

# **East and West Side Neighborhoods Design Standards Study**

**Final Report  
August 13, 2010**

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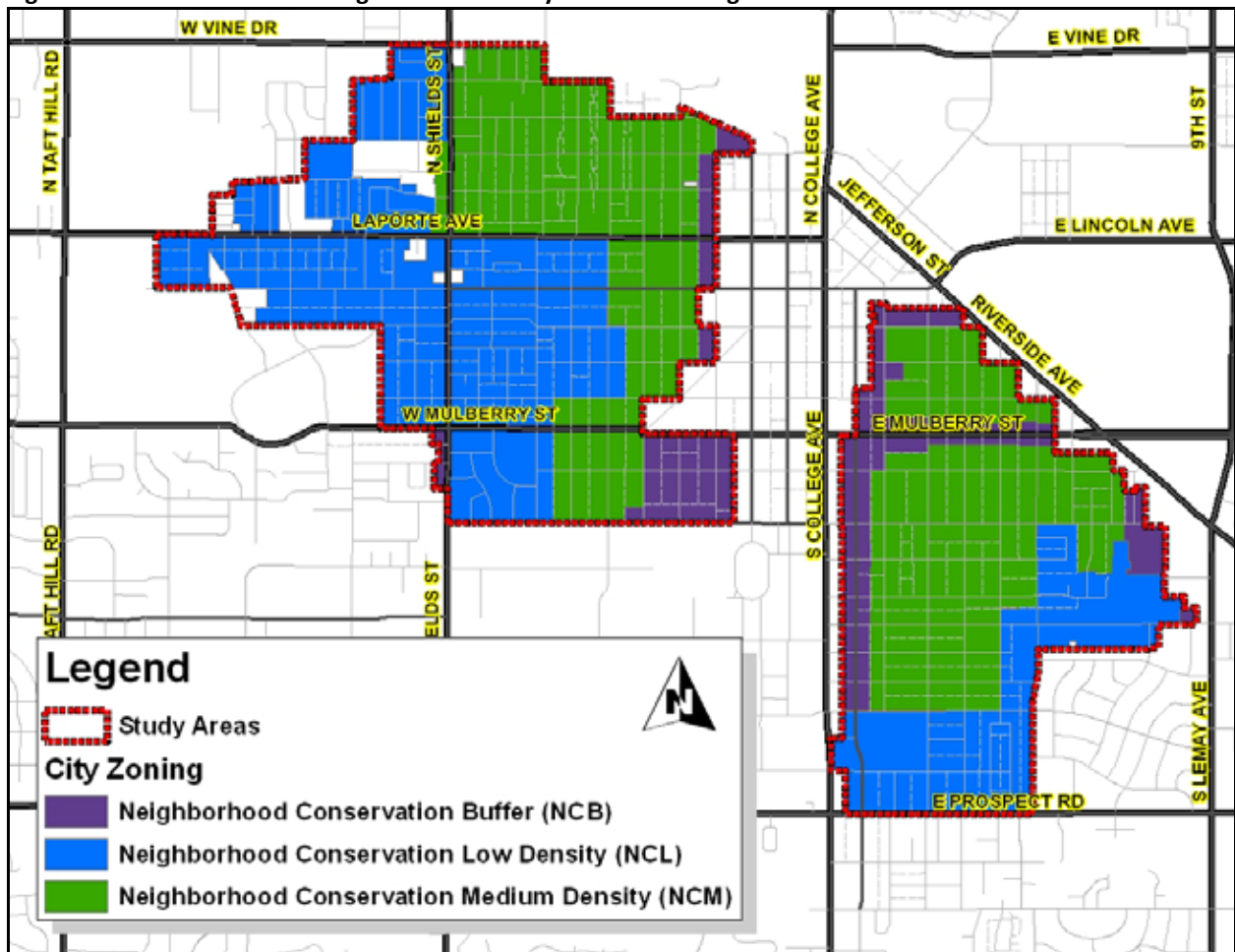
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## Overview

In January 2010, at the direction of City Council, City staff began a process to examine concerns and issues related to small older houses being replaced and expanded with much larger new construction in Fort Collins’ oldest neighborhoods. A key question which prompted this study was whether the City’s current Land Use Code standards governing such development are adequate and appropriate to protect established neighborhood character, as established by City policy. This report summarizes the process, presents key background information and analysis, and concludes with a range of potential options for City Council to consider regarding whether and how to proceed with any further work.

Figure 1 is a map showing the location of the East and West Side Neighborhoods which are the subject of this study. More specifically, the study area consists of three zoning districts which generally correspond to the neighborhoods. These zones are the Neighborhood Conservation Low Density (NCL) zone, the Neighborhood Conservation Medium Density (NCM) zone, and the Neighborhood Conservation Buffer (NCB) zone. These zones contain the relevant Land Use Code standards that govern development in the neighborhoods.

**Figure 1: East and West Side Neighborhoods Study Area and Zoning**



## Background

The East Side and West Side Neighborhoods are identified by their classical block pattern, architecturally diverse houses in traditional or classical styles, mature landscaping, and proximity to the Downtown business district.

While the neighborhoods have always been a desirable place to live, pressure to expand or demolish and replace houses has increased over the past decades, primarily due to the age and condition of the housing stock, changing lifestyles, and building technology. The primary factor in the pressure for change is the small size of many of the original houses. Built in the early- to mid-1900s, most are much smaller than the average size of new homes today. Modern homeowners want to enjoy the quality of life offered by these charming neighborhoods, but often feel the need to expand the original house to accommodate today's lifestyles and amenities. A sampling of available records indicates that 72 building permits for significant alterations were issued between 2004 and 2006, and 30 demolition permits were issued between 2007 and 2009.<sup>1</sup> This data, though limited, may help give a general sense of the extent of the trends.

There is a strong desire among residents to protect the unique character of these neighborhoods, and City policy supports this goal. Over the past twenty years, the City has undertaken a continuum of community planning efforts to craft appropriate regulations in this regard.

The City's past efforts to develop policies and regulations include the following:

- In the late 1980s, the first Neighborhood Plans were adopted for the area, establishing a policy basis for protecting the character of the neighborhoods.
- In the early 1990s, three new zoning districts with development standards were created to implement the policies.
- In the mid 1990s, a Design Guidelines document was developed in order to address appropriate design in greater detail with design-based language and illustrations. Development of this document also resulted in a few selected mandatory design standards adopted as additional regulations.
- Through the 1990s and 2000s, zoning district standards have been "tweaked" periodically with minor adjustments, for example:
  - In 2004, design standards were adopted for accessory buildings and additions in rear yards.
  - In 2006, the minimum lot area was modified from 3 to 2 ½ times the floor area in the NCL zone.

Despite these past efforts to craft appropriate regulations, expansions and replacements of houses continue to raise significant concerns among citizens. The sentiment is that incompatible new construction is still occurring, which is undermining the character that

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<sup>1</sup> This is the only readily available data, due to changing technologies in the tracking system.

defines these neighborhoods. It must be noted that these concerns continue to be countered by other citizens who find that the changes that have been happening are for the better, and who are concerned about any new regulations that would hinder these major reinvestments in the neighborhoods.

## **Process**

The study process was organized in three phases:

Phase I: Examine Existing Conditions – February-March 2010

Phase II: Identify and Analyze Issues – April-May 2010

Phase III: Explore Implementation Options – June-July 2010

### ***Citizen Advisory Committee***

A key component of the process was the formation of a Citizen Advisory Committee (CAC). The CAC was comprised of citizen volunteers from the community and represented a variety of expertise and view points. There was a purposeful mix of neighborhood residents and industry professionals; two members represented the Landmark Preservation Commission, one represented the Planning and Zoning Board, and another represented the Zoning Board of Appeals. The CAC typically met twice a month, for a total of nine meetings.

### ***Public Input***

A public open house was held on April 7, 2010 to gauge how citizens felt about various issues, and to clarify whether a problem exists that may warrant Code changes. A questionnaire was developed to help formally collect input. Over 100 people attended the open house, and 162 questionnaire responses were collected. A summary of the results and comments received are in Appendix A.

A second public meeting was held on July 29, 2010 to present the identified issues and analysis, and ask for feedback on whether and how the City should proceed. Staff provided a formal presentation twice, with each presentation followed by an informal session for questions and discussion. A questionnaire was distributed to formally collect feedback, and attendees were able to view a self-guided display and hold informal discussions. About 75 residents attended and 63 responses were collected. A summary of the results and comments received are in Appendix B.

### ***Boards and Commissions***

Three key Boards and Commissions were identified and asked for input throughout the process: the Planning and Zoning Board, the Zoning Board of Appeals, and the Landmark Preservation Commission. Staff met with each body at the very beginning of the process to introduce the study. Two joint work sessions were held with the Planning and Zoning Board and Zoning Board of Appeals, and two work sessions with the Landmark Preservation Commission were held to obtain feedback.

In addition to the formal public events, staff responded to numerous phone calls and e-mails throughout the study. Presentations were also made to the Chamber of Commerce Local Legislative Affairs Committee and the Fort Collins Board of Realtors.

The remainder of this report presents key information from each phase of the process, leading to recommendations at the end of the report.

## **Phase I: Examine Existing Conditions**

For the purposes of this study, it is crucial to understand what existing policies and regulations call for, and also to consider examples of construction done under those regulations.

### **Policies**

There are three adopted planning documents that set a policy framework for development in the study area: *City Plan*, the *East Side Neighborhood Plan*, and the *West Side Neighborhood Plan*.

#### ***City Plan***

Updated in 2004, *City Plan* contains several policies relevant to this study:

- “New buildings in existing neighborhoods will be designed to incorporate or improve upon essential positive qualities for residents, such as proportion and shape, pattern of buildings and yards, orientation to the street, and building materials and styles.” (p. 31)
- “The character of stable residential neighborhoods should be preserved through neighborhood planning, assistance to neighborhood organizations, and supportive regulatory techniques.” (p. 117)
- “...the City will follow specific design standards for infill development and redevelopment with an emphasis on protecting existing residential neighborhood character.” (p. 163-4)

#### ***East Side Neighborhood Plan***

Adopted in 1986, the *East Side Neighborhood Plan* was created to protect the quality of life enjoyed by the residents of this area. Relevant policies include the following:

- “Any new construction or renovation should respect the character and architectural style of its immediate surroundings.” (p. 20)
- “A change of use may be deemed appropriate if it conforms to the surrounding neighborhood character, including, but not limited to: scale; mass; building separation; building placement; building height; finish materials; and architectural style...” (p. 23)

- “The preservation and enhancement of the existing housing stock in these areas is a key element of this Plan. All other policies affecting the East Side Neighborhood should be evaluated as to their impacts on the stability of the existing residential areas designated for Neighborhood Preservation.” (p. 23)
- “Property owners doing major additions, remodeling, or new construction should be encouraged to take care that the resulting exterior treatment (scale, mass, building height, and materials) and architectural style is compatible with the surrounding neighborhood.” (p. 35)

### ***West Side Neighborhood Plan***

Adopted in 1989, the *West Side Neighborhood Plan* contains language aimed at protecting neighborhood character:

- “New construction, where deemed appropriate, will be designed to enhance the existing residential character of the West Side Neighborhood.” (p. 4-20)
- “New construction in the Conservation areas must be residential and conform to the surrounding neighborhood in scale, design, and other physical characteristics.” (p. 4-21)
- “...every effort should be made to establish an image and identity and enforce standards which characterize the West Side Neighborhood as a unique historic, Fort Collins neighborhood.” (p. 7-3)
- “Residential design standards should be developed and maintained into the future. Considerations should include...Establishment and encouragement of common design framework: scale; texture; color; signage; street furniture; and setbacks/landscaping.” (p. 7-3)

These policy statements not only direct the City to protect neighborhood character, but they go further and specifically define what contributes to that established character, including scale, mass, building height and materials, and architectural style. Furthermore, they specifically identify the need for new construction to conform and be compatible with the surrounding neighborhood.

### **Development Standards**

The Land Use Code contains standards to implement City policies. Key standards relevant to this study are found in three zoning districts in the Land Use Code: Neighborhood Conservation Low Density (NCL), Neighborhood Conservation Medium Density (NCM), and Neighborhood Conservation Buffer (NCB). These zones are uniquely tailored to a greater degree, with greater detail, than any other neighborhood zones in the city, reflecting the value placed on the established neighborhood character. Table 1 below summarizes the key standards which govern the magnitude of enlargement or construction of structures within each zone.



**Table 1: Existing Development Standards by Zone**

	NCL	NCM	NCB
Minimum lot area	6,000 sq ft, or at least 2 ½ times total floor area	5,000 sq ft, or at least 2 times total floor area	5,000 sq ft, or at least equivalent to total floor area
Maximum floor area on the rear 50% of the lot	25% of rear ½ lot area	33% of rear ½ lot area	33% of rear ½ lot area
Maximum floor area for accessory building	600 sq ft	600 sq ft	600 sq ft
Minimum lot width	40'	40'	40'
Minimum front setback	15'	15'	15'
Minimum rear yard setback	5' from alleys 15' otherwise	5' from alleys 15' otherwise	5' from alleys 15' otherwise
Minimum side setback	5' plus 1' for every 2' of wall height above 18'	5' plus 1' for every 2' of wall height above 18'	5' plus 1' for every 2' of wall height above 18'
Maximum building height	2 stories	2 stories	3 stories

Source: City of Fort Collins Land Use Code

In addition to standards that regulate building size, the three zoning districts also contain some basic architectural design standards for single-family houses and accessory buildings. These are the only such single-family design standards in the city. They cover a limited scope of design, and have little effect. Rather, the quality of design in the neighborhoods has resulted more from owners’ attention to compatible design.

### Design Guidelines

In 1996, a document called *Neighborhood Character Design Guidelines for the East Side and West Side Neighborhoods* was adopted. It offers general explanations and illustrations of design concepts for compatible alterations and new construction.

These are voluntary, informational guidelines offered as suggestions for homeowners seeking to alter their properties. The document articulates aspects of design that define the character of the neighborhoods. In fact, six different design character areas were identified within the two neighborhoods, each with unique prevailing qualities. The guidelines encourage adaptation of existing structures, rather than demolition and replacement, and also address various aspects of design, whether for remodels, additions, or new structures.

The guidelines were originally intended to be written as standards and incorporated into the zoning regulations by reference, but when they were brought forward for adoption in 1996, some standards triggered controversy and opposition for being overly prescriptive and restrictive of individual owners’ choices. The standards which triggered the greatest

controversy involved fences, landscaping, and exterior paint color. The document was revised for adoption as guidelines only, although a few selected standards were extracted and adopted into the Land Use Code in the NCL, NCM, and NCB zoning districts.

## **Different Perspectives**

The review of existing conditions began to highlight the wide range of concerns and opinions among citizens, which can be summarized into two main perspectives:

- One perspective is that the status quo is satisfactory.
- The other perspective is that changes to the City’s design standards or review process are warranted.

In general, those who support the status quo would be opposed to new regulations or design review processes that could hinder property owners’ choices to alter their property. This perspective generally reflects the following viewpoints:

- The larger new houses in the neighborhoods are a positive needed improvement, breathing new life into the area. Design has typically been of high quality, and the neighborhoods continue to become more desirable.
- Some older houses are reaching the end of their life cycle, often as depreciated rental property, and need to be completely reinvented or replaced.
- Current standards are working to foster owner reinvestment.
- Additional City regulations may stifle such reinvestment.
- Direct impacts from new houses upon adjacent, existing, smaller houses are acceptable within the limits of current standards. When major reinvestment is needed, new design and construction should not be required to incorporate limits from past eras, or limits from adjacent houses that may be in disrepair.

Conversely, those who would support new regulations or design review generally emphasize the following viewpoints:

- Current limits on expansion do not foster improvements or support additions to the existing houses; instead, they encourage demolition and replacement with new houses two to four times larger than the original houses.
- The allowances for larger, new houses are excessive and detract from established neighborhood character.
- Smaller, old houses have value and contribute to the established character of these neighborhoods as a unique and limited resource. Thus, regulations should favor reinvestments that incorporate the existing houses.
- When reinvestment is needed and beneficial, new construction should be compatible with defining characteristics of the surroundings.
- Direct impacts to adjacent, existing, smaller houses can be onerous, substantially detracting from quality of life for adjacent residents.

These different perspectives were kept in mind and explored throughout the process.

## **Phase II: Issue Identification and Analysis**

The next phase of the study focused on clarifying citizens’ concerns about incompatible houses, and identifying specific issues that were further analyzed. It was important to begin to define the elements of the new construction that were causing concerns. The following key issues were initially identified that impact compatibility:

### Land Use and Dimensional Issues

- Building size (volume).
- Height difference between adjacent house(s).
- Height of highest point.
- Measurement of height.
- Total floor area on lot.
- Floor area in the rear half of the lot.
- Solar access impacts (shading other properties).

### Design Issues

- Building materials.
- Design character/style/detailing.
- Architectural Review of building applications.

### Neighborhood Issues

- Effect of the currently allowed expansion as an incentive for demolition and replacement, rather than remodel/restoration/additions to existing houses.
- Potential effects of any reduction in allowed expansion as a disincentive for reinvestment (owners moving rather than remodeling/restoring/adding on/demolishing and replacing).
- Role of existing houses in the social fabric of the neighborhood (gentrification).
- Lack of neighborhood information and discussion on major expansions/replacements.

