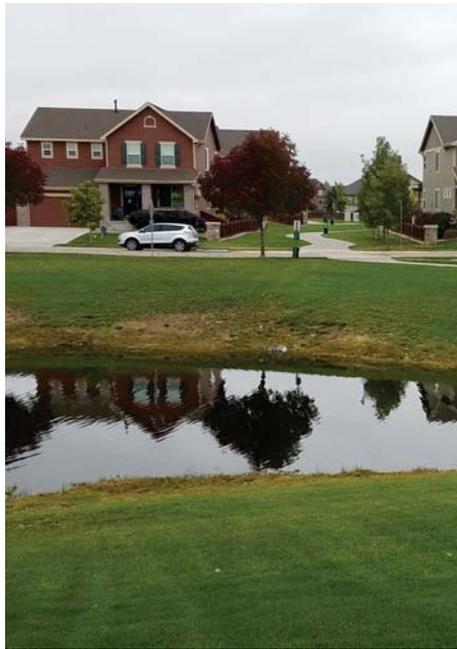




TIMNATH
THE VISION RENEWED



WELCOME!



WHAT IS THE *Plan*?

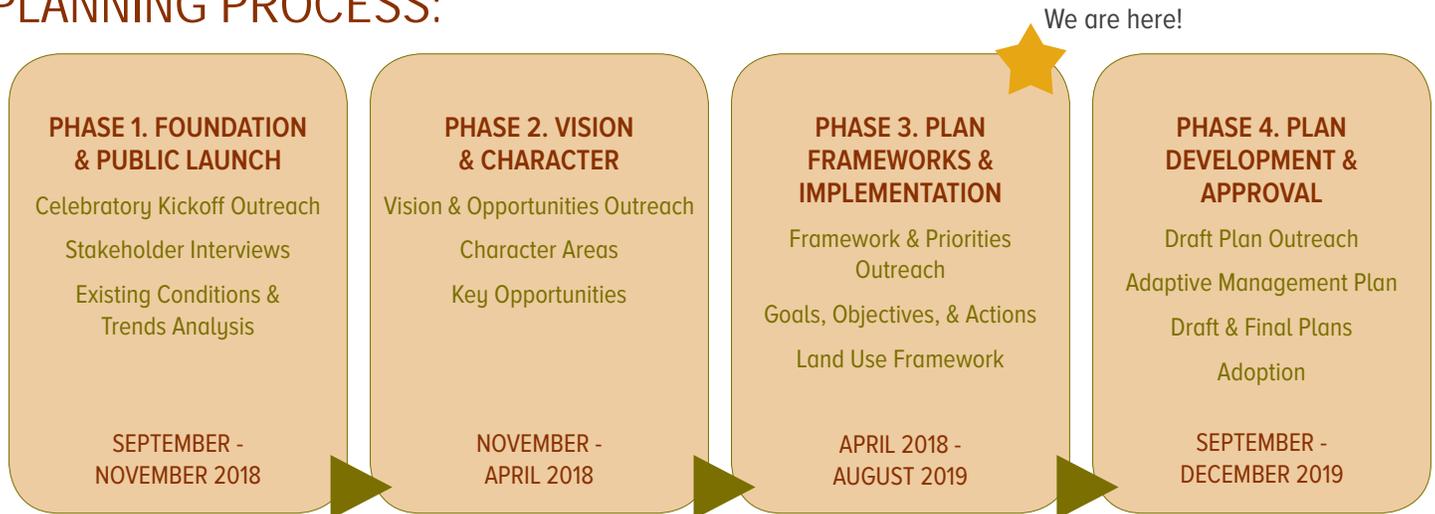
THE TOWN OF TIMNATH COMPREHENSIVE PLAN:

- guides the physical development of the Town;
- strategically plans for expected growth;
- will reflect the community's values and desired enhancements.

THE PLANNING PROCESS WILL:

- update the Town's vision;
- examine key community needs;
- capitalize on existing opportunities for the future;
- refine our future land use plan and growth strategy; and
- incorporate the existing Downtown and Parks, Recreation, Open Space and Trails Master Plans

PLANNING PROCESS:



HOW CAN I MAKE A DIFFERENCE *today*?

WE WANT TO HEAR FROM YOU! Your involvement is vital to the success of the Comprehensive Plan.

