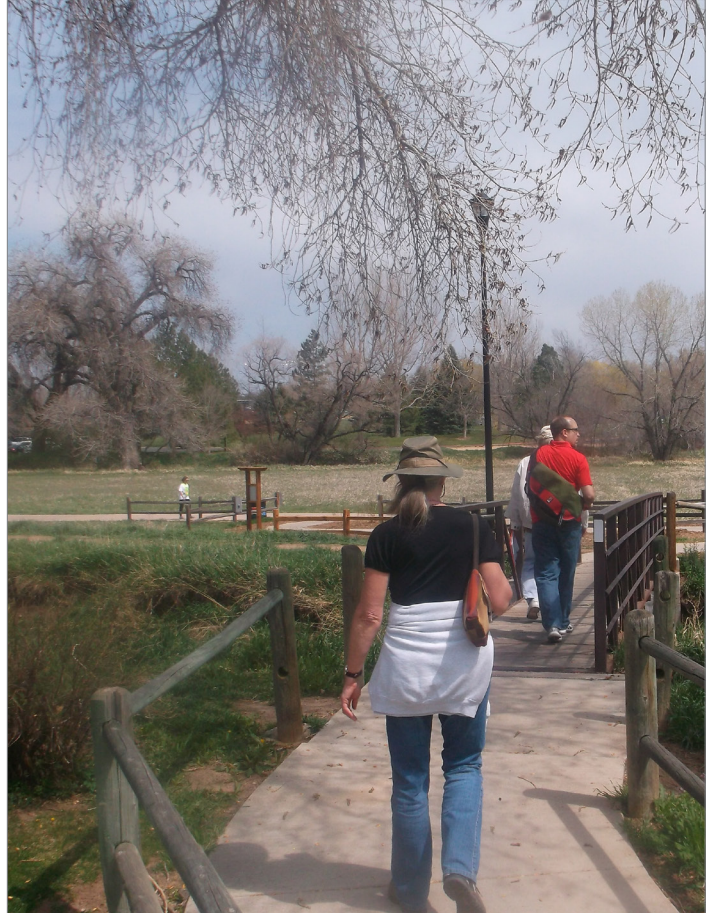


West Central Area Plan



Stakeholder Committee

Meeting #1
May 7, 2014

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Introduction

First, thank you again for volunteering and dedicating your time and energy to the West Central Area Plan. This is the first in a series of Stakeholder Committee workbooks that will serve as a resource, guide and “how-to” manual throughout the planning process. It will include general information relevant to the Plan, as well as specific activities and information on how the plan will be created with the help of this committee.

At the beginning of each committee meeting, you will receive a new workbook. This information will include exercises that explore the issues, opportunities, vision, policies and action plan for the West Central Area. The work completed by this committee will ultimately inform the content of the draft and final plan.

These packets will also be made available online so people that you know and work with can also participate in the process and provide input. We highly encourage you to talk with your neighbors, friends, family, and colleagues about their ideas for the future of the West Central Area.

Overview

What is the Stakeholder Committee?

This Stakeholder Committee was formed to explore the issues and opportunities facing the West Central Area and help develop a plan to achieve the community's long-range vision for the area's future. The committee will help evaluate the continued relevance of the 1999 West Central Neighborhoods Plan, identify areas of focus, and contribute to the development of the new plan.

It is the responsibility of the Stakeholder Committee to not only attend regular meetings and discuss, debate, and work through the topics that will be included in the plan, but also to continually reach out to others in the community for broad-based public input. Word of mouth is a great promotional mechanism, and we are relying on you, the Stakeholder Committee members, to talk about the West Central Area Plan with members of your social, educational, neighborhood, religious, and employment circles. Ask for feedback, have others complete the workbook exercises, and invite them to visit the plan website and attend the community events.

With your help, we will be able to update the vision and guiding plan for the West Central Area that we can all be proud of and work toward in a unified manner.

Overview

What is the West Central Area Plan?

The predecessor to this plan, the West Central Neighborhoods Plan, was adopted in 1999. The plan establishes a vision and goals for the area, as well as specific policies and implementation actions related to land use, housing, transportation, historic preservation, parks and open lands, public services, and other topics. The plan was developed through significant effort by a Citizens Advisory Committee, with support from City staff.



Why Does the Plan Need to be Updated?