In the spectrum of issues, some are fairly objective and easier to quantify and analyze, such as those involving building square footage and height. Others are more subjective, and difficult or impossible to quantify, such as the role of existing houses in the demographics of the neighborhoods.

Also, some issues center on direct impacts to adjacent properties, such as shading a window or garden, while others reflect broader or cumulative impacts to neighborhood character, such as the loss of existing houses that have contributed to established character.

Through the process of sifting through the issues and examining how well recent construction “fits in” with its surroundings, the primary issue identified relates to building size and the concern that new houses are “too big”. The seemingly simple topic of building size involves all

of the land use and dimensional issues noted above, which are already regulated to some degree by zoning standards. A secondary issue relates to the design of new construction, and the concern that poorly designed houses can be nearly as detrimental to neighborhood character as those that are “just too big”. Crucial analysis follows regarding these two significant issues that emerged.

### ***Size (Volume)***

There are currently limits on building size in existing City standards. The question is whether the limits are appropriate.

The most fundamental measure of a building’s size is its volume. In terms of basic geometry, a building’s volume is its floor area in combination with its height. Current standards limit the volume of buildings on lots indirectly by limiting floor area, in combination with other standards that limit height. The standards that limit floor area are summarized in Table 1. They limit the total amount of floor area on a lot, and also limit the portion of the total floor area that can be built on the rear half of the lot. These standards are unique to these neighborhoods, based on the predominant pattern of narrow, deep lots. Further analysis identified these floor area standards as the key variable determining the volume of new building construction in the neighborhoods.

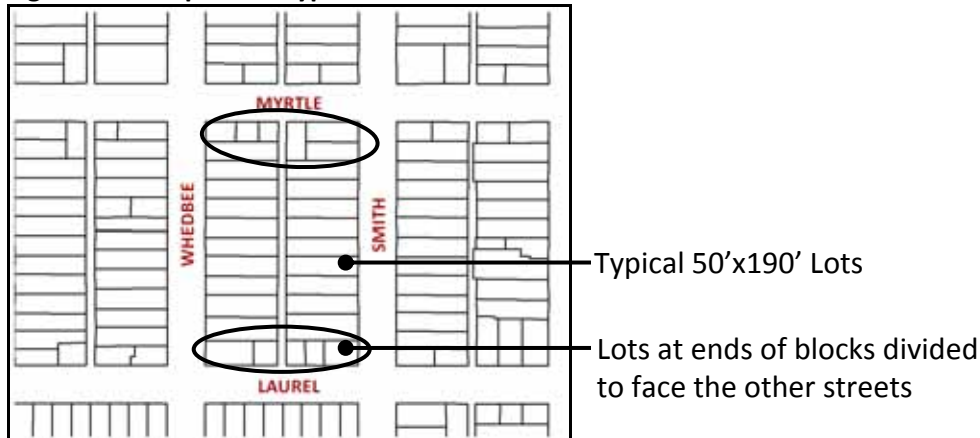
These standards are not stated as simple square footage limits; rather, they limit floor area based on lot area - the larger the lot, the more floor area is allowed. The most common way of stating this type of zoning standard is known as Floor Area Ratio, or FAR, with the floor area divided by the lot area. For example, a FAR of .50 would allow a 10,000 sq ft lot to contain 5,000 sq ft of floor area ( $5,000/10,000 = .50$ ). If this floor area were in a one-story building, it could cover 50% of the lot area. If the floor area were in a two-story building, it would cover half as much lot area as a one-story building.

Note that another way of articulating the same concept is to say the lot area must be two times the floor area of buildings. That is how the Land Use Code currently states the standard. One minor housekeeping issue identified in this study is to change the way the ratio is stated, regardless of any policy decisions regarding Code changes.

Bearing in mind that the size of new houses and additions is a public concern among enough residents to trigger a response from City Council, it is logical to question whether the current FARs are appropriate for implementing adopted policy regarding conservation of established character. To consider this question, it is necessary to understand the floor area ratios that help define the existing, established character in these neighborhoods.

To do this, first consider that many typical, original lots have dimensions of 50’ by 190’, which gives 9,500 sq ft of lot area. However, in many cases, the corner lots at the ends of the blocks were subdivided into two or three separate lots, which then face the street perpendicular to the original lotting pattern, and create much smaller lots in the 3,000 to 4,750 sq ft range (see Figure 2).

**Figure 2: Example of a Typical Old Town Block and Lot Pattern**

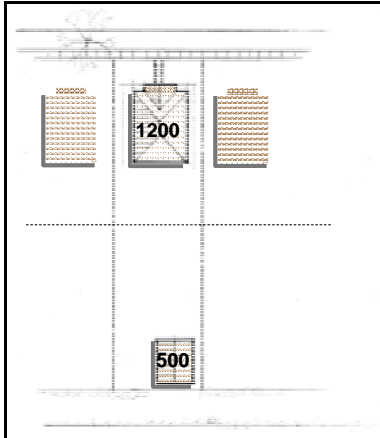


Despite these differences in lot size, the size of the houses was originally fairly consistent, typically ranging from 800 to 1,400 sq ft. This similarity in building size is arguably an aspect of the established character that is to be protected under adopted policies. The combination of similar house sizes on different-size lots creates dramatically varying FARs within a block. For example, a 1,200 sq ft house on a 3,000 sq ft lot has a FAR of .40. If a 300 sq ft garage is present, the FAR is .50. However, the same size house and garage on a 9,500 sq ft lot gives an existing FAR of .16. Appendix C is a sample of the prevailing FARs found in the study areas.

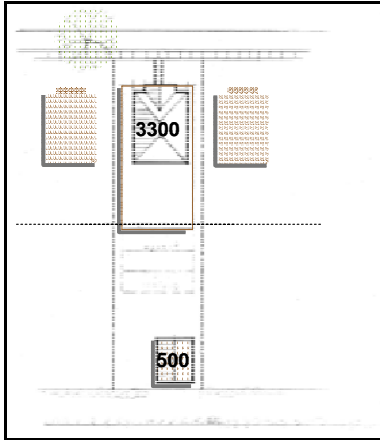
If this example house and garage were in the NCL zone, which allows a .40 FAR, then the house could not be expanded if located on a 3,000 sq ft lot – its .50 FAR would already exceed the .40 limit. However, the same house and garage on a 9,500 sq ft lot could add 3,250 sq ft. The original 1,200 sq ft house could be expanded to, or demolished and replaced with, a 4,450 sq ft house.

The plan view graphics that follow illustrate this point. Figure 3 depicts a 1,200 sq ft house with a 500 sq ft garage (1,700 total sq ft) on a 9,500 sq ft lot (FAR = .18). If this house and garage were in the NCL zone, which allows a .40 FAR, the house could either add 2,100 sq ft, or it could be demolished and replaced with a 3,300 sq ft house, shown in Figure 4. For simplicity, the graphics illustrate the building sizes of one-story buildings.

**Figure 3: Example of an Existing House**

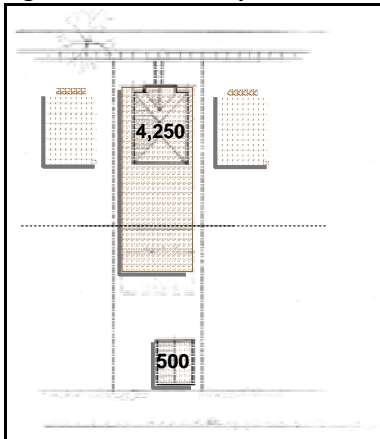


**Figure 4: Potential Expansion Allowed in NCL**



If this example house and garage were in the NCM zone district, which allows a .50 FAR, the 1,200 sq ft house could add 3,050 sq ft, resulting in a 4,250 sq ft house, shown in Figure 5.

**Figure 5: Potential Expansion Allowed in NCM**



The explanation above uses typical blocks from original, historic City plats as an example. This is the most predominant pattern in the neighborhoods. However, house and lot sizes and

patterns vary considerably within the study area, raising further questions about FAR standards that are uniformly applied throughout each of the three zoning districts.

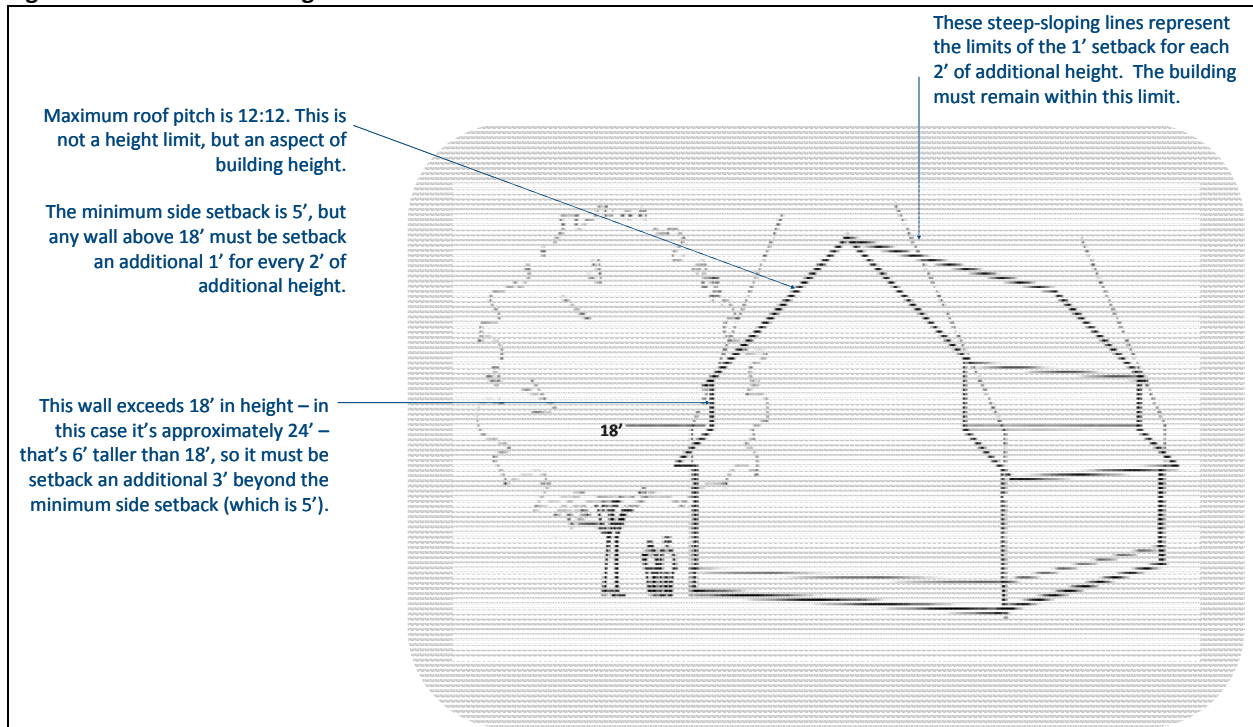
Staff believes the discrepancy between the building square footage currently allowed by the City and the size of many existing houses in the study area is the fundamental issue. When typical FARs range from .15-.37 (depending on lot size), and the City allows .40 or .50 in the NCL and NCM zones, respectively, the result is dramatic size differences between existing and new houses. Furthermore, those concerned with size further argue that the ability to double, triple, or quadruple the size of a house adds an economic incentive to demolish and replace existing houses, rather than encouraging compatible additions.

Staff does not believe that this size discrepancy is a significant issue for the NCB zone. The NCB covers a relatively small portion of the study area and allows for a 1.0 FAR, which is much larger than what is allowed in the other two zones. However, the NCB is intended to be a buffer between the Downtown business district and the predominant residential areas, and allows for more intense building sizes to provide a transition. It is common in this area to have single-family houses converted into office or commercial space, which is not typical in the NCL or NCM zones.

### ***Size (Height)***

Along with volume, height is identified as an issue for those concerned that new construction is “too big” to be compatible with the character of the neighborhood. The Land Use Code does not currently specify a height limit in feet. Rather, buildings are limited to two stories in the NCL and NCM zones, and three stories in the NCB zone, with a story defined as 12’8”. These limits work in combination with side wall height limits and setbacks, and a roof pitch limit, to indirectly limit height. Figure 6 illustrates these height components. The cumulative effect of the standards effectively limits the maximum height of a house in the NCL and NCM zoning districts to about 35 feet. The height of two-story houses in these zones is not unusual, and no potential changes have been identified or discussed regarding a maximum height limit per se.

**Figure 6: Illustration of Height Standards**



The general concern about height seems to mainly involve dramatic differences between small existing houses and new construction on abutting lots. However, the only specific issue identified for further discussion in this regard, is the way that height is measured. Currently, the Land Use Code requires height to be measured from the finished grade at the building walls. In some new construction, this finished grade has been raised above the original grade of the area, in order to accommodate stormwater requirements or basements for new houses. The photo below illustrates this point: the house to the right has been raised above the original grade, exacerbating the height difference between it and the adjacent house shown on the left.

**Figure 7: Height Issue Example Photo**





The current method of measurement could inadvertently increase the allowable height and impacts of height differences beyond the intent of the standards that establish height limits.

Solar access was raised as an issue very closely related to height. It is a key part of concerns about larger new construction. In particular, strong concerns have been raised regarding existing, smaller houses which lose their access to sunshine in interiors, gardens, and yards when new construction occurs on an abutting lot.

Under current standards, new houses can be built which introduce shading onto abutting properties. This is true city-wide; no Land Use Code regulations prevent this in any zone district. Some solar access standards are found in the Land Use Code in Section 3.2.3, but they pertain mostly to development plans for new construction, and do not effectively address the concerns noted in the study area.

Examination of this issue led to several key clarifications:

- This is mainly an issue where houses face east and west, occurring on the north-south streets.
- This is a much lesser issue where houses either face south or their backs face south, which occurs along the east-west streets.
- The main issue is loss of sunshine through the middle of the day. All houses receive at least some morning and afternoon sunshine.
- In order to effectively address the issue, houses along the north-south streets would need to be limited to one story, except for one house at the north end of each block.
- In many cases, trees have as much or more effect on solar access as houses. The neighborhoods are characterized by mature trees, creating an urban forest with significant shading effects.

Other cities have dealt with solar access, and staff has reviewed some other cities' regulations. No new concepts were found to shed any new light on the fundamental shading situation created by the development patterns in the neighborhoods.

### ***Design***

Throughout the study process, there was universal acknowledgement about the benefits of thoughtful, quality design that is responsive to established neighborhood character. Quality design can help make larger new construction more compatible, and help mitigate its impacts. Furthermore, staff found wide agreement that most of the recent construction in the neighborhoods has been architecturally well-designed.

While broad agreement exists about the general importance of design, that agreement breaks down in regard to ensuring compatible design through additional City standards and review. Examples of building characteristics that could be addressed by any additional standards or review process include the following:

- Building proportions (articulating large houses into smaller, compatible proportions).
- Placement of larger building mass on the lot.
- Roof forms.
- Building materials.
- Design character (e.g., windows and doors compatible in size, shape, and pattern).

Building design characteristics did not raise the magnitude of concerns or issues that were raised with regard to building size. Thus, they did not generate significant discussion or analysis.

### Phase III: Implementation Options

The final phase of the study built upon the identified issues and focused on developing potential implementation options for City Council to consider. Implementation options were developed with the following goals in mind:

- Protect the character of established neighborhoods, including structures and outdoor spaces, while allowing reasonable expansion to accommodate the needs of modern households.
- Minimize negative impacts on adjacent properties from inappropriate development.

#### Assumptions:

- The options presented will only be applied to single-family development and are not intended to address two, three, or four-unit dwellings, which are allowed in these areas.
- The options represent a range of broad concepts. Any preferred option(s) will require a more detailed analysis of the economic, social, and environmental impacts.
- The options are not mutually exclusive. For instance, options to address size and design could be implemented concurrently.

### Size

The options to address size were developed under the assumption that the fundamental issue is that City standards currently allow too much expansion. Although they are all aimed at reducing the allowable building size, there are two different methods of accomplishing that goal. One is to take a standardized approach, whereby the City would continue to regulate size uniformly by zoning district, and the other is to take a contextual approach, whereby size is regulated based on a house's immediate surroundings, rather than applied across an entire zone. Each option is described below.

#### ***Standardized Approach***

- **Lower the floor area limit (FAR) in the NCL zone.** The FAR is currently .40. Prior to 2006, the FAR in the NCL was .33. It was increased because many of the properties in the NCL became nonconforming when an amendment (adopted in 1996) resulted in the inclusion of all detached buildings as part of the total floor area allowed on a lot. The City was processing numerous requests for variances, and determined that increasing

the FAR to .40, in addition to the other development standards, would be sufficient to safeguard against over-building a lot, while also reducing the number of variance requests.

This option would likely lower the FAR to be between .33 and .40.

- **Lower the floor area limit (FAR) in the NCM zone.** The FAR is currently .50, and this option would likely lower the FAR to be between .40 and .50.

#### *Effects*

- Continues to apply a uniform standard across varying lot and block patterns.
- Reduces allowable building expansion from what is currently allowed.
- In the NCL zone, reducing the FAR could increase requests for variances as seen in the past.

