


















1. What are some important aspects of your neighborhood that influence why you live or own property there?

Response Count	
120	
answered question	120
skipped question	1

2. As a follow up to the previous question, what are the five most important qualities that define the positive character of your neighborhood? (Select five using the examples provided or write in others below.)

		Response Percent	Response Count
Trees		60.8%	73
Porches		15.0%	18
Alleys		10.0%	12
Close to Downtown		86.7%	104
Close to schools		8.3%	10
Close to parks		24.2%	29
Close to CSU		23.3%	28
Real estate values		22.5%	27
Yards and landscaping		17.5%	21
Walkable streets and blocks		72.5%	87
Neighbors and friends		29.2%	35
Historic character		57.5%	69
Social diversity		21.7%	26
Variety of house sizes		19.2%	23
Strength of rental market		5.0%	6
Architecture		31.7%	38
Flexibility to expand houses		11.7%	14
Other (please specify)			19
answered question			120
skipped question			1

3. What are some key changes that have occurred or are occurring in your neighborhood?

Response
Count

118

answered question

118

skipped question

3

4. Please list or describe any positive aspects of the neighborhood changes.

Response
Count

111

answered question

111

skipped question

10

5. Please list or describe any negative aspects of the neighborhood changes

Response
Count

108

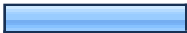




answered question

108










skipped question

13










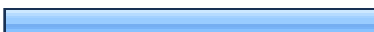
6. Please mark any of the following statements with which you agree regarding demolitions, new houses, and large additions to existing houses in the neighborhoods.

		Response Percent	Response Count
I have no issue or concern		26.9%	32
I believe there is an issue or concern but it is limited to a small number of construction projects		28.6%	34
I believe there is an issue or concern in certain areas or situations within the neighborhoods		28.6%	34
I believe there is an issue or concern and it is widespread		17.6%	21
No opinion		0.0%	0
Other (please specify)		10.9%	13
answered question			119
skipped question			2





7. The following reasons have been given why some new construction and demolitions can create negative impacts in the neighborhoods. Please mark any with which you agree.

		Response Percent	Response Count
Some new construction and demolitions diminish the unique character and context of the neighborhoods		54.2%	64
Some new construction is too large relative to existing neighboring houses		59.3%	70
Some new construction is too tall relative to existing neighboring houses		53.4%	63
Some new construction creates excessive shading of existing neighboring houses		45.8%	54
New construction is allowed to use incompatible design features/material relative to existing neighboring houses		39.8%	47
Some new construction and demolitions result in the loss of heritage buildings and historic charm		41.5%	49
Some new construction and demolitions result in decline of affordability as modest homes are demolished or dramatically expanded		35.6%	42
Not sure/no opinion		3.4%	4
I don't think new construction or demolitions create negative impacts		23.7%	28
Other (please specify)			14
answered question			118

8. The following reasons have been given why there is no problem with new construction and demolitions in the neighborhoods. Please mark any with which you agree.






		Response Percent	Response Count
New construction does not diminish the unique character and context of the neighborhoods		25.2%	29
Residential rebuilding has been positive and a good fit for the neighborhoods		38.3%	44
The size and height of new construction has typically not been overwhelming		32.2%	37
The impacts of new houses upon existing houses are acceptable		27.0%	31
New construction mixed with older homes adds to the eclectic evolution of the neighborhood		53.0%	61
New design and construction should not be limited by characteristics of surrounding houses		27.0%	31
Property values and market demand remain high, indicating the lack of a problem		27.8%	32
Larger new construction supports families and home ownership, as opposed to rentals, in the neighborhoods		46.1%	53
Not sure/no opinion		2.6%	3
I think some new construction can create negative impacts		55.7%	64
answered question			115
skipped question			6

9. Do you own property in the Eastside or Westside Neighborhoods?

		Response Percent	Response Count
Yes - Eastside Neighborhood		40.3%	48
Yes - Westside Neighborhood		53.8%	64
Yes - Both		5.0%	6
No		0.8%	1
Other (please specify)			2



answered question	119
skipped question	2

10. How long have you owned property in the neighborhood?

		Response Percent	Response Count
1-5 years		30.1%	34
6-10 years		27.4%	31
11-15 years		13.3%	15
16-20 years		7.1%	8
More than 20 years		23.0%	26
Other (please specify)			6

answered question	113
skipped question	8

11. How is your property in the Eastside or Westside currently used? (check all that apply)





		Response Percent	Response Count
Primary home for owner		89.7%	104
Rented or leased to tenant		22.4%	26
Second home for owner		0.0%	0
Vacant lot		0.0%	0
Other		0.0%	0

Other (please specify) 3

answered question 116

skipped question 5





12. Within the next five years, do you plan to:

		Response Percent	Response Count
Sell a house in the Eastside or Westside?		11.9%	14
Expand a house in the Eastside or Westside?		18.6%	22
Demolish and replace your only house in the Eastside or Westside?		0.0%	0
Not do any of these things		57.6%	68
Not sure/no opinion		16.9%	20

answered question 118

skipped question 3

13. Have you in the past 10 years:

		Response Percent	Response Count
Added onto a house in the Eastside or Westside?		15.4%	18
Demolished a house in the Eastside or Westside and replaced it with a new house?		2.6%	3
Built a new house on an empty lot in the Eastside or Westside?		1.7%	2
None of the above		83.8%	98
answered question			117
skipped question			4

14. Do you have any other comments about the study?

	Response Count
	73
answered question	73
skipped question	48

15. Do you have any other comments about this questionnaire?

	Response Count
	37
answered question	37
skipped question	84

Page 4, Q1. What are some important aspects of your neighborhood that influence why you live or own property there?

1	Schools, backyard trees, been at Peterson St. 46 years. Comments apply generally to 1500 block of Peterson.	Jul 20, 2012 10:13 AM
2	Good schools, walking distance to everything downtown, safe and clean neighborhood with families	Jul 19, 2012 9:50 PM
3	Location, city park, bike lanes, history, house architecture, character, CSU	Jul 19, 2012 4:32 PM
4	established, owner-occupied (mostly), lived east side most of life, unique architectural elements, mature trees, wide streets, low structure heights, close to life's necessities and entertainments, good infrastructure	Jul 19, 2012 2:49 PM
5	It is quiet without too much traffic or bad influences on our children. It is close to work, downtown, the library and parks. We have nice neighbors.	Jul 17, 2012 10:02 PM
6	Trees, archecture, proximity to downtown	Jul 16, 2012 8:01 PM
7	convenience, so many things in walking distance, accessibility to wheelchair traffic, charm, buskers in old town in summer, beauty, nearness of CSU and cultural events, nearness to PVH (fragile family member)	Jul 16, 2012 8:30 AM
8	nice neighbors, small town feeling, ability to walk or ride bikes places	Jul 16, 2012 8:21 AM
9	Wide streets, diverse architecture, no thru streets, majority of homes are owned by individuals who take pride in their property, maintaining it and improving it as needed. But it's not cookie cutter, each home is different. It's safe. There are good parks close by where we can take our 2 year old. People play in the street and feel safe. And of course...walking distance to Old Town!	Jul 15, 2012 8:29 PM
10	historic aesthetic of our neighborhood, close to downtown, safe, friendly neighbors, mature trees and landscapes, diversity of architecture (not "cookie cutter" homes that look all the same), we just love the history and handcrafted feel of an old home!	Jul 15, 2012 8:11 PM
11	The eastside where our four rental properties are, is quiet and charming. My husband grew up on E. Myrtle Street, and has a real love for the area. The trees are beautiful, and the sidewalks draw you out for walking. Being close to downtown is a positive for restaurants and shopping. Alleys are an additional plus for the neighborhoods for added access. the historic charm of these old houses can't be regained if they are demolished or have high density appartments interspersed. Once changed, there is no going back in the neighborhoods.	Jul 15, 2012 5:17 PM
12	older homes with porches trolley close to downtown	Jul 15, 2012 9:30 AM
13	access to Old Town trees and broad streets proximty to recreation (bike path)	Jul 14, 2012 10:03 PM
14	close to csu walkability mix of housing types	Jul 14, 2012 8:17 PM
15	variety of homes quality architecture mountain ave parkway and trolley	Jul 14, 2012 8:05 PM
16	location and good neighbors It is a well kept area	Jul 14, 2012 4:48 PM

Page 4, Q1. What are some important aspects of your neighborhood that influence why you live or own property there?

17	Bought when it was more affordable. Sense of history. Walkable, bike-able. Proximity to Martinez Park, river. Close to downtown without being downtown. Large deciduous trees that give shade in summer and allow sun in winter. Specifically looked for a house with south-facing windows for solar gain. Unpaved alleys. Space for gardens. Modest houses. Ethnic diversity, language diversity. Nostalgic streetscape.	Jul 14, 2012 2:32 PM
18	Location- walking distance to services, goods, work, outdoor recreation, and major arterials in and out of town	Jul 14, 2012 10:12 AM
19	Central old town location. Easy access to Poudre River, canyon, and I-25. Prefer older neighborhoods.	Jul 14, 2012 9:49 AM
20	1) diversity, diversity, diversity (lot size and landscaping, architectural styles and size of homes, socioeconomic variety (some families, some older folks, some students, some rentals vs. owner occupied, etc.) 2) proximity to downtown, river, parks and ease of walking and biking in general 3) no HOA, general tolerance of different lifestyle and house exterior/yard landscaping choices 4) the dynamic of an 'old town' character and feel mixed with elements (tolerance) of more contemporary urban design	Jul 14, 2012 8:22 AM
21	Access to town and community	Jul 13, 2012 11:05 AM
22	proximity to Old Town, friendly neighbors, older-smaller houses, proximity to open space and playgrounds	Jul 13, 2012 8:41 AM
23	close proximity to downtown, close to community events, wide streets, mature trees, old style of architecture, diversity of neighbors, bike lanes, good city maintenance, feel a part of the city, character of neighborhoods.	Jul 13, 2012 8:15 AM
24	Close to old town. The charm of the big trees and the old houses.	Jul 12, 2012 7:24 PM
25	established trees, proximity to old town	Jul 12, 2012 4:20 PM
26	It has heterogeneous character--both in the demographic variety of people who reside here and in the variety of expression in design of the homes. Together these characteristics create authentic charm.	Jul 12, 2012 4:17 PM
27	Diversity of people and houses. Proximity to Old Town. Attractiveness of older neighborhood.	Jul 12, 2012 3:45 PM
28	walkability, mature landscaping, architectural character	Jul 12, 2012 12:29 PM
29	Density, nice residential area, variety of age of housing.	Jul 12, 2012 8:37 AM
30	period architecture, non-HOA, originality, historic properties, mature trees, community	Jul 11, 2012 5:33 PM
31	Unique neighborhood character, proximity to Old Town and CSU, centrally located.	Jul 11, 2012 4:13 PM
32	I walk and bike to work and downtown Old Town for eating and shopping. I love being able to never get in my car. I also value the sense of community, and the	Jul 11, 2012 2:48 PM

Page 4, Q1. What are some important aspects of your neighborhood that influence why you live or own property there?

	quirky little historic homes, which most individuals really value or they wouldn't have moved to Old Town. Folks really seem like-minded, and seem to value and respect each other. Most realize that the lots are small, making everyone close to each other, but still remain respectful. Most respect solar shading (trees) and solar access for heating by not building or adding onto existing small homes in a way that it impacts neighbors. Unfortunately, this seems to be changing as homes way too big for the property are being approved and built on tiny Old Town lots. I'm glad to have this opportunity to provide feedback about this unfortunate development...	
33	schools neighbors (lots of children) Character of homes trees/landscaping	Jul 11, 2012 1:13 PM
34	I appreciate the historical characteristics of the neighborhood; that the location is walkable to downtown, city park, CSU; that the design encourages interactions with neighbors.	Jul 11, 2012 12:46 PM
35	walkability, access to downtown, friendliness of neighborhood, old character of neighborhoods and homes	Jul 11, 2012 10:27 AM
36	Proximity to downtown, schools, businesses Trees and greenery Diversity in homes	Jul 11, 2012 8:43 AM
37	Historic nature of some of the buildings; near Colorado State University; Mountain Avenue corridor; Cross section of socio-economic levels	Jul 11, 2012 8:43 AM
38	Look of houses, closeness to downtown and the poudre river, big trees	Jul 10, 2012 8:05 PM
39	The charm that you feel walking down the street. We love the houses and trees and the feel of an established (vintage) neighborhood.	Jul 10, 2012 6:16 PM
40	proximity to old town businesses quiet streets, old homes, large trees	Jul 10, 2012 4:28 PM
41	diversity of architecture and vintage/historic nature of homes	Jul 10, 2012 3:18 PM
42	affordable, relaxed personality, old town character	Jul 10, 2012 2:01 PM
43	I love being close to downtown and being able to walk to restaurants, grocery,etc. I love the character of my neighborhood with old and new housing, big and small, owners and tenants and the diversity in home design, age and character.	Jul 10, 2012 1:22 PM
44	Beautiful old houses, big trees, walkability, diversity of residences and of neighbors	Jul 10, 2012 11:38 AM
45	1) Mixed use, family/multi-family 2) proximity to downtown	Jul 10, 2012 9:58 AM
46	Vital, diverse residential community with architectural and historic significance. Ease of enjoying local businesses within walking / biking distance. We know over 50 of our neighbors - all ages and backgrounds. Friendly, supportive neighborhood.	Jul 10, 2012 9:36 AM
47	diversity, location, no homeowners assoc., students, seniors, young families living in the area, the homes are all different- size, color, and age. New homes	Jul 10, 2012 9:27 AM

Page 4, Q1. What are some important aspects of your neighborhood that influence why you live or own property there?