Now 15 years since the plan was developed, this area hosts several new development projects, with varying degrees of impact. Given City Plan's emphasis on infill versus sprawl, CSU's enrollment projections, and the potential on-campus stadium, it is now time to re-assess plans and policies so the quality of life and character of the West Central Area are preserved and enhanced. The purpose of the plan update is to revisit the original vision and goals, policy directives, and implementation actions based on emerging issues and trends. The update will incorporate new information from related planning efforts in the area, including the Student Housing Action Plan, Land Use Code amendments regarding compatibility, City Code amendments regarding historic preservation, and new Colorado State University initiatives.

Who Will be Included in the Planning Effort?

The engagement of residents, business owners, students, employees, and other community members will be essential to the success of the plan. There will be numerous opportunities for members of the public to join the conversation, including listening sessions, workshops, open houses, online surveys, and other activities. In addition to the Stakeholder Committee, a Technical Advisory Committee will also contribute to the development of the plan.

Process

Planning Phase	Date	Stakeholder Committee Activities	Public Activities & Events
Phase 1: Evaluate Existing & Future Conditions	Mar - June 2014	Stakeholder Committee Selection	Listening Sessions; Walking Tours; WikiMap
Phase 2: Update Vision	May - July 2014	Stakeholder Committee Meeting #1 (<i>May</i>)	Visioning Events; Online Survey
Phase 3: Framework Plans & Prospect Design Options / Preferred Alternative	July - Nov 2014	Stakeholder Committee Meeting #2 (<i>July</i>)	Framework Plan Workshops; Prospect Design Workshops; Online Survey
		Stakeholder Committee Meeting #3 (<i>September</i>)	Community Presentations / Listening Sessions
Phase 4: Develop Policies, Action Items & Draft Plan	Oct - Dec 2014	Stakeholder Committee Meeting #4 (<i>November</i>)	Draft Plan Open Houses; Online Survey
Phase 5: Plan Adoption & Implementation	Jan - Mar 2015	Stakeholder Committee Meeting #5 (<i>January</i>)	City Council Adoption Hearing

Roles & Expectations

Purpose

This Statement of Expectations is intended to avoid miscommunication about the plan, foster collaboration and help garner support of the process and the plan. It is also intended to provide the basis for operating during the drafting and adoption process.

Statement of Expectations:

1. We acknowledge that our community is changing and that we must plan for future change.
2. We agree that the planning process is founded on respect for community residents, our neighborhoods, our natural resources, private property rights and future generations.
3. We expect that all members of the planning process will treat each other respectfully at all times and will value the work and effort of others.
4. We are committed to working together for the best interests of the West Central Area as a whole, not our own personal agendas.
5. We understand that we may disagree about details, but will continue to keep the larger goals and core concepts of the plan, as well as our shared values, in mind as we move forward.
6. We are committed to searching for creative solutions that will move our community forward and will not criticize any part of the process without also offering a solution.
7. We understand that there are many factors including, but not limited to, the work and efforts of this committee that City Council will consider before they make a final motion of approval.
8. We understand that if we are not able to work collaboratively, it will have a direct cost to the City.

Signature

Printed Name

Date

Meeting Guidelines

Creating an forward-looking plan requires a commitment to the process and respect for other participants. Please keep in mind the following “ground rules” during meetings:

This is about what you collectively want for your community

City staff and consultants are here to listen

*These meetings should be less about the past
and more about the future*

Focus on being proactive, not reactive

There are some ‘givens’ that we must work within

We must show respect for private property, present & future neighbors & the West Central Area as a whole

Listen to understand

Allow everyone an opportunity to participate

1999 West Central Neighborhoods Plan: Vision & Goals

Vision Statement

The 1999 *West Central Neighborhoods Plan* established a vision and framework of goals, policies, and implementation actions for this area of the City. The following vision statement was included in the 1999 Plan:

1. Maintain and enhance the diverse character of the West Central Neighborhoods, comprised of long- and short-term residents such as families, senior citizens, and students, as well as small businesses, schools, and public/private institutions and facilities. Strengthen the collaboration between the City, Colorado State University, and the West Central Neighborhoods.
2. Continue to provide housing opportunities, infrastructure, and lifestyle options to meet the needs of this diverse group of neighborhoods.
3. Facilitate and improve existing transportation systems to allow all residents to have good, safe, convenient, and multi-modal transportation options. Adapt to meet the needs of the dynamic and ever-changing West Central Neighborhoods and provide balanced opportunities in development, redevelopment, and maintenance.

