78 single-family attached, 80 two-family, and 250+ multi-family) at 6301 S. College Avenue (parcel #9611400003). Proposed access through the development will be taken from Mars Drive which connects with Skyway Dr to the north and W Trilby Road to the south.
82	2020	Fort Collins	Fort Collins Website	1415 S Shields St Multi-Family Dwellings	MF	4	Preliminary Design Review	This is a request to subdivide the lot at 1415 S Shields Street (parcel # 9715400014) to allow the development of a multi-family dwelling. Proposed access to the site will be from Bennett Road to the north. The proposal includes 4 townhouse dwelling units with attached garages accessed via a private drive.
83	2020	Fort Collins	Fort Collins Website	411 S Impala Dr Multi-Family Development	MF	8	Conceptual Review	This is a request to develop two multi-family 4-plexes at 411 S Impala Drive (parcel #: 9709403027). Future access will be taken from S Impala Drive directly to the east. The proposal includes the provision of 10 residential parking spaces, as well as 8 visitor parking spaces.
84	2020	Fort Collins	Fort Collins Website	2800 S Taft Hill Rd Townhomes	MF	84	Conceptual Review	his is a Preliminary Design Review for the development of approximately 5 acres into a multi-family townhomes 2800 S. Taft Hill Road (parcel #9727205004). The site is located south of W. Drake Road, east of S. Taft Hill Road, and north of Hull Street. Future access will be taken from Hull Street to the south. The proposal includes 84 dwelling units across 11 buildings.
85	2020	Fort Collins	Fort Collins Website	Spring Creek Multi-Family	MF	348	Conceptual Review	This is a request to construct 348 dwelling units across 9 three-story and 1 four-story multi-family buildings directly north of Spring Creek Trail and south of Hobbit Street (parcel # 9723240001; 9723240002; 9723239001; 9723239002; 9723239003; 9723239004; 9723239005). The project is located directly east of S. Shields Street and approximately 700 feet south of W. Prospect Road.
86	2020	Fort Collins	Fort Collins Website	N College Ave and E Suniga Rd Mixed-Use Development	MF	212	Conceptual Review	This is a request to develop three contiguous properties located near the corner of E. Suniga Road and N. College Avenue into a mixed-use project comprised of 3,000 square feet of commercial space and 212 dwelling units between three multi-family buildings.
87	2020	Fort Collins	Fort Collins Website	325 S Taft Hill Rd Townhome Development	SF	14	Preliminary Design Review	This is a Preliminary Design Review for the development of a townhome project (including single-family, two-family and multifamily dwellings) at 325 S Taft Hill Road (parcel #9709404012, 9709404005). The site is located just north of Mulberry Street along South Taft Hill Road. There is an existing two-family building at the northeast corner of the site which would remain. The proposal includes 14 new units.
88	2020	Fort Collins	Fort Collins Website	520 S Meldrum St Multi-Family	MF	4		This is a request to demolish a single-family detached dwelling and develop a multi-family structure at 520 S Meldrum Street (parcel # 9714107015). Proposed access to the site will be from Remington Street to the west and W Mulberry Street to the north. The proposal includes 4 dwelling units and 4 parking spaces.
89	2020	Fort Collins	Fort Collins Website	1705 Remington St Multi-Family	MF	8	Conceptual Review	This is a request to develop a multi-family structure at 1705 Remington Street (parcel # 9724217020). Proposed access to the site will be from Remington Street to the east and Parker Street to the north. The proposal includes 8 dwelling units and 16 parking spaces.
90	2020	Fort Collins	Fort Collins Website	530 Cherry St Multi-Family	MF	4	Conceptual Review	This is a request to convert an existing single-family dwelling at 530 Cherry Street (parcel # 9711119009) into a multi-family dwelling with 4 units. The proposal includes 4 off-street parking spaces. Access is taken from N Whitcomb Street to the west.