	being added to keep the neighborhood healthy.	
48	community convenience, bike riding and walking old town diversity of neighbors and homes	Jul 10, 2012 8:37 AM
49	Unique homes, historical	Jul 10, 2012 8:20 AM
50	location to amenities, old town character, trees, parks, restaurants, entertainment	Jul 10, 2012 7:17 AM
51	We moved to this neighborhood because we liked the proximity to the river and downtown. We also like the eclectic mix of houses and people. Finally, we consider owning property there to be a good investment, both because of the location and the ongoing development of the north part of old-town	Jul 9, 2012 9:14 PM
52	proximity to the UCA and to two running tracks close, but not too close, to downtown Old Town big beautiful trees lining the street interesting and varied architecture of the houses	Jul 9, 2012 7:50 PM
53	Neighborly. Older, cared-for homes, Homes with a mix of large and small, wide-ranging values, diverse resident population. Comfortable. Easy walking, access to parks and not garish.	Jul 9, 2012 4:20 PM
54	living close to downtown. mature landscaping, wide variety of houses, quiet. older homes, bigger lots	Jul 9, 2012 3:05 PM
55	Houses are unique, it is not a subdivision. Trees and landscaping are authentic. we are close to work, shopping, library, church, parks, schools.	Jul 9, 2012 12:33 PM
56	Proximity and character via Old Town: the life-style choice of living in Old Town. We enjoy the trees, quiet feel of a "small life" separate from the noise, buildings and massive building on the South Side of town. Old Town is a lifestyle choice.	Jul 9, 2012 12:18 PM
57	Old Town has character. While this is admittedly somewhat intangible, the beautiful old houses, tree-lined streets, and proximity to Old Town businesses are why we live here, versus a soulless, generic, suburban tract down south.	Jul 9, 2012 11:47 AM
58	Close proximity to a lot of fine Fort Collins activities	Jul 9, 2012 11:24 AM
59	close to old town, neighbors, look of neighborhood	Jul 9, 2012 11:16 AM
60	location relative to old town, bikeability, close to CSU	Jul 9, 2012 10:14 AM
61	I like the proximity to old town, the individuality of the homes and our neighbors.	Jul 9, 2012 8:12 AM
62	close to Old Town, close to CSU, large shade trees, older houses, more variety in architecture AND more variety and creativity in owners' choices of ways to landscape, paint & decorate exteriors, mixed generations in neighborhoods (including CSU students, yes, really!!!), no HOA dues or control, charming historic buildings.... there are probably more reasons.	Jul 9, 2012 7:54 AM
63	proximity to home depot, shopping, old town	Jul 8, 2012 6:38 PM

Page 4, Q1. What are some important aspects of your neighborhood that influence why you live or own property there?

64	Older homes, quiet street, walking distance to downtown and Beavers, slower pace	Jul 8, 2012 2:13 PM
65	location, no HOA, wide streets, mix of neighbors and housing types	Jul 8, 2012 12:17 PM
66	small scale homes on larger lots. Lots of trees. Pedestrian friendly streets. Close to Old Town. Character. Charm.	Jul 8, 2012 10:49 AM
67	close proximnity to old town shopping & city park	Jul 7, 2012 5:44 PM
68	Walk to grocery, restaurants, library, hardware store, CSU Prefer older architecture and mature trees Diversity	Jul 7, 2012 2:13 PM
69	We love large, mature trees and the character of older homes. Wide streets. Thankful for updates, additions and new construction to enhance all our property values.	Jul 7, 2012 12:39 PM
70	close to downtown, close to work, quiet, big lot for our dog, mature trees (maybe too mature), quaint houses, variety in houses, walkable, friendly/easy to know neighbors, access to parks, mostly affordable	Jul 7, 2012 7:28 AM
71	Proximity to shopping and work. Grid layout of streets (no cul de sacs) no ridiculous names of streets, just a normal neighborhood, full of working people. I'm conservative and the E/Wside area is more traditional, so it suits me.	Jul 6, 2012 6:14 PM
72	Proximity/bikeability to downtown, variety of houses, lack of covenants, trees	Jul 6, 2012 5:38 PM
73	Funky, 'cool' vibe with an eclectic mix of house styles, colors, landscaping, and inhabitants – old, young, children, students, professionals, retirees. Within walking distance of the library, good schools, the university, and old town, but safe and quiet.	Jul 6, 2012 12:51 PM
74	Distance from downtown, historical character	Jul 6, 2012 12:40 PM
75	Close to campus, shopping, and dining and a clean neighborhood.	Jul 6, 2012 12:09 PM
76	Bike and/or walk to work and most errands; trees; quiet; no HOA regulations; diversity of home sizes and styles.	Jul 6, 2012 11:26 AM
77	I love historic homes that are preserved and cared for. Porches provide a way to interact with the world and are a major reason I live in my West Mountain neighborhood.	Jul 6, 2012 10:31 AM
78	proximity to Old Town, neighborhood character	Jul 6, 2012 8:32 AM
79	Proximity to downtown and campus; character and quality of architecture; mix of families and students; distance from busy streets/industry/noise	Jul 6, 2012 8:20 AM
80	The abundant trees, wide sidewalks and streets, proximity to Old Town shops and events; older historic homes	Jul 5, 2012 8:14 PM
81	Location	Jul 5, 2012 7:52 PM

Page 4, Q1. What are some important aspects of your neighborhood that influence why you live or own property there?

82	Proximity to Old Town, Character of the neighborhood, Historical Connection, Diversity of income and population	Jul 5, 2012 4:12 PM
83	The character, homogenous older styles. Lower houses than the new ones being built, providing more privacy. Larger yards with less house.	Jul 5, 2012 3:48 PM
84	QUIET. Not a lot of renters, yet affordable. Walkable to downtown. Quiet. Close to Poudre bike path, Beaver's Mkt & City Park. Not a busy street. Lots of big trees. Most homes have nice landscaping. Historic and architecturally interesting homes. Did I mention quiet?	Jul 5, 2012 1:16 PM
85	Proximity to downtown (shops, restaurants and work). Wide, quiet streets. Safe. Close to Poudre Trail and river	Jul 5, 2012 10:23 AM
86	Mix of population, trees, interesting old houses, quiet even tho close to Mulberry, close to downtown Old Town	Jul 5, 2012 10:23 AM
87	The ability to walk to shops and restaurants as well as the youthful and energetic influence of the college.	Jul 5, 2012 9:42 AM
88	Character of the homes- we don't all look exactly the same. Not having to deal with homeowners associations. Historic architecture. Quality materials.	Jul 5, 2012 9:34 AM
89	We enjoy the frequent but low-key activity going on here on W. Mt. It creates lots of opportunity to know and interact with neighbors. We enjoy being within walking distance of downtown.	Jul 5, 2012 8:41 AM
90	Big trees. Walkable to downtown. Historic houses.	Jul 5, 2012 8:30 AM
91	Overall feel of community, accessibility to restaurants and old town, character in older homes	Jul 5, 2012 8:26 AM
92	I love that is in old town and also quiet. There are few renters on our street and the renters we have are quiet and respectful. We love living in old town and are happy we found a neighborhood that is peaceful.	Jul 5, 2012 8:21 AM
93	charm, historical roots of civilization, proximity/commutability to downtown	Jul 4, 2012 9:19 PM
94	The diversity of homes & those who choose to live in this area. The "Old" feeling of the neighborhood.	Jul 4, 2012 7:29 PM
95	Quite neighborhood, older houses, close to downtown, Lincoln Center, and CSU.	Jul 4, 2012 4:05 PM
96	Older houses (1950s), large trees, most owner occupied, few rentals, close to old town and CSU, close-knit community, urban farming	Jul 4, 2012 8:35 AM
97	Quiet, close-knit community. Easy walking or biking distance to everything. Access to bike trails. Mature trees, gardens, parks. Stable or increasing home values.	Jul 4, 2012 8:32 AM
98	walkability, charm of neighborhood, safety, community	Jul 3, 2012 11:31 PM
99	Older established neighborhood with fewer rentals you have to live next to.	Jul 3, 2012 11:07 PM

Page 4, Q1. What are some important aspects of your neighborhood that influence why you live or own property there?

100	close to downtown and parks and trail. Large trees, wide streets with sidewalks set back from street, old houses with character.	Jul 3, 2012 10:11 PM
101	Fantastic neighbors; most important. We know all of our neighbors; will be having our 33rd annual block party later this month. Multi-generational from very young families to some of us in our 80's. Variety of housing styles. No HOA (didn't consider this when we bought the property in 1974). Independent control of how we manage our property.	Jul 3, 2012 5:42 PM
102	Proximity to downtown	Jul 3, 2012 5:03 PM
103	Historic, unique houses. Wide streets. Lots of trees. Large backyards. Proximity to downtown. Bike friendly. Lots of shared open space on each block. Well-kept area.	Jul 3, 2012 3:56 PM
104	the charm, chracter, and historical nature of the neighborhood; proximity to downtown.	Jul 3, 2012 3:33 PM
105	I live on a side street between Mountain and LaPorte and enjoy that it does not have heavy traffic. Primary reason for locating in this area was 1) proximity to work, shopping, entertainment in Old Town and 2) City Park. Also like the diversity of the neighborhood, although would prefer that a few more houses on my block were not rentals.	Jul 3, 2012 1:49 PM
106	Wide, tree-lines streets. Sidewalks. Proximity to library, CSU campus and downtown. Accessible, friendly neighbors.	Jul 3, 2012 1:41 PM
107	*historic feel, including architecture *Diversity of ages and cultures due to longtime residents plus students. *proximity to old town = no need to drive anywhere on a daily basis because everything is walk or bikeable *community involvement/engagement within neighborhood. *residents of neighborhood are generally aware of and act on current issues within larger community	Jul 3, 2012 1:18 PM
108	Flavor, feel, appreciating values, pedestrian access	Jul 3, 2012 12:44 PM
109	Close distance to Old Town/Downtown; Atmosphere; Price of home	Jul 3, 2012 12:26 PM
110	Freedom from covenants and HOAs. Eclectic mix of homes, from 2 bedroom bungalows to 100+ year old mansions to recently constructed homes (large and small). I'm strongly opposed to restrictions limiting the size of homes relative to lot size. I already live in a large home on a large lot so these types of restrictions would actually benefit my property value, but I'm still against it. Trees! Easy walking/biking to just about anything. Old Town business area.	Jul 3, 2012 9:40 AM
111	proximity to Old Town and CSU relatively large number of single family homes wide streets and big trees good neighbors	Jul 2, 2012 9:22 PM
112	Proximity to old town. Personal property rights that allow me to do what I wat with my property.	Jul 2, 2012 9:13 PM
113	Charm, close to downtown and events, established neighborhood	Jul 2, 2012 8:28 PM
114	mature landscapes and trees, homes with history and character, proximity to the	Jul 2, 2012 6:22 PM

Page 4, Q1. What are some important aspects of your neighborhood that influence why you live or own property there?

	center of Fort Collins, Mountain Avenue, trolley, City Park	
115	Historical structures, friendly neighbors, biking distance to dining and shopping, good schools, low crime.	Jul 2, 2012 6:07 PM
116	Proximity to Downtown. Mature trees and landscaping. Ability to bike to westside neighborhood and nearby parks. Respectful and friendly neighbors.	Jul 2, 2012 6:04 PM
117	kids playing outside, bike and pedestrian friendly, old charm houses w/front porches and yards to play in, minimal traffic, quiet and safe, wide streets, original homes with tons of character, proximity to parks and Old Town, and the Tamale Lady!	Jul 2, 2012 4:15 PM
118	Location - Old Town and CSU	Jul 2, 2012 3:36 PM
119	Non conforming individual character of housing, old trees and vegetation. For the most part it is an eclectic bunch of people as neighbors. I also like the ability to walk to destinations.	Jul 2, 2012 1:26 PM
120	Great neighbors, mature trees	Jul 2, 2012 1:05 PM

Page 5, Q2. As a follow up to the previous question, what are the five most important qualities that define the positive character of your neighborhood? (Select five using the examples provided or write in others below.)

1	Some drivers drive too fast from Lake St to Prospect and vice versa. There are young children going back and forth across this street (Peterson).	Jul 20, 2012 10:15 AM
2	authenticity	Jul 12, 2012 4:19 PM
3	Citizens of Ft Collins have already voted on this issue. Leave the rules alone.	Jul 10, 2012 9:29 AM
4	I got it down to seven!	Jul 9, 2012 4:22 PM
5	Living in Old Town (should) imply a genuine respect for living a quiet, respectful life towards neighbors and the Ft. Collins community. Old Town residents are an integral component of Old Town businesses, CSU, and a general high-standard of living that promotes community.	Jul 9, 2012 12:21 PM
6	Answer above "flexibility to expand houses" is complete nonexistent.	Jul 9, 2012 11:27 AM
7	1-close to downtown & csu; 2-historic character (which INCLUDES trees, porches, alleys, architecture & walkable streets & blocks and variety of house sizes and variety in yards & landscaping) 3-strength of rental market and ability to live in half and rent half of a duplex 4-neighbors, friends & social diversity 5-no hoa, no homogenization and flexibility to expand houses - don't regulate us any more you've already gone really really far!	Jul 9, 2012 8:03 AM
8	Dislike the new structures that are squeezed in and are huge	Jul 5, 2012 10:25 AM
9	The ability to renovate aging and outmoded houses and bring them to current standards and functionality. Develop a neighborhood that must effectively transition to higher densities as fort collins and CSU continue to grow.	Jul 5, 2012 9:49 AM
10	bike friendly community	Jul 4, 2012 9:20 PM
11	Flexibility to expand would be NEGATIVE without control on size and character. We DO NOT wish to expand and would like to see control on the current infestation of tear-downs followed by the building of oversized, mini-mansions which don't fit the character or size of the rest of the neighborhood. This has got to be stopped. It is changing the demographics, aesthetics, and historic character of these neighborhoods.	Jul 4, 2012 8:39 AM
12	A lot of these variables are confounding, especially since must choose a limited number.	Jul 4, 2012 8:34 AM
13	all of the above, really	Jul 3, 2012 11:33 PM
14	Least amount of rentals to deal with.	Jul 3, 2012 11:08 PM
15	historic character and architecture, yards	Jul 3, 2012 10:13 PM
16	Walkable & bicyclable streets.	Jul 3, 2012 5:45 PM
17	all of the above!	Jul 3, 2012 1:20 PM
18	Allowing property owners options and rights.	Jul 2, 2012 9:15 PM

Page 5, Q2. As a follow up to the previous question, what are the five most important qualities that define the positive character of your neighborhood? (Select five using the examples provided or write in others below.)