#### ***Contextual Approach***

- **Allow each house to expand by a certain percentage.** For example, the City could establish anywhere from a 20-50% allowable increase in a building's square footage. Using 40% as an example, an existing 1,000 sq ft house could either add 400 sq ft or, if the house was demolished, a new 1,400 sq ft house could be built in its place.
- **Allow each house to expand based on averaging with the two adjacent houses.** This option would require a property owner to calculate the average square footage between their house and the two houses immediately adjacent on either side. For example, if the property owner's house is 1,000 sq ft, and the two adjacent houses were 1,500 sq ft and 1,700 sq ft, the average is 1,400 sq ft. Therefore, the property owner could either add 400 sq ft or, if the house was demolished, a new 1,400 sq ft house could be built in its place.
- **Allow each house to expand based on the average size house on the block face.** This option would require that the average square footage be calculated for each house on a block face, and any expansion or new house would be limited to that average. Table 2 illustrates how this concept would work.

**Table 2: Block Face Averaging Example**

Houses on a Block Face	House Size (sq ft)
1	1,850
2	1,520
3	2,620
4	2,600
5	1,970
6	1,020
<b>Average</b>	<b>1,930</b>

In the above example, each house on that block face could only expand up to 1,930 sq ft. That means that houses 1, 2, and 6 are the only properties that could add additional square footage, because the other three already exceed the average.

- **Allow each house to expand based on the average size house on the block face, plus an additional percentage.** This option takes the previous one a step further. Using the example from above, if the average building size is 1,930 sq ft, and the City limited any new house or significant addition to that average plus 40%, for example, then a house on that block could be expanded or demolished and rebuilt with a maximum 2,702 sq ft ( $[1,930 \times .40] + 1,930$ ). Allowing an additional percent increase above the average would allow all of the houses in the above example to add additional square footage.

*Effects*

- Amount of allowable expansion is derived from the established neighborhood pattern.
- Typically reduces the allowable building expansion from what current standards allow.
- Allows for long term evolution in building size, rather than dramatic increases.
- More complex than a uniform standard.

**Design**

The options to address design either add new standards or add a level of architectural review. The goal is to assist property owners in making context-sensitive improvements to better foster compatibility. The following lists the options in more detail:

- **Require neighborhood meetings.** Property owners would be required to notify their neighbors if they plan to significantly add onto or demolish/replace their existing house. The area of notification would need to be established and could include as few as the adjacent neighbors on either side, to all residents on the block face, to all neighbors within a 500’ radius. Neighbors would not have any decision-making power; rather, they would simply be able to comment and dialogue about the proposed development.

*Effects*

- Increases neighborhood awareness and understanding.
  - Necessitates additional City resources.
- **Reinstate the Design Assistance Program and extend to non-historic houses.** This is a former City-administered program that offered property owners financial assistance to put towards time with an architect or designer, prior to submitting plans to the City. The goal is to help residents as early in the process as possible when they are considering expanding or building a new house to incorporate good design elements that complement the surrounding neighborhood.

*Effects*

- Necessitates additional City resources.
  - Incentivizes the use of design expertise.
- **Codify select design guidelines and make them standards.** Another option could be to select appropriate design guidelines from the *Neighborhood Character Design Guidelines* document and adopt them into the Land Use Code. Potential standards could address roof types, window and door size and placement, etc.

*Effects*

- Requires compatible design elements that are not currently addressed in the Land Use Code.
- **Require architectural review by the Landmark Preservation Commission, or a newly formed Architectural Review Committee, for significant expansions and new houses.** This option would require plans to expand or demolish/replace existing houses (above a certain threshold, i.e. adding greater than 200 sq ft) to be reviewed for architectural compatibility by a committee; that committee could either be the existing Landmark Preservation Commission, or the City could form a new Architectural Review Committee. The plans would be reviewed and approved or denied. Specific criteria would need to be developed in order for the committee to make objective and fair decisions.

*Effects*

- Necessitates additional City resources.
- Requires greater attention to compatible design.

## Recommendations

### ***Staff Recommendations***

Staff supports changes to the City’s development standards in order to address the issue of size. Specifically, staff recommends taking the contextual approach to address size, and prefers the option to use the block face average plus an additional percentage for the following reasons:

- Established policy clearly directs the City to protect and preserve established neighborhood character, and building size is identified as a primary element that defines character.
- Existing standards that apply a uniform FAR are not based upon the established pattern of the neighborhood, and do not take into account the variety of house and lot sizes that create that pattern.
- Therefore, taking a contextual approach and deriving building size based upon a house's immediate surroundings is the better method to preserve the established neighborhood character.

Furthermore, staff recommends that if any of the contextual options are implemented, a minimum allowance be established for all property owners wanting to make modest improvements. In addition, a maximum size should be established to prevent an unlimited number of expansions.

With regard to design, staff recommends that Council not implement any of the potential options. Analysis did not reveal a significant issue and, in general, staff believes the new construction occurring is well designed and does not pose a significant threat to neighborhood character in that regard.

Regardless of whether Council directs staff to pursue any of the implementation options, there is broad agreement among the stakeholders that a minor, technical Land Use Code issue needs to be addressed. In the wording of current standards, there is a potential loophole that could result in a one-story building as tall as, or taller than, a two-story building, while counting only the ground floor area, thus allowing a one-story building more than twice the size of a two-story building.

The recommended Code change would clarify that if an exterior wall is higher than 13' to the eave, for example, then the floor area of a second story would be assigned to the space above 13'. The concept is that impacts of house size are the same, whether or not the interior actually contains a second floor in the interior space that exceeds a typical one-story height.

In other words, if a one-story house is proposed to be taller than a typical story to create large open interior space, counting the additional upper space as floor area will reduce the ground floor coverage on the lot. This is exactly how floor area ratios are intended to work.

A related, minor aspect of this housekeeping change would be to also count any qualifying area under a tall roof as floor area. Zoning standards currently count any such floor area where the ceiling height is 7½ feet, and the concept is that this upper space should count the same whether or not the floor is actually built. Again, the impact of the building's size is the same for zoning purposes, regardless of whether the additional floor area is actually built in the upper space.

Staff would also recommend a further technical Land Use Code amendment that would change the method of measuring height. As previously discussed, the current method of measurement could inadvertently increase the allowable height and impacts of height differences beyond the intent of the standards that establish height limits. Therefore, staff suggests that the point of measurement be established as the property line, rather than the finished grade.

***Citizen Advisory Committee Recommendations***

The Committee, much like the general public, is split fairly evenly between those who think that changes are warranted and those who are satisfied with the status quo. All agree that staff should address the minor Land Use Code changes explained above. For those in favor of further standards, the “averaging plus” was favored to address size, and reinstatement of the Design Assistance Program and/or codifying design guidelines were preferred to address design.

***Landmark Preservation Commission Recommendations***

The Commission also agrees that changes are warranted, and prefers to take the contextual approach to address size, favoring the averaging plus concept. Furthermore, the Commission supports the reinstatement of the Design Assistance Program and codifying design guidelines. The Commission is open to being the organization responsible for Architectural Review, if that option is chosen.

***Planning and Zoning Board Recommendations***

The Board does not feel there is a significant issue, but does support the Land Use Code changes recommended by staff. The sentiment is that there are a few “bad” examples but, by and large, the existing policies, standards, and guidelines are resulting in compatible development.

***Zoning Board of Appeals Recommendations***

The Zoning Board of Appeals shares the same recommendation as the Planning and Zoning Board.

## Appendix A – April Public Open House Results and Comments

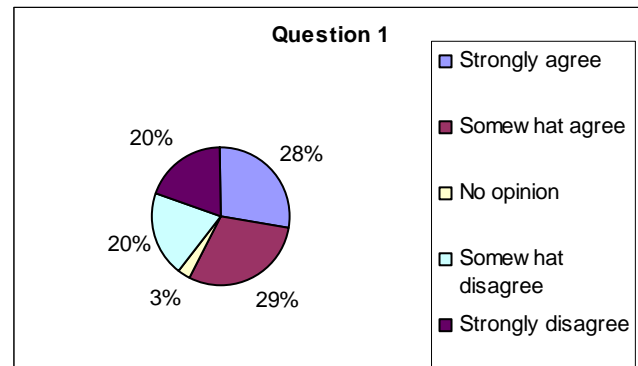
### Combined Survey Results and Comments from April Open House

In an effort to engage the public and collect input, a survey was developed and distributed at the April 7 open house. The same survey was also available online for those who were unable to attend the event. The questions were designed to help determine the strength of public opinion and define the aspects of “pop-ups” and/or “scrape-offs” that people like or dislike. Questions were purposefully framed as a value statement (either problem or benefit) and respondents were asked to rate to what extent they agreed/disagreed with the statement. The opportunity was provided after each question for the respondent to write in any additional comment they had related to the question. Many people took the chance to write in their opinion, resulting in pages of comments.

#### Question 1: “Pop-ups” and “scrape-offs” are beneficial because they increase the value of properties in the neighborhood.

*Results:*

	Responses
Strongly agree	46
<b>Somewhat agree</b>	<b>48</b>
No opinion	5
Somewhat disagree	32
Strongly disagree	33



*Comments:*

- They make the neighborhoods exclusive. Good families get excluded...
- Must be controlled to take into account the character of the neighborhood.
- Some are well done but some are ugly. Obviously beauty is in the eye of the beholder. I prefer designs somewhat keeping with the character of the neighborhood. Ultra modern designs really do stand out.
- You can add space by not wrecking the original house.
- While the new houses themselves might be more valuable, their presence dramatically compromises the qualities that are so endearing and attractive about these neighborhoods in the first place. Over time, this replacement will result in the entire neighborhood becoming less desirable overall.
- As long as they are done in a manner that "fits" the character of their surrounding environment.
- Increasing the size of the house does not mean that the house is worth more. The quality of the house is far more valuable in the short and long term aspects of home



value. Scraping a house to build a new home may increase the dollar value of the neighborhood but it can ruin the historical, aesthetic and scale of the neighborhood if the house is not done correctly to match the existing homes.

- In principle they are not intrinsically bad, but the problem is that usually the small house is replaced by a monster that fills the lot from edge to edge, and towers over its, neighbors, cutting off natural light. Scrapeoff replacements should be consistent with the neighborhood, not with the ego of the new owner.
- If the new construction "fits" in with neighboring houses, then this works. If 2 or 3 story houses are built next to small bungalows, it doesn't seem respectful of the next door homes.
- If the homes are done in the style of existing houses I would agree.
- if they fit the scale and design of the neighborhood
- Only if done in a manner that is consistent and compatible w/ existing architecture and does not impede on neighboring homes ie: overshadowing smaller homes.
- The houses that are "scrape-offs" usually change from rentals into family dwellings.
- If done correctly, meaning that they are done in a way that feels consistent with the historic feel of the neighborhood, they can increase the value of the property around it.
- This can be true, but much of the continual investment in existing homes also increases the value of properties in the neighborhood.
- They decrease the value of the "traditional Old Town style" architecture by dwarfing the original houses and ruining the flavor of the neighborhood.
- If done properly, a pop-up can be beneficial; scrape-offs can be beneficial if they replace eyesores. On the other hand, intentionally letting old house decay and stand vacant so that a scrape-off seems justified seems to be gaming the system. Some scrape-offs become ghastly eyesores in themselves.
- Pop-ups are only beneficial if the design strictly adheres to the style of the original house and neighboring properties. Scrape-offs should be discouraged unless the original house is beyond repair or renovation.
- If done with sensitivity to the existing architectural style of the home and neighboring houses, pop-ups and scrape-offs improve the overall value. However frequently, they do not because of poor planning which results in a home that does not "fit" in the existing neighborhood.
- Like all things, it depends. We have examples of "pop ups" that are very tastefully done, and fit the neighborhood.
- This is without question. Anyone who thinks that a major home improvement in their neighborhood doesn't affect property values in that neighborhood is not thinking.
- There are different feelings based on degree of size differential between existing houses in the neighborhood and the "pop ups". Enlarging a house somewhat can mean that a family can live more comfortably in the house, and that benefits the neighborhood. But, huge differences in scale can result in diminished value for the older, smaller homes in the block by making them look insubstantial.
- Some seem to take over the property and then are too large for the lot. Others expand while keeping size in check. When the new house towers over the surrounding houses and fills its lot then it is a monstrosity. Could there be a ratio that new houses and

additions could adhere to so that some of the lot is preserved and they don't look too large for their space?

- Neighborhoods are organic systems that evolve over time. Old town neighborhoods are inherently valuable due to proximity to downtown and CSU. As houses age and styles change, renovations will naturally follow the styles. Homes are places where people live, not museums.
- Whether they are problems or benefits is very much dependent on the existing structure and the scale & style of the proposed plan. The historic preservation committee has been very beneficial in determining the appropriateness and value of various projects.
- I think the issue is not pop-ups and scrape-offs per se, but the extent to which the results accommodate the character of the neighborhood.
- Within limits these are ok, but if they do not fit with design or they are badly done, it doesn't help the value of properties
- There is a limit in sizing of pop-ups, but getting rid of scrape-offs especially is beneficial due to that they are almost always a detriment, i.e. very neglected and ugly.
- Replacing an older home with an ugly, out-of-scale, large structure will not increase the value of the adjacent homes in the neighborhood!
- done tastefully
- I own a ranch style rental house on Park Street (not on the infamous block) that just had a very large house built next to it, which covers over 70% of the lot. Two realtors have told me that while having a new house next door increased the property value at the same time having that new house on the south side overwhelm my house and block sunlight from the yard lowered the property values. At best, they feel, it was a wash and, more likely, a loss in property value.
- While this is true, I would rather preserve the neighborhood as it is, than increase my property value.
- They don't increase the value of my house unless I want to sell it. I just pay higher taxes because it's suddenly worth more because someone else built a larger/more expensive house.
- They increase the property taxes, too. Many people like us buy to stay here and not on speculation so affordability and gentrification are real concerns.
- The City's current zoning and design standards more than adequate to regulate the size and appearance or pop-ups and scrape-offs. However the City frequently gives variances for these projects. It makes the system unpredictable and the projects very disparate. I would rather see the regulations relaxed somewhat and then consistently enforced than to have draconian regulations that are not enforced consistently.
- Only if done in harmony with respect to existing neighbors (southern exposure, noise, privacy, etc.)
- Many times there are existing homes that are not worth preserving. They don't meet code and cause "Life Safety" issues
- Neighborhoods vary a lot in downtown, so this is context dependant
- They do improve the neighborhood -- we've lived our house 24 years and did something of a "pop-up" 13 yrs ago. We kept the existing attic in front and added a 1/2 story at the

back -- we think it blends in relatively well. We had trouble in the early 90s getting anyone to lend us money to add on-- we were red-lined I believe. A few years later we had banks calling us offering to lend us money after we had already added on. (We needed to add on because our house was too small for our family.)

- it depends on their quality
- Nice design, details, larger, energy efficient homes are more valuable and help to pull up property values in the whole neighborhood.
- The quality of the work is what's important...the integration of the new with the old into the existing structure (style, materials, etc) and the neighborhood (style, size, etc.)
- This can often be the case, it depends on what was scraped off. I'm not as concerned with increasing property values, more with not decreasing property values. I don't want to loose ground.
- Pop-ups are not too bad, however the scrape-offs are TERRIBLE. Many times the scrape-offs do not keep in line with the historic nature. One example, the corner of Magnolia and Jackson. They (a realtor) scraped off 1 house and built 3 VERY LARGE houses on the lot. Another example is the house on Oak between Jackson and mulberry, another example is the house on in the 1000 block of Mountain. The list could go on and on.
- neighbors should be glad to see their property values increase and their neighborhoods cleaned up an revitalized
- This entirely depends on what is built. A home that is designed to reflect the character of the neighborhood is acceptable to me.
- There is nothing inherently wrong with either pop ups or scrape offs. Adhering to proper planning codes and limiting variances is important.
- It works only if the additions or new houses maintain the "scale" of the lots in the neighborhood as well as the early 20th century feel.
- The fact that the new owners/builders are not being honest is also a problem. Example: I'm just building a garage that turned into a 2 story house. Also the one that went up for sale before being completed.
- Of course it raises property values, it will also raises taxes to all homes because their value has increased, another future problem.
- It is unfortunate, but there are several homes in the Old Town area that are owned or occupied by irresponsible individuals. Consequently, these historical homes deteriorate creating a negative impact on the uniquely beautiful appearance that make up the Old Town area. Pop-ups and scrape-offs are therefore beneficial to the degree that they rehabilitate or replace a structure that has been neglected, however, there needs to be uniformity with new construction and the existing homes. Often, the new construction overwhelms the nearby historical homes creating an awkward appearance to the street's architectural appearance. The new construction is often too large compared to the older, original nearby homes. Also, there are a handful of homes whose new construction type do not fit into the neighborhood. These new non-conforming construction types traditionally are the uber modern or "green" architecture or Victorian-type construction.
- I think pop-ups are beneficial for some families since many old town homes have little square footage. I would like to see additions made being sensitive to the design of the

home and the size of homes in the neighborhood. Scrape-offs should only occur if the structure of the home is compromised. Otherwise, in keeping with Old Town residences, I would love to see renovation versus demolition.