Figure 18
Development Data
Poudre School District

MapID	Data Collection Year	Jurisdiction	Source	Development Name	Type	Total_Units	Status / Timeline	Notes
91	2020	Fort Collins	Fort Collins Website	140 E Oak St Multi-Family	MF	78	Conceptual Review	This is a request to develop a 6-story mixed-use building with ground floor office and commercial spaces and affordable housing units at 140 E Oak Street (parcel # 9712318921). 78 dwelling units, and 54 off-street parking spaces are proposed for the project. Future access will be taken from Remington Street directly to the east.
92	2020	Fort Collins	Fort Collins Website	6301 S College Ave SF Attached & Multifamily	MF	269	Preliminary Design Review	This is a request to develop a residential subdivision with approximately 92 single-family attached dwelling units and approximately 269 multi-family dwellings units of which 150 would be for-rent Senior Housing at 6301 S. College Avenue (parcel #9611400003). Proposed access will be taken from Mars Drive to the north and W. Trilby Road to the south.
93	2020	Fort Collins	Fort Collins Website	6301 S College Ave SF Attached & Multifamily	SF	92	Preliminary Design Review	This is a request to develop a residential subdivision with approximately 92 single-family attached dwelling units and approximately 269 multi-family dwellings units of which 150 would be for-rent Senior Housing at 6301 S. College Avenue (parcel #9611400003). Proposed access will be taken from Mars Drive to the north and W. Trilby Road to the south.
94	2020	Fort Collins	Fort Collins Website	Water Glen PUD Multi-Family	MF	30	Conceptual Review	This is a request to replat the subject site (parcel # 8704408001; 8704408002) into 4 lots and 2 tracts of land which will be owned and maintained by the apartment and commercial owners association. The design intent is to modify the previously approved minor amendment and provide 30 market rate and affordable apartment units on Lots 1 & 2
95	2020	Fort Collins	Fort Collins Website	906 E. Stuart Multi-Family	MF	4	Conceptual Review	This is a request to convert an existing child care center into a four dwelling unit multi-family home. One of the four units will be an affordable housing unit.
96	2020	Fort Collins	Fort Collins Website	Redtail Ponds Residential	SF	30	Conceptual Review	This is a request to develop 30 single-family attached duplexes on parcels previously approved for office use. (parcels #9602417001, 9602417002, 9602416002, 9602416001, 9602416007, 9602416008, 9602416006, 9602416009, 9602416003, 9602416004, 9602416005, 9602417003, 9602417005). The proposal includes 30 single-family attached duplexes. 15 two-story buildings on 30 Lots across an 11.42 acre site.
97	2020	Fort Collins	Fort Collins Website	1520 Laporte Ave SFD & Subdivision	SF	1	Conceptual Review	This is a request to develop a new single-family lot at 1520 Laporte by subdividing the existing lot. (parcel # 9710103022). The applicant is requesting to subdivide an existing single-family lot into two new lots for the development of a new single-family home on the newly created lot.
98	2020	Fort Collins	Fort Collins Website	610 S Sherwood tri-plex	SF	3	Conceptual Review	This is a request for approval of 3 dwelling units at 610 S Sherwood St (parcel #9714111019). The proposal would approve 3 dwelling units in an existing single-family home.
99	2020	Fort Collins	Fort Collins Website	556 Cajetan St Duplex and Single Family	SF	2	Conceptual Review	This is a request to develop a duplex and single-family unit at 556 Cajetan St. (parcel # 9701387001). The proposed development would include a side-by-side duplex at the front of the lot, 2 2-car garages, with a single-family unit above the garage.
100	2020	Fort Collins	Fort Collins Website	830 & 834 E Myrtle Single-Family Attached	SF	4	Conceptual Review	This is a request to build 4 single family dwellings at 830 & 834 E Myrtle St. (Parcels # 9713107017, 9713107018). The applicant proposes to replat each lot to create zero lot line, single-family attached housing for a total of 4 dwelling units (2 ea. lot).
101	2020	Fort Collins	Fort Collins Website	SW Enclave Single-Family Dwelling Development	SF	4	Conceptual Review	This is a request to develop up to 4 single-family dwelling units at the site which is located directly south of Pleasant Hill Ln (parcel # 9611100030). The proposal would divide the existing 6 acre lot into 3 two-acre lots. The applicant has not provided information on how the site will be accessed.
102	2020	Fort Collins	Fort Collins Website	6301 S College Ave Duplex & Townhome Development	SF	242	Conceptual Review	This is a request to develop 242 dwelling units at 6301 S College Ave (parcel # 9611400003). The proposal includes 42 two-story two-family dwellings with front access garages and 200 two to three-story single-family attached dwellings (townhomes) with private alley access garages.
103	2021	Fort Collins	Fort Collins Website	4000 Kechter Rd Single-Family Subdivision	SF	8	Conceptual Review	This is a request to develop a residential subdivision at 4000 Kechter Rd (parcel # 8604000014). The site is approximately 5 acres, and the proposal includes 8 half-acre lots. The existing home on the western edge of the property will remain in place and is not contemplated for redevelopment. Access to the subdivision would be from Strauss Cabin Rd directly to the east or alternatively from County Rd 36 to the south. The property is within the Urban Estate (UE) zone district and is subject to Administrative (Type 1) Review. PLEASE NOTE: A previous Conceptual Review for this site was submitted, and can be found under CDR210012.