19 Privacy- my neighbors can't "see" into my yard b/c their house is single-story.

Jul 2, 2012 4:15 PM

Page 6, Q3. What are some key changes that have occurred or are occurring in your neighborhood?

1	Rich fathers buying their kids houses on our block!! Yards not being kept up!!	Jul 20, 2012 10:15 AM
2	house remodeling, improvements to neighborhood by updating and caring for homes	Jul 19, 2012 9:52 PM
3	Young families moving in, upgrading of lawns and landscaping, potential closing of Putnam	Jul 19, 2012 4:33 PM
4	rentals vs. owner-occupied, too many non-controlled canines (not the dogs' fault), property upgrades/expansions, lack of maintenance of rental properties	Jul 19, 2012 2:54 PM
5	multi-housing	Jul 18, 2012 10:48 AM
6	Infill of additional housing and expansion of existing houses. Loss of trees.	Jul 17, 2012 10:03 PM
7	Hostility to expansion	Jul 16, 2012 8:02 PM
8	Growth of Import Auto body behind our block. Mostly a good neighbor, employees are pleasant and the building creates a bit of a sound block for the noise of Riverside, noxious fumes not so fun, but they are transitory. In general, home-owners care about tidiness of yards and home up-keep, rental units are rented to reasonable (not disruptive) people. There are more solar installations.	Jul 16, 2012 8:37 AM
9	none	Jul 16, 2012 8:21 AM
10	Recently we have seen families starting to come into the neighborhood. Within the last 5-6 years we have had 4 new children either move or be born within 3 homes, creating an awesome family neighborhood feel. Because of this, we are closer, we spend time together, and we look out for each other. When we first moved in 10 years ago, there were little to no children in the neighborhood, and now there are a lot, which we LOVE!	Jul 15, 2012 8:34 PM
11	some tear downs going on with very large homes going in that do not fit the character of the neighborhood. Some nice upgrades to older commercial buildings, ie Otterbox, Lincoln center etc.	Jul 15, 2012 8:15 PM
12	We have not noticed any yet, but we do see requests for rezoning so that entire second floors can be added to existing homes.	Jul 15, 2012 5:19 PM
13	popoffs and scrapeoffs	Jul 15, 2012 9:31 AM
14	houses being renovated Old Town alley projects	Jul 14, 2012 10:06 PM
15	new development	Jul 14, 2012 8:17 PM
16	new construction	Jul 14, 2012 8:06 PM
17	not sure	Jul 14, 2012 4:49 PM
18	Scrape-offs and replacement with outsized houses that shade houses to the north and cause higher heat bills and loss of light. they also shade gardens. Often they use several feet of fill to circumvent height restrictions, causing flooded basements and other drainage problems. The large houses encourage more indoor living-because of less remaining yard and because neighbors have	Jul 14, 2012 3:14 PM

Page 6, Q3. What are some key changes that have occurred or are occurring in your neighborhood?

	less privacy--diminishing sense of community. Subdivision of lots and "scenery mining" (big houses ruining the view from neighboring houses but having 2nd floor balconies that look down on neighboring yards and patios). New houses not designed for natural ventilation--they have air conditioning which cools the interior while adding to heat and noise outside. Loss of the city's stock of small houses, loss of economic, ethnic, and age diversity. Increasing speculation by builders who have no incentive to cooperate with neighbors. Loss of historic streetscape. Loss of garden space. Increased stormwater runoff and flooded gutters. Abuse of variance process.	
19	Owners making upgrades to houses - some cosmetic (new paint, etc.), but also expansions and improvements - are a positive reinvestment in the neighborhood	Jul 14, 2012 10:13 AM
20	The Science Museum, updating of existing homes. Improvements in properties surrounding neighborhood.	Jul 14, 2012 9:50 AM
21	1) A lot of investment in home remodels - both interior and exterior; exterior includes everything from minor to major additions 2) With increasing home prices (generally, a good thing) there is decreasing socioeconomic diversity (not so great). I guess this is inevitable?	Jul 14, 2012 8:28 AM
22	poor maintance	Jul 13, 2012 11:06 AM
23	Large new houses around the corner	Jul 13, 2012 8:43 AM
24	New construction, remodels and add ons. houses being scraped and huge houses being built. Alleys are not maintained the way they used to be.	Jul 13, 2012 8:20 AM
25	Some townhouses went up.	Jul 12, 2012 8:51 PM
26	people are purchasing older properties and trying to update them and make them nicer.	Jul 12, 2012 4:34 PM
27	It seems like more student renters are moving in as the older residents sell their homes and investors snap them up. This may be temporary until more student apartments are available.	Jul 12, 2012 4:21 PM
28	Beautiful remodels of older, dilapidated homes.	Jul 12, 2012 3:48 PM
29	over-scaled infill, sensitive improvements	Jul 12, 2012 12:31 PM
30	Increase in cubic volume which will change density of neighborhood.	Jul 12, 2012 8:39 AM
31	rental properties that are not cared for, building big houses on small lots/next to small houses, stalled construction, multi-unit projects next to single family homes	Jul 11, 2012 5:36 PM
32	General home improvement projects around the area - All good!	Jul 11, 2012 4:16 PM
33	Homes are being built that are way too large for the lots. This is blocking universal rights of adjacent properties to receive solar shading and potential heating and power. This is eliminating existing historic trees, homes and the character of Old Town. This is also creating run-off problems, noise impacts from construction, safety hazards to families in the neighborhoods, and a general lack of respect for existing homeowners... It isn't fair when construction is approved	Jul 11, 2012 2:58 PM

Page 6, Q3. What are some key changes that have occurred or are occurring in your neighborhood?

on these tiny lots that directly impacts adjacent properties, leaving existing adjacent homeowners feeling powerless. There is something wrong with the system when you have to have a permit to place a sign in your yard, yet a home is permitted to be built on a mound, raising the run-off into adjacent properties, eliminating all natural absorption areas because a new home takes nearly every square inch of a lot, and totally blocking all solar from adjacent properties. When construction crews have to walk/work/dig/impact the adjacent property because the new home is so large, then there is a major problem. Frankly I'm disappointed in the city for allowing such injustices.

34	renovation of homes	Jul 11, 2012 1:14 PM
35	Large replacement homes have impinged on backyard privacy and the re-grading has affected drainage.	Jul 11, 2012 12:52 PM
36	Some houses are being enlarged without consideration for the overall impact upon the neighborhood in terms of overall mass, creating a larger footprint, and executing designs for the additions/rebuilds that do not blend in with the existing home or nearby residences.	Jul 11, 2012 8:49 AM
37	Homes are being taken care of better. They are maintained regularly. There have been only two additions done in the neighborhood since 1976. Homes have retained the same structure just are better cared for	Jul 11, 2012 8:47 AM
38	less rental properties, some big houses (Wood St) that don't look like they fit in with the neighborhood	Jul 10, 2012 8:07 PM
39	A loss of the original architecture and values of living in this setting. Too many homes have been significantly changed or completely destroyed. People have lived in these homes and raised children for close to 100 years and that adds value.	Jul 10, 2012 6:18 PM
40	older homes being changed so dramatically that they no longer look "old", people growing up in their homes	Jul 10, 2012 4:30 PM
41	traffic load and non-owner occupancy has increased substantially	Jul 10, 2012 3:24 PM
42	Nothing significant	Jul 10, 2012 2:02 PM
43	I had to go through the process of getting a certificate of occupancy on my home only to find out at inspection that my basement apartment probably didn't need that process. I have seen a turn over to more owner occupied homes on my street. I have seen some nice, large, new homes built in my neighborhood. I have seen a slummy house on my block flipped and sold for a large profit. I have seen the City increase parking and alley patrols in order to collect more fees. I have seen a positive move after the storms last fall from the City to help clean up tree branches. I have seen my City Council Member try to extend their term to enhance their political agenda and then change their mind. I have heard about an agenda the City has to put a moratorium on attached housing. Alley houses and out buildings got regulated with height restrictions, etc. The City enforcing three unrelated has been a good thing.	Jul 10, 2012 1:30 PM
44	Lots of additions and imaginative landscaping. Housing prices have gone up.	Jul 10, 2012 11:40 AM

Page 6, Q3. What are some key changes that have occurred or are occurring in your neighborhood?

45	1) building renewal and improvements 2) more, younger families	Jul 10, 2012 10:01 AM
46	More owner occupied, renovated homes and landscape. Rentals are being upgraded and maintained better on our street - nice mix of people. On the downside - developers putting lots of money into overturning existing standards in order to put in high density projects in the neighborhood - feel like we must constantly attend meetings and spend money on attorneys to maintain the city's standards. Seems backwards to have this ongoing defense of current standards paid for by neighbors who are already taxpayers??	Jul 10, 2012 9:40 AM
47	Love that house are being updated in the neighborhood. New homes, additions, help keep the neighborhood vital.	Jul 10, 2012 9:30 AM
48	improvements to properties young families moved in	Jul 10, 2012 8:39 AM
49	too many college kids, noise, landlords not keeping up houses.	Jul 10, 2012 7:18 AM
50	Our neighborhood has been improving since we purchased our house 9 years ago. In particular, many houses have been fixed up, and nearby developments (e.g., Penny Flats and the Museum) have brought more businesses and people to the area.	Jul 9, 2012 9:18 PM
51	extra large house was built on block homes being upgraded some xeriscaping and vegetable growing in front yards	Jul 9, 2012 7:54 PM
52	We've been here 37 years. Mrore sense of neighborhood. Property values and care up -- and we kinda miss some of the hippie element that's now priced out.	Jul 9, 2012 4:23 PM
53	actually, none which is good.	Jul 9, 2012 3:07 PM
54	property upgrades	Jul 9, 2012 12:35 PM
55	Mostly, in the East Side, numerous rental properties are continually neglected, run-down and in general, are diminishing the integrity of Old Town and the nearby owners' houses. Land Lords seem negligent to keeping their properties respectful and maintained. Specifically: trash, beer bottles, long and uncared for grass and weeds, trash across the lawn, frequent parties and loud noise, beer pong tables, TV sets on the lawn and couches (intersection of Remington and Locust).	Jul 9, 2012 12:25 PM
56	On our block, there are only three owner-occupied homes, with six or seven college rentals. Five of those rentals are owned by the same landlord. Those five houses are consistently neglected. The lawns are unmowed and mostly dirt and weeds, there is trash (mostly beer bottles, cans, and cups) on the porches and yards, and the renters show no regard for how terrible their properties look, nor to the fact that they have neighbors who live here permanently. The landlords do nothing to monitor or maintain the properties, nor do they hold their renters accountable for this.	Jul 9, 2012 11:52 AM
57	key changes - none that come to mind.	Jul 9, 2012 11:28 AM
58	more rental properties	Jul 9, 2012 11:18 AM
59	new construction	Jul 9, 2012 10:15 AM

Page 6, Q3. What are some key changes that have occurred or are occurring in your neighborhood?

60	I don't want to be told what I can and can't do with my home and property. I also don't think we need a new stadium.	Jul 9, 2012 8:16 AM
61	mostly a lot of property and landscaping improvement projects in my close few blocks	Jul 9, 2012 8:03 AM
62	East side of E. Elizabeth St. near Lemay is slowly getting overtaken by less desired elements - thumpers (cars with very loud bass speakers driving slowly), loiterers, more litter on the street	Jul 8, 2012 6:41 PM
63	houses are getting larger, neighborhoods are looking good, including house upkeep and landscaping	Jul 8, 2012 2:14 PM
64	divided lots, new-bigger homes being built, lots of remodeling	Jul 8, 2012 12:18 PM
65	Boarding houses. Smaller homes replaced with larger homes. Multifamily.	Jul 8, 2012 10:52 AM
66	owners fixing up properties, increasing value	Jul 7, 2012 5:45 PM
67	Quite a few older, run-down houses have been, or are being, renovated	Jul 7, 2012 2:15 PM
68	Lots of updating, several additions, and some new construction on "scraped" lots. ALL OF IT IS GOOD!!	Jul 7, 2012 12:42 PM
69	There seems to be a trend toward improvement of existing houses through landscaping of front yards, painting/siding, new windows, insulation, etc.	Jul 7, 2012 7:34 AM
70	Hispanic families are leaving and more will leave our block; this is unfortunate. There has been a lot of new construction, some of it tasteful, some of it not particularly neighborly. One of the most noticeable changes is the downed trees from last October's storms. The relining of Laporte down to 2 lanes (big improvement). New curbs and sidewalks on Whitcomb (finally!) after construction at Laporte.	Jul 6, 2012 6:20 PM
71	homes/yards are being upgraded - this is good!	Jul 6, 2012 5:40 PM
72	High water landscape replaced with xeriscape, houses and landscape improving, rental properties are better maintained.	Jul 6, 2012 12:54 PM
73	Rentals having a bigger impact, people are fixing up their houses	Jul 6, 2012 12:41 PM
74	The ordinance on occupancy, etc.	Jul 6, 2012 12:10 PM
75	Some expansions/additions to houses.	Jul 6, 2012 11:27 AM
76	Small cottages are being torn down and replaced by McMansions that are out of scale and unsustainable.	Jul 6, 2012 10:34 AM
77	Otterbox relocation and planned expansion; increased parking demand	Jul 6, 2012 8:34 AM
78	Most owners continue to care for and upgrade their homes.	Jul 6, 2012 8:24 AM
79	Homes that were formerly rental properties becoming owner occupied. Renovation of older homes and several new homes built in a style that fits in with	Jul 5, 2012 8:15 PM