PARTICIPATE TODAY

- Review and refine key goals and objectives
- Participate in a round-robin exercise to identify physical opportunities on aerial maps
- Begin to identify implementation strategies

STAY ENGAGED TOMORROW

- Take the online questionnaire!
- Encourage your friends and community to participate
- Sign up online to receive future project updates



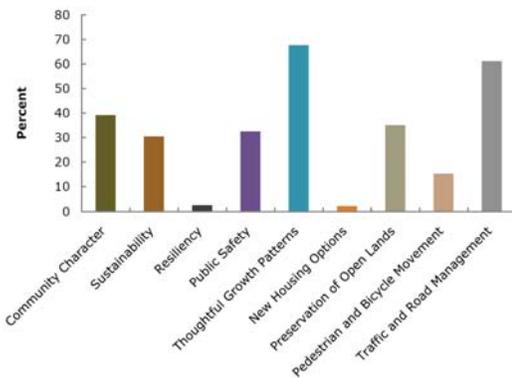
WHAT HAVE WE *heard* SO FAR?

OUTREACH TO DATE

- 16 One-on-One Interviews
- 2 Public Events: Taste in Timnath and Holiday Lighting Festival
- 2 Online Questionnaires
- 6 Steering Committee Meetings
- 1 Larimer County Regional Summit



WHY DO YOU THINK **PLANNING IS IMPORTANT** FOR THE FUTURE?



“ It should be thoughtfully planned; a smart town plans infrastructure for growth in the coming decades.”

“ Plan for growth with a long range vision.”

WHAT SHOULD TIMNATH BE IN 2040?

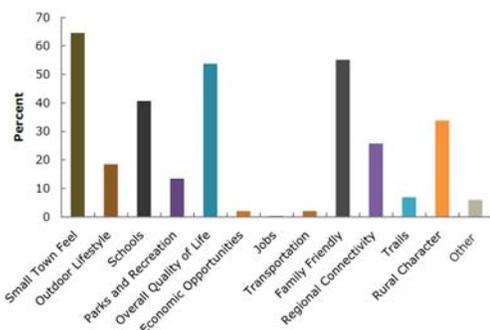
“ ...a small town near big city amenities...that retains our uniqueness.”

“ ...a town with well planned infrastructure, small town feel, and community events.”

“ ...a town renowned for its bike trails and small town feel as well as its sense of community.”

“ a town with interconnected, family-friendly neighborhoods and mixed-use development consistent with Timnath’s rural roots.”

WHAT DO YOU **LOVE** ABOUT TIMNATH?



“ ...the opportunity to be part of a growing town —make it interesting, viable, and quirky...”

“ ...friendly neighborhoods and community feel.”

A FIRST-RATE SMALL-TOWN

A historic town between the mountains and the plains with an exceptional quality of life, open spaces, small-town character, and a vibrant sense of community.

A. Goal: Balance commercial and employment land uses

1. Mixed use, employment, and commercial activities along Harmony Corridor
2. Fewell property development consistent with the Harmony Corridor Plan and the Town vision
3. Old Town/Main Street as a core activity center with retail, restaurants, and services
4. Artisan and Creative District that catalyzes commercial, entertainment, and community centers

B. Goal: Attract future employers and promote active lifestyles

1. Welcoming Town gateways with aesthetic enhancements and wayfinding signs
2. Parkland, pathways, open space, and connectivity integrated with new developments
3. Public amenities such as benches, tables, and site lighting to enjoy the outdoors

C. Goal: Encourage efficient and intentional use of land

1. Zoning changes aligned with the Comprehensive Plan
2. Appropriate buffering between residential and adjacent higher intensity non-residential uses
3. Public/private partnerships on development to contribute to the health, quality, and economic sustainability

4. Evaluation of annexations with regard to fiscal impacts and impacts on current and future service levels
5. Adequate and safe on-site infrastructure and connectivity for all users
6. Increased connectivity between developments for efficient utility infrastructure and emergency response
7. Strategic and resourceful annexation areas and coordination with willing landowners
8. Balance of development types that maintain the community character and provide necessary tax and employment base
9. Walkable environment with the ability to live, work, shop, and play

D. Goal: Support an effective local government

1. Citizen survey every 3 years to assess satisfaction levels
2. Budgeting for Objectives tool to allocate funding of programs and services
3. Regulations that are easy to understand, user-friendly, and promote a healthy environment
4. Effective communication with residents and business owners

A *FIRST-RATE SMALL-TOWN*

WHAT DO YOU THINK?