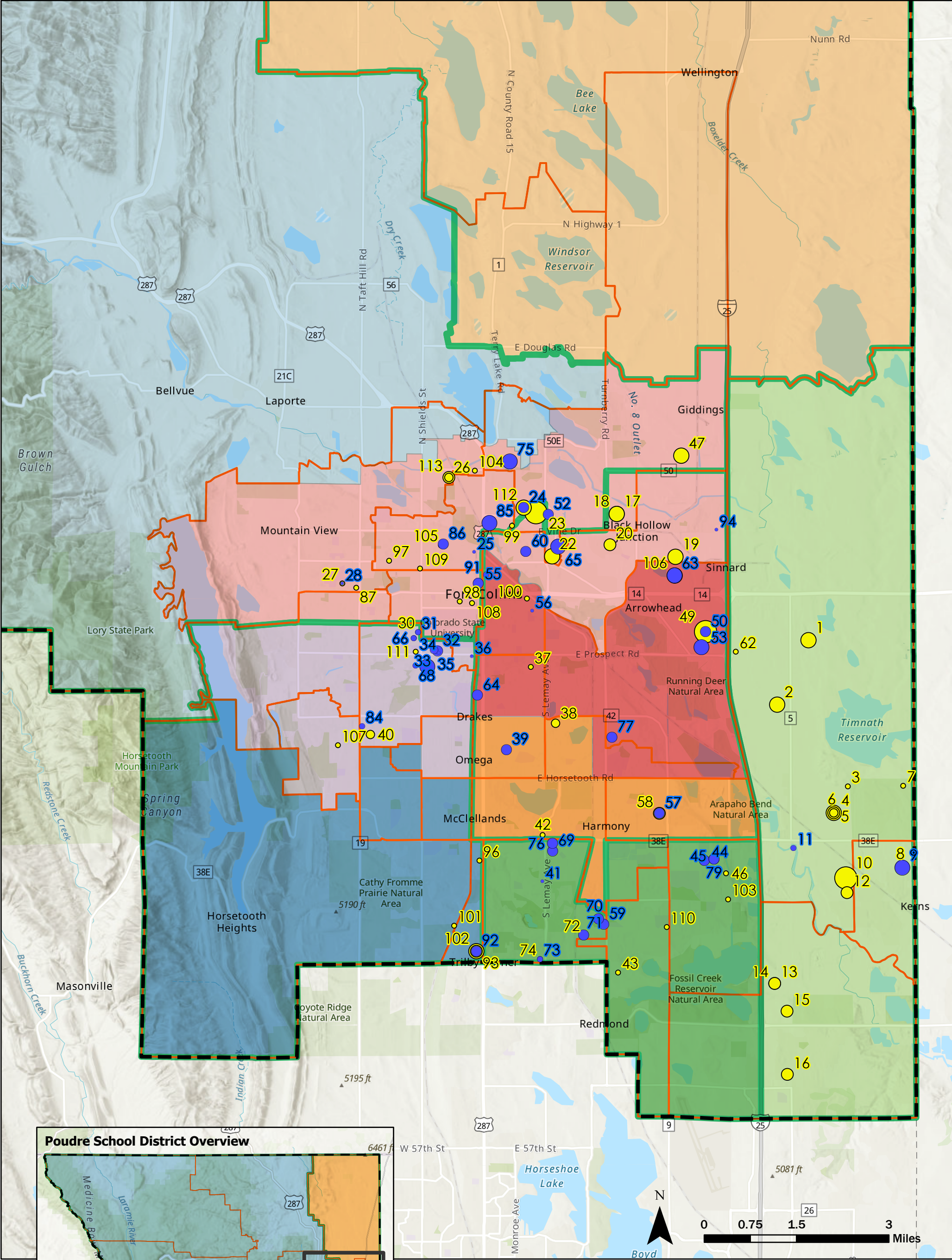
Figure 18
Development Data
Poudre School District