Page 6, Q3. What are some key changes that have occurred or are occurring in your neighborhood?

	the historic homes	
80	Homes are being improved upon regularly. Owners are taking pride in creative upgrades and the neighborhood is always improving.	Jul 5, 2012 4:15 PM
81	Huge new houses that tower over the older ones and appear to fill their entire lots.	Jul 5, 2012 3:49 PM
82	Houses being added onto, Old houses demolished & replaced.	Jul 5, 2012 1:21 PM
83	Some homes upgraded, few new purchases.	Jul 5, 2012 10:26 AM
84	Houses that are disproportionate in size. Seeing a lot of new construction that doesn't fit (*ie, Wood Street). I do feel like the split sidewalks are becoming more popular for landscaping opportunities and love to see the things people are doing with the space! (City should encourage this)	Jul 5, 2012 10:25 AM
85	College students that are living in unsafe conditions due to a lack of housing.	Jul 5, 2012 9:51 AM
86	In the past 2 years, 6 monstrous homes have been built on my street or one block away. They do not fit with the architecture of the neighborhood, they are enormous two-story homes that crowd their neighbors and in my opinion are unsightly. I live in Old Town to get away from cookie-cutter houses.	Jul 5, 2012 9:47 AM
87	Houses are being better maintained, and some are being restored. New houses are complementary with surrounding architecture. Old houses, that either are being built around or razed, have decidedly outlived their quality of life for the neighborhood.	Jul 5, 2012 8:52 AM
88	Front yard vegetable gardens are a current trend. While most are fine 1516 Remington St has planted half their yard. When such a large space is planted a fence might be appropriate.	Jul 5, 2012 8:42 AM
89	Small houses being scraped or remodeled to make much larger houses.	Jul 5, 2012 8:33 AM
90	I see there are more children here then when we moved in.	Jul 5, 2012 8:22 AM
91	re-embrace of household gardens and backyard chickens. A lot of gaudy top-pops or over builds recently.	Jul 4, 2012 9:26 PM
92	Houses are changing hands with more owner occupied vs rentals	Jul 4, 2012 7:35 PM
93	Larger houses are being built.	Jul 4, 2012 4:07 PM
94	We have only been in our current home a few years, there have been positive changes due to the U+2 ordinance (mostly we hear about how bad it used to be and how much it's improved). We have also seen a wonderful increase in home gardens, urban farms and community involvement in the local foods movement.	Jul 4, 2012 8:41 AM
95	Ongoing improvements to properties, increasingly owner occupied. Rentals have high quality and respectful tenants.	Jul 4, 2012 8:35 AM
96	a lot of previous rentals are being purchased and upgraded for homeowners.	Jul 3, 2012 11:34 PM

Page 6, Q3. What are some key changes that have occurred or are occurring in your neighborhood?

97	Home owners remodeling.	Jul 3, 2012 11:09 PM
98	some buildups and scrapeoffs and infill. with overly large houses that barely fit the lots. When we moved in here 22 years ago the neighborhood and downtown was declining. vacancies and increasing rentals w/o landlords	Jul 3, 2012 10:15 PM
99	Very little. Some have expanded houses. Very stable community.	Jul 3, 2012 5:46 PM
100	None of consequence	Jul 3, 2012 5:05 PM
101	More people are adding additions onto the houses. The churches have changed hands or are for sale.	Jul 3, 2012 3:58 PM
102	In the past year, two houses on our block have been completely remodeld, and one house (next to us) has been scraped and will be rebuilt from scratch. One block away from us, a lot (which was a double-lot) was scraped and several modern, huge single-family homes were squeezed on to the property. When we walk the neighborhood, we see giant new homes built on lots next to tiny, older homes. We are very concerned about this trend. Something needs to be put in place to block these large, out-of-place homes in our neighborhood!	Jul 3, 2012 3:40 PM
103	I completed some major property renovation to my home. I don't see so much of that on my particular block but do see a lot of renovation in the neighborhood.	Jul 3, 2012 1:51 PM
104	We're too new (4 weeks) to know.	Jul 3, 2012 1:43 PM
105	*CSU on-campus stadium might be built, which some people (including self) fear will threaten the character and livability of neighborhood. *some people are expanding their houses beyond the limits of historic character. Neighborhood has opposing views on this. *Opening of University Center for the Arts has brought campus and other community arts closer in proximity. I see this as a positive change. *student neighbors seem more aware of party registrations, and often tell me about upcoming events in advance. *alleys are no longer graded each year unless requested due to budget cuts 3-unrelated ordinance	Jul 3, 2012 1:34 PM
106	upgrades and improvements	Jul 3, 2012 12:45 PM
107	Old homes torn down - new, modern "loft-style" homes being built	Jul 3, 2012 12:27 PM
108	Rental properties are turning over and becoming owner-occupied. Small (<900 ft2) run-down homes are being remodeled or scraped and being replaced with larger homes, attracting more families ot the neighborhood.	Jul 3, 2012 9:42 AM
109	rental properties - not well maintained parking problems - too many cars on street poor condition of many streets positive - many investing in their homes (single family)	Jul 2, 2012 9:24 PM
110	The limiting of alley homes. More regulations and taking of choices from the City of Fort Collins	Jul 2, 2012 9:16 PM
111	Some houses are remodeled to look too modern	Jul 2, 2012 8:29 PM
112	Older classic homes are 'remodelled,' but when the remodel is done, a new house is standing on old foundations. The 3-wall rule is easily manipulated.	Jul 2, 2012 6:28 PM

Page 6, Q3. What are some key changes that have occurred or are occurring in your neighborhood?

Also, monstrous additions are permitted glued like tumors to older homes. There is very little point to keeping the front of the house 'historic' if you can attach a huge warehouse to it.

113	Have only lived here 1yr. No key changes have occurred in that time.	Jul 2, 2012 6:09 PM
114	More people in general throughout the year in the eastside neighborhood where we have rented and now own a house over the last 6 years.	Jul 2, 2012 6:07 PM
115	Huge new houses have been built that take up the entire lot, blocking the sun, two houses built where one once stood, front yards are disappearing- new houses cover entire lot, no distance between homes, new homes don't match character of neighborhood, no privacy with 3 story houses next to a single story. This causes property taxes to go up exponentially, essentially driving out long-time residents who can't afford it. Loss of diversity.	Jul 2, 2012 4:16 PM
116	Additions to homes & new properties built	Jul 2, 2012 3:37 PM
117	I live on a small side street that people use as a "short-cut" to excess other larger streets because they are frustrated by traffic signals and flow. There people speed down my street, unsafely, causing safety concerns.	Jul 2, 2012 1:31 PM
118	McMansions	Jul 2, 2012 1:06 PM

Please list or describe any positive aspects of the neighborhood changes.

1	Social diversity!! When we moved in, we werer the youngest in the neighborhood, now we are the oldest!	Jul 20, 2012 10:16 AM
2	area looks very nice with well cared for homes. It makes it look nice and feel safer. It is contagious to have nice yards, homes. When neighbors improve their homes, you want to do the same.	Jul 19, 2012 9:54 PM
3	Beautifying of neighborhoods, more young families, more kids to play with	Jul 19, 2012 4:34 PM
4	most property upgrades	Jul 19, 2012 2:54 PM
5	higher property evaluation	Jul 18, 2012 10:48 AM
6	Infill limits expansion to natural areas. Expansion of existing homes attracts middle income families.	Jul 17, 2012 10:04 PM
7	Remodeling allows homes to improve to provide a size needed for today's family. Also, it brings the value of the neighborhood up and promotes home maintenance.	Jul 16, 2012 8:03 PM
8	All of # 3 were positive	Jul 16, 2012 8:38 AM
9	n/a	Jul 16, 2012 8:21 AM
10	I mentioned it in the last question, but there's a tighter bond with our neighbors. We look out for each other.	Jul 15, 2012 8:34 PM
11	Otterbox making use of an old, ugly building and making look nice, also their proactive concern with fitting in to the neighborhood and being a friendly neighbor.	Jul 15, 2012 8:16 PM
12	none	Jul 15, 2012 5:19 PM
13	most new building has been done well	Jul 15, 2012 9:31 AM
14	stable housing values nicer Old Town area	Jul 14, 2012 10:06 PM
15	new families able to move into larger homes	Jul 14, 2012 8:18 PM
16	good design of construction attention to historic architecture	Jul 14, 2012 8:07 PM
17	more family homes	Jul 14, 2012 4:49 PM
18	Since there are more rich and powerful people, the police no longer ignore the neighborhood. On the other hand, there's more property crime that follows wealth.	Jul 14, 2012 3:15 PM
19	Improved home appearance Greater diversity in home appearances and sizes Improved property values	Jul 14, 2012 10:14 AM
20	The home improvements and building help improve my property value as well as beautify the area. Some of the older properties really need improvements and I welcome new construction and renovations on existing properties. Bottom line is	Jul 14, 2012 9:52 AM

Please list or describe any positive aspects of the neighborhood changes.

	anything that improves my home value I am for it.	
21	Continued investment in homes and overall appeal of old town as a place to buy a home and live in does maintain the vitality of the area and quality of the housing stock	Jul 14, 2012 8:31 AM
22	Increased income in neighborhood, replacing houses that may not be structurally sound.	Jul 13, 2012 8:44 AM
23	nice to see people investing in their property. run down houses are getting fixed up. improving some home values.	Jul 13, 2012 8:20 AM
24	Nicer updated rentals.	Jul 12, 2012 8:52 PM
25	run down homes are starting to become renovated.	Jul 12, 2012 4:35 PM
26	this is not positive	Jul 12, 2012 4:22 PM
27	Neighborhood is more attractive with the remodels and has higher real estate values.	Jul 12, 2012 3:48 PM
28	increased property value	Jul 12, 2012 12:31 PM
29	It is nice to see old houses saved, provided additions are not excessive	Jul 12, 2012 8:41 AM
30	Some renovations are an improvement to the neighborhood; I agree with current codes for size of houses/lots but seems they are not enforced. Laurel School Historic District should be preserved but seems it needs to have a higher priority.	Jul 11, 2012 5:39 PM
31	The vast majority of properties in these neighborhoods are quite old and in constant need of repair, renewal, and updating. A continued interest in the rejuvenation of these areas is essential to maintaining the overall high quality and desirability these neighborhoods currently enjoy. Unfortunately, revitalization also means adapting 100+ year old outdated, homes to conform with contemporary standards and expectations. The City of Fort Collins should take a position of both advocate and enabler, promoting the continued interest in these areas, not creating obstructions and limitations.	Jul 11, 2012 4:40 PM
32	Perhaps property values, but with that comes tax increases that I unfortunately have no control over...	Jul 11, 2012 2:58 PM
33	Small-scale renovations sufficient to keep families with children living in the area.	Jul 11, 2012 12:55 PM
34	Some projects are tastefully executed, and in turn, these homes then provide additional comfortable living spaces for the owners and their families.	Jul 11, 2012 8:51 AM
35	The neighborhood has changed to be more owned property--this could be the reason for better maintained homes or the better maintained homes attracted owners	Jul 11, 2012 8:49 AM
36	Less rental properties	Jul 10, 2012 8:07 PM
37	A few older homes that needed significant maintenance have been repaired but	Jul 10, 2012 6:19 PM

Please list or describe any positive aspects of the neighborhood changes.

	that is not the norm.	
38	With updating the older homes with current electricity, a/c, more bathrooms enlarging them but keeping them looking original from the street and not too tall allows for interest from more types of people and keeps real-estate values increasing	Jul 10, 2012 4:33 PM
39	none positive	Jul 10, 2012 3:26 PM
40	No comment	Jul 10, 2012 2:05 PM
41	The neighborhood generally looks nicer. Lots of folks have been planting nice, drought resistant plants in their yards. Values have continued to go up. There are less rentals and more quality renters in the area. The streets got improved after the flood. The bike lanes are great. The flowers at intersections are nice. Homes have been improved overall. It is nice to see people choosing to stay in the neighborhood and fixing homes up/adding on, etc.	Jul 10, 2012 1:36 PM
42	Things look thriving -- there is a feeling that we take pleasure in our homes and yards.	Jul 10, 2012 11:42 AM
43	1) building renewal/ renovation 2) younger families moving into neighborhood	Jul 10, 2012 10:02 AM
44	Pride in homes, better maintenance and landscape - cohesive bond between neighbors (owners and renters in our area are compatible - some areas have a ways to go)	Jul 10, 2012 9:41 AM
45	Families want and need homes that are updated for the 21st century. I love that young families are moving in- that is good for everyone, schools will be able to stay open, parks and trails used, shopping downtown...	Jul 10, 2012 9:33 AM
46	both positive	Jul 10, 2012 8:39 AM
47	House improvements have made the neighborhood look better, and have helped keep property values steady, despite weak markets overall.	Jul 9, 2012 9:19 PM
48	the xerescaping and houses being upgraded make the neighborhood look more attractive	Jul 9, 2012 7:58 PM
49	As before: caring, neighborliness, a feeling of stability.	Jul 9, 2012 4:24 PM
50	n/a	Jul 9, 2012 3:07 PM
51	overall appearance and value increases as properties are upgraded	Jul 9, 2012 12:35 PM
52	The areas that have turned over rentals seem more groomed and monitored by the city (West side near Mountain). * Positive: CSU creating the flower gardens and renovating the Old F. Collins high school and nearby buildings. This has added value to the East Side.	Jul 9, 2012 12:26 PM
53	Some owner-occupied homes on Peterson (we live on Locust just west of Peterson) have been improved significantly in the 8 years we have lived here.	Jul 9, 2012 11:53 AM

Please list or describe any positive aspects of the neighborhood changes.