- It is a problem of scale! Out-of-size new construction, and out-of-design construction is intrusive.
- If done in a sensitive manner, consistent with style of existing homes, and with quality.
- Depends who you are and how you are effected by pop up. They may increase value as far as taxes etc., but lose value to those trying to sell next to huge homes that take away privacy, sunshine etc.
- They probably reduce the value of unaltered houses - this would be a good thing for the city to find out.
- I'm not sure that's really a benefit. I think it brings in speculators. Right now I have a 9 year old next door neighbor, students across the street, and families. I also think people are attracted to Old Town because of proximity to town, parks, the river, lots of trees and nature landscape, being able to hang out laundry, have chickens, ect. It's not house size!
- If you ruin the historic look of the neighborhood, it does nothing for value!
- Crowding existing homes with large, looming house devalues properties in the area.
- If the new/changed house doesn't match the neighborhood, it decreases values for all. We don't need flaunted wealth.
- I don't believe they do increase the value. In fact, in a historic district, they destroy value.
- No one's property value is increased by having a huge house next door that is looming over its neighbors.
- 320 Sherwood. Yep there's a real increase in property values for the neighbors. It is like having a 6 foot 8 inch linebacker shadowing a ballerina.
- This is my main complaint. As a single homeowner the tear-downs increase property taxes and thus tax the lower-income people out of our neighborhoods. America as we all know is losing the middle class as we become a nation of haves and have-nots.
- Old Town's attraction is its small scale. The complete disregard of the Old Town's atmosphere by the monstrosities being constructed (e.g. on Wood) is destroying the Old Town ambience.
- People want the original and the original homes property up the value of the scrapes and pops.
- Rising property values are not always desirable as some low to middle income people could be priced out of their homes due to rising property taxes.
- Most of the residents in the area are long term residents who are not wanting or planning to sell so it is a mute point.
- I think lot price increases in value of property based on location more?
- Too broad of a statement. They may or may not be depending on the quality of design of each property.
- Depends on which one - but it is clear the increase taxable appraised value which increases revenue to government, for better and worse.
- If they are done tastefully.

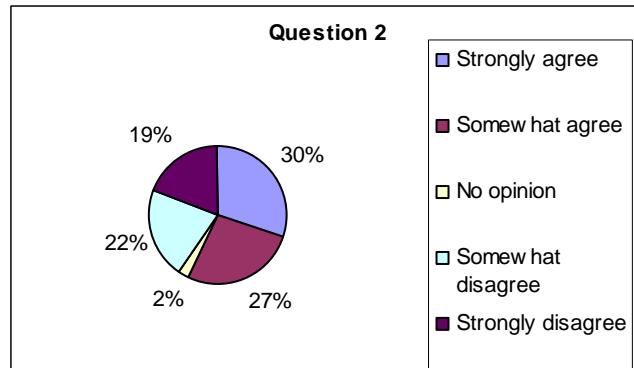
- Any kind of renewal is beneficial, even if it doesn't add to total built area.
- The pop up or scrape off that is extremely out of scale with the rest of the neighborhood, can disproportionately add value to neighboring homes, sometimes unaffordably.
- There are houses in my neighborhood that should be scraped off - most are student rentals, absent owners, who don't care what they look like. This adversely affects the property value for all.
- Sometimes it makes homes too expensive.
- It is not that I have "no opinion", but I think a larger house can increase property values if done right. If not, it will decrease values.
- If you are in the "shadow" of a very high house you would not feel a benefit!
- Can reduce value of adjoining property ex: 605 Smith.
- Property values have increased not because of new structures but from the perception of it being Old Town.
- Gentrification is occurring because of the above. I don't think that is beneficial to the neighborhood.
- Only when well done!
- They may raise the individual houses market value but decrease the overall property values of the "historic neighborhood". My 95 year old house has more market value per square foot than a comparably sized new home in a new subdivision.
- They are so tall they can ruin the sun exposure of the homes to the north of them and thus making them less desirable, thus less valuable.
- It depends. If it is ugly, poor design, oversized - then how can the neighbors' home keep their value. They don't - they lose it!
- They renovate the neighborhood.
- Only if done right.
- Can be untrue if new construction is ugly or energy inefficient.
- Many residents value historic homes and the design of older homes. Large homes that do not reflect our community's design aesthetic might actually decrease property values...
- Not always do they improve values. Some are just for the homeowners and their expansion needs. At times this is not a healthy financial choice but one made of need.
- Higher property values are key to convert rentals into owner occupied homes that will be better maintained.
- There can be exceptions, of course.
- Capping the size of homes creates a price ceiling for every home regardless of size. A price ceiling translates to no tax-revenue growth for the city. In addition, a size cap wipes out the potential of a property. I've owned my home for 10 years and I feel like I'm being mugged.
- They are great - I would love to see more pop-ups and scrape-offs. Again go to Denver. Observatory Park and Wash Park areas.
- No debate here either. The neighborhoods do need to maintain some mix of income groups. I think this is more important than the size of the house.

- Most of the time when you add square footage, your increasing value. Hopefully if one scrapes a house the intent is to increase the value of the property.

**Question 2: “Pop-ups” and “scrape-offs” are a problem because they are out of scale with the existing houses in the neighborhood.**

*Results:*

	Responses
<b>Strongly agree</b>	<b>50</b>
Somewhat agree	44
No opinion	4
Somewhat disagree	36
Strongly disagree	32



*Comments:*

- Some are and some are not. A 2+ story home maximized to the building envelope size does overpower a 1-story next door.
- If people don't like what they are buying then they should build.
- They are an ostentatious eyesore, and stand out like sore thumbs.
- There are many bad examples of this in Old Town where the contractor maxed out what they could with no consideration of the adjacent properties.
- There are far too many examples of homes being out of scale for the respective neighborhood. They stand out like a sore and are easy to identify.
- see above (In principle they are not intrinsically bad, but the problem is that usually the small house is replaced by a monster that fills the lot from edge to edge, and towers over its, neighbors, cutting off natural light. Scrapeoff replacements should be consistent with the neighborhood, not with the ego of the new owner.)
- Same as above (If the new construction "fits" in with neighboring houses, then this works. If 2 or 3 story houses are built next to small bungalows, it doesn't seem respectful of the next door homes.)
- If they are kept in reasonable guidelines it shouldn't be a problem.
- Most of the pop-ups and scrape-offs in my neighborhood (Oak and Loomis) have pretty much maintained scale and design. I would say that >75% are such designs and I LIKE AND APPROVE of almost all of them -- there are a few that are flat out bad, but most have IMPROVED the area; not the other way around!
- Many new pop off offs and new construction projects are too large and out of scale with smaller bungalow style homes. Old town is not a good place to build 'trophy' homes in my opinion, it detracts from the historic aesthetic of the neighborhood.

- This depends on the property itself. I have seen some pop-ups that are extremely well done, such as the house at the SW corner of Smith and Laurel that most people don't even realize is a pop-up.
- This can be true as well, but there are also examples of well done pop-ups and scrape-offs.
- it's really block to block - we're on the corner of Peterson and Plum - on Plum Street pop-ups and scrape-offs would be out of scale and out of character - on Peterson there is a mix of pop-ups and scrape-offs already in place
- I never liked the city plan for high-density housing in Old Town - so I'm glad design standards will eliminate those out-of-scale townhomes and apartment buildings.
- And they are bright and ugly.
- Scale is only one of the problems, and perhaps not the most important.
- They can be (and frequently are) out of scale.
- It's all about design and scale
- I very much disagree with this. The renovations I've seen in my neighborhood have been very appropriate for the areas.
- Not all pop-ups are out of scale. It can be tastefully done, especially when preserving the "face" of the existing house and using expansions at the rear/yard surface, or in side gables.
- Neighborhoods will inevitably change through time. One of the great things about old town is the diversity of dwellings within small areas.
- I would agree if I thought they were out of scale, but all the renovations I've seen in my neighborhood have been modest, tasteful, and have fit the scale of the neighborhood
- However, I do think that owners should be allowed to modify and even increase the size of their homes within certain size and design limitations. I think that pop ups should be consistent in design with the existing architecture.
- We chose to live in an eclectic neighborhood in the first place. These remodels are the evolution of a neighborhood and an investment in our fabulous old town.
- Housing cost are high enough in Old Town right now, that most people who are buying houses to pop-up or scrape off are doing a great job of improving the neighborhood. Let's face it, there are a lot of really ugly houses in old town that could use a makeover.
- It depends.
- They often are, but don't need to be.
- Please see my comment above. Very complicated issue. It almost seems that new designs would have to be approved site by site which would be overwhelming.
- Not all but more and more new builds/remodels seem out of scale and character.
- The garages are bigger than surrounding homes.
- Many of new construction--especially the scrape-offs--are completely out of line with the existing scale and character of the neighborhood. They seem to be interested only in square footage and not much else. My neighbor to the south did an almost complete renovation which completely blocked my southern exposure (limiting my own ability to renovate for more solar energy gain) and installed a massive aircon unit right outside my bedroom window, which is now an "acoustic canyon."

- How narrow minded can anyone be. That is like saying we should have kept tents and sod houses. In time all housing inventory needs to be upgraded to save energy consumption
- Depends on context and adjacent houses
- Some of the newer pop-ups and new-builds are really big and "stick out." They do not blend well with the existing neighborhood. Interestingly enough, a furor at 223 Park occurred last summer when a shack-like house was scraped off and a new one was built. We think this new house actually looks pretty good and blends in reasonably well. Some of the others look really "ginormous" next to some existing homes.
- it depends on how well they are designed
- There are plenty of old larger homes on the normal Old Town 50x190 lots that fit well. Same for most of the newer renovations.
- Again, if the former comments are taken into consideration, a new project can fit into an old neighborhood very nicely. (The quality of the work is what's important...the integration of the new with the old into the existing structure (style, materials, etc) and the neighborhood (style, size, etc.))
- This is becoming more the norm. However, I've seen some excellent pop-ups recently that are seamless to the original building and look very good.
- See comments from item#1. (pop-ups are not too bad, however the scrape-offs are TERRIBLE. Many times the scrape-offs do not keep in line with the historic nature. One example, the corner of Magnolia and Jackson. They (a realtor) scraped off 1 house and built 3 VERY LARGE houses on the lot. Another example is the house on Oak between Jackson and mulberry, another example is the house on in the 1000 block of Mountain. The list could go on and on.)
- See above comment. The homes on my block are all single story structures for the most part. Two new homes have been built on my block. One is acceptable, although I think it is too tall but its design is congruent with the style of homes around it, the other is horrendous, huge and not aesthetically appealing at all.
- Some are wonderful additions and updates. Others are atrocious, blocking out the sun to neighboring houses and not architecturally balanced with neighbors.
- Especially when the buildings move forward on the property.
- Most of the homes that are being scrapped off are structurally not sound or laid out so poorly they are not expandable. Most of the surrounding housing will need to be torn down or extensively renovated in the near future.
- One can design to fit the neighborhood in many ways, with thoughtful design.
- I have seen wonderful pop-ups and scrape-offs that fit the scale of the neighborhood but I have also seen some that are ENORMOUS! It doesn't take more than one on a block to ruin the feel of the neighborhood and offset the scale. It should be a Sesame Street skit - "one of these things is not like the other..." The houses that are out of scale with the existing homes affect the entire neighborhood (home values, the look and feel of the neighborhood, taxes, etc.)
- It is a problem of scale! Out-of-size new construction, and out-of-design construction is intrusive.
- Some are, some are not - again, it is the quality and sensitivity of the project.



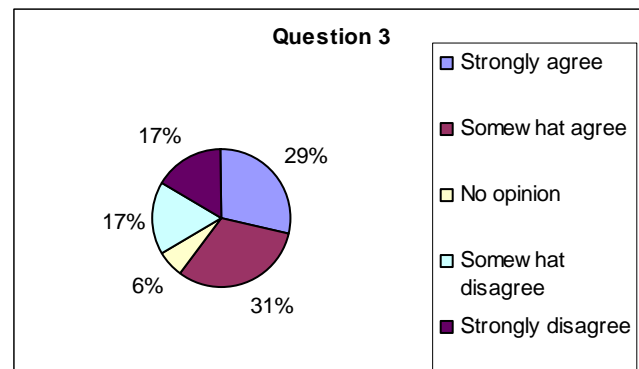
- The house on the corner of Jackson and Magnolia is totally out of scale. I thought the 2 houses they built on that lot were too big but now I know what out of scale is.
- Bringing in 4 feet of dirt just starts to ruin the neighborhood.
- To me, this is the big problem. If they were restricted in size with space between them and existing homes, I'd be fine with these structures.
- An older house can be added onto without destroying the character of the neighborhood, but most people don't have that sensitivity.
- If these people want to build McMansions, they should buy empty lots in 80528, 80526, etc.
- Disproportionate size is ?, Old Town has a predominately 'small town' environment. MacMansions with their cookie cutter designs look like they belong in the burbs.
- Truly some additions can be designed with sensitivity. And some houses have suffered so much neglect that they have to go.
- I've mentioned "squeezing" neighbors. One of my concerns is the larger carbon footprint. A big house may fit a family today out? Be a multi-individual rental "tomorrow."
- It depends. In our eastside neighborhood the pop ups for the most part have been tastefully done. The scrape off at 805 Smith is awful. It is 2 1/2 stories high and dwarfs the surrounding 1 story homes and is in no way architecturally compatible with the existing homes.
- This can only be addressed on a case by case basis and not with a blanket statement.
- Depends on which one.
- It all depends on the neighborhood. Strongly agree in the case at the west side of the 300 South Sherwood St. mansion recently built.
- Some of them are out of scale.
- I have no problem with P/U or S. offs but there needs to be a limit to site.
- Some are out of scale and some are not. The regulations should be designed so that if everyone theoretically built to the limit it would not fundamentally and adversely impact the neighborhood.
- The pop up or scrape off that is extremely out of scale with the rest of the neighborhood, can disproportionately add value to neighboring homes - sometimes unaffordably.
- Could be - look at the lot size at 617 W. Magnolia. Crammed on to the lot - and infringing on the historic home next door.
- Some are too big. Ex: house on northeast corner of Mountain and Grant.
- Houses (for example yellow house at Mountain and Grant) that are out of scale don't belong. How did they ever get a variance for one that huge??
- They are usually 6 two story which makes them look odd for the area. Single stories would be more appropriate.
- When done well, scale will be maintained.
- Not always - some folks have common sense and are respectful to their neighbors. But others build the biggest monstrosities they can afford. We need to regulate this in terms of size/scale and style.

- You got it!! Denies privacy for neighbors, takes away from the neighbors' homes and that clearly doesn't matter and then our community gets destroyed.
- Neighborhoods change.
- In general, "pop-ups" and "scrape-offs" are well designed and built.
- They can be - let's agree to some standards not a "yes"/"no" solution.
- Again, it can be done correctly and within neighborhood standards.
- But I think they can be done tastefully.
- For me the issue is shading. If larger homes restrict existing solar access, that's a problem. Gardens and solar power are issues here.
- Redevelopment can produce out-of-scale homes. However, with work, why wouldn't we expect a design aesthetic that is bigger but still beautiful? We should make clear about what we desire. Be the change we want to see in the world?
- The city has developed standards to keep this from happening.
- I somewhat agree, but diversity is the key.
- Some may be "out-of-scale" but that is no justification for limiting what the owner can do with his/her home.
- Current standards address this.
- Go to Denver - look at homes in DU - observatory Park area. Not everyone wants or needs a yard. City Park is always accessible.
- See #1 and #6 comments. Many times the 'existing houses are far too small for the scale of the lot sizes and neighborhood. One example in my neighborhood that my neighbors object to (near Smith and Plum) has a new infill house that is properly scaled to the neighborhood, where the adjacent corner lot has 4 very small houses on a lot that should contain only 2 houses. In this case the 4 small houses are the ones that are out of scale!
- All pop ups or scrape offs are not bad.

**Question 3: “Pop-ups” and “scrape-offs” are beneficial to neighborhoods because they replace or renovate housing.**

*Results:*

	Responses
Strongly agree	47
<b>Somewhat agree</b>	<b>50</b>
No opinion	10
Somewhat disagree	28
Strongly disagree	27



*Comments:*

- Some houses, even though old, are really not worth saving. Diversity of housing types does add to the overall character of the neighborhood.

- It doesn't keep the look in the neighborhood.
- They are beneficial when done with consideration and care for how they will impact the bigger picture. Too many times they are viewed as a postage stamp with no contextual review.
- I disagree because there is still a high demand for original Old Town homes. Renovation of an existing home is a different story. Additions onto the structure, if done properly to match the architecture and scale of the home, is acceptable. The number of homes in the east and west parts of Old Town that "should be" scraped is very low and there are too many homes that could have been renovated are being wrongfully demolished.
- Only if done in keeping with the predominant architecture of the neighborhood.
- One of the homes in our neighborhood was torn down and replaced with a very nice house. The older home had no historical value and was in the process of falling down. It certainly improved the neighborhood when it was replaced.
- Sometimes a scrape off or a complete demo is beneficial. There are examples of unmaintained/rental homes that have been demoed and cleared for new homes that fit in. Big renovations that take place on the rear of the property help to maintain a historic look and give the owner flexibility to expand.
- I generally agree with this statement, with the qualification that the design is in keeping with the feel of the other homes around it.
- I do not necessary agree with your value statement here - we chose to live in this neighborhood because we appreciate the diversity in housing stock - both the old and the new.
- Renovation would be nice---if the styles were kept similar to originals. We should NOT be replacing houses that have been here for 100 years! People who want the modern styles should move south!
- If the housing is in NEED of replacement or renovation, then pop-ups/scrape-offs can be a benefit. But not all small, old houses need to be replaced or renovated.
- If someone wants to live in a new neighborhood then they should purchase a home in a new neighborhood.
- Depends on what they are replacing
- To date, the ones I've seen have replaced/renovated homes in poor condition or in need of a lot of work.
- When a house has been abused for many years as a rental, a newer home, if in scale, can be very beneficial to the neighborhood. The problem is in the scale of the change.
- Most are gentrification of preexisting character within the neighborhood. Most glaring example I've seen recently - 300 block N Whitcomb
- Only to the extent they renovate or replace housing that is either already incompatible (and the new project rectifies this) or is so run down that restoration isn't possible.
- If done well, which most are.
- If they contribute to the aesthetics and "feel" to the neighborhood, and are consistent with the scale of the other homes, they may be beneficial. Often, they are not, and in many cases they are detracting from the neighborhoods.
- In rare cases when a house is condemned, a new house could be beneficial. but let's limit the size of the replacing house!!