Goal Statements

The 1999 *West Central Neighborhoods Plan* also included specific goal statements related to the vision, which were divided into the following categories:

1. Neighborhood Character
2. Housing
3. Transportation

1999 West Central Neighborhoods Plan: Plan Outcomes

Outcomes Since 1999 Plan

In the 15 years since the *West Central Neighborhoods Plan* was adopted, a number of action items and improvements were accomplished in the West Central Area, including the following outcomes.

Neighborhood Character

- More predictable development review – reducing uncertainties for property owners, residents, developers
- Increased inventory of rental housing
- Preservation of Spring Creek as Wildlife Habitat
- Mixed Use in Campus West

Public Services

- CIPO stormwater improvements
- Spring Creek Floodplain Management
- R.R. Crossings
- Intersection Improvements

Private Sector Services

- Campus West Evolution as commercial center

Visual Character

- Eligible historic properties preserved, i.e. Sheely Neighborhood

Streetscape Design

- Campus West Streetscape
- Bikeways through neighborhoods
- Connections through Hill Pond
- Intersection Improvements

Sense of Community

- New places of worship/cultural centers – acceptance of all faiths
- Socioeconomic Diversity
- Senior Center Expansion
- Gardens on Spring Creek

Parks and Open Lands

- Avery Park Enhancements
- Gardens on Spring Creek
- Spring Creek Trail
- Red Fox Meadows Natural Area

1999 West Central Neighborhoods Plan: Plan Outcomes

Housing

- Dominant single family character preserved
- Additional student housing on campus – Laurel Village, Aggie Village North
- Multi-Family development focused near CSU
- General diversity in housing types
- Residential Parking Permit Program
- CIPO project as a property value improvement effort

Transportation

- Center Avenue as multi-modal corridor
- Mason Trail and MAX construction

Parking

- Residential Parking Permit Program
- CSU Parking Structure – Prospect and Center Ave.

Mass Transit

- MAX East/West bus route connectors
- Shields St. Transfort use – highest use
- Collector Street improvements – medians/bike lanes
- Campus West Streetscape Implementation
- CSU shuttle implementation

Bicycling

- Collector Street improvements – medians/bike lanes
- Spring Creek Trail Improvements
- Mason Trail
- Effective signage/striping, influence on driver behavior

Activity: Future Outcomes

What should the West Central Area look like 15 years from now?

Now it's time to look forward -- to envision the future of the West Central Area. This brainstorming activity will help the group organize the desired outcomes for the West Central Area Plan, as well as prioritize the goals that should be addressed through the planning process.

Instructions

1. Divide into three groups, each focused on a different topic: **Land Use & Character**, **Transportation**, and **Natural Systems**. Form a "horseshoe" in front of your group's flip chart.
2. Using the space on the next page, spend one minute individually brainstorming a list in response to the question below. Answer from the perspective of Land Use & Character, Transportation, or Natural Systems, depending on your group.

"What should the West Central Area look like 15 years from now?"

3. Share your ideas, one by one, in a round robin format (one response per person each time around). Each response will be recorded by a staff member on the flipchart. No criticism is allowed, but clarification in response to questions is encouraged.
4. Once all of the ideas have been recorded, spend some time discussing each idea as a group to determine clarity and relative importance.
5. Following the discussion, spend one minute to individually prioritize your top five ideas from the group list (see page 14).
6. As a group, tally the prioritized ideas for each person (the top idea gets 5 points, the fifth idea gets 1 point).
7. Select someone from the group to report back to the larger committee.

Activity: Future Outcomes

What are your top 5 ideas from the group list?

1.

2.

3.

4.

5.