54	n/a	Jul 9, 2012 11:28 AM
55	new construction, less rental property more home owners	Jul 9, 2012 10:16 AM
56	I like my neighborhood as it is - with no hoas, etc.	Jul 9, 2012 8:17 AM
57	properties look good, neighborhood feels stable, property values are strong, rental demand is high	Jul 9, 2012 8:04 AM
58	the changes I've seen are negative	Jul 8, 2012 6:41 PM
59	Families are staying or moving in, real estate values are steady, neighborhood is looking nice	Jul 8, 2012 2:15 PM
60	homes being fixed up, yards being improved, home values stable or increasing	Jul 8, 2012 12:19 PM
61	Street improvements. Drainage improvements.	Jul 8, 2012 10:52 AM
62	increase value, after remodeling	Jul 7, 2012 5:45 PM
63	More houses and yards are being improved than are being allowed to deteriorate - looks like the desirability of the neighborhood is increasing rather than decreasing	Jul 7, 2012 2:16 PM
64	The updating, additions & new construction serve to improve our neighborhoods and increase property values. Please DO NOT create restrictions or "red tape" that will inhibit or add costs to these improvements. We LOVE that young families are moving to our part of town to improve or replace existing properties.	Jul 7, 2012 12:45 PM
65	Increases our value Demonstrates that we all have ownership in our properties (there are few rentals on our block) Maintains the character of the street while increasing the livability and quality of the existing homes	Jul 7, 2012 7:35 AM
66	Many of the houses that were scraped weren't much to look at and didn't need to be saved. All in all, I think the new construction is mostly good. The sidewalks on Whitcomb are great! I wish we could get walkable sidewalks on all Old Town streets; Loomis north of Laporte is terrible.	Jul 6, 2012 6:22 PM
67	Nicer to look at and walk by.	Jul 6, 2012 5:40 PM
68	Property values increasing, really nice neighbors, less traffic	Jul 6, 2012 12:55 PM
69	Lots of remodeling	Jul 6, 2012 12:42 PM
70	None.	Jul 6, 2012 12:10 PM
71	Fortunately, those closest to me have been tasteful and have not changed the character/quality of the 'hood.	Jul 6, 2012 11:27 AM
72	Restoration of historic homes.	Jul 6, 2012 10:34 AM
73	good for local businesses	Jul 6, 2012 8:35 AM

Please list or describe any positive aspects of the neighborhood changes.

74	Adds to pride of ownership.	Jul 6, 2012 8:25 AM
75	Shift to owner-occupied homes; the quality of some of the newer homes built.	Jul 5, 2012 8:16 PM
76	Creative home colors. Improved landscaping. Updated home interiors and exteriors. Historical and neighborhood appreciation and sensitivity. Sensitive integration of multi family units.	Jul 5, 2012 4:18 PM
77	Some very funky homes are being replaced and/or remodeled increasing property values	Jul 5, 2012 3:50 PM
78	New / remodeled homes generally look much better and are better maintained.	Jul 5, 2012 1:34 PM
79	New construction means the economy must be moving in the right direction. Seeing neighbors take pride in their yards and improving the beautiful area adds character.	Jul 5, 2012 10:27 AM
80	Upgrades to home improve resale value also bring in a variety of folks.	Jul 5, 2012 10:27 AM
81	Fort Collins is growing and everyone wants to live in Old Town. The City must be willing to adapt to these pressures and not listen entirely to current residents that do not want any type of change.	Jul 5, 2012 9:55 AM
82	It is possible that the sale of these homes has helped me acheive a small property value increase.	Jul 5, 2012 9:48 AM
83	general attractiveness; "curb appeal"; area properties maintain or enhance their value	Jul 5, 2012 8:57 AM
84	CSU updating the Remington St art building and administrative building.	Jul 5, 2012 8:42 AM
85	We have a 3 year old, so I think more children is a positive aspect.	Jul 5, 2012 8:23 AM
86	reconnects people with the mechanics of mother earth, paying homage through physical labor to the best planet in the world!	Jul 4, 2012 9:26 PM
87	There are young couples moving in & fixing up old house but retaining the "old" feel	Jul 4, 2012 7:35 PM
88	Probably raises property values.	Jul 4, 2012 4:07 PM
89	Fewer problems with student rentals (although there is still room for improvement).	Jul 4, 2012 8:41 AM
90	Increasing home values, stability, safety.	Jul 4, 2012 8:40 AM
91	Neighborhood is looking better, property values are stable, not as much noise from students	Jul 3, 2012 11:35 PM
92	Maybe values going up, and homes looking nice.	Jul 3, 2012 11:10 PM
93	vibrant downtown, more stable neighborhood with a good mix of rentals, houses maintained.	Jul 3, 2012 10:16 PM

Please list or describe any positive aspects of the neighborhood changes.

94	Very few changes.	Jul 3, 2012 5:46 PM
95	None of consequence	Jul 3, 2012 5:06 PM
96	Can't think of any positive changes.	Jul 3, 2012 3:58 PM
97	More people value living in our neighborhood and are moving to Old Town. Some of our neighbors want to maintain the historical character of their homes and are improving their homes, rather than demolishing their homes in favor of rebuilding on valued lots.	Jul 3, 2012 3:41 PM
98	any renovation should improve the value of neighboring homes	Jul 3, 2012 1:51 PM
99	We're too new to know.	Jul 3, 2012 1:43 PM
100	*Opening of University Center for the Arts has brought campus and other community arts closer in proximity. *student neighbors seem more aware of party registrations, and often tell me about upcoming events in advance. 3-unrelated ordinance has helped keep student population in check	Jul 3, 2012 1:34 PM
101	new architecture, increased values, new additions and improvements	Jul 3, 2012 12:46 PM
102	Increases property value. Appealing architecture. Attracts higher-income, more established residents.	Jul 3, 2012 12:30 PM
103	See #3.	Jul 3, 2012 9:43 AM
104	People investing in updating, remodeling of single family homes Increasing property values	Jul 2, 2012 9:25 PM
105	Property values are increasing and with the same attitude The City of Boulder had toward regulations, a few will reap the rewards and the General population will loose out as people have to live out of town and drive in	Jul 2, 2012 9:21 PM
106	The trolley is getting new tracks. The recession has kept construction and 'remodels' down. Every house received a wonderful shake roof, and other houses are doing the same. Old town remains a lively place. Not all old cottonwoods are being cut down.	Jul 2, 2012 6:32 PM
107	Good for real estate values.	Jul 2, 2012 6:11 PM
108	n/a	Jul 2, 2012 6:10 PM
109	nice landscaping (use a lot of water though), homes that needed love have been updated and maintained (instead of torn down). I see a lot more people biking/walking.	Jul 2, 2012 4:17 PM
110	Recognition of the specialty character of the area.	Jul 2, 2012 1:32 PM
111	Less riff-raff around	Jul 2, 2012 1:07 PM

Page 8, Q5. Please list or describe any negative aspects of the neighborhood changes

1	College aged renters and owners!	Jul 20, 2012 10:16 AM
2	Living near Dunn Elementary, there are many blocks around the school that have no sidewalks, which is very important, especially for children of this age. Many homes are being torn down rather than fixed up. Most fit in well, but some stick out and do not match the area very well.	Jul 19, 2012 9:55 PM
3	Busier streets, negatives in neighborhood school	Jul 19, 2012 4:35 PM
4	weeds, noise, parking issues	Jul 19, 2012 2:55 PM
5	over population	Jul 18, 2012 10:48 AM
6	The neighbors seem tense and grumpy over the additional building. Loss of trees has made our house hot since the older homes in the neighborhood do not have AC.	Jul 17, 2012 10:05 PM
7	Aversion to home remodeling/expansion devalues homes and lowers resale values. Also,because of restrictions on improvements home maintenance is often dererred. The is too much rotting wood on houses on the West side.	Jul 16, 2012 8:05 PM
8	truck traffic on Riverside Once in a while there is a train engineer who spends 20 minutes in the middle of the night making sure everyone has to wake up. 5 toots at EVERY intersection while walking the train through town Air quality	Jul 16, 2012 8:42 AM
9	n/a	Jul 16, 2012 8:21 AM
10	It's dangerous with college kids still in the area because of parties, fast driving or other behavior that jeopardize the safety of our children. I don't mind the college kids (I used to be one myself not too long ago!) but only if they are respectful of us and of their property...AKA picking up their trash, driving within the speed limit, dogs running away daily, etc.	Jul 15, 2012 8:36 PM
11	New construction with homes that take up almost the entire lot, designed in a manner that does not fit in aesthetically. New million dollar projects, losing some of the tose great old trees.	Jul 15, 2012 8:18 PM
12	As described in #3, we don't see these as positive changes; however, if the decision is between adding a second floor or extending the size of the first floor vs. building apartment buildings or condos, we would opt for the former.	Jul 15, 2012 5:21 PM
13	loss of historic homes	Jul 15, 2012 9:32 AM
14	multi family projects	Jul 14, 2012 8:19 PM
15	none	Jul 14, 2012 8:07 PM
16	none	Jul 14, 2012 4:49 PM
17	Higher heat bills and less solar gain for house to the north of big houses. Less privacy for neighboring yards. Less sense of community. More drainage problems. Fewer gardening opportunities. Fewer housing opportunities for people of modest means, and increasing values and taxes cause the exodus of those who live here. Loss of historic streetscapes and buildings. More noise from	Jul 14, 2012 3:19 PM

Page 8, Q5. Please list or describe any negative aspects of the neighborhood changes

	air conditioners.	
18	Perhaps restrictions by local government that do not allow property owners to make improvements, or make it more difficult for owners to make these improvements	Jul 14, 2012 9:53 AM
19	Decrease in socioeconomic diversity among old town residents.	Jul 14, 2012 8:32 AM
20	Too many rentals not maintained	Jul 13, 2012 11:06 AM
21	eyesore because these houses do not match historic character of neighborhood.	Jul 13, 2012 8:44 AM
22	new construction is too large. overshadows existing neighbors and fills the entire lot. No sense of privacy or courtesy. blocks sunlight in smaller houses. blocks view in some cases. changes the feel of the neighborhoods. New construction is nice, but does not necessarily fit in with the existing historic feel of the area. some rentals not well maintained.	Jul 13, 2012 8:20 AM
23	Increased graffiti. More homes becoming rental properties.	Jul 12, 2012 8:53 PM
24	rental properties are starting to show their wear.	Jul 12, 2012 4:36 PM
25	More student renters is not positive. For the most part they don't care about the landscape and they make more noise than families do.	Jul 12, 2012 4:22 PM
26	poor architecture of infill development	Jul 12, 2012 12:32 PM
27	Remodels where huge additions will change the area from suburban residential, to urban residential, such as happened in the area west of Denver University.	Jul 12, 2012 8:42 AM
28	I own a historic home and am willing to preserve its integrity as it stands, but if other houses around us continually expand/renovate and improve while ours is not allowed to, does not seem fair. Rules should be consistent and enforced. Code needs to be well established and all people need to play by the rules.	Jul 11, 2012 5:42 PM
29	I can currently think of none.	Jul 11, 2012 4:41 PM
30	Increased traffic Crime Poor water quality Crowding Lack of solar power and heating Difficulty with accessing fires, utilities, etc. due to homes too close to each other	Jul 11, 2012 3:01 PM
31	Loss of community when developers who do not live at the properties they are building on make developments that are inconsistent with the history of the neighborhood.	Jul 11, 2012 12:56 PM
32	On my particular block those who have elected to add on have done so with sensitivity -- with one exception. From hearing what others say, I know this is not the case in other part of the East/West neighborhoods.	Jul 11, 2012 8:54 AM
33	houses that aren't in balance with other houses in the neighborhood,	Jul 10, 2012 8:08 PM
34	A loss of what makes this part of town special. If you build big homes or cut down the trees, this neighborhood will be no different than a brand new neighborhood. The architecture and sense of history are what distinguishes Old	Jul 10, 2012 6:22 PM

Page 8, Q5. Please list or describe any negative aspects of the neighborhood changes

	Town. There are plenty of opportunities to live in a big home in Ft Collins so why change the homes here?	
35	Over sized updates to old homes not keeping with the scale or original look to the homes	Jul 10, 2012 4:34 PM
36	general consideration for property and possessions	Jul 10, 2012 3:29 PM
37	no comment	Jul 10, 2012 2:05 PM
38	I feel that my council member has had an agenda that doesn't represent the general public. The city has increased a focus on fee collection for parking, etc. The city acts as if they are HOA manager for Old Town which oversteps the rights of those who choose to live in an area that doesn't have management or an HOA. The rental housing occupancy regulations were not clear and yet mandatory to avoid future fees--we are over governed when asked to re-permit properties that were historically permitted. The City appears to the public as though they want to regulate house density, character and size in Old Town however, they allow new, super dense single family properties to be built all over town--Old Town North, Rigden, Harvest, Observatory. Since we are out of developable space, we need to allow our citizens to grow and mature in Old Town and have homes that allow for growing families, allow garages big enough for lifestyles that live and play in Colorado.	Jul 10, 2012 1:44 PM
39	I am not sure we would be able to buy the house we now live in if we were buying now.	Jul 10, 2012 11:42 AM
40	As stated earlier - the pressure seems to be on neighbors to pay for legal support to enforce current standards against developers with deep pockets and the desire to build high density projects in the neighborhood??	Jul 10, 2012 9:42 AM
41	none negative	Jul 10, 2012 8:40 AM
42	noise, trash	Jul 10, 2012 7:19 AM
43	None	Jul 9, 2012 9:20 PM
44	I wouldn't want to see the block become dominated by extra large houses. A mix of medium and small houses is preferable.	Jul 9, 2012 8:00 PM
45	The flip side: property values have priced out some of the mix that was here.	Jul 9, 2012 4:25 PM
46	n/a	Jul 9, 2012 3:07 PM
47	fewer "funky" properties	Jul 9, 2012 12:36 PM
48	A lack of building codes honoring the original integrity of Old Town buildings seems to be increasingly an issue. While this seems mostly in Old Town West, it is also happening on the East side. Massive houses diminish the intent of Old Town living, block the views, sun, and shade of nearby houses.	Jul 9, 2012 12:28 PM
49	The degradation of our entire neighborhood through the neglect of rental properties, almost exclusively college rentals. These tenants are slobes and the landlords are apparently in it for nothing but the money, as evidenced by their	Jul 9, 2012 11:55 AM