- If the original house was unsightly/rundown, it's a good thing to have it replaced/renovated.
- Some of the best improvements have been made to existing stock - creative, in-sync with the neighborhood, adding charm and attractiveness. Yes, some new builds do this, but many make our little houses look second/lower-class.
- I love living downtown, but the original house size no longer meets our needs (~990 sq. ft). A well done renovation allows households of more than 1 person to have livable space, and could also address some of the concerns of living in a very, very old house.
- No need to build a huge monstrosity.
- Depends on what they are replacing! Megahouses completely change the feel of east-west neighborhoods, especially the spacious, modest (more energy efficient) mixed income feeling I value.
- neighborhoods vary a lot in downtown, so this is context dependant
- It's a toss-up; sometimes they do and sometimes they don't. If they are really huge and out of character they detract from the historic value. However, if thought is taken and the builder/architect considers historic elements, they add value to existing neighborhoods.
- many times, very small residences cannot accommodate today's families--the alternative is to buy or rent in the automobile suburbs at the city fringes
- Having a new, properly maintained, owner-occupied, energy efficient home is important to reviving our neighborhoods.
- Scrape-offs are TERRIBLE. They do not fit in with neighborhood and can pit neighbors against each other. These are actually hurting neighborhood relationships.
- Again, it all depends on how the house is designed. I favor renovation whenever possible.
- Again....putting a 6,000 sq ft house where there once was a 900 sq ft house would seem ridiculous, but somehow, the city has permitted versions of that to happen.
- Older homes can be renovated to include "necessary" modern conveniences. Renovation is also greener in most instances. Undoubtedly, some homes are beyond repair, but new ones should address the architectural style and be in keeping with the atmosphere of the neighborhood.
- As I mentioned earlier, I'm all for pop-ups which use sensitive renovation (designed to fit the house) and scrape-offs if a house is structurally unsound and replacing it is necessary or significantly easier/cost effective than trying to re-structure a house.
- It is a problem of scale! Out-of-size new construction and out-of-design construction.
- Depends on quality and compatibility issues.
- Again, depends on lot size etc. Discourse of huge homes looming over smaller can be harmful to neighborhoods.
- This may be true in some cases, but they tend to be way too big. A good example is the monstrosity on the corner of Grant and Mountain. Another example is on Sherwood either 300 or 400 block. They nearly fill the lots are "faux" historic and they dwarf the more charming smaller houses nearby.
- I think if will make Old Town a haven for the wealthy, it would be unfortunate not to have a mixed community.

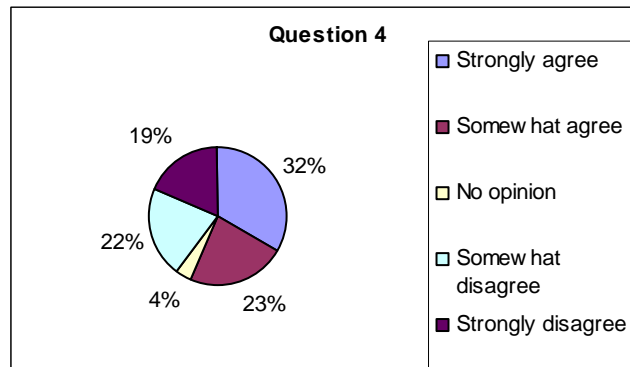
- There are people who are willing to live in smaller homes. Many who would be happy to be there!
- An older house can be added on to without destroying the character of the neighborhood - but most people don't have that sensitivity.
- It is possible that they could appropriately renovate but it almost never happens.
- Out of character.
- Tear-downs are beneficial.
- Disproportionate size is not ???. Old Town has a predominately 'small town' environment. MacMansions with their cookie cutter designs look like they belong in the burbs.
- Merely replacing or renovating existing housing that is considered "old" is not a valid argument.
- Pop-ups and scrape-offs are different. Design has so much to do with it. Large structures need to be set back further in some cases.
- It depends. In our eastside neighborhood the pop ups for the most part have been tastefully done. The scrape off at 805 Smith is awful. It is 2 1/2 stories high and dwarfs the surrounding 1 story homes and is in no way architecturally compatible with the existing homes.
- Scrape offs are often better built.
- This question is too vague to formulate a response.
- Depends on ?.
- Especially dumpy-looking, poorly constructed existing homes including many older rentals.
- It all depends on what ends up being built, but in general it is better to have some renewal activity than none at all.
- If the resulting remodel follows within the character and style of the neighborhood and looks as if it has always been there, the area benefits.
- Sometimes, if done within design standards that do not disrupt the neighborhood look.
- Sometimes yes, the home needs to be scraped.
- My house was 900 sq. ft. before I added a modest 3rd bedroom and bath.
- Depends on the size-verses the lot.
- Totally dependent on the project.
- Pop-ups and additions/remodels can add value to the home and 'hood' if done within a comparable style and scale as neighboring homes.
- They bring the value of the older homes down when they are in their shadow.
- Many older homes are not worth saving. Some are, some are designated historical which is great. Renovation can be extremely expensive.
- Renovation is necessary. Houses built 100 years ago, won't fit 100% today's needs. Design could be similar to old house.
- Some homes need replacing and renovating.
- Only if they are done to strict standards.
- If the new housing meets good energy and design standards this can be true. Otherwise, spending the money to renovate the ? Historical buildings is better.

- If redevelopment designs reflect the character of the neighborhood, history is reflected instead of preserved. (Not a perfect 100% solution, but 80-90% "historic feel" might be a worthy accomplishment.)
- Many houses are too small for families and end up being student rentals.
- Not all houses age well - replacement/renovations is necessary from time to time.
- Some of the homes in my neighborhood are junky! They need to be scraped.
- See #2 comments. I don't think there is much debate on this issue. Again, I don't believe that truly historical properties are the ones being scraped regularly.
- Some homes should be scraped because of poor construction design, materials or poor condition.

**Question 4: “Pop-ups” and “scrape-offs” are a problem because the neighborhood loses historical properties.**

*Results:*

	Responses
<b>Strongly agree</b>	<b>54</b>
Somewhat agree	37
No opinion	6
Somewhat disagree	35
Strongly disagree	30



*Comments:*

- As stated above, some old houses are ugly and devoid of character and really do not need to be saved. A new home would improve the neighborhood.
- The house next to loss it historical look and there is nothing original about it.
- Typically Historic Review does a good job of keeping the general character in-line.
- Protecting the older homes preserves the history of the city for today's generation and generations to come.
- This isn't necessarily bad, since some "historical" properties are dumps, but often extremely nice older homes are replaced by giant structures that are a hodge-podge of styles with no coherence or connection with the neighborhood
- This probably doesn't happen often, in my opinion.
- When done to match existing architectural features, historical features are still intact.
- Some, but not all homes are historical.
- Again, most of the pop-ups and scrape-offs in my neighborhood (Oak and Loomis) have pretty much maintained scale and design and architectural characteristics and historical "look and feel." I would say that >75% are such designs...guidelines can help ensure that the other 25% fit in.
- This can be true, but is more relevant on a case by case basis rather than as a broad value statement.

- There are already a number of historical properties - there's no historical relevance to the houses in my neighborhood.
- Once the historic properties are changed, we can never go back. These builders completely ignore the historic value of these properties. By the way, the word is "loses," NOT "looses!"
- Other than the spelling error in the question, I agree that -- to the extent the neighborhood has historical properties that seem significant -- scrape-offs make us lose that. Pop-ups are more preserving of our history, and are more in line with the way a lot of houses have evolved over the years.
- Some "pop-ups" are integrated very well into the historical home, so there isn't a black-or-white answer.
- As long as the final design fits the historical nature of the neighborhood I have no problem with this.
- This statement is ludicrous. The properties we lose are not properties that appear to be worth keeping just for the sake of history. That's a ridiculous reason to adopt standards for this; just to preserve history.
- If the size increase is kept in scale, and the design style of the house reflects the neighborhood character, it can enhance those houses that are truly historical by keeping a well tended look for all the houses.
- Of course, any remodeling or replacement should be with respect to the historical style of the neighborhood.
- I am in favor of comprehensive yet common sense decisions by the HPC. Some historic properties are worth renovations and some would be better off to be removed and something that fits the architecture replaces it.
- I agree that maintaining historical character is important. I think most homeowners value historical elements and strive to retain them. The homes being torn down were poorly constructed eyesores, not historical properties. I would be concerned if ultra large or modern structures, out of character with the neighborhood, were being constructed.
- Current pop-ups and scrape-offs are being done well. Our real problem is all the houses that were renovated or built 20-40 years ago. Lots of ugly apartment complexes and houses. Can we scrape those off?
- If the historical designs can be maintained, I don't believe they are too much of a problem.
- Although historical properties in some areas may be a consideration, age alone does not a historical property make. I live on Maple St. The small homes here (mine once was also) need upgrading. This neighborhood can become more desirable by bringing these homes up to date for energy-efficiency and livability and will in turn raise property values and beautify the neighborhood.
- Not if done properly. Pop-ups need to blend in with the existing architecture, and of course the new homes need to also!
- The problem is often that the design of the changes are inconsistent with the neighborhood.
- If the property is that historical, the Historical Society should intervene as they are able.

- It seems like the neighborhoods have historical value as a whole, not sure this is true of each and every home
- Depends on how you define historical properties...
- Architectural element standards could be established to keep the look of the neighborhood, while allowing homeowners to upgrade the "Life Safety" issues as well as be more responsible with energy efficiency.
- See comment on #3 (It's a toss-up; sometimes they do and sometimes they don't. If they are really huge and out of character they detract from the historic value. However, if thought is taken and the builder/architect considers historic elements, they add value to existing neighborhoods.)
- It depends on whether the original house has any historic merit.
- Almost every pop-up or scrap-off I've seen have more character than the original house.
- Again, these properties can be enhanced if done well (e.g. using proper materials and design details from the house's or neighborhood's time period). In addition, just because a house is old doesn't mean it's better.
- With the current historical preservation laws, historic value is reasonably preserved.
- this isn't happening to historically significant properties
- I would like to see the new houses resemble the surrounding historical properties.
- Owners have the option of declaring their homes "historical" and preserving them in proper historical condition.
- The historical character and charm are the reasons we moved to Fort Collins and sought a home in Old Town in the first instance.
- I was in one of the "historical" houses with the intent of purchasing it. The complete structure of the home was a disaster, it was not feasible to renovate. I did not have the time or the money to scrap it off or fight with the historical society about the status of the house. Luckily the person that purchased the house had the time and money and was able to put a beautiful home in it's place.
- It is the very rare occasion where the pop-up or scrape-off fits into the neighborhood. Please see, South Washington and Grant Avenues for examples.
- Allowing larger homes does not mean zoning standards disappear. Existing regulations already limit size, height, and footprint.
- Yes, that's the real shame with scrape-offs. Pop-ups don't have to be a problem if, this is key, the additions are made following the natural, historical design of the house. I think you can add square footage to a home without losing the historical "feel" of the property.
- It is a problem of scale! Out-of-size new construction and out-of-design construction.
- Many homes are not structurally sound. Many are not "Washington Park" homes. Again, it is the issue of the quality and compatibility that determines outcome.
- As it is going, can be, but it certainly loses charm.
- I think design standards which preserve the general character of the neighborhoods, but with less onerous requirements than landmark or historic designation would be a good compromise.
- Some of the homes are not worth saving but many are fine old homes, some remodels are done well and don't impact the neighbors' micro climate of their yard.



- Look what Otter is going to do next to the historic houses on Meldrum!
- If a pop-up were at the rear of the house on a deep lot it may not be so objectionable. If a scrape-off were replaced with an historical looking house that matched its neighbors, it would be helpful. The worst of all would be if it looked out of place, which some of them absolutely do.
- West Mountain Avenue has been completely ruined as an historical district. People can avoid these problems by land marking their homes. This "out" should be proposed by the city more often.
- More restrictive measures needed to keep historic homes.
- Perfect example, the monstrosity McMansion at 280 Circle Dr. and 805 Smith. Circle Drive was the first "subdivision" in Fort Collins. Why was 280 Circle approved? I do not believe we were notified to protest.
- It is very discouraging to have people build so high and not inform neighbors and then pay fines because they went too high. "Oops" they say.
- I have seen only one (1!) pop-up that can be considered a neighborhood enhancement. Most are big boxes attached to little houses which they overpower.
- But this is not the only result. The streetscape is negatively affected by the replacement or addition if the design of the new structure is not sensitive to the existing homes in the neighborhood.
- The charms of the Old Town are the historical homes and the newer large homes are not even keeping with the "period".
- Again, it depends on the design and the size.
- It depends on their design.
- What could be considered a loss if a historic home is added to in an approved manner? (Historic standards or excellent design example)
- It depends if the house is truly historic - not based on a local criteria (i.e. "it is the best example in town) because, frankly, there are precious few truly significant houses in town from multiple eras.
- Define historic? 20's, 30's style/craftsman, then yes. 40's thru 70's design are not historic in my opinion and scraping them usually results in no historic/cultural loss. The historical committee should have fairly strict rules re: destroying totally (=scrape off) buildings of historical/cultural significance.
- For the most part, the scrape-offs I know of lack historical significance, and there is as much or even more activity that renovates and preserves older houses. I do believe that there have been a lot of "bad" pop-ups that should be reduced by requiring vigorous review by the LPC.
- Homes of truly historical value are, more times than not, preserved. But to keep a house simply because it is old, reduces the owner's right to express their tastes.
- I understood that we wanted to "protect" the historic flavor and quality of the older neighborhoods. I like new, but I live in the oldest neighborhoods for a reason!!
- Sometimes this happens.
- When done without consideration for neighborhood character.
- A lot of these older houses are so far out of current code that they will eventually have to be replaced. Although on the west side the property values have increased

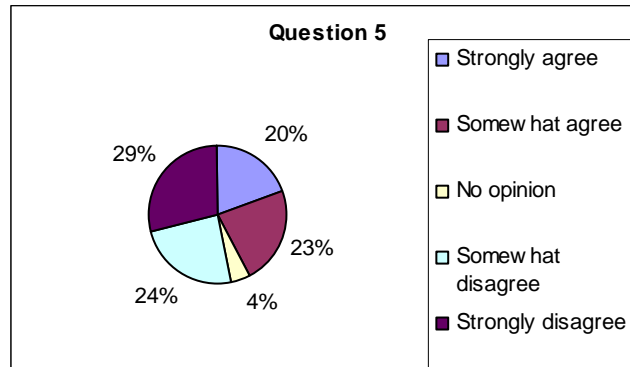
drastically. Not because of the new houses. A lot of the older houses have been cleaned up and that has been what improved the neighborhood, not the new additions.

- Many homes need total remodels - often less expensive to scrape. Run-down homes and property value of my home.
- Homes are not (in my opinion) scraped off if they are viable. When older homes, especially on rubble foundations, are pulling down neighborhood values due to their unsightly nature and run-down appearance, a neighborhood is improved with a major remodel or scrape-off.
- Loses the character of a historically relevant area; once lost never regained.
- In general, new houses blend well with the neighborhood, while allowing owners freedom to pick their preferred design based on their needs/likes. There should be some basic regulations while allowing owners to decide the best for their house, whether it is scrape-off, expanding or remodeling.
- It is new history.
- Design standards are the key. Some homes are not historically valuable and detract from neighborhoods.
- Some "historical homes" need to be lost. But not all. The solution needs to be nuanced. Standards need to place value criteria on historical homes AND on the design of the replacements.
- If redevelopment designs reflect the character of the neighborhood, history is reflected instead of preserved. (Not a perfect 100% solution, but 80-90% "historic feel" might be a worthy accomplishment.)
- All plans are scrutinized by the historic society anyway.
- Most pop-ups and scrape-offs end up looking as historical as many of the existing. Most look better than what they replaced.
- Generally historical homes are not subject to "scrape-offs" or radical transformation via "pop-ups". There is a difference between old homes and historical homes that needs to be rigorously observed.
- Old does not mean historic. We don't live in ye old Fort Collins town. Choice is essential to the vibrant and interesting neighborhoods we live in.
- If the home being scraped or popped is truly historically significant, i.e. not just old, then I would tend to agree. I do not feel there is a need to protect old poorly designed, small bungalows which are an eye-sore.
- It does not lose historical values - it creates a much better neighborhood.
- Very few scrape-offs are removing genuinely "historic" homes. The ones in my neighborhood are replacing rundown, non-descript housing stock with modern, well-constructed larger homes. These allow younger families with small children to return or move to these neighborhoods and find housing comparable in size and amenities to new "greenfield" development. Gentrification is a separate, but related, issue that needs to be also considered.
- Current standards protect historically significant homes.