**Appendix A:
Listening Sessions:
Summary**

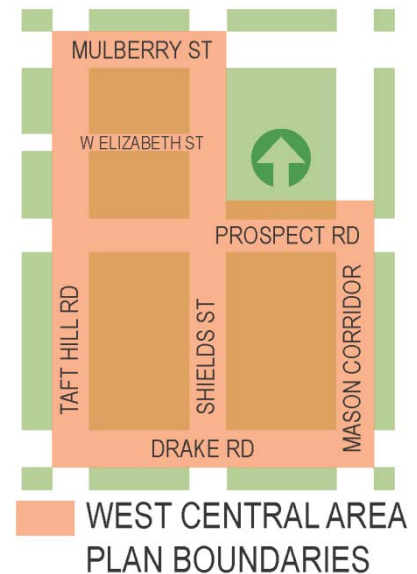
**West Central Area Plan – Listening Sessions
Summary
March 26 – April 3, 2014**

Background

The West Central Area Plan (WCAP) process began in March 2014. The purpose of the WCAP update is to revisit and refine the original vision and goals, policy directives, and implementation actions from the 1999 West Central Neighborhoods Plan based on emerging issues and trends. The updated plan will provide a new overall, community-supported vision for the plan area, as well as a clear roadmap for implementing that vision. The plan is anticipated to be presented to Council for consideration for adoption in early 2015.

Listening Sessions Overview

Four listening sessions were held between March 26 and April 3 to gain insight into the character and features that define the West Central area, along with potential areas of improvement. The purpose of these meetings was to elicit feedback from the community about the West Central area, including ideas and concerns related to land use, transportation, housing, urban design, natural systems, and quality of life amenities.



Date	Session	Location	Participants
March 26	6:00 - 8:00 p.m.	Westminster Presbyterian Church	60
March 27	6:00 - 8:00 p.m.	Durrell Seminar Room (CSU Campus)	22
March 31	6:00 - 8:00 p.m.	Drake Centre	32
April 3	6:00 - 8:00 p.m.	Plymouth Congregational Church	64
<i>Total</i>			<i>178</i>

The listening sessions began with an introduction to the West Central Area Plan update, an overview of public involvement activities, and a roadmap for the public engagement process moving forward.

Participants were asked to break into groups to discuss different broad topic areas, including: the overall West Central area, the Prospect Road Corridor specifically, and the Master Plan for the Colorado State University (CSU) Main and South campuses. Each group had access to maps associated with the topic area and was encouraged to share any thoughts, concerns, or questions they had related to the topic. Participants could either relay those thoughts to staff facilitators at each table, record their thoughts on the map, or provide staff with their thoughts on comment sheets passed out at the beginning of the listening session. Each group had roughly 25 minutes to discuss the topic before moving to one of the other topic areas.

Theme Descriptions

West Central Area: The purpose of this table was to garner feedback about the West Central Area as a whole. City staff sought guidance on how to best preserve desirable features of the West Central area while still allowing the area to respond to changing conditions, new growth pressures, and emerging needs.

Prospect Road Corridor: The Prospect Road Corridor from Shields Street to College Avenue is one of the most constrained arterial roadway sections in Fort Collins. The purpose of this table was to understand the nature of the corridor's challenges, listen to resident and commuter concerns, and brainstorm ideas for improvement.



CSU Master Plan: Representatives from CSU's Facilities Management department gave participants an overview of how the university plans to expand over the next 10 to 15 years and how the plans for the Main and South Campuses relate to the surrounding neighborhoods.

Get Involved Table: The success of the West Central Area Plan will depend on the quality of engagement with those impacted by the plan, including residents, property owners, business owners, employees, developers, and other interested groups. The purpose of the 'Get Involved' table was to get participants' feedback on how to best communicate and engage with them throughout the planning process. Attendees had the opportunity to sign up for neighborhood walking tours, comment on their preferred event types and communication methods, and apply to be on the Stakeholder Committee, which will work with the City to guide the planning process.

What We Heard – Key Themes

The project team heard a number of concerns, opportunities, and comments during the group discussions and on comment forms. The following list of key themes summarizes the ideas and comments shared by participants at each table over the course of the four listening sessions.

The West Central Area

- Spillover parking from high density developments is a problem that needs to be addressed
- New multi-family developments are not providing enough parking
- Many of the intersections along Shields are not bike/pedestrian friendly (Plum, Elizabeth, Lake, Laurel and Prospect in particular)
- Protect historically significant buildings in the West Central area and along Prospect Road
- Preserve the character of existing single-family neighborhoods
- New multi-family developments should match the character of the neighborhoods in which they are built as best as possible

- Ensure the area still has access to open space as more development occurs
- CSU needs to take a leadership role in mitigating the impacts their developments have on the surrounding neighborhoods
- Construct pedestrian overpasses/underpasses at high volume intersections around CSU such as Plum, Elizabeth, and Center
- Need adequate bicycle and pedestrian connections that allow people to avoid major arterials