Page 8, Q5. Please list or describe any negative aspects of the neighborhood changes

	total disregard for the condition of the properties they own and the condition and character of the neighborhood.	
50	i suppose the negative is that i personally have not noticed any changes. The fire station on Prospect was remodeled, is the only new thing that comes to mind.	Jul 9, 2012 11:29 AM
51	no sidewalks on our street, so many rentals that street is always full with parked cars	Jul 9, 2012 11:19 AM
52	none	Jul 9, 2012 10:16 AM
53	Again, I believe we have the right to remodel our homes as we see fit.	Jul 9, 2012 8:18 AM
54	some of the property improvements have been forced due to fc rules re rental properties at great expense to property owners	Jul 9, 2012 8:05 AM
55	noise, loitering, litter	Jul 8, 2012 6:41 PM
56	People are priced out of the market, a few houses are way too big	Jul 8, 2012 2:15 PM
57	some homes too big, don't fit in	Jul 8, 2012 12:19 PM
58	Boarding houses. Student rentals. Properties not maintained. CSU invading the east side.	Jul 8, 2012 10:53 AM
59	none	Jul 7, 2012 5:46 PM
60	Haven't noticed any negatives in our area	Jul 7, 2012 2:17 PM
61	NONE! Absolutely NONE!!	Jul 7, 2012 12:45 PM
62	None	Jul 7, 2012 7:36 AM
63	In some instances (like on Wood) the houses just don't seem as if they were intended to fit. It's as if the owner/builder never imagined being friendly with the folks next door. That kind of aggression is unfortunate. Also, the departure of so many Hispanic families and immanent departure of more is a negative.	Jul 6, 2012 6:25 PM
64	Occasional tear-down of historic home rather than merely improving the existing home, which loses some historic significance.	Jul 6, 2012 5:41 PM
65	Desire to institutionalize positive aspects by forcing standards.	Jul 6, 2012 12:56 PM
66	Bigger houses being rented and not being well cared for	Jul 6, 2012 12:42 PM
67	Spending money on a non-essential window.	Jul 6, 2012 12:11 PM
68	Some new construction in the general 'hood are garish monstrosities.	Jul 6, 2012 11:28 AM
69	The historic character of the neighborhoods are being destroyed by teardowns and the building of large, out-of-scale McMansions to replace them.	Jul 6, 2012 10:36 AM
70	large office towering over houses; tighter parking; past and planned construction (noise)	Jul 6, 2012 8:37 AM

Page 8, Q5. Please list or describe any negative aspects of the neighborhood changes

71	I can only think of one new home that was built in a style that was totally different than the surrounding homes.	Jul 5, 2012 8:16 PM
72	Occasional disregard for historical architecture through expansion projects on some homes.	Jul 5, 2012 4:19 PM
73	What good are increased property values if you don't want to live there anymore?	Jul 5, 2012 3:51 PM
74	A lot of new/remodeled homes makes a neighborhood unaffordable for 1st-time homebuyers and working families, so it becomes a neighborhood of rich old people and absentee landlords. Also if the architecture is boring or inappropriate it is not cohesive with the rest of the neighborhood. It is sad to lose the historic old homes that are so full of character - but if that has to be done they should be replaced with homes that replicate the historic style at least on the street frontage.	Jul 5, 2012 1:36 PM
75	These large houses dwarf the homes next to them. I feel bad for the small 900 sq ft house that is now in shadow by the monstrosity going in next door. This drives property values up and will drive these homeowners out thus changing the character altogether.	Jul 5, 2012 10:28 AM
76	Don't like big houses that are out of proportion to the neighbors. Don't like houses squeezed in on half of an existing lot.	Jul 5, 2012 10:28 AM
77	I think many folks are living in rundown and unsafe housing because it is the only housing that is available to occupy.	Jul 5, 2012 9:56 AM
78	See answer number 3.	Jul 5, 2012 9:48 AM
79	The only potential negative in our own particular block would be if one house, for example, were to loom over all the others in a style that defies what exists. This hasn't happened, though we know some neighborhoods believe this has happened in theirs. Hence this survey and discussion.	Jul 5, 2012 9:04 AM
80	Front yard vegetable gardens are a current trend. While most are fine 1516 Remington St has planted half their yard. When such a large space is planted a fence might be appropriate.	Jul 5, 2012 8:42 AM
81	The large houses are not compatible with the existing small houses and are imposing when next door and take from the pattern of the neighborhood.	Jul 5, 2012 8:35 AM
82	Can't think of any	Jul 5, 2012 8:23 AM
83	back lot limits of over built houses distort the historic character of old town. Wood street has some particularly bloated looking houses that represent an excess that is not true to fort collins Craftsmen bungalow heritage.	Jul 4, 2012 9:28 PM
84	Some HUGEmulti-storied houses being built that block out neighbors sunlight etc.	Jul 4, 2012 7:36 PM
85	Changes the character of the neighborhood; changes the views and the sun and shade characteristics.	Jul 4, 2012 4:08 PM

Page 8, Q5. Please list or describe any negative aspects of the neighborhood changes

86	We haven't seen much negative although we are very concerned about proposed massive student housing complexes.	Jul 4, 2012 8:42 AM
87	None, although the costs for a 3 bed 2 bath house in old town are exorbitant because the supply is so small. As the supply increases, prices should hopefully become more accessible.	Jul 4, 2012 8:41 AM
88	Some of the homes are losing their historic charm and the integrity of the historical architecture fades. Most do a nice job of keeping in mind the feel of old town, but some expansion is too much, ie all house, no yard	Jul 3, 2012 11:38 PM
89	Can't think of any?	Jul 3, 2012 11:10 PM
90	some build ups/outs and scrape offs with houses too big for their lots, edge to edge, and out of character with nearby houses, no porches and no chance to see neighbors except as they drive into a garage.	Jul 3, 2012 10:18 PM
91	Can't think of any.	Jul 3, 2012 5:47 PM
92	None of consequence	Jul 3, 2012 5:06 PM
93	Adding huge additions to the old houses looks bad. You've got this little house with this huge building tacked on. Others replace the house completely and it's always a much bigger house.	Jul 3, 2012 3:59 PM
94	There seems to be a trend of scraping old homes and rebuilding huge, out-of-character monster homes, homes that take up too much of their lots.	Jul 3, 2012 3:42 PM
95	none that I can name	Jul 3, 2012 1:51 PM
96	We're too new to know.	Jul 3, 2012 1:44 PM
97	*CSU on-campus stadium might be built, which some people (including self) fear will threaten the character and livability of neighborhood. *the expansion of some people's houses no longer fit the character of the neighborhood, and sometimes tower over the houses on either side. *alleys have more potholes nowadays	Jul 3, 2012 1:37 PM
98	Oversize ugly houses	Jul 3, 2012 12:46 PM
99	Doesn't fit the atmosphere of the area. Loss of historic homes.	Jul 3, 2012 12:31 PM
100	too many cars parked on streets poorly maintained rental properties noisy and dirty traffic on Laurel and Whedbee - need to enforce sound ordinances...	Jul 2, 2012 9:26 PM
101	When a city limits the size of a home that can be built on a lot, the entire community loses.	Jul 2, 2012 9:22 PM
102	Rentals not taken care of, cars parked everywhere	Jul 2, 2012 8:29 PM
103	See above.	Jul 2, 2012 6:32 PM
104	Not enough space for all the new people entering the area.	Jul 2, 2012 6:12 PM
105	As noted in previous answer, none in the 1yr we have lived here. However,	Jul 2, 2012 6:11 PM

Page 8, Q5. Please list or describe any negative aspects of the neighborhood changes

oversized homes or changes that do not reflect the historical character of the neighborhood would be negative.

106	Loss of diversity, loss of privacy, increased property taxes, loss of character when houses are torn down. Increase in traffic. New houses crammed on small lots, sometimes 2 where there was only 1 house. No distance between houses- small houses get lost between 2 big ones that are practically touching it. Take a stroll down Wood St. between LaPorte and Elm- do we really want neighborhoods like that?	Jul 2, 2012 4:22 PM
107	none	Jul 2, 2012 3:39 PM
108	???	Jul 2, 2012 1:08 PM

Page 9, Q6. Please mark any of the following statements with which you agree regarding demolitions, new houses, and large additions to existing houses in the neighborhoods.

1	No issue or concern, on our block.	Jul 20, 2012 10:17 AM
2	some things are just unseemly, but if you don't live there, you won't care	Jul 19, 2012 2:57 PM
3	I am concerned about the potential for City Council to become too involved and restrictive in policing new construction and developments in the neighborhood	Jul 14, 2012 10:16 AM
4	consider on an individual basis	Jul 13, 2012 11:07 AM
5	I don't believe there is a real issue here, but if so, it is limited to an exceptionally small number of projects.	Jul 11, 2012 4:43 PM
6	I believe that the issue is over regulation of current codes and guidelines for land use. I am concerned that the City once again has perpetuated an issue that does not reflect the public needs or concerns.	Jul 10, 2012 1:47 PM
7	Some older apartment complexes seem out of place. Most house projects that we have seen have been well done, and generally improved the neighborhood	Jul 9, 2012 9:24 PM
8	I have no issue with additions or new houses, if the architectural style is complementary to the neighborhood. In particular, I hate to see a restriction on the size of new homes (as long as the style is appropriate), because I want homeowners to be able to build what they need in Old Town, rather than having to go to the outer suburbs to get the house of their dreams. I want Old Town to continue to be a vibrant, desirable neighborhood.	Jul 7, 2012 2:21 PM
9	Single family dwelling replaced with multi-unit buildings	Jul 6, 2012 12:57 PM
10	not widespread yet, but getting there. You need to act quickly	Jul 5, 2012 3:51 PM
11	Massive student housing projects look like penitentiaries.	Jul 5, 2012 9:58 AM
12	Restricting house size will drive would be Old Town investors to other neighborhoods or cities.	Jul 3, 2012 9:46 AM
13	There is a huge issue if the city limits personal property rights, and limits any expansion or tear downs. The City better be prepared to defend its actions in the Supreme court.	Jul 2, 2012 9:25 PM

Page 10, Q7. The following reasons have been given why some new construction and demolitions can create negative impacts in the neighborhoods. Please mark any with which you agree.

1	Loss of trees to make room for new construction	Jul 17, 2012 10:06 PM
2	I am concerned about the potential for City Council to become too involved and restrictive in policing new construction and developments in the neighborhood	Jul 14, 2012 10:17 AM
3	Within reason.	Jul 10, 2012 1:49 PM
4	Roughly, I'm opposed to more than occasional demolitions or rebuilds.	Jul 9, 2012 4:27 PM
5	the neighborhood is already diverse and "alive." Changes are expected.	Jul 9, 2012 12:37 PM
6	I would much rather see a new home that is beautiful and fits the neighborhood rather than the many eye sores that are prominent. Regentrification is mandatory in my opinion and will only beautify and raise values.	Jul 9, 2012 11:34 AM
7	I have seen some beautifully designed new homes go up in Old Town - both historic style and contemporary - that are assets to the neighborhood. I wouldn't want to see a modular house or any house which isn't in character with the neighborhood, but I think some contemporary-style homes look fine.	Jul 7, 2012 2:24 PM
8	Please note only some of the construction is too large or too tall.	Jul 6, 2012 6:26 PM
9	I have not seen incompatible new construction design lately, so maybe that is not an issue.	Jul 6, 2012 5:43 PM
10	Students should be allowed to live in these areas in appropriately constructed housing. If students are interspersed in the neighborhood, they do not have the impact that massive student housing projects have on a neighborhood.	Jul 5, 2012 10:01 AM
11	Old town is not a museum. There is a diversity of house ages and styles. Old neighborhoods need continual renewal to be desirable and fresh. and fresh	Jul 4, 2012 8:44 AM
12	Why is new construction/demolition any different than expanding an existing house?	Jul 3, 2012 5:49 PM
13	The shading issue is interesting and one I hadn't thought of.	Jul 3, 2012 9:49 AM
14	Some old homes should be torn down, as they waste energy, they are full of lead paint and asbestos . The City of Fort Collins is two faced. The city has all these mandates on new homes with energy requirements , code requirements, residential sprinklers, etc.	Jul 2, 2012 9:29 PM

Page 12, Q9. Do you own property in the Eastside or Westside Neighborhoods?

1	I've been a resident of the city park neighborhood since 1989. I own my residence and two rental houses - all in this neighborhood.	Jul 14, 2012 8:35 AM
2	Yes, Eastside..It wouldn't let me check the box.	Jul 7, 2012 12:48 PM

Page 13, Q10. How long have you owned property in the neighborhood?

1	46 years	Jul 20, 2012 10:18 AM
2	35 years	Jul 19, 2012 2:59 PM
3	more than 40 years	Jul 11, 2012 8:58 AM
4	37 years	Jul 9, 2012 4:28 PM
5	Since 1974	Jul 3, 2012 5:51 PM
6	less than one year	Jul 3, 2012 1:47 PM

Page 14, Q11. How is your property in the Eastside or Westside currently used? (check all that apply)

1	health care business	Jul 13, 2012 8:22 AM
2	Live in old town and rent out my first old town home	Jul 10, 2012 9:37 AM
3	We had planned on remodeling the house (one storey) and moving into it someday. Now that seems doubtful	Jul 5, 2012 3:54 PM

Page 17, Q14. Do you have any other comments about the study?