**Question 5: “Pop-ups” and “scrape-offs” are beneficial to neighborhoods because they increase the variety of housing designs.**

*Results:*

	Responses
Strongly agree	32
Somewhat agree	37
No opinion	7
Somewhat disagree	39
<b>Strongly disagree</b>	<b>48</b>



*Comments:*

- Go to a new neighborhood but not an old one or historical designated neighborhoods.
- The charm of Old Town is the diversity of character, I think this is a good thing to have variety. Old Town North is a great example or Prospect in Longmont. It is still a cohesive neighborhood even with the variety.
- There is already a variety of housing designs in Old Town. Variety and aesthetic appeal do not necessarily go hand-in-hand. No one wants to live in a homogenous environment where every home looks the same, but fortunately Old Town has a wide variety of architectural styles because of the wide time span that development occurred.
- They do increase the variety, but often to the detriment of the neighborhood.
- Should still "fit" with the neighborhood.
- This works only if the new home has a style that echoes an historical style.
- They improve individual energy efficiency and help cut down on GHG emissions.
- Variety is good in old town as long as the architecture is in line with the variety of existing period designs.
- I don't think radically different/non historical looking housing designs should be permitted in Old Town.
- I think that the City would best be able to handle this issue by instituting a form-based zoning (or some other similar application) that allows the general character of the neighborhood to remain unchanged. I think that pop-ups and scrape-offs should be allowed, but with zoning regulations that retain the diversity of existing housing designs. Homeowners should be able to do new construction, but while maintaining a street view that is consistent with bungalows, Victorians, arts & crafts, and 40s/50s-era ranches. However, a house like that recently constructed on Circle Ave that is clearly inconsistent with a single architectural design standard of ANY housing type in the neighborhood, should be prohibited because it does change the character of the neighborhood. Meanwhile, there are several other significant additions to homes on Circle Ave, that present no such change in character because the streetfront view of the home remains in character with the other homes in that area.
- I think that renovations are fine, however they should stay true to the character and nature of the neighborhood. I find the photo of the renovated home on the homepage

to be an example of a house that does not fit the character of historic old town. It is obnoxious!

- The new styles tend to be similar to each other, while the older houses had more variety and flavor.
- The old neighborhoods in question are in no need of further variety; this is a problem of NEW neighborhoods.
- Housing designs should blend with the historical nature of the neighborhood
- The worst kind of pop-ups are those huge in scale, and modern or markedly different in design and style, that do not relate at all to the historic feel of the development of a block.
- This neighborhood already has variety of housing designs—a feature that is evident and appealing to anyone wanting to live in the neighborhood.
- I would be in favor of housing standards for new designs that require that they fit the existing styles and architecture of the neighborhood.
- It is nice if the character of the street is maintained, but some blocks are well suited to newer designs.
- If done properly... nothing "modern" by today's standards, as they used to do in the past, when adding new homes to the area, eg. 50s era homes next to 20s era.
- I don't like to see building styles that are out of character with the rest of the neighborhood
- The new building in our neighborhood DOES NOT reflect variety of housing! they all look alike and they are all too large to have character.
- Lots of variety exists already and can be enhanced...or not.
- If someone wants a huge house look in a newer neighborhood.
- I would say that they have the potential to increase the variety, but its not a guarantee. The ones I have seen in the east-west neighborhood (where I live)--especially the scrapes--appear to be mostly of the same ilk.
- as long as there is opportunity for creativity in the code
- Absolutely.
- Many of these older neighborhoods already have varied housing designs with unique character and features. Scrape-offs tend to produce generic "mass housing development" designs.
- The house design should match the design of the houses in the neighborhood.
- If they are done well, they should blend with the neighborhood and not increase the variety.
- There is already a variety of housing in the historic neighborhoods. If the house is so bad it can not be saved, then a scrape-off and replacement of the same type of home should be required.
- most of the single family are designed to blend with the neighborhood, its the condo and mixed use that stand out
- The best part of Old Town neighborhoods is the historic value they bring. If a new home is built that doesn't reflect that character it is an eyesore.
- Older neighborhoods should try to preserve an historical "feel" whether they are new homes or older ones.

- A walk in the residential areas of Old Town provides plenty of variety of style already without the ostentatious kitsch of tacky modern design and McMansions. One of the attributes that makes Old Town so charming and authentic is the modesty of scale and relative simplicity of design of the homes. It resonates with a simpler time in America.
- The Old Town area consists of historical homes with unique architecture and construction. If an owner wants a large, modern home there are numerous options outside of the Old Town area.
- I think Old Town homes are already full of a variety of designs; Craftsmen bungalows, prairie-style, 4-squares, shotguns, etc. Pop-ups and scrape-offs are not adding to what already exists.
- I believe we don't want to stop creativity.
- Some larger houses, particularly 2-story designs, are beneficial by breaking up the monotony of some streetscapes, and increasing the density of the neighborhood with infill redevelopment (if well designed).
- I grew up in Denver by Washington Park and Observatory Park and Denver University. This is happening there, and it is great!! These little 2-bedroom, 1 bathroom homes are being made into lovely homes. Families can live downtown and just the suburbs.
- If I wanted cookie cutter sameness, I'd move to Oakridge.
- My neighborhood is diverse being built from the 1880's to today. Few houses are identical, few are the same style. This is the reason that I live here and have for 47 years!
- Redevelopment is beneficial because homeowners today 1) desire amenities of modern homes, i.e. larger kitchens, more bathrooms, etc. 2) modernizing the housing stock invigorates neighborhoods near a downtown 3) family homes feed students into schools that are not crowded-a key issue for our city.
- Design guidelines are the key to this issue. Keep up the good work!!
- Old town already has a variety of housing designs.
- We need to keep downtown vibrant and maintain value. Some changes are important to modernize interiors to today's living standards and some houses aren't worth protecting.
- We still need some guidelines-but NOT heavy handed.
- There is a lot of rundown houses. Without enabling "pop-ups", "scrape-offs", the neighborhood would deteriorate. Easing restrictions is necessary for the neighborhood to get better.
- They destroy the character of a neighborhood - out of scale and destroy their neighbors' home value making it "unsellable."
- The big houses make the small bungalows look "puny" by comparison. They bring the value of them down.
- We need mandatory scale and setback and height standards that prevent building a 6000 sq. ft. house next to 1200 sq. ft. houses. We want to maintain the historic character of our neighborhood because it retains property values and it is Old Town - they are not making any more.
- I would prefer my neighborhood to maintain its character - i.e. Victorian and craftsman style, front porches, etc.

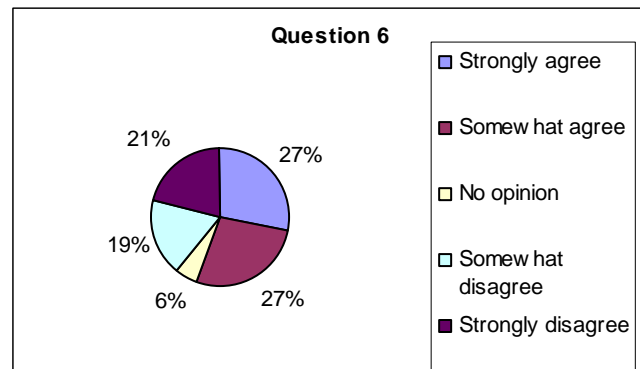
- Some of the new houses consume virtually the whole lot, making things a little tight for neighborhoods.
- Pop-ups can be beneficial. Scrapeoffs need to conform to existing structures. Bad example: 605 Smith. This survey does not address add-ons or remodels.
- Some scrape-offs are too large for the smaller lots. However, some that are "spread" - When additions are added are more acceptable.
- Additions and new homes are an improvement if done right. What I really don't like are new homes and additions that don't fit with the character of the neighborhood.
- It can improve neighborhoods. It depends on the size, how much on the lots it takes up,
- As long as the footprint of the original home is not increased-destroying trees, landscaping or viewpoint of neighbors.
- Homes that have lost their value or have become eye-sores due to deterioration need to be improved upon to maintain the integrity and character of the neighborhood and bring new life to the area.
- There is already plenty of variety in housing designs throughout these neighborhoods.
- I am not so concerned with increasing design varieties as the size of the new building (due to pop-up or new construction). As a long-time Old Town resident, I would prefer to see new building kept more in character with the surrounding historical "classic" home designs (i.e. Craftsman), hence my disagreement.
- Zoning should establish area/height available - then government should minimize its involvement.
- Allow housing to accommodate modern or evolving living patterns. Cities are constantly evolving organisms. They shouldn't be "frozen" (like Williamsburg, VA) unless they are museums. Current limitations adequately keep scale appropriate.
- If resources (remodel, addition, renovation, improvements, replacement) are not put into our historic (& new!) neighborhoods, they fall into disrepair. Witness inner cities & resulting property value decline. Living standards change, materials use, use of livable space in contemporary times, without adequate flexibility in design. The result could be critical.
- When altering an old house it is possible to match historical styles. Standards need to be in place to preserve.
- It depends. In our eastside neighborhood the pop-ups for the most part have been tastefully done. The scrape-off at 805 Smith is awful. It's 2 1/2 stories high and dwarfs the surrounding 1-story homes and is in no way architecturally compatible with the existing homes.
- Pop-ups can be visually complimentary but not always some squeeze the adjacent houses, some deprive neighbors of solar access, some don't fit in.
- Not when they destroy the 'feel' of the area and tower over all the other homes.
- The interests of the existing neighborhood design should not be sacrificed.
- It is important to maintain the historic flavor of these neighborhoods. The design of each remodel should meet historic district type design standards.
- I have seen only one (1!) 'pop-up' that can be considered a neighborhood enhancement. Most are big boxes attached to little houses which they overpower.

- Our stock of existing historic homes are an endangered species. Near overlay zoning that includes guidelines (standards) with teeth.
- "Pop-ups" and "scrape-offs" are uniformly poorly designed ugly actually. They are poorly proportioned with the size of the lot. People wanting to build McMansions should head for the "80528" zip code.
- There are already plenty of different housing designs in these neighborhoods. The new replacement houses do not fit into the neighborhoods.
- A pop-up and scrape-off are very different and are not equal.
- They do increase the variety of designs but any benefit is completely overshadowed by the negatives.
- They are running the quaintness of Old Town. Look at 409 S. Whitcomb and 309 S. Sherwood. These are prime examples.
- Many are OK but any are inappropriate and look like they should be in Murtle Beach or Savannah. Huge monolithic house who take away someone's sunshine. 40' is too tall!
- "Old Town" already has a good variety of ages and designs. Our neighborhood has mere "uniform" design - built in the 1950's - We don't currently have any scrape-offs, but there are a few "pop-ups". Although these (or some) pre-date the Westside plan.
- Depends on lot size house size and how many per street and block.
- PU's and SO's can be beneficial or a detraction. The issue is quality of the project.
- Not a clearly answerable question! It is a problem of scale! Out-of-size new construction, and out-of-design construction is intrusive.

**Question 6: “Pop-ups” and “scrape-offs” are a problem because they change the character of the neighborhood.**

*Results:*

	Responses
<b>Strongly agree</b>	<b>46</b>
Somewhat agree	43
No opinion	9
Somewhat disagree	30
Strongly disagree	34



*Comments:*

- Yes they change the look of the house and neighborhood.
- This is a huge problem. Once the original homes are demolished or dramatically altered, the neighborhood character is gone forever.
- They are a problem if the character of the neighborhood is changed due to them not "fitting" with the context.
- This is entirely dependent upon the quality and the design that the old structure had and the new or improved structure will have. There are some examples of 'pop-ups' and

"scrape-offs" that have been done well and they improve the character of the neighborhood. However, for every one that is done well, there are two or three done poorly.

- If done right!
- I think that the City would best be able to handle this issue by instituting a form-based zoning (or some other similar application) that allows the general character of the neighborhood to remain unchanged. I think that pop-ups and scrape-offs should be allowed, but with zoning regulations that retain the diversity of existing housing designs. Homeowners should be able to do new construction, but while maintaining a street view that is consistent with bungalows, Victorians, arts & crafts, and 40s/50s-era ranches. However, a house like that recently constructed on Circle Ave that is clearly inconsistent with a single architectural design standard of ANY housing type in the neighborhood, should be prohibited because it does change the character of the neighborhood. Meanwhile, there are several other significant additions to homes on Circle Ave, that present no such change in character because the streetfront view of the home remains in character with the other homes in that area.
- The character of the neighborhood is a RESULT of its ability to change. I used to live next to a crack house, now I don't because it was remodeled and priced out of the rental market.
- I moved to Old Town because I wanted to live in OLD Town, not New Town!
- They can be a problem, though some neighborhoods are so far gone as to need some kind of improvement in character, and pop-ups/scrape-offs can provide that. The issue is whose standards to use in determining when a neighborhood is in need of character change.
- They are only a problem if the design and size do not match the character of the neighborhood.
- This hasn't been the case, from my perspective.
- If the intent is to build a home with modern amenities, and more spacious feel, it can be done in a style to preserve the neighborhood character.
- Old Town is eclectic. It is nice to have people moving into the older areas so that the heart of the city isn't abandoned to the neighborhoods. I think it is necessary to update the houses, and for some that means expanding or starting over. I just think that it needs to be done to the character of the homes on the adjacent blocks.
- They distract from the character.
- The HPC and Planning Div should retain the authority to require pop-ups or scrape-offs to fit the existing character.
- Change is inevitable....nothing is frozen in time. This keeps the neighborhoods interesting and appealing to those of us who live here. this keeps the downtown neighborhoods healthy. We do not want to live in a cookie cutter world. Pop ups or scrape offs allow for larger homes to encourage families to stay in the neighborhoods. We like the diversity....
- Most people who buy in this neighborhood want to maintain the character, so their renovations reflect that character.
- That is not a problem. They make the character more desirable to more people.



- See above. (If done properly... nothing "modern" by today's standards, as they used to do in the past, when adding new homes to the area, eg. 50s era homes next to 20s era.)
- Often, this is true.
- They certainly can do this, depending on the design
- the houses are so large, they block sun and mature trees are removed to accommodate the houses. this DEFINITELY detracts from the character of the neighborhood!
- It depends on the use of the property. If a house gets enlarged so it can be rented out to more people, it's a problem in a single-family neighborhood.
- Again, it depends but many are being built w.o any regard for the existing context.
- The ones I have seen that were created in recent years are very well done.
- Nothing like cramming two or three homes on a lot that previously held one.
- Big is not necessarily beautiful!
- They don't have to change the character of neighborhoods if the criteria is spelled out correctly
- See comments #3 (It's a toss-up; sometimes they do and sometimes they don't. If they are really huge and out of character they detract from the historic value. However, if thought is taken and the builder/architect considers historic elements, they add value to existing neighborhoods.)
- The eastside and Westside neighborhoods have been marked from the beginning of town settlement by a heterogeneity in scale and style
- Old Town is all about diversity!
- Read earlier comments (Many of these older neighborhoods already have varied housing designs with unique character and features. Scrape-offs tend to produce generic "mass housing development" designs.; Again, these properties can be enhanced if done well (e.g. using proper materials and design details from the house's or neighborhood's time period). In addition, just because a house is old doesn't mean it's better.; The quality of the work is what's important...the integration of the new with the old into the existing structure (style, materials, etc) and the neighborhood (style, size, etc.))
- Many of the scrape-offs are too modern, do not have the historic look and there are several old trees and bushes that give their life for a "McMansion". I have lived in Ft. Collins for over 40 years and change can be good but there needs to be some management as well.
- It depends on the style of the new house. I'd like to see the style harken to the historical style.
- They can change the character and sometimes have.
- They do change the character of the neighborhood, most of the time that is a good thing.
- This is hard to comment on. I could say I somewhat agree or somewhat disagree. I don't think they are a problem in general, only if they are done in keeping with the character of the neighborhood. If not, then they are a problem.
- The words pop up and scrape off has nothing to do with the design.
- Very few neighborhoods have the size of the houses as a distinguishing characteristic of the neighborhood (i.e. Circle Drive). Everywhere else, enhancing the character of the

neighborhood by allowing and encouraging a variety of housing sized, scales and designs is beneficial.