What does small town character mean to you?

As the Town continues to grow, what type of services and/or employers would you be interested in seeing?

What are key projects that could be implemented to fulfill this vision and these goals?

What needs to be clarified or expanded on?

AN UNPARALLELED OLD TOWN

A vibrant, small-town center that cultivates local historic pride, social connections, and economic vitality.

A Goal: Preserve and enhance character through revitalization

1. Regulations and design guidelines that maintain the scale of Old Town
2. Unique, boutique style, local shops, and restaurants that support the Old Town character
3. Corridor plans that promote the historic character and land use of Old Town
4. Historic architectural and site design elements integrated into Old Town
5. Timnath Foundation as a mechanism to support local initiatives
6. Redevelopment that mitigates or eliminates land uses that are inconsistent with this plan

B. Goal: Mix land uses, housing, and neighborhood services

1. Creative office/co-working space
2. Investment in unique public places like the Artisan District, community gardens, and festival space
3. Public parking to support growth in Old Town and reduce impacts on Old Town residents
4. District parking approach based on increased use of public parking structures and/or lots
5. Increased physical access to the Poudre River
6. Community events and activities that create a sense of community
7. Redevelopment to create a unique commercial and retail environment

C. Goal: Catalyze economic success and link to other hubs and public spaces

1. Old Town preservation to make it an attractive destination
2. Pedestrian, bike, and vehicular connections from Old Town to other neighborhoods and hubs
3. Publicly-accessible parks, plazas, and open spaces to be an inviting community
4. Opportunities for indoor and outdoor social spaces
5. Small-scale, low cost neighborhood resources that foster community

AN UNPARALLELED OLD TOWN

WHAT DO YOU THINK?

What does a “vibrant Old Town” mean to you?

What needs to be clarified or expanded on?

What are key projects that could be implemented to fulfill this vision and these goals?

AN OPEN COUNTRY FEEL WITH PARKS AND NATURAL AREAS

An expansive and accessible system of parks, open space, and greenway corridors that serve as the overall foundation and framework for development.

A. Goal: Distribute parks, trails, open space and recreation facilities equitably

1. Community parks within 1.5 to 2.0 miles of urban-density residential areas
2. 2.5 ac. of neighborhood parkland, 5.5 ac. of community parkland, and 0.5 ac. of pocket parks for every 1,000 residents
3. Neighborhood parks within 0.5 mile of the neighbors they are intended to serve
4. Pocket parks within 0.25 mile of every resident in new subdivisions
5. Incentives to encourage pocket parks, greenbelts, or other community benefits
6. Park design for a broad range of interests, abilities, and ages
7. Links to nature play and agriculture in park features
8. Accessible facilities aligned with the Americans with Disabilities Act (ADA)
9. Recreation and community centers located near major roadways and trails
10. Community-wide survey to understand trends and demands for recreation
11. Multi-purpose practice fields located in neighborhood and community parks
12. Small-scale urban farms and community gardens for local food and community separators

B. Goal: Provide bicycle and pedestrian connections

1. Multi-purpose community-wide core trail system connected to major destinations
2. Local trail connections between parks, schools and the trail system
3. Future trail corridors along publicly-owned property, easements, and drainage ditches
4. Paved and non-paved trails for a variety of users
5. Pedestrian and bicycle access throughout neighborhoods
6. Sidewalks, bicycle lanes, and trails in new developments
7. Clear wayfinding signage and trail marking for users and efficient emergency response

C. Goal: Plan for appropriate parks, trails, recreational facilities, and open space

1. Historic and cultural resources and art in park designs
2. Routine field maintenance to prevent overuse and irreparable damage
3. Sustainable, resource efficient, and non-toxic construction materials

AN OPEN COUNTRY FEEL WITH PARKS AND NATURAL AREAS

An expansive and accessible system of parks, open space, and greenway corridors that serve as the overall foundation and framework for development.

