



## Community Workshop Wednesday, October 19, 2016

The City of Fort Lupton hosted a community workshop on Wednesday, October 19, 2016 as part of *Picture Fort Lupton*, the City's comprehensive planning process. This workshop was the first opportunity for residents to provide their input on important issues and opportunities within Fort Lupton. The workshop started with a short presentation about *Picture Fort Lupton*, the purpose of a comprehensive plan, and the importance of long-range planning. Following this, participants completed an exercise designed to gather their feedback regarding issues, concerns, opportunities, and strengths within the community. Input from this and other workshops will help to guide goals, recommendations, and policies which are included in the final plan.

Overall, residents focused on the concerns and opportunities Fort Lupton will face with continued growth of the community. Participants supported business growth, job creation, and residential development that will expand the City and improve the quality of life within Fort Lupton. They discussed the need for a more diverse employment base, new housing types, and retail which would provide greater shopping and convenient options within the community. At the same time, residents were weary of uncontrolled growth and agreed that new development should be carefully managed to protect the existing businesses, residences, and character of Fort Lupton. This included the need to manage current and future traffic, enhance and support the Downtown and existing businesses, and better capitalize on natural areas and landmarks. The reputation and image of Fort Lupton, both locally and across the region, was also discussed, with residents feeling that branding and marketing could help attract new residents and businesses. Participants identified the City's history, small town character, close-knit community, and regional location as important strengths that should be enhanced and preserved. In addition, residents felt that a number of community facilities are key assets for the City, including the Recreation Center, Fort, Museum, Library, and local schools. The following is a summary of all input collected from participants at the Community Workshop.

**NOTE:** The comments, observations, project, and actions cited in this summary are not to be interpreted as recommendations of the Comprehensive Plan and do not represent City policy.

### Issues & Concerns

At the beginning of the workshop, participants were asked to identify their top issues and concerns for the City of Fort Lupton. After generating a cumulative list of issues, participants were asked to individually rank their top three issues identified by the group, be it their own or those raised by others. Below are the highest ranked issues as determined by those in attendance, as well as all other issues identified through the workshop, sorted by category.

## Highest ranked issues:

- Traffic management
- Job creation
- Sustaining businesses Downtown
- Need for additional parking Downtown
- Business growth
- Importance of ensuring development is thoughtful and context sensitive
- Access to river and river trail
- Lack of apartments & townhomes
- Disconnect from the City's history and identity
- Bike and pedestrian mobility

## Other Issues by Category

### Economic Development

- Working/building local business
- Usable controlled growth that aligns with our community
- Update business fronts and general property maintenance
- Bring in better paying jobs (tech)
- Business access and support
- Invest in downtown
- More manufacturing business
- Build local airport

### Land Use & Development

- Lack of good retail
- Lack of entertainment
- Encourage use of Native landscaping in development
- Growth opportunities

### Image & Identity

- Marketing and advertising
- Enhancing entrances to the community
- Sense of pride
- Include art in future planning
- Need vision, gateway features, brand/identity
- Need for welcoming downtown

### Parks & Open Space

- Loss of trees and greenspace
- Lack of access to/recognition of South Platte
- Loss of agriculture
- Need for more parks and open space
- South Platte fishing

## Community Facilities & Services

- Government interaction
- Quality of schools
- Create city event planning group
- Lack of community calendar
- Public Transportation

## Infrastructure

- Street repair
- Infrastructure updates
- Water prices

## Projects & Actions

In response to the list of issues, participants were asked to name specific project or actions that would provide solutions to those issues or improve the Fort Lupton community. Recommended projects and actions are categorized below.

### Development

- Build an entertainment or comedy club
- Build an outdoor mall with shopping and restaurants to attract people from around the area
- Adopt development standards
- Build a high quality high rise tower for business
- Create a casino
- Buy the lot adjacent to the Museum to expand proper storage of artifacts and increase off-street parking for the museum
- Develop new senior housing to accommodate more people and/or hospice
- Build affordable housing

### Downtown

- Provide façade improvement grants and walkability downtown based on previous plans
- Incentivize downtown area for more business both during the day and night time
- Build a parking lot downtown
- Develop mall in Downtown with a 'Western Atmosphere' or style
- Provide diagonal parking on Denver Street

### Transportation & Infrastructure

- Invest in water and sewer to Fort Lupton
- Complete an infrastructure study, prioritizing wants and needs
- Have city take ownership of sidewalks
- Improve the Signal at Highway 52 and Fulton
- Reroute Highway 85 and 52 to make the largest river park in Colorado
- Evaluate different ways to improve walking and car traffic
- Place more benches along designated sidewalks
- Make more ways to travel around and across community to ease transportation grid
- Extend a trail to the Fort
- Build a sidewalk on Denver Ave to Kahil (library baseball fields)

## **Image & Identity**

- Hire marketing firm
- Entrance improvements that show our identity, history, and use native landscaping
- Create a “Take a Look at Fort Lupton: for your place of business and play
- Recruit and pay artists for art in public places (current committee)
- Tree City project grants to businesses and homeowners for landscaping (like Garden City Co.)

## **Economic & Workforce Development**

- Bring in high paying jobs
- Increase economic development efforts, to show businesses ‘we’re open for business’
- Utilize incentives to attract new retail such as Chick-Fil-La or a Walmart
- Create a MFGs sales outlet, similar to C.O.S.

## **Government & Community Services**

- Public design competition for Platte River Trail & nature space/park (open source)
- River park and kayak with walking and bicycling paths
- Development Department and Staff address issues with money, accountability of City government; buy-in and support required.

## **Strengths & Assets**

As the Comprehensive Plan moves forward, the key strengths and assets of the community should be regarded as areas to maintain and build upon. Participants identified the strengths and advantages that make Fort Lupton a great community, categorized below.

## **Image & Identity**

- History
- Historic buildings
- Small town feel
- Hometown
- USA
- View
- 2<sup>nd</sup> Safest City
- Quiet place to live
- Location

## **Community**

- People
- Town pride
- Diversity
- Sense of community
- Smaller community
- Friendliest place among citizens

## **Community Facilities & Services**

- Recreation center
- Schools
- Infrastructure
- Creative staff at City Hall

- Senior program
- Fort
- Museum
- Library

### **Economic Development**

- Halliburton
- Solar farm
- Nice local businesses