- Nonsense.
- A great example is Winter Park, Florida where many homes were scraped, yet the neighborhoods have retained their charm (rare in Florida!).
- Imposing the aesthetic values of a few on everyone is the job of a homeowners association. No HOA means my neighborhood is an eclectic mix of houses of all different style, sizes and colors. If I wanted an HOA, I would have moved somewhere else any my beige house of a certain size would at least include a community swimming pool.
- Who defines character? And, why is a change to the character of a neighborhood a problem? A neighborhood's character is defined by its residents and is constantly changing.
- Most have historic or unique aspects that fit the existing diversity of the neighborhood.
- They enhance the diversity.
- See previous. The world changes around us, our neighborhoods change. To some degree we can control the direction of change if we can properly define a "character of a neighborhood".
- Change is not always bad. Especially if carefully planned.
- I think they can maintain and even add to the character if done well.
- Not if they are done correctly and carefully.
- We need "some" restrictions and guidelines. They can also enhance the "character" of the neighborhood.
- There should be basic regulations in terms of design and size. Everything else should be optional.
- Neighborhood character is constantly changing. Very few neighborhoods stay constant.
- Again - depends on size and scale of surrounding homes.
- Modest, carefully designed pop-ups don't always change the character of the 'hood' but the giant ones and the overly modern pop ups and new houses are a problem.
- Many are well done and pay homage to the historic character/style.
- Most are double story and do add to the neighborhood.
- They have a lot more potential to change the character, but if done right, they don't need to.
- Once again - design standards, setbacks and size of footprint changes the character of the neighborhood.
- Many that I have seen change the neighborhoods and most of the time it is not for the better.
- Again, it depends. If everyone built to the limit of current regulations, then character would change dramatically - both visual and socio-economic. Don't want these neighborhoods to become upper middle class ghettos!
- Again, depends on design of building and if it is in line with the existing neighborhood. A bad/ugly design should be prevented/controlled for by the city.
- Depends on which one.
- Again this must be answered on a case-by-case basis. Too broad.
- It depends. See comment #1

- It prevents economic diversity as people are forced to move out of their own homes.
- Without adequate design guidelines being enforced by city planning and the LPC - this can't help but happen.
- Some of us are not into ostentation or keeping up with the Jones. I am an environmental minded person who lives in 774 sq ft for 25 years.
- Yep. Totally.
- I live on west Magnolia, near Shields. There are some truly ugly huge new houses and additions on my street.
- They reduce privacy, reduce yard sizes - thus reduce neighbor interactions, and generally look out of place.
- Look at 309 South Sherwood.
- Indeed they do for the most part.
- This is also true of other radical remodeling - a house in our neighborhood has so radically changed its façade that it no longer looks like it belongs.
- Unless done to fit lot and neighborhood like house on Laurel and Smith.
- If done with sensitivity and quality projects can minimize their impact on a neighborhood.

**Question 7: What do you think about the "pop-ups" and "scrape-offs" that have been built? Choose all that apply. "Pop-ups" and "scrape-offs"...**

*Results:* NOTE: This survey question was flawed in the online version. Therefore, only comments are reported.

*Comments:*

- raise property taxes, hence gentrifying the neighborhood
- I had to check something, see comments in survey.
- Often preserve the existing structure that wasn't worth preserving
- Some do fit in, and some are well designed, but not too many.
- Note-There are some exceptions. Some of the scrape-offs in the West Oak Street neighborhood have been extremely well-done. Others, however, are monstrous abortions totally out of character.
- all of these apply in different applications around town
- There is no epidemic of huge houses. Why is the city spending scarce resources on this?
- Some are well designed, others not.
- Increase Property value. Property taxes also increase
- I prefer to not select any of the above answers, but your survey won't allow be to do this. This is a ridiculous survey...they can be any of these things...it all depends on the design of the house...there are no generalizations as your survey is trying to create.
- All of the above can apply, it is a function of the design. A well designed expansion can fit in, increase value and look great. A poorly designed on is exactly the opposite.
- Improve the neighborhood
- I have seen examples of well done homes, and excessive homes.

- The houses themselves may be well designed, but they don't fit in.
- Hard to generalize; some very good, some very bad -- where's the check box for Other? It made me choose one of the answers above, and I didn't want to.
- Way too general of a question. Depends on the neighborhood and the building in question.
- Some are designed well, some aren't. I can't generalize each and every one of them. Some are too tall, some aren't.
- Where did this list come from? There's far more "problems" listed than benefits. How about "replace dilapidated properties" for example
- It is impossible to generalize--I have seen some that are tastefully done and are an asset to the existing neighborhood. I have seen many that make no attempt to preserve the feel of the neighborhood. Would hate to throw out the good ones with those big insensitive projects.
- A few are too tall or bulky...many are done nicely and add to the character and charm of Old Town.
- They could certainly be the opposite of any of the above with oversight. A good example - 600 block of Smith
- some have been done well, others are incompatible
- I could see where blocking solar-gain could be a problem for some.
- There are some exceptions.
- All of these CAN apply but do not always
- Seriously jeopardize solar access
- Are generally fine aesthetically and increase the property values of surrounding homes.
- Pop-ups seems to be more wisely designed and less massive overall...
- This is too broad of a question. There have been no good design standards to allow residences to have options
- there are both good and bad examples throughout downtown
- If they're designed well, they're great.
- some, not all
- This question is too limiting but "requires" and answer from the survey monkey--these issues can only be addressed on a case-by case basis
- Results vary by builder
- Nice, lots of positive comments to choose from. Survey is slanted!
- Scrape-offs are going too far. There can be remodeling instead of scrap-offs. Pop-ups are fine.
- Don't always match older/newly built houses
- general answer is not possible applicable to all projects
- If it improves the neighbor quality and livability it can ? It.
- No, it has not reduce the amount of mature trees. Most of the trees removed in my neighborhood due to scrape offs are just weed trees like Siberian elms anyway. Designed well for the most part. Don't have to reduce the privacy if designed well. For me, it all comes down to good design. Large houses can be designed well to fit in with the neighborhood, just like small houses can be detrimental to the neighborhood due to poor design, poor color choices, poor site planning, etc.

- Most I have seen are good. We need more.
- Have not seen any that are inconsistent with the historical nature of the neighborhood. Most are a significant improvement. We do not want the city council or any other homeowners association groups. If you don't allow such improvements, the quality of these historical neighborhoods will go down. Cannot remain static.
- Generally the new homes look better and function better than the homes they replaced.
- In my experience, pop ups and scrape offs have been beneficial to the appearance, livability and probably the value of the neighborhood. Sometimes a two story can cast winter shade on its neighbor. That's the nature of urban living and I'm ok with it!
- Provide diversity, increased taxes better infrastructure.
- Some good, some atrocious. Many don't like rules and standards but this is what will keep downtown strong and vibrant. There are many places for the folks who don't want rules to go. Let them leave. The nicer we keep Fort Collins, the more people will want to be here.
- The problem is just this. We have examples of all of this. We need to learn from our mistakes and our successes. We can do better.
- Love most, but the new house on Circle really sticks out.
- Some are great - some are awful.
- Some height restrictions are needed. Some are too bulky. A lot of them fit in the neighborhood. Some overshadow smaller houses. Many are designed well, some are not. Some "historic" feature shouldn't be protected. I think the historical preservation has imposed some restrictions that cause poor design.
- Most of them are designed well. There are good and bad ones. Most of the time they seem to be done well and rid of a dangerous eyesore.
- More regulation is bad. Existing standards are too much.
- If they belong in the south end of town where lot/lines merge, then they are out of place. Three car garages are out of style and place for the character of the neighborhood. There is no consistency among these redesigns which has negatively impacted the neighborhoods and in turn the sense of community existing on blocks.
- This question appears to be written to encourage the position that scrape-offs and/or pop-ups are a problem. I disagree with this position.
- Too tall, too large and too close to the little houses. I want to live in a valley and lose my6 sun-exposure to a mansion. The bigger homes are a bigger footprint, less plants, more energy needed to heat them.
- Frequently too tall. Frequently too bulky. Some fit in, some don't. Big problem overshadowing. I want the city to increase standards to: a. protect the historic character of our neighborhood; b. protect any historic homes' market value; c. regulate the scale, size and lot coverage of new additions, pop-ups and scrape offs; d. minimize the demolition of older smaller homes which help keep old town a welcoming diverse neighborhood with diverse size, style housing, diverse age groups and family sized and diverse incomes.
- Solar access must be protected or maintained!!! No new construction should block solar access.
- New single story houses would be more appropriate than two story houses.

- Too large for most lots!
- Aesthetically I like some of the pop-ups and scrape offs, but over all I think they are detrimental to neighborhoods.
- Some can be too tall, say yellow house on Mtn and Grant. Some are too bulky, but also can be done well. A few are designed well. A few are not designed well.
- These do not apply to all that I've seen, but there are many that do not belong in these neighborhoods. And those houses are very out of place and intrusive.
- I only checked the negative things because that is what should be addressed. Some of the new construction I've seen is modest, in character, and adds value. I would like the regulations and review processes to strive for all new construction to be designed well and respect adjacent properties' access to solar and views.
- Sometimes to all.
- Often too tall if greater than 30'-35'. Do not fit in on 300 S. Sherwood Street!!! Overly shade at 300 S. Sherwood Street-bad!bad!bad! Definitely reduce privacy, depending on window placement. Are not designed well depends on the designer; Sovicte Designs does it well and should be a model for Old Town.
- Depends on which one, isn't that obvious? Between building department, historical commission, there is already extensive, I think over-done, involvement of government in the process.
- Too Broad. I could comment here if specific examples were provided. There are certainly good examples and bad examples.
- This is rarely an all or nothing.
- Pop-ups and scrape-offs should be differentiated in this survey. I feel differently about the two. My primary concerns are that : 1. badly constructed older homes should not be designated as historical simply for emotional reasons; 2. solar access is respected; 3. if possible, although probably not that the socio-economic mix of these areas remain; 4. strict design standards although poising to protect history, character and mixed character of neighborhoods may easily become a lot of red tape that do none of these things.
- 805 Smith St. is too tall. 805 Smith St and 420 E Laurel are too bulky. 715 Smith St and 531 E Laurel fit in with the neighborhood. 715 Smith St and 531 E. Laurel are designed well. 805 Smith St and 420 E. Laurel are not designed well.
- A broad brush-depends on the design. Solar access is a problem. Big houses should be set back further than their neighbors.
- Are clearly monstrosities in my immediate neighborhood.
- They are all bad in my opinion.
- Incorporate NPS standards into a ? District.
- There is a range of designs. Some actually make an effort to fit into the neighborhood. Many are horrendously out of scale for the lot and adjacent properties. I think there are two separate issues. One is the need for design standards that require new or remodeled houses to be consistent with the neighborhood. The other is (to me at least) the undesired ability of losing the economic diversity of a neighborhood. I bought my house in 1977, long before anyone talked about "Old Town". I liked the variety of homes and people. I do not want to be surrounded only by rich people!

- There should be a limit to the % of the lot that can be occupied by a new house. And that means height limits as well as the footprint.
- Of the houses I'm aware of, all of the checked boxes may not apply to everyone, but any of the negatives is detrimental to the neighborhood.
- They almost always look out of place because they're so large. They crowd the lot, crowd adjacent homes, do not "fit in".
- Can we get rid of the ones we have?
- There are some nice ones that don't impact their neighbors. I think the biggest think is the effect on the neighbors. Loss of sunshine, homes about basement floodline.
- A good place for the city to start addressing some of these issues would be to stop granting every variance request that comes along. I've been getting the minutes at the P&Z board and Zoning appeals board for about a year and it seems like they never turn down any variance request. This should stop!
- Are way too tall. Are for people who can afford homes already built for their needs in Old Town.
- The issue again is the appropriateness and quality of the project. Some are well done, others are a travesty. City plan's density and lot size is partially responsible for what is happening. If you want a large lot, scrape a house in Old Town.
- They are a real problem when they do all these things. Can be okay if they are designed well and not too large.
- More of a problem with run-down houses than these. 80+% of these are great. Do you want old student rentals, or the investment of owners, variety, mix is good. Maybe design standards, but they need archit. Longitude. Love good design that makes it look old. Do we want reinvestments?
- More resistance to great rebuilding than ? Junky house. "too nice for the ?"

## Appendix B – July Public Meeting Results and Comments

### Comment Card Results from July 29 Public Meeting

The City hosted a second public meeting to present the results of the study and ask for feedback on whether the City should change its development standards and, if so, which of the potential implementation options would be supported. The questions were presented as follows:

1. Should the City change its development standards to further address the compatibility of expansions and new houses in the East and West side neighborhoods? **Yes or No**
2. If you answered “Yes”, which of the following potential solutions would you support?

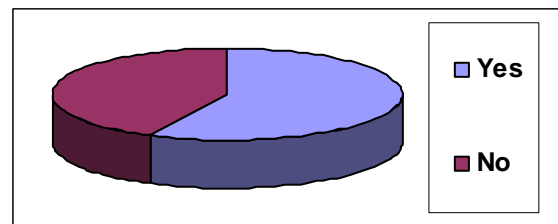
**Check all that apply.**

- Lower the floor area limit in the Neighborhood Conservation Low Density (NCL) zone
- Lower the floor area limit in the Neighborhood Conservation Medium Density (NCM) zone
- Allow each house to increase by a certain percentage
- Allow each house to expand based on the average size house on the block face
- Allow each house to expand based on the average size house on the block face, plus an additional percentage
- Allow each house to expand based on averaging with the two adjacent houses
- Require neighborhood meetings for expansions and new houses
- Reinstate the Design Assistance Program
- Codify select design guidelines and make them standards
- Require review by the Landmark Preservation Commission or a newly formed Architectural Review Committee for expansions and new houses

Respondents were also asked to share any additional comments they might have on the comment card. The following documents the answers of those who responded and the comments collected.

#### 1. Should the City change its development standards to further address the compatibility of expansions and new houses in the East and West side neighborhoods?

	# Respondents
Yes	36
No	27
Total	63





### Comments from those that answered “yes”:

- People move to FC because of its uniqueness, especially in Old Town. The more we move away from that singular uniqueness, the more common will become + we will lose our reason for being a top place to live. Also please remember that we cannot replace what we destroy. Leave the new houses to Harmony, Timberline etc. Old Town’s history is too precious to kill.
- I don’t have experience with the concept of basing expansion on the average size on the block. This might work, but does not address the neighborhoods as a whole. As shown in your graphic, only restricting FAR does not solve the problem of height + volume. Needs to be used in combination with design standards. There’s more to life than numbers!
- Review of citizen comments to date reflect dissatisfaction with specific “pop-ups” and “scrape-offs” within the Eastside/Westside neighborhoods. Staff should evaluate these poor examples and drill down to the design elements that contribute to their perceived character – is it absolute total floor area, height, finished floor elevation, grading, roof pitch, materials, color, setbacks? What are the design characteristics that create the conflict?
- Impact is the major issue. Whether by shading/density change, foot print, property access. Height & Footprint addressed? Cubic Foot would resolve.  
**Codify select design guidelines and make them standards** → Rights of adjacent home owner
- **Reinstate the design assistance program** → YES, as long as it’s advisory.
- Put as many roadblocks as possible in the way of so called “development” of this area. I appreciate the time and effort put in by city staff. This is a good use of my tax dollars.
- I would be particularly supportive of the idea of creating guidelines and making them standards. As a homeowner in the West Side neighborhood, I’ve been especially disturbed by new homes that introduce a large garage facing the street. One of the reasons I chose to buy in Old Town was to avoid living in a neighborhood filled with the blank stares of garage doors facing the street, as one often finds in newer subdivisions.
- **Allow each house to expand based on averaging with the two adjacent houses** → very important.
- My concern with the “contextual” options is that it would allow entire blocks to be torn down & redeveloped. For example, the new development by “By Design” on Maple & Grant does not fit in at all with the character of Old Town. Some sort of design review & real standards ARE NEEDED. My family fully supports ANY sort of way to regulate and stop this problem. Also, too many variances for “hardships” etc. seem to be granted currently
- **Codify select design guidelines and make them standards** → but allow to petition for exceptions. Increase setback on sides of lots. If height increases, setback should increase by a factor of 1 – 1.5. The shape and size of a lot is the CHARACTER of the lot and shouldn’t be used to claim a hardship! (See Maple between Locus & Grant). Stop giving out variances so easily – There’s no confidence in the system.

- **Codify select design guidelines and make them standards** → Yes! Make the regulations stick please. (1.) consider using footprint rather than FAR as the criterion for limiting expansion. (2.) Thank you for doing this; this is EXACTLY what we pay taxes for. You're doing your jobs well & gracefully. (3.) Also, shading & the facades that neighbors might view happen to be particular pertinent in our block. (4.) Please involve a moratorium until we have standards which preserve the charm of the city.
- FAR limits should be lower on all NCM, NCL lots – suggest range of .35 - .40. (2.) Consider sliding scale of FAR based on lotsize – possibly allow slightly higher on smaller lots. (3.) Should consider using a solar access standard based on the “virtual solar fence” concept – I’m sure you know what that is – see Boulder. (4.) Should explain the front/back sub-limitations on FAR. (5.) Should include standard based on minimum open space/ maximum impervious surface in addition to FAR limits.
- One problem is evidenced by a new, very tall green house in the 800 Block of Smith Street. If it meets a 40 foot height max, that’s TOO tall! It dwarfs nearby houses in height, and it is ugly – purely a box! Height should be compatible with others on the block – and 40 is too tall! Also, to set standards by # of stories is vague – one can build 16’ stories and can put in a basement that is 12 feet tall! Establish that “ground level” is former ground level OR that of adjoining houses. Thanks! Eric Hermann 482-8339
- Expand historic districts i.e. east to Lemay in East Old Town. **Lower the floor area limit in the NCL Zone** → Consider but doesn’t address high/tall homes. **Allow each house to increase by a certain percentage** → No! depends on neighborhood. **Require neighborhood meetings for expansions and new houses** → At least open communication to prevent hard feelings when too late. Limit # of pop-ups per block immediately so contractors don’t try to ramrod pop-ups before new guidelines are formulated and approved. As I see some long battles over these (temporary limits until final in place). Limit max height of basement from 12 feet to 8 at most! Good point made that some restrictions are too strict, like small porches – expansion while mansions are allowed to be built. **Codify select design guidelines and make them standards** → maybe vague – what are they? **Require review by LPC or newly formed ARC for expansions and new houses** → do they have to pass or just review?
- Temporary restrictions – a great idea. A woman suggested enacting some “temporary restrictions” in order to counteract those contractors who try to race against these guidelines. I agree!
- **Allow each house to increase by a certain %** → real estate disaster – big houses can expand more! **Allow each house to expand based on averaging with the two adjacent houses** → biggest can’t expand. **Require neighborhood meetings for expansions and new houses** → Ooh! Neighbor table! I strongly favor MANDATORY rules, but ones that are contextual (see other side) + with an appeals process – so that if a clever designer can make a bigger expansion look ok, they should be allowed to do it. I lived in a neighborhood without historic commission – a bad idea because these commissions attract CRAZY people! I like the eclectic architectural styles on my street (Smith St). A lot of problems could be solved by not granting so many variances to existing standards.
- Increase side setbacks with height additions (not just sidewalk height but peak height). **Require review by the LPC or a newly formed ARC for expansions and new houses** →

Do not form a new Architectural Review Committee (ARC) to review expansions and new houses. Make some of the design guidelines into standards. Re: Limit FAR & setbacks. Establish a 6-9 month moratorium on scrape-offs and large expansions until codes change. Consider regulating cubic feet instead of sq ft.