D. Goal: Fund land acquisition, development, and operations.

1. Staffing and maintenance levels to keep pace with new facilities
2. Funding for development of publicly-owned properties
3. Maintenance plans and design standards for parks and Town-maintained properties
4. New residential development contributions for parks and recreational facilities
5. Evaluation of tools for providing parks, trails, conservation lands, and recreational facilities
6. Funding for a Park, Recreation and Open Space and Trails Department

E. Goal: Recognize and support natural and environmentally-sensitive design and development

1. Non-irrigated landscapes, native species, and low water plant materials
2. Management of wetlands and wildlife habitats to reduce invasive, non-native species
3. Avoidance of environmentally-sensitive areas when locating trails
4. Appropriate buffer distances from sensitive resources
5. Water quality through stormwater conveyance and detention facilities best management practices
6. Permeable pavements, recycled materials, local materials, and energy efficient technologies

7. Public information about benefits of sustainable landscapes
8. Seasonally closed areas and trails to protect sensitive resources
9. Pest management where and/or when necessary
10. On-site wind generators, solar panels, and other clean energy generators

F. Goal: Develop Timnath Reservoir as an active recreation area

1. Reservoir development aligned with community desires
2. Resource management plans for Timnath Reservoir and Poudre River open spaces
3. Control of the recreational rights on the Reservoir
4. Improved access and expanded active recreational amenities
5. Implementation of the Timnath Reservoir Operational Management Plan
6. Investment with shade trees and comfortable spaces

AN OPEN COUNTRY FEEL WITH PARKS AND NATURAL AREAS

How often do you use the following:

WHAT DO YOU THINK?

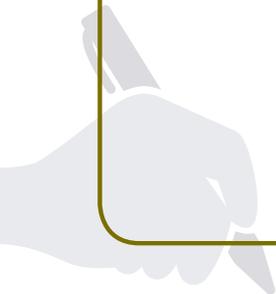
	DAILY	WEEKLY	MONTHLY	RARELY
Pocket Parks				
Neighborhood Parks				
Community Parks				
Park amenities outside of Timnath				
Timnath Reservoir				

Where should we focus open space acquisition or preservation?

What type of park amenities/features do you use most often?

What needs to be clarified or expanded on?

What are key projects that could be implemented to fulfill this vision and these goals?



A REGIONALLY-CONNECTED, LOCALLY ENHANCED MULTIMODAL SYSTEM

A regionally-linked transportation network with enhanced internal connectivity to quality of life amenities via streets serving multiple forms of transportation and off-street trail systems.

A. Goal: Maintain the Transportation Plan

1. Timnath Transportation Plan updated every five (5) years
2. Coordination with regional transportation agencies
3. Align future transportation network with built-out growth patterns
4. Maximized infrastructure with denser uses near arterials
5. Proportionate cost sharing of new development for transportation infrastructure
6. Completion of the Parkway
7. Public engagement and educational outreach on transportation issues

B. Goal: Connect all modes of vehicular, bicycle and pedestrian movement

1. On- and off-street bicycle lanes with bicycle parking
2. New streets and sidewalks designed to connect with existing streets and sidewalks
3. Continuity between adjacent developments for multiple transportation modes
4. Well-marked pedestrian street crossings
5. Continuous system of bicycle lanes

C. Goal: Prepare for changes in technology

1. Regional partnerships for alternative transportation options
2. Passenger drop-off and loading zones within new development and redevelopment
3. Revised parking requirements to adapt to the sharing economy
4. Partnerships on regional mass transit options

D. Goal: Coordinate transportation improvements with growth

1. Ongoing improvements to Timnath's pathway system
2. Five-year Capital Improvements Plan based on maintenance needs, anticipated growth, projected costs, and public input

A REGIONALLY-CONNECTED, LOCALLY ENHANCED MULTIMODAL SYSTEM

WHAT DO YOU THINK?

Where are bicycle and pedestrian connections most needed?

Where are additional transportation improvements or connections needed?

What are key projects that could be implemented to fulfill this vision and these goals?

What needs to be clarified or expanded on?

A NEIGHBORLY, COHESIVE COMMUNITY

A family-friendly and neighborly community offering a leading school system and a thoughtful range of high-quality housing options meeting all generational preferences.

A. Goal: Provide a mix of housing for variety of household compositions and income levels.

1. Mix of housing for the local workforce within commercial developments
2. Programs to support different types of attainable housing, especially for seniors
3. Mixed-use development along primary corridors
4. Design standards to ensure aesthetic and connected neighborhoods
5. Environmental and visual resource preservation through clustered development patterns and open space standards

B. Goal: Support access to high quality schools

1. Locations for future schools based on population projections and school district standards
2. Safe and convenient access to schools
3. Safe learning environments

C. Goal: Maintain level of service for infrastructure and utilities

1. Coordination on emergency response times
2. New technologies and best practices to expand service responses
3. Routine updates to assess current levels of service and future needs
4. New fire station locations aligned with future town development
5. Coordination and incentives for telecommunications infrastructure
6. New public facilities and infrastructure aligned with existing and future growth
7. Required adequate infrastructure concurrent with development
8. Agreements with utility providers for timely, efficient, and cost-effective infrastructure

A NEIGHBORLY, COHESIVE COMMUNITY

WHAT DO YOU THINK?