1	No	Jul 20, 2012 10:19 AM
2	I love the new life and expansion in our area.	Jul 19, 2012 4:37 PM
3	I appreciate that the city is concerned with neighborhood character. It seems like a big issue in our neighborhood that is causing problems among residents.	Jul 17, 2012 10:08 PM
4	So long as there is a requirement to make houses architecturally compatible, house size should rarely be a problem. The larger problem is the lack of housing stock for modern families. This results in devaluation in property values and a disincentive to maintain/improve current homes. Today's homes need 3-4 bedrooms above round and 2.5 baths. Hard to find in the local bungalows.	Jul 16, 2012 8:11 PM
5	I count on the historic preservation office to preserve those buildings that meet historic criteria. I have a concern about edging out affordable housing in old town even as my own property goes up in value. I think we need to be rubbing elbows with all economic levels lest we forget each others humanity.	Jul 16, 2012 8:49 AM
6	I do not believe that more regulation is needed. There are adequate safeguards in the law already in place. Stop messing with our property rights.	Jul 16, 2012 8:23 AM
7	Thank you!	Jul 15, 2012 8:39 PM
8	Thanks for reaching out to the neighborhood with this study!	Jul 15, 2012 8:32 PM
9	Thanks for the opportunity to provide input - we hope it will be useful and used by the Council.	Jul 15, 2012 5:22 PM
10	no	Jul 14, 2012 8:20 PM
11	like process so far as it is improved since previous study with more emphasis on hearing from neighbors	Jul 14, 2012 8:10 PM
12	no	Jul 14, 2012 4:51 PM
13	I learned with the addition to my own house that it's possible to add space in a modest way, without causing shading or other impacts on neighbors. Speculators and realtors say there's no problem. Residents who don't have a financial stake in large houses know there's a problem. Speculators say height restrictions prevent historic architectural features like 9 ft. ceilings. Only if you need to build a huge house. We'll never approach sustainability if we allow some people to block solar access from others. Speculators say regulations stifle creativity--a red herring. I'd accept any number of architectural styles and materials if the size were modest and didn't block solar access, and if setbacks and street orientation are maintained. It's very simple--don't harm your neighbors.	Jul 14, 2012 3:35 PM
14	I am concerned about the potential for City Council to become too involved and restrictive in policing new construction and developments in the neighborhood	Jul 14, 2012 10:19 AM
15	I hope that this study is utilized to it's fullest extent and reflects the views of the property owners in these neighborhoods.	Jul 14, 2012 9:56 AM
16	Some minimum regulations are fine as a means to maintain 'old town' character	Jul 14, 2012 8:50 AM

Page 17, Q14. Do you have any other comments about the study?

and feel as can be determined through a broad conversation (survey, meetings) with old town residents. Beyond that, change and diversity is a good thing and aspects of the housing stock should be allowed to evolve or update over time. (I love historic character but I don't believe in a heavy-handed approach to maintain a static frozen-in-time look and feel to old town). In addition to a basic set of regulations, emphasize design tools and consultations with neighbors to ensure a level of sensitivity in maintaining character and equity in terms of potential impacts to immediate neighbors. This is a difficult balancing act I know. I appreciate the fact that the city is taking a leadership role in trying to figure this out and develop a solution that works for as many people as possible.

17	Maintainance needs to be improved by owners and city	Jul 13, 2012 11:09 AM
18	There has to be some balance between being too restrictive for new construction/remodels and being too permissive. Basic courtesy is called for when building a house next to an existing neighbor.	Jul 13, 2012 8:24 AM
19	There is not a problem that needs to be addressed other than trying to attract more owner/residents to the eastside/westside neighborhoods. Currently the neighborhoods are evolving and dynamic. We should not treat the neighborhoods like they are Colonial Williamsburg nor enact defacto design covenants.	Jul 12, 2012 4:29 PM
20	Part of the unique allure of Old Town is the diversity of the people and the houses. There are currently codes in place to ensure houses do not exceed certain agreed upon norms. Big, small, tall, short it is all part of Old Town.	Jul 12, 2012 3:52 PM
21	The single major issue is the trend for every lot to have massive new large homes, profoundly changing the nature of the neighborhood. City goverment should not micr manage style, paint colors, weather it is craftsman or southwestern, or what percent is garage. But only cubic volume. Set backs, heights, and the floor area ratio. I feel what they came up with two years ago was good, until they undid it that is.	Jul 12, 2012 8:50 AM
22	I feel the city has taken a proactive approach to this matter. There is a lot to consider for the future make-up of this city's neighborhoods. Most of the people I know live in these historic neighborhoods for the feel of being part of the city that has roots (sometimes literally). We are close to downtown, the hospital(my employer and many others in this city) and appreciate that we are not part of the sprawl we see in other parts of the city. If people want big houses and be able to do whatever they want, there are neighborhoods that will accommodate(eg new construction). These old neighborhoods should be preserved to the best of our ability. If a house is condemned, let a new house go up, but otherwise let them be. (I am particularly opposed to total scrapes) I have personally worked with the Historic Preservation Committee on enclosing our porch and found them to be quite rigid without a lot of helpful suggestions in how to make a simple project work. It seems like they say no to everything; they could use some work on their approach. I think everyone can come to a compromise for the good of our community. Hope that input helps.	Jul 11, 2012 6:03 PM
23	Thank you for providing this opportunity to share my concerns...	Jul 11, 2012 3:03 PM
24	From the questions, it seems clear to me that staff is fully aware of the various	Jul 11, 2012 9:11 AM

Page 17, Q14. Do you have any other comments about the study?

nuances of opinion held by East/West side neighborhood property owners. Earlier neighborhood focus meetings seemed to be managed by staff to achieve a specific result, and it was not necessarily the conclusion that many homeowners desired. It is important that participants come away from this process feeling as if there has been something positive accomplished that will contribute to the overall improvement of the neighborhoods rather than with a sense of frustration by being overruled by commercial interests.

25	Too many historic buildings have been lost for temporary gain. The Hoettel mansion is a prime example. Does anyone remember the JC Penny's that replaced it. Also, the Avery mansion was almost lost. The trend of large designs is likely temporary and one a historic building is lost, it can't be undone. We have lived in several areas of the country in various types of houses. The ones we remember were because they were unique and special. When we lived in upstate NY and Western Mass, it was an honor to live in an old home. If you had land mark status, the county provided a custom cast plaque to identify the house and it had text describing the history. It was considered a positive thing but the Fort Collins landmark has not had the support it needs to make this happen. We need to take stronger actions to preserve what we have. Old Town is special because of what it is and not because of what it could be. We previously owned a house in Old Town that was subsequently scraped off and a very large house that did not fit neither by size or style. The house needed some work but did not need to be scraped. The owner has since tried to sell it with no luck.	Jul 10, 2012 6:35 PM
26	Overall I am in favor of upkeep and updates to older homes. My feeling is that they should attempt to look the same from the front of the street but should be permitted to expand the house towards the rear of the house. I also think that some of the additions are too tall. Perhaps height can be permitted to be taller if in the middle of the lot but lower on the sides of the lot? That way you don't have a 30 foot wall right next to the property line?	Jul 10, 2012 4:42 PM
27	Traffic load at the corner of LaPorte and Shields has nearly gotten to the point of accessibility denial for my home.	Jul 10, 2012 3:40 PM
28	none at this time	Jul 10, 2012 2:13 PM
29	I am glad to be asked to be involved in the survey. It feels like there is always some agenda that the City is pushing forth on Old Town. This area of town is unique because there are few covenants and restrictions burdening the properties. Most title searches show little if any restrictions. For the City to think after 136 years, that they can come in and regulate the heck out of Old Town is crazy talk. The housing market will influence the character of the neighborhoods. People who live in truly historical homes will not go knocking them down. To lose a run down, dumpy, crackerbox next door that is a disaster in Old Town is not a loss if it is replaced with a home that will be owned or rented and increases the participation and pride of its occupants in our community.	Jul 10, 2012 1:57 PM
30	I think that putting the questions about demolition and building in the larger context of Old Town as a whole is good, but that another more fine-tuned survey should target the specific neighborhoods which have been strongly affected.	Jul 10, 2012 11:48 AM
31	Interested in study as it impacts the larger neighborhoods of Fort Collins.	Jul 10, 2012 10:08 AM

Page 17, Q14. Do you have any other comments about the study?

32	I would like to see our neighborhood retain its diversity and not become a high density moneymaker for developers. It's a great place for homeowners of varying financial means and I would like to see affordable homes be protected. I think families should be able to update and expand homes reasonably. A few homes are in very poor condition and may need to be demolished, but by and large historic structures should be protected. (Our home was a dilapidated boarding house that is now a wonderful home.) Responsible landlords should be recognized / appreciated and irresponsible landlords and tenants should be dealt with (example - homes in the 900 block of Matthews - east side are beyond neglected and trashy - nothing ever seems to change). We love the eastside neighborhood and our community here - just want to see it enjoyed by residents into the future.	Jul 10, 2012 9:53 AM
33	Please put your focus on something more important. People who live in other neighborhoods would love to live in old town, especially now that it is being updated. There must be something else that council should be working on.	Jul 10, 2012 9:41 AM
34	we worked within the current building guidelines, codes, review processes and think they are adequate. It is the 21st century and Ft. Collins should embrace innovative construction and not limit to antiquated design and materials. the city should not become an HOA Obviously the neighborhoods have a diversity of styles over the years and I would not want to see a particular era forced upon a remodel or builder. Further restrictions would bring the property values down and limit the desire to live in these neighborhoods. This issue was already dealt with. Why is more money and time being spent on this.	Jul 10, 2012 8:58 AM
35	We think that the rules governing the allowable square feet of additions (relative to lot size) are too strict. Although we have moved out of the neighborhood in order to be close to particular schools, if we wanted to move back, and have enough space for our kids, these rules would keep us from constructing even the modest expansion we have considered. Over the long-term, such limitations seem likely to limit the types of families that can live comfortably in old-town, and thus also limit property values and the diversity of people within the neighborhood. That said, we greatly appreciate the work that goes into ensuring that new construction is architecturally attractive (whether historic or modern). Thank you for engaging us in this process.	Jul 9, 2012 9:40 PM
36	no	Jul 9, 2012 3:10 PM
37	This is a much needed study and conversation needed right now to prevent a parallel situation that occurred in Boulder causing the inability to afford any home in their residential area contracted with absolute filth and negligence in their rental areas. We should heed Boulder's lessons. I applaud the city for making residents a part of this process to keep Ft. Collins beautiful. Old Town is the heart of Ft. Collins.	Jul 9, 2012 12:34 PM
38	Neighborhood character is a very important issue that seems to be ignored or steamrolled in the interest of progress--too often so landlords can expand their existing rental properties/add more units in order to make more money, with no regard for the impact on the neighborhood and those of us who actually live in the homes we own in these neighborhoods. Thank you for conducting this study.	Jul 9, 2012 12:00 PM

Page 17, Q14. Do you have any other comments about the study?

39	I have seen both good and bad cases of demolition and new-building of houses in the east & westside neighborhoods. I think the key really is the size and maintaining an architectural flavor that is consistent with surrounding properties. Since these are already highly diverse neighborhoods, there is definitely range in what is "consistent" but like art vs. pornography, one knows it when one sees it.	Jul 9, 2012 8:09 AM
40	Thanks for asking residents about the direction their neighborhood seems to be going. I can relate my overall impression only as to the direction my small neighborhood - the east side of Elizabeth St. near Lemay - and I really don't like what I see. I've been here about 8 years and the apartment complex near the intersection of Lemay and E. Elizabeth (on the S side of Eliz.) seems to be home to individuals who simply don't care very much about their conduct and others in the neighborhood. Thumpers, litter and loitering seem to be problems that are slowly making their way west on E. Elizabeth, which is too bad. Perhaps a neighborhood watch program, or an increased police presence would help. Thanks.	Jul 8, 2012 6:48 PM
41	When I think of the bad examples it seems set backs or less house on the lot and less height would help dramatically.	Jul 8, 2012 12:23 PM
42	Thank you.	Jul 8, 2012 10:56 AM
43	I think that, in order for Old Town to remain a desirable area in which to live, there have to be houses that meet the wants and needs of modern families, and in some cases, that means a certain number of new, bigger houses with modern amenities. I don't think new houses should be restricted simply on the basis of size, or be required to match exactly the historical architecture of the neighborhood - as long as the overall style and quality are "complementary" to the neighborhood.	Jul 7, 2012 2:30 PM
44	We scraped a lot and built a NEW home 12 years ago on Peterson Street. Several homes on our block, and in the surrounding blocks, have new additions. ALL have improved the existing home and our property values. We are all questioning....WHY??? Why do we need to study this again? Is there a solution in search of a problem? Many of us love living in this part of town because we do not have to deal with the sometimes ridiculous restrictions imposed by HOA's in some parts of FTC. We love that individual PRIVATE property owners can improve their properties as THEY (not the CITY!) see fit. We do NOT see a problem here and hope that our City Council, Historical Preservation Committee (some feel that this group wants more control and is behind this new study. ??), Planning Board, etc. will not create a problem where non exists.	Jul 7, 2012 1:03 PM
45	We're in the process of replacing our 60+ year old shed with a new garage in the Eastside neighborhood. We're just getting started, but so far the process doesn't seem too onerous and the restrictions in place in the code make sense. In general, I think we should aim to have policies that make improvement of these aging neighborhoods possible and minimally onerous. I'm less concerned with preserving character or historic features than allowing homeowners to improve their properties and the resulting move toward greater energy efficiency and safety in structures. As long as these changes stem from the actions of individual property owners, and not large scale developers, I think the unique character of the neighborhoods will be maintained as individual property owners	Jul 7, 2012 8:07 AM

Page 17, Q14. Do you have any other comments about the study?

work with the already unique properties they have. The most important issue the code can address is protecting the property rights and features of "incumbent" homeowners (e.g. neighbors not modifying their homes). There are certain features of a property that the code should limit the capacity of your neighbors to infringe on: solar access, view sheds, offsets, shading of one's property by structures on another property. For example, I can easily see the sky from our bathroom window above the roofline of our neighbor's house. If our neighbor proposed to pop their house I would object to loosing that view. While difficult to codify, these are the types of "rights" that the code should seek to protect by preventing new projects from being too large, too tall, too near relative to neighboring houses. In addition, the code should try to encourage, or at least not restrict, the remodeling/expansion of existing homes instead of scraping (for resource efficiency and character preservation) and should discourage, if possible, developers from large-scale or cookie cutter new construction.