- Consider idea of cubic foot limits to encourage energy efficiency
- Lower the floor area RATIO limit in NCL and NCM. **Allow each house to increase by a certain %** → No, arbitrary – how many times can you expand? **Allow each house to expand based on the avg size house on the block face** → Too inconsistent, some blocks have already seen a lot of expansion. **Allow each house to expand based on avg size...plus an additional %** → Arbitrary. **Allow each house to expand based on avg with the two adj. homes** → Creates strange circumstance for owners/purchasers. My house's value could drop because neighboring houses are too small to allow expansion. **Require neighborhood meetings for expansions and new houses** → No Way! Too political, complicated, time consuming, etc. **Reinstate the Design Assistance Program** → No – too costly and complicated to address simple size issue. **Codify select design guidelines and make them standards** → No – need for more enforcement. Simple design standard lowering FAR. **Require review by the LPC or a newly formed ARC for expansions and new houses** → No – just adds more bureaucracy on a simple problem.
- Primary Concerns for Regulation: (1.) Shade Effect. (2.) Predictability.  
Primary Concerns against Regulation: (1.) City doesn't become HOA. (2.) Infringe Rights. (3.) \$\$/Time to Enforce.  
Solution: Limit height compared to neighbors' houses. If house goes back, it doesn't affect shade or appearance from street (so sq.ft. limits don't work) & allows homeowners to go bigger with fewer effects on neighbors.
- Address buffer area also. It was total ignored in this presentation – would it then not be included in solutions?
- We have to protect the integrity of the neighborhood.

#### **Comment from one that abstained:**

- Don't want to choose NOW – some expansions and new houses are gorgeous. Others – 726 Maple – Atrocious!

#### **Comments from those that answered "no":**

- Right now you're hearing complaints from people who have objections to new homes. I predict that if you extend restrictions on how much space can be added, you'll hear complaints from people who bought a small home with hopes of expanding when their families grow or when they could afford it. All different kinds of folks want to live in the city.
- Mega-Overreach by government. The city is spending way too much time, money, resources on being an HOA. The city cannot dictate my home, or my future expansions that are within city code.

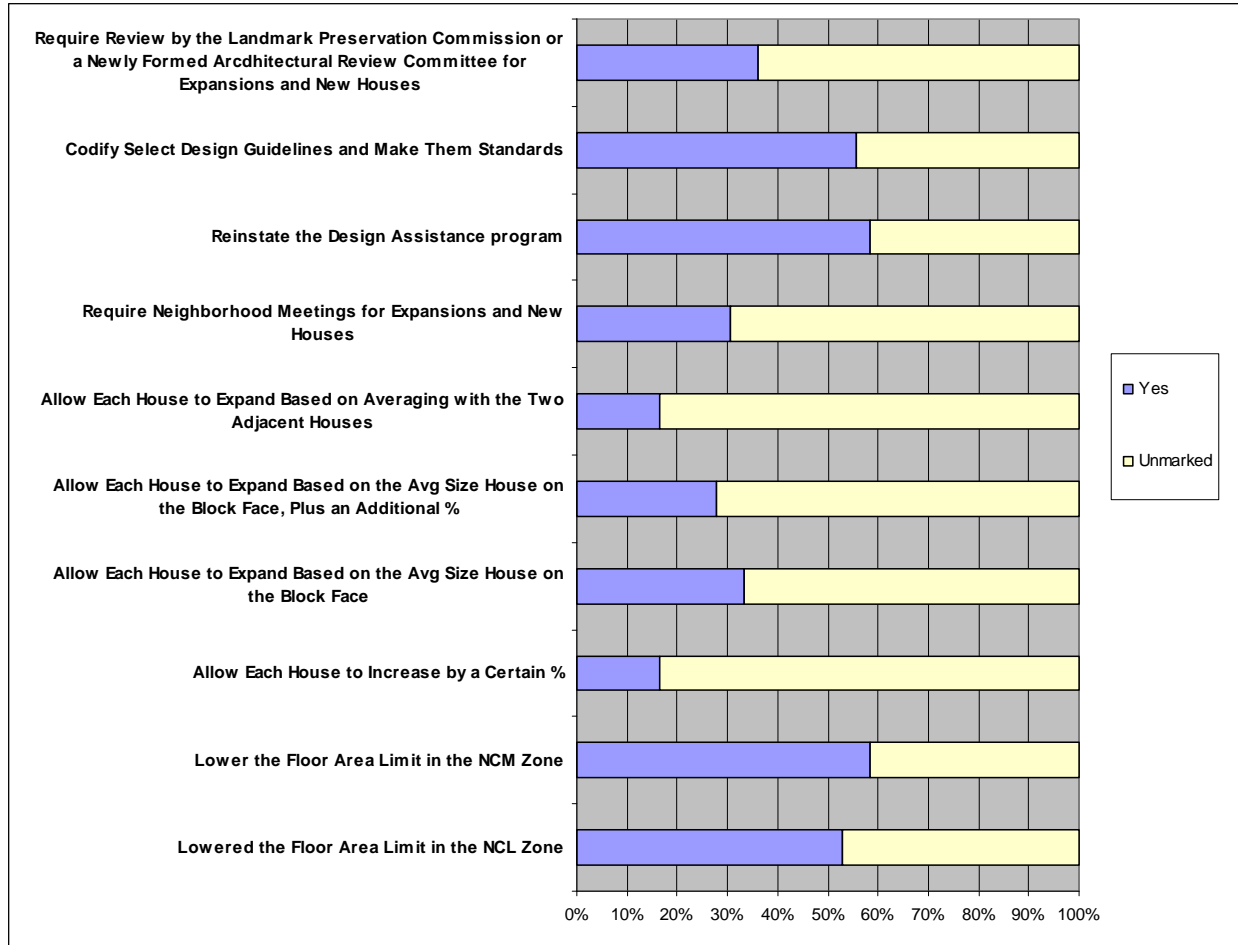
- We shouldn't be spending City resources and time and money on this subject. There are already zoning laws and building standards in place to address these issues. As long as I pay my fees and follow the process in place that should be all I need to do. If I want to live in an HOA area I would, but I don't and neither do the rest of the folks in these areas. Why is City staff wasting time and money on this study? Just another sign of waste in our City that could easily be cut. This whole study/process is yet another reason I won't be supporting the ballot issue regarding a tax increase. Ridiculous! Note: If changes are put into place limiting what I can do in the future vs. when I purchased my home, expect a huge fight on your hands. In that case, all folks that owned property when the new policies are put into place should be grandfathered to the current policies. Otherwise it affects my ability to use my home as an investment as I intended.
- ABSOLUTELY NOT!
- We DO NOT need a City of Fort Collins HOA!! We should not waste money right now based upon a select few not wanting growth & redevelopment. Solar issues: does that mean that I could cut down all of my trees if I wanted to use solar energy? I thought that wasn't allowed. There are already limits on construction. Zoning does NOT change mid-block. There are consistencies. What about the homeowner who's been in their home 20 years? Are they now limited on what they can do?
- Realistically, the most efficient solution is set standards. I'm not sure what the concerns are since they weren't really covered. Shading effect; Impact on solar energy possibilities.
- Expand the historical district!
- No – This entire policy violates homeowners legal rights. Free market will result in improvement built to standards that provide character for marketability. This proposal violates and discriminates against those who own property on ½ lots. Regulatory governance by unqualified staff and neighbors is a violation of homeowner's rights. Regulations will increase cost and hardship for EVERYONE. What will you do if a home is in ill repair and the owner CANNOT afford? Many of these houses need updating and repair. The "free Market" will naturally create sustainable quality.
- All the neighborhoods are unique and should be decided on a case by case basis. We own a house at 712 W. Laurel which sits on 2 lots. We have been approved to tear it down and build a 2 unit townhomes and a 3 unit townhomes each on their own lot. We are surrounded by run down rentals across from CSU. We see this as an improvement to the area – and do not want to be affected by these changes when we area about to start this project. We have worked on this project for 6 months and already spend a sizable amount of money going thru the city process. Thanks
- It's been working for 26 years! A very nice evolution. Improvement in appearance and values. If you stifle this the area will ultimately deteriorate over time.
- This is a VERY slippery slope. Drive into neighborhoods south of the discussed area (south of Prospect) and you find endless examples of bad/uninspired design and falling home prices. That is where proposals like this inevitably lead.

**2. If you answered "Yes", which of the following potential solutions would you support?**

	Yes	Unmarked <sup>2</sup>	No <sup>3</sup>
Lowered the Floor Area Limit in the NCL Zone	19	17	1
Lower the Floor Area Limit in the NCM Zone	21	15	1
Allow Each House to Increase by a Certain %	6	30	2
Allow Each House to Expand Based on the Avg Size House on the Block Face	12	24	0
Allow Each House to Expand Based on the Avg Size House on the Block Face, Plus an Additional %	10	26	1
Allow Each House to Expand Based on Averaging with the Two Adjacent Houses	6	30	2
Require Neighborhood Meetings for Expansions and New Houses	11	25	1
Reinstate the Design Assistance program	21	15	1
Codify Select Design Guidelines and Make Them Standards	20	16	2
Require Review by the Landmark Preservation Commission or a Newly Formed Architectural Review Committee for Expansions and New Houses	13	23	3

<sup>2</sup> "Unmarked" refers to the number of times that each option was not chosen out of the total 36 respondents that answered "yes".

<sup>3</sup> There were three respondents that answered "no" to the first question, but still answered the second and chose some potential implementation options.



## Appendix C – Floor Area Ratio (FAR) Analysis

### City of Fort Collins West Side FAR Analysis

NCM West			
Address	Floor Area	Total Lot Area	FAR
330 West St	1892	8556	0.22
328 West St	1502	8500	0.18
326 West St	1808	8500	0.21
320 West St	1092	8281	0.13
318 West St	1252	8653	0.14
316 West St	1648	8500	0.19
312 West St	2316	8408	0.28
308 West St	1720	8577	0.20
302 West St	996	8097	0.12
<b>Average</b>	<b>1581</b>	<b>8452</b>	<b>0.19</b>
938 Maple St	2259	4505	0.50
301 Park St	1054	3821	0.28
<b>Average</b>	<b>1657</b>	<b>4163</b>	<b>0.39</b>
528 S Grant Ave	1459	6261	0.23
524 S Grant Ave	884	8300	0.11
520 S Grant Ave	2179	12417	0.18
512 S Grant Ave	1658	12431	0.13
504 S Grant Ave	1348	5282	0.26
500 S Grant Ave	1262	7255	0.17
<b>Average</b>	<b>1465</b>	<b>8658</b>	<b>0.18</b>
717 W Mulberry St	?	?	?
713 W Mulberry St	1508	6780	0.22
709 W Mulberry St	1342	6206	0.22
705 W Mulberry St	931	6236	0.15
<b>Average</b>	<b>1260</b>	<b>6407</b>	<b>0.20</b>

NCB West			
Address	Floor Area	Total Lot Area	FAR
503 W Mulberry St	1886	5500	0.34
507 W Mulberry St	1622	9500	0.17
511 W Mulberry St	1375	9500	0.14
515 W Mulberry St	1167	9500	0.12
<b>Average</b>	<b>1513</b>	<b>8500</b>	<b>0.20</b>
504 S Whitcomb St	1256	9000	0.14
506 S Whitcomb St	1711	9000	0.19
510 S Whitcomb St	832	9000	0.09
516 S Whitcomb St	1613	9500	0.17
522 S Whitcomb St	3138	9000	0.35
526 S Whitcomb St	2508	5500	0.46
530 S Whitcomb St	2625	5750	0.46
<b>Average</b>	<b>1955</b>	<b>8107</b>	<b>0.26</b>



<b>NCL West</b>			
<b>Address</b>	<b>Floor Area</b>	<b>Total Lot Area</b>	<b>FAR</b>
200 S Grant Ave	1204	5822	0.21
719 W Oak St	1160	3570	0.32
713 W Oak St	1245	6300	0.20
<b>Average</b>	<b>1203</b>	<b>5231</b>	<b>0.24</b>
201 S Loomis Ave	1845	6254	0.30
205 S Loomis Ave	1522	6962	0.22
209 S Loomis Ave	2623	9530	0.28
215 S Loomis Ave	2603	9500	0.27
219 S Loomis Ave	1971	9635	0.20
221 S Loomis Ave	1015	9500	0.11
225 S Loomis Ave	1424	5114	0.28
229 S Loomis Ave	1534	5044	0.30
<b>Average</b>	<b>1817</b>	<b>7692</b>	<b>0.24</b>
1404 W Mountain Ave	1789	8519	0.21
1408 W Mountain Ave	2944	8506	0.35
1412 W Mountain Ave	2774	8406	0.33
1416 W Mountain Ave	2670	9446	0.28
1420 W Mountain Ave	2896	9000	0.32
1426 W Mountain Ave	2480	8078	0.31
<b>Average</b>	<b>2592</b>	<b>8659</b>	<b>0.30</b>
104 N Roosevelt Ave	2366	5670	0.42
116 N Roosevelt Ave	1566	8275	0.19
120 N Roosevelt Ave	1536	8275	0.19
124 N Roosevelt Ave	1528	8486	0.18
128 N Roosevelt Ave	1192	8275	0.14
134 N Roosevelt Ave	2472	8469	0.29
140 N Roosevelt Ave	1059	5765	0.18
150 N Roosevelt Ave	984	6417	0.15
<b>Average</b>	<b>1588</b>	<b>7454</b>	<b>0.22</b>

## City of Fort Collins East Side FAR Analysis

NCM East			
Address	Gross Floor Area	Total Lot Area	FAR
330 Peterson St	2898	9500	0.31
416 E Magnolia St	1376	4500	0.31
420 E Magnolia St	1037	4500	0.23
<b>Average</b>	<b>1770</b>	<b>6167</b>	<b>0.28</b>
509 E Plum St	1150	4750	0.24
519 E Plum St	464	2500	0.19
521 E Plum St	666	2500	0.27
525 E Plum St	724	2250	0.32
<b>Average</b>	<b>751</b>	<b>3000</b>	<b>0.25</b>
801 Smith St	732	2000	0.37
805 Smith St	2810	9500	0.30
807 Smith St	1389	9500	0.15
809 Smith St	1048	9500	0.11
817 Smith St	996	9500	0.10
821 Smith St	1560	9272	0.17
825 Smith St	2546	9728	0.26
829 Smith St	1132	5000	0.23
<b>Average</b>	<b>1527</b>	<b>8000</b>	<b>0.21</b>
516 Locust St	1056	4500	0.23
512 Locust St	1651	5250	0.31
500 Locust St	1717	8500	0.20
<b>Average</b>	<b>1475</b>	<b>6083</b>	<b>0.25</b>
521 Garfield St	1105	5435	0.20
517 Garfield St	1374	5600	0.25
513 Garfield St	1195	8400	0.14
509 Garfield St	1124	7308	0.15
511 Garfield St	1468	7000	0.21
<b>Average</b>	<b>1253</b>	<b>6749</b>	<b>0.19</b>
1100 Whedbee St	1514	5609	0.27
1104 Whedbee St	1518	5425	0.28
<b>Average</b>	<b>1516</b>	<b>5517</b>	<b>0.27</b>

NCB East			
Address	Gross Floor Area	Total Lot Area	FAR
1016 Remington St	2260	7433	0.30
1010 Remington St	3944	9100	0.43
1008 Remington St	4136	9100	0.45
<b>Average</b>	<b>3447</b>	<b>8544</b>	<b>0.40</b>
211 E Mulberry St	3762	?	?
215 E Mulberry St	2246	2380	0.94
503 Matthews St	3066	7420	0.41
<b>Average</b>	<b>3025</b>	<b>4900</b>	<b>0.68</b>

NCL East			
Address	Gross Floor Area	Total Lot Area	FAR
409 Buckeye St	1256	8346	0.15
415 Buckeye St	1686	11756	0.14
423 Buckeye St	2234	9480	0.24
427 Buckeye St	985	9750	0.10
<b>Average</b>	<b>1540</b>	<b>9833</b>	<b>0.16</b>
1401 Whedbee St	2425	7648	0.32
1415 Whedbee St	1966	7319	0.27
1445 Whedbee St	1553	7893	0.20
<b>Average</b>	<b>1981</b>	<b>7620</b>	<b>0.26</b>