What types of housing do you think are needed?

What needs to be clarified or expanded on?

How can we best build a sense of community?

What are key projects that could be implemented to fulfill this vision and these goals?

A SUPPORTED SMALL-TOWN ECONOMY

A resilient economic strategy that balances both large-scale economic generators and preservation of neighborhood-oriented, local businesses.

A. Goal: Sustain new commercial and industrial development

1. Residential development integrated into retail, commercial, and service development
2. Economic or land use incentives to encourage new businesses
3. Private investment in Old Town
4. Clustered commercial centers for efficient infrastructure improvements
5. Business alliances to promote and enhance the business environment
6. Economic development strategy to market Timnath as an excellent location for employers
7. Targeted industries with high-quality jobs, unique services, and few off-site impacts

B.GOAL: Ensure clean, energy-efficient, and sustainably built development

1. Employment and industrial districts in areas with access to highways and infrastructure
2. Smaller retail, offices, sit-down restaurants, and entertainment venues in the Old Town area, along the Harmony Road Corridor and the Artisan District.
3. Regional-scale commercial activity intermixed with community commercial, light industrial, and mixed-use near I-25

A SUPPORTED SMALL-TOWN ECONOMY

WHAT DO YOU THINK?

If the Town is able to attract local services/businesses, what type of services would you support?

What needs to be clarified or expanded on?

What are key projects that could be implemented to fulfill this vision and these goals?

FUTURE LAND USE

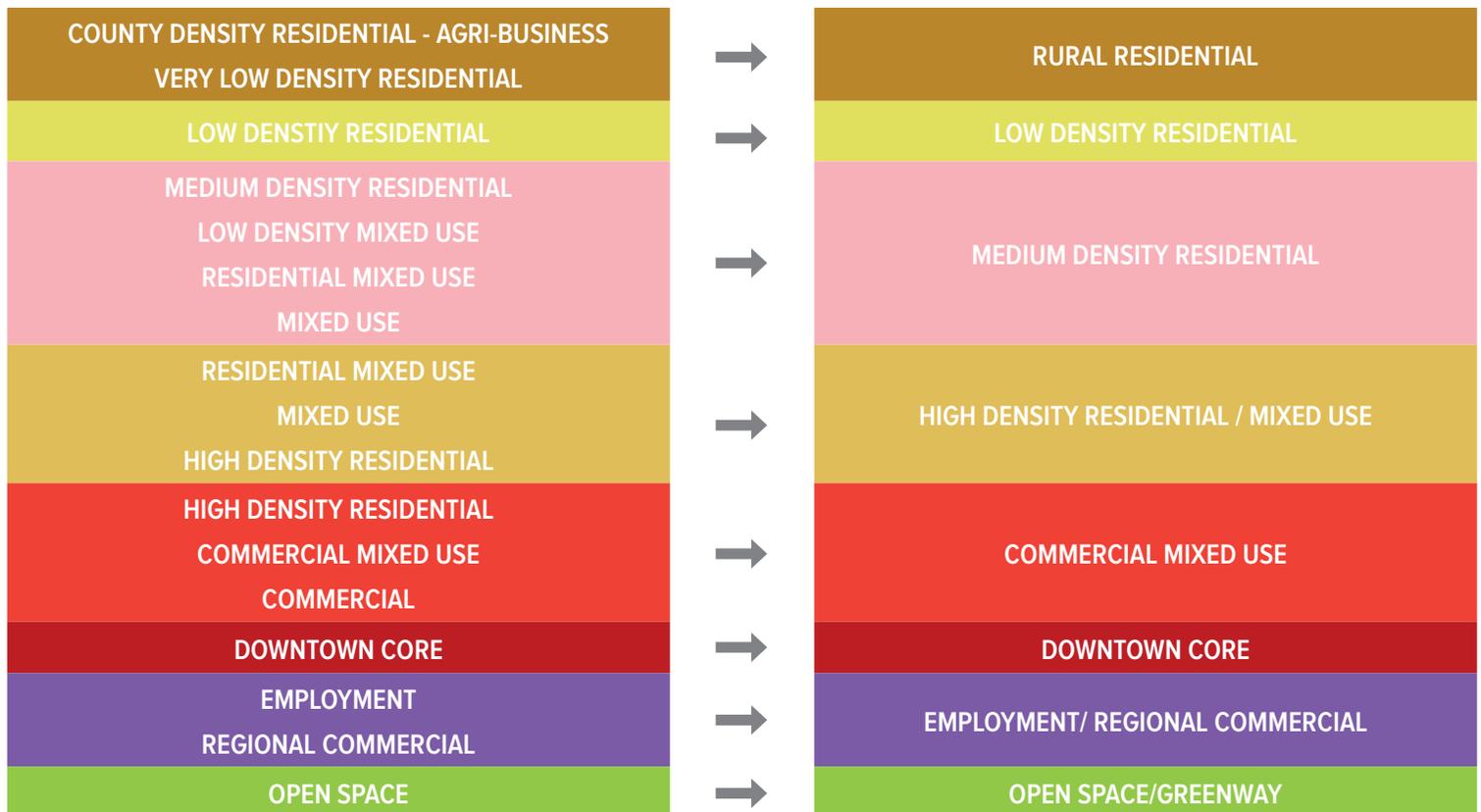
WHAT IS A FUTURE LAND USE MAP AND ASSOCIATED CATEGORIES?