46	More sidewalks, crosswalks, stop signs, and bike lanes please! Please consider bike traffic when deciding where to put stop signs. For example, there should be a 4-way stop at Loomis and Laporte. Take some of the Fullana Center property to straighten the intersection at Loomis and Laporte, then curve it back to it's normal course. That park is never used, except as a dog park, so straighten out Loomis at the intersection! Also, there needs to be a 4-way stop at Loomis and Maple. I listen to tires squealing there all day.	Jul 6, 2012 6:31 PM
47	I am not against demolition/reconstruction, but I think each case should continue to be carefully studied. The recreated homes I've seen in the past 4 years have fit very well in their existing neighborhoods in terms of overall style and character, while still giving the owners a larger living space than the previous dwelling.	Jul 6, 2012 5:48 PM
48	Seems like we've done this before - are we asking the same questions hoping to get different answers?	Jul 6, 2012 12:46 PM
49	Best wishes!	Jul 6, 2012 11:30 AM
50	I hope this is not just another excersise in futility like the last study. There are definite benefits of historical preservation that are relevant to the current issue of demolishting old houses and building new, laerger ones to replace them. The recent report prepared for the Colorado Historical Foundation states that historic preservation practices aid Colorado's economy and environment in several ways. For more information see, Goebel, M. et al. 2011. The econovic power of heritage and place: how historic preservation is building a sustainable future in Colorado. Denver, CO; The Colorado Historical Foundation. 39 p.	Jul 6, 2012 10:44 AM
51	These neighborhoods have a lot of charm currently. Adding a lot of multifamily housing, particularly on such small lots, would change the character. Living as I do on the edge of downtown, I know that my immediate neighborhood is one that could be under prime consideration for redevelopment. I'd like the city to consider that having such old homes, trees, alleys, etc. so close to downtown adds character to Old Town and helps make it what it is.	Jul 6, 2012 8:44 AM
52	Thanks for asking us.	Jul 6, 2012 8:32 AM
53	Certainly much of the building is an improvement but if left entirely up to the	Jul 5, 2012 3:57 PM

Page 17, Q14. Do you have any other comments about the study?

	owners/builders more and more construction that seems out of line will continue. I thought the plan that got approved last year was a very good beginning. It seems that no matter what you come up with City Council will buckle to the pressure of the position of "it's my land and I can do whatever I want with it."	
54	These problems are not unique to Fort Collins. I urge the people working on these problems to study other cities where they have implemented various solutions and see how well they have worked out.	Jul 5, 2012 1:43 PM
55	Fort Collins has a wonderful downtown area that is still affordable for the local workforce to line and own homes. I would hate to see investors change the look and feel of our area. It would be sad to see downtown Fort Collins become an area only the rich can afford (see Boulder, Aspen and Vail for examples where the local workforce cannot afford to live in town)	Jul 5, 2012 11:03 AM
56	Fortunately, Fort Collins is a vibrant and growing community, and the neighborhood of choice is Old Town. The City needs to proactively adopt policies that allow this growth to occur and respect the individual property rights of owners. Currently, many people are required to live in rundown and often unsafe housing because it is the only housing available in Old Town.	Jul 5, 2012 10:07 AM
57	I very much appreciate you taking my opinions under consideration. I believe it is so important to maintain the historic integrity of Old Town.	Jul 5, 2012 9:52 AM
58	I would like to get our cables buried in our neighborhood. We have a beautiful, private back yard with big trees all around. Then there are three low hanging cables running from a utility pole to our house. Can some one look into this? Thanks.	Jul 5, 2012 8:27 AM
59	Thanks for taking having the concern for preserving the unique quality of the best old town in America! I encourage you to take step to control over building for the sake of the charm of Old Town. Its uniqueness gives the City a great deal of historical mandate. I'm sure sensible building regulations for new constructions, e.g. set backs, rules on shading, etc., that would preserve the character are not unattainable. And quite frankly those who want to build mini mcmansions should do it south of Prospect because they are not the ethos Old town.	Jul 4, 2012 9:35 PM
60	Unfortunately I was unable to attend the first meeting & will again be out of town for the 2nd meeting but would like to hear results of survey & be involved in the study.	Jul 4, 2012 7:40 PM
61	I like the character of the older neighborhoods in Fort Collins, and don't like to seem them disappearing.	Jul 4, 2012 4:11 PM
62	I hope that the city does create policies which will control the proliferation of demolition of smaller, older houses which are then replaces by massive incompatible houses. There seems to be a handful of speculator/builders who are responsible for most of this and these guys need to be reined in. They are converting small affordable houses to massive, energy-sucking, ugly, expensive houses which are destroying the very character that makes this part of town desirable to most of us who currently live here. At the very least the ability to petition Planning & Zoning and/or the Zoning Board of Appeals for variances and	Jul 4, 2012 8:54 AM

Page 17, Q14. Do you have any other comments about the study?

	other exceptions to the rules should be completely eliminated.	
63	Renewal is a critical ongoing process. This who wish to be in old town generally value the unique attributes of the area and work to preserve it during the development process. There are a very small number of exceptions. Overarching special limitations for square footage in old town represent huge council overreach, and are not in the best interest of neighborhood property owners. Redevelopment represents the chance for families to remain in old town, and is a vital counteracting force to rental creep from CSU.	Jul 4, 2012 8:53 AM
64	I believe new construction, additions or teardowns should architectually fit within the existing neighborhoods. They should also lean toward adhering to green building practices and green living spaces, maintaining a certain percentage of yard/buiding ratio.	Jul 3, 2012 11:46 PM
65	In my opinion, the character study is a non-issue & a waste of time. A few have bitched about changes &, apparently, the city council & planners assumed all of us living in these neighborhoods feel the same. Not true. We have seen some expand their houses, & that is OK, even the property across the street that failed to abide by code on the time it took to expand their house (they're still working on it, after 5 or 6 years). While I personally don't like to see a house torn down so a new one can be built (because of the waste), that doesn't mean that I should be able to stop it from happening. Remodeling &/or expanding is no different from rebuilding.	Jul 3, 2012 5:57 PM
66	My personal opinion is that if people need bigger houses than is available in the neighborhood, they should seek a neighborhood where such housing is available. To buy an old house and expect to be able to add a huge addition or to scrape and build a huge house is arrogant, at best.	Jul 3, 2012 4:03 PM
67	The city of Fort Collins needs to do something to prevent huge homes from being built on these small lots. If people want large homes, there are other places in the city for them to buy or build. Many of these smaller lots simply cannot support these huge homes. I am glad that the city is looking at this issues and was dismayed when the original limits were repealed last year. We fully support limits on floor-area-ratio for homes in these historic and speical neighborhoods.	Jul 3, 2012 3:46 PM
68	no	Jul 3, 2012 1:44 PM
69	Take more feedback from professionals. Homeowners often have a tunnel vision and do not understand and see the larger picture and the long term effects	Jul 3, 2012 12:52 PM
70	The essence of Fort Collins is Old Town. The essence of Old Town is not just the shopping area but the proximity of older houses in well established neighbors with predominant single family homes. The negative impact of rental properties is not fully appreciated by city planners in as much as many undermine the desirable aspects of Old Town, East/Westside, structures that were intended to be single family homes and should be encouraged to stay single family homes.	Jul 2, 2012 9:32 PM
71	When architecture of new construction is well considered in the context of the historical fabric of the surrounding structures, it can compliment and create a true "eclectic" neighborhood. However, when homes are built on empty lots for the	Jul 2, 2012 6:21 PM

Page 17, Q14. Do you have any other comments about the study?

purpose of profit or location alone, it has a negative impact on character.

72	I will have to sell my once affordable home to be able to pay off my debts and when I'll have to buy something in a not so wonderful area.	Jul 2, 2012 1:35 PM
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73	Nope	Jul 2, 2012 1:10 PM
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Page 18, Q15. Do you have any other comments about this questionnaire?

1	No. Thanks so much for your work!	Jul 20, 2012 10:19 AM
2	No	Jul 19, 2012 4:37 PM
3	I believe FTC is too restrictive on home remodeling/expansion.	Jul 16, 2012 8:12 PM
4	seemed simple and makes me think there are things I've forgotten to mention.	Jul 16, 2012 8:50 AM
5	Thank you!	Jul 15, 2012 8:40 PM
6	none	Jul 15, 2012 5:22 PM
7	no	Jul 14, 2012 8:20 PM
8	good questions	Jul 14, 2012 8:11 PM
9	no	Jul 14, 2012 4:51 PM
10	No. It was fine.	Jul 14, 2012 3:37 PM
11	Over the past few years, city press releases have used the phrase "SOME PEOPLE think that additions, demolitions, pop ups, etc...."are doing such and such. I firmly believe that "some people" is really primarily preservation planner Karen McWilliams and her cronies.	Jul 12, 2012 4:34 PM
12	I am always suspect of questionares, they can be leading, and therefore misleading. There is some usefull information garnished, but statistics can always be manipulated depending on the goals of the person reviewing and presenting the results.	Jul 12, 2012 8:52 AM
13	How do we find out what happens next?	Jul 11, 2012 6:03 PM
14	No, thank you for allowing responses to be collected in this way.	Jul 11, 2012 9:12 AM
15	Yes - we mistakenly filled out the survey for interested citizens. In it, we talk about having lived in upstate NY so you may be able to identify it and toss that one out. Thanks.	Jul 10, 2012 6:35 PM
16	nope	Jul 10, 2012 4:42 PM
17	no	Jul 10, 2012 2:13 PM
18	Every page should have had an open box for comments just in case someone didn't fit in the box. It feels like on the pages where you put how you feel about these issues and there is not an open box that you can't just pick whoever made the survey's canned responses.	Jul 10, 2012 2:00 PM
19	NA	Jul 10, 2012 10:08 AM
20	Hope to see our community retain it's character and be valued for generations to come.	Jul 10, 2012 9:54 AM
21	Ridiculous that this is even being talked about- AGAIN!!!!	Jul 10, 2012 9:42 AM

Page 18, Q15. Do you have any other comments about this questionnaire?

22	I did not receive a notice of this in the mail. I found out through a neighbors facebook I wonder how many other property owners are unaware this issue is being reviewed again.	Jul 10, 2012 9:01 AM
23	no	Jul 9, 2012 3:10 PM
24	Is there any way to make landlords more responsible for the appearance and maintenance of their properties? In the least, some kind if mandatory inclusion in rental agreements paperwork, or compliance on the landlords's behalf to monitor their properties on a regular basis? Why, on the East side are the rentals allowed to get filthy with weeds and trash, but on the Wes side they get a ticked w/in 48 hours? Can we ask for an increased vigilance on the East side too?	Jul 9, 2012 12:42 PM
25	Well, I went to the web site and clicked on the giant "take this survey" link, because I assumed it was the survey you referred to in the letter you sent me. After I took the survey, I saw the hard-to-read section in all caps saying I shouldn't have taken that survey but instead should type in the address you gave me. So you have two surveys from me that are at least pretty similar.	Jul 8, 2012 2:19 PM
26	no	Jul 7, 2012 1:03 PM
27	Thanks for continuing to explore this issue after last year's efforts. I think these are important questions to answer.	Jul 7, 2012 8:07 AM
28	Thanks for reviewing my comments! The city government does a great job and we're proud of our elected officials. There can be a tendency for neighbors to want too much input into the design of new houses, which I think is crazy. However, new builders/owners should be asked to think about how angering their future neighbors will impact their own quality of life.	Jul 6, 2012 6:34 PM
29	It would have been helpful to have a better idea of what the city is considering. "Taking a fresh look", as described in the mailer, is vague. It was a local contractor who told me that the city wants to increase multifamily housing in my neighborhood. Better communication from the city would be appreciated.	Jul 6, 2012 8:49 AM
30	Nope. You guys rock.	Jul 4, 2012 9:35 PM
31	no	Jul 4, 2012 7:40 PM
32	See previous notes about confounding options in questions that undermine the validity of the results. For example, the same people are likely to value walkable blocks, and proximity to CSU, and proximity to downtown. But when forced to choose just a small number of options from a large list, they likely will select just one of those options to represent "walkability".	Jul 4, 2012 8:56 AM
33	Not about the survey, except it is unnecessary. Timing of the letter & workshops is not acceptable. We received the letter on 2 July 2012 & the Eastside workshop is 8 days later; not enough time. What's the rush?	Jul 3, 2012 6:00 PM
34	I wish some of the rentals took better care of their yards and picked up trash from their parties. Otherwise, the students are fine to live close to.	Jul 3, 2012 4:04 PM
35	no	Jul 3, 2012 1:44 PM

Page 18, Q15. Do you have any other comments about this questionnaire?

36	This survey seems weighted toward slowing down or stopping progress and changes in the east and west side neighborhoods	Jul 2, 2012 9:33 PM
37	Well done Clark!	Jul 2, 2012 1:11 PM