Prospect Corridor

- Many commuters avoid Prospect altogether because it is too congested and unsafe
- The sidewalks are too narrow and make pedestrians feel unsafe
- Bicyclists avoid Prospect because of the narrow lanes
- Snow gets pushed onto sidewalk during the winter time
- More bike and pedestrian crossings would make Prospect feel safer
- Pedestrian and bike traffic should be re-routed to Lake from Prospect
- Concern that MAX will add to the congestion on Prospect
- More east-west bus routes could help alleviate congestion
- Introduce traffic calming measures to enhance safety
- Consider a variety of design alternatives, and if right-of-way acquisition is included, address the implications and impacts
- High density zoning will bring developments that could add to congestion
- Construct pedestrian overpasses/underpasses at Center Ave.

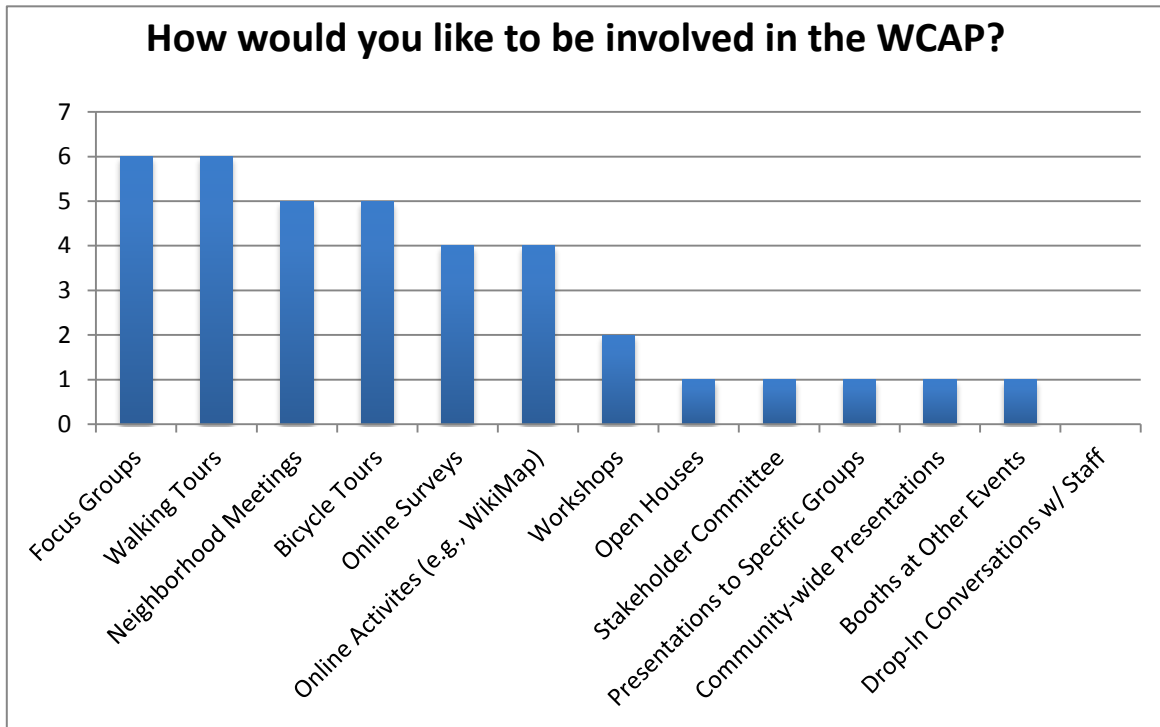


CSU Master Plan

- CSU is not providing enough parking for students and the result is spillover parking on to neighborhood streets
- New developments on campus are adding to congestion on city streets
- CSU operates in a bubble and should better consider its impacts on surrounding areas

Get Involved

At the 'Get Involved' table, participants were asked how the City can best engage with them throughout the planning process. One of the questions asked was how participants would like to be involved in the West Central Area Plan moving forward through events and other outreach methods. Staff provided a list of potential planning activities and participants put a dot next to their preferred methods of engagement. Below is a summary of responses.



Participants were also asked about their preferred method of receiving information from the City. Below is a chart showing how people would like to receive correspondence from the city about the West Central Area Plan.