- Identifies the primary uses of the land
- Highlights desired features/amenities
- Recommendations of the FLU Plan form the basis for zoning and municipal code.

HOW WAS THE MAP DEVELOPED?

- Based on the existing Future Land Use; however, categories are combined and clarified to give more flexibility
- Reflects community's desires for intensities, densities, connections, and mix of land uses.
- Reflects the vision, goals, and objectives.
- Considers constraints such as existing and planned land uses, open space, and conservation easements, floodplain, service area boundaries and easements (water, utilities, etc.), and linear water features (rivers, ditches, etc)

RELATIONSHIP BETWEEN CURRENT AND REVISED FUTURE LAND USE CATEGORIES:



FUTURE LAND USE MAP CATEGORIES

PRIMARY USES	SECONDARY USES	RES. DENSITY	NON-RES. FAR	ALLOWED ZONING
RURAL RESIDENTIAL				
Single family homes, large-lot residential development, and agricultural businesses.	Ancillary uses to agricultural-based homes.	<= 1 DU/Acre	<.15	RE, A
LOW DENSITY RESIDENTIAL				
Conventional, detached, single family units.	Public uses, neighborhood and community parks.	1-4 DU/Acre	.25 - 1.0	RE, R2
MEDIUM DENSITY RESIDENTIAL				
Small lot single family units, duplexes/triplexes, and multifamily townhomes.	Public uses, neighborhood and community parks.	1-16 DU/Acre	<.15	R2, RMU, R3
HIGH DENSITY RESIDENTIAL / MIXED USE				
Primary use should include attached, single- and multifamily dwellings, including duplexes, townhomes, and other similar types of dwellings, at higher densities.	Small format retail, office, and civic/ community uses are allowed as secondary and supporting uses, and should be integrated with residential. Public uses, neighborhood and community parks.	8-24 DU/Acre	<.15	R3, R4, RMU, NC
COMMERCIAL MIXED USE				
Areas designated for commercial, office, civic, and service uses supporting general neighborhood needs.	Mixed use should integrate multifamily residential and commercial, either horizontally or vertically. Neighborhood and community parks.	8-16 DU/Acre	<.2.0	CMU, CC
DOWNTOWN CORE				
Retail, employment, entertainment, civic, artisan, and residential uses in an urbanized, pedestrian-oriented environment.	Neighborhood and community parks.	1-6 DU/Acre	1.5 - 2.0	B, R1
EMPLOYMENT/ REGIONAL COMMERCIAL				
Areas designated for community/ destination retail, employment, entertainment, and civic.	Light industrial; manufacturing	NA	<.1.0	CC, RC, I
OPEN SPACE/GREENWAY				
Land remaining undeveloped as natural open space, lands identified as drainage ways/ floodplain, conservation development/easements, lands along ditches and floodways.	Civic uses such as regional trails, public open space, and agricultural uses.	NA	<.5	

FUTURE LAND USE

What needs to be clarified or expanded upon within the Future Land Use Categories?

Are the locations of the Future Land Use Categories appropriate?