MapID	Data Collection Year	Jurisdiction	Source	Development Name	Type	Total_Units	Status / Timeline	Notes
104	2021	Fort Collins	Fort Collins Website	Revive Development Major Amendment	SF	14	Conceptual Review	This is a request to develop 14 single-family attached dwelling units as part of the Revive Development located at 208, 220, and 232 Greenleaf St (parcel # 9702121004; 9702121003; 9702121002). The proposed dwelling units would use the existing 28 angled parking spaces internal to the site.
105	2021	Fort Collins	Fort Collins Website	413 N Grant Ave Replat	SF	2	Conceptual Review	This is a request to replat the property located at 413 N Grant Ave (parcel # 9711220006) to create two separate lots with the intent to develop a single-family detached dwelling on the newly created lot. The newly created lots would be approximately 6,000 sf
106	2021	Fort Collins	Fort Collins Website	Mulberry & Greenfields PUD Phase 1	SF	273	Conceptual Review	This is a proposal to develop approximately 273 single-family detached dwellings, a neighborhood park, and affiliated infrastructure improvements as part of Phase 1 of the Mulberry & Greenfields PUD (parcel # 8709000006, 8709000007, 8709000039, 8709000004). 109 of the single-family detached dwellings will have front-loaded garages while the other 164 dwelling units will have alley loaded garages (see project narrative for additional details).
107	2021	Fort Collins	Fort Collins Website	2408 Moffett Dr Single-Family Detached Subdivision	SF	1	Conceptual Review	This is a request to subdivide an existing parcel with a single-family detached dwelling to create a second lot for a new single-family detached dwelling at 2408 Moffett Dr (parcel # 9728108019). The new lots will be approximately 1.5 and 1.3 acres in size.
108	2021	Fort Collins	Fort Collins Website	624 S Howes St Two-Family Dwelling	SF	2	Conceptual Review	This is a request to develop a two-family attached dwelling at 624 S Howes St (parcel # 9714113014). The existing single-family dwelling would be demolished. The proposed two-family dwelling is approximately 2,150 square feet and two-stories in height.
109	2021	Fort Collins	Fort Collins Website	113 N Shields St Single-Family Detached Dwellings	SF	2	Conceptual Review	This is a request to convert the former Children's House Montessori School into two single-family detached dwellings at 113 N Shields St (parcel # 9710405020). Access to the dwellings will be from N Shields St to the east.
110	2021	Fort Collins	Fort Collins Website	Kechter Farm Mixed-Use Townhome Development	SF	26	Preliminary Design Review	This is a request to develop 26 single-family attached (townhome) dwelling units and 1 mixed-use dwelling unit at the southwest corner of Ziegler Rd and E Trilby Rd (parcel # 8608420001). The proposal includes 63 on-site parking spaces.
111	2021	Fort Collins	Fort Collins Website	1142 W Prospect Rd Single-Family Detached & Attached Dwellings	SF	8	Conceptual Review	This is a request to develop a single-family detached dwelling, and seven single-family attached dwellings at 1142 W Prospect Rd (parcel # 9715418011). Access to the dwellings will be from W Prospect Rd to the south.
112	2021	Fort Collins	Fort Collins Website	Redwood & Suniga Single-Family and Two-Family Development	SF	230	Conceptual Review	This is a request to develop approximately 28 acres into a mixed residential use project located east of Redwood Street and north of Suniga Road (parcel # 9701400004, 9701411001, 9701400001). Future access will be taken via a new public street off Redwood Street to the west. The proposal includes approximately 230 dwelling units (mixture of single-family detached and two-family attached).
113	2020	Fort Collins	Fort Collins Website	W Willox Ln Rezone	SF	71	Conceptual Review	This is a request to rezone the site at 671 W. Willox Lane (parcel # 9702200003) from the Urban Estate (UE) zone district to the Low Density Mixed-Use (LMN) zone district. This would be followed by a PDP process to establish a subdivision of 71 single-family detached lots.

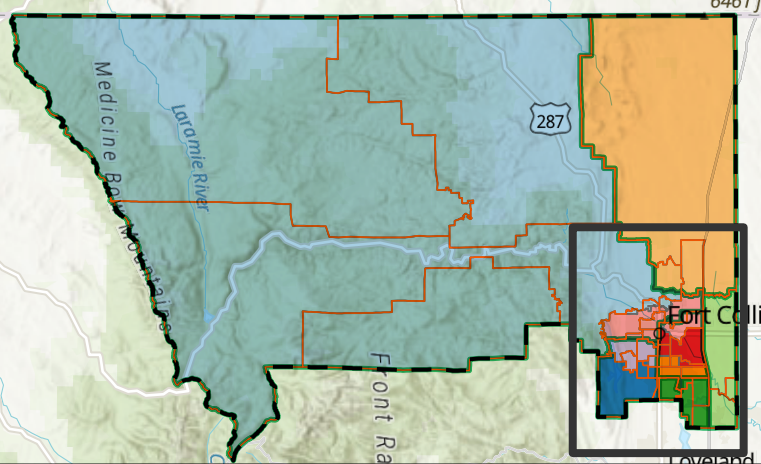


POUDRE SCHOOL DISTRICT

Poudre School District Residential Development



Poudre School District Overview



- Single-Family Projects**
- Total Units
 - 1-30
 - 31-65
 - 66-168
 - 169-282
 - 283-442

- Multifamily Projects**
- Total Units
 - 21-50
 - 51-85
 - 86-102
 - 103-276
 - 277-376

- Elementary (K-5) Attendance Area**
- High School (9-12) Attendance Area
 - Middle School (6-8) Attendance Area
 - Blevins Middle
 - Boltz Middle
 - Cache La Poudre Middle

- Leshner Middle
- Lincoln Middle
- Preston Middle
- Timnath Middle-High School
- Webber Middle
- Wellington Middle-High School

Figure 19

