



# West Central Neighborhoods Plan

## Implementation Status

Adopted Date: March 16, 1999

Update Status: May 18, 1999

Review Date: 8/12/2010

#	Action Item	Status	Timeline	Comments
<b>Land Use</b>				
			1-3 Years: Short 4-9 Years: Mid 10+ Years: Long	
1	Resolve the Inconsistencies between the Current Zoning Districts of the City's Land Use Code & Zoning Map and the Zoning Districts Plan	Complete	Short Term	Resolve Through Use of Selective Rezonings as Recommended in the Plan
2	Develop More Detailed Design Standards & Guidelines to Encourage Appropriate Development and Maximum Compatibility between Adjacent Land Uses	Complete	Mid Term	Enhance Visual & Historic Character of Neighborhoods; Only if Deemed Necessary
3	Add Additional Neighborhood Commercial Facilities & Services in the West Central Neighborhoods	Complete	Short Term	NC Added to SE Corner Prospect & Shields in Vacant Field
4	Resolve Conflicts through Education & Regulation that Occur Due to Short-Term Residential Occupancy	Complete	Mid Term	
5	Create a More Aggressive Stance on Code Enforcement in the West Central Neighborhoods	On-Going	N/A	Pursue Complaints from Neighborhood Organizations, Private Owners, etc.
6	Evaluate the Effectiveness of Current Dependence on the Definition of "Family" as a Deterrent to Overcrowding & its Effects on Evaluating the "Density" and "Intensity" of Re/Development Proposals	Complete	Short Term	
7	A Comprehensive Cultural Resource Inventory Should be Undertaken to Identify the Significant Historical Characteristics of Each Neighborhood		Mid Term	Identify Resources with Historical, Architectural and/or Geographical Significance
8	Take Appropriate Steps to Officially Designate Significant Historic Properties or Structures		Mid Term	Based on Results of the Comprehensive Cultural Resource Inventory
<b>Public Services</b>				
9	Investigate the Potential of Police Officers "Walking a Beat" (foot patrol) in the Campus West Area		Mid Term	
10	Investigate the Need for a Fire Station in the Centre for Advanced Technology	Complete	Mid Term	A New FS at this Location is Not Needed

#	Action Item	Status	Timeline	Comments
<b>Public Services (continued)</b>			1-3 Years: Short 4-9 Years: Mid 10+ Years: Long	
11	Establish Standards for & Install Flood Mitigation Measures to Avoid the Kind of Damage Experienced in the 1997 Flood	Complete	Mid Term	Particularly in Parts of the West Central Neighborhoods in Designated Floodplains
12	Internal Bus Stops Should be Provided by Transfort in All Major Commercial Developments	Complete		Designated Transit Stops have been Provided Along Arterial Streets
<b>Private Sector Services</b>				
13	Develop a Commercial Center with Neighborhood Oriented Retail & Services on the Vacant Land Southeast of Prospect/Shields St Intersection		Mid Term	In Accordance with the Zoning District Plan & if Needed Design Standards & Guidelines from West Central Neighborhoods
14	Develop a More Detailed Subarea Plan to guide the Redevelopment Activities of the Campus West/West Elizabeth Street Commercial Area	Complete		Planning Study Completed in 2001
15	Consolidate Trash Collection Where Possible		Mid Term	City-Wide Trash Collection Consolidation Not Adopted to Date
<b>Visual Character</b>				
16	Create a Set of Design Standards & Guidelines for Re/Development Activities for Each of the Unique West Central Neighborhoods		Long Term	If Deemed to be Necessary
17	A Design Review Committee Should be Formed to Judge the Aesthetic Compatibility of New Re/Development Activities with Existing Development		Long Term	
<b>Streetscape Design: Individual Neighborhoods</b>				
18	Neighborhood Based Organizations Should Identify Opportunities for General Improvements Consistent with this West Central Neighborhoods Plan	On-Going	N/A	
19	Create a Set of More Detailed Design Standards & Guidelines for the West Central Neighborhoods		Long Term	If Criteria in the City's Land Use Code are Found to be Lacking Sufficient Guidance
20	Identify Specific Segments of Street Corridors for Opportunities to Improve the Visual Character		Long Term	
21	Establish an Adopt a Tree Program in the Area where Private Donations Could Help Construct Landscape Improvements Along Medians & Sidewalks		Long Term	

#	Action Item	Status	Timeline	Comments
<b>Streetscape Design: Private Sector Businesses</b>			1-3 Years: Short 4-9 Years: Mid 10+ Years: Long	
23	Existing Businesses Should be Encouraged to Improve Landscaping, Screening, Access etc. Within Their Parcels.	On-Going	N/A	
24	New Development Proposals Should be Reviewed to Assure Quality Landscape Design Within the Project Site to Include Adequate Planning, Screening, Lighting, Maintenance, etc.	On-Going	N/A	
<b>Streetscape Design: The City of Fort Collins</b>				
24	Coordinate with Neighborhood Based Organizations in Developing Design Standards & Guidelines, if Needed, For the Area		Long Term	
25	Coordinate with Neighborhood Based Organizations in Implementing the City-Wide Streetscape Design Standards & Guidelines	Complete	Mid Term	City Streetscape Design Standards Adopted
26	Install Improvements Where Identified by Neighborhood Based Organizations & Make it a Priority in the Immediate Future	On-Going	N/A	
<b>Sense of Community</b>				
27	The City & Neighborhood Based Organizations Should Collaborate to Develop a Demographic Profile, Programs to Address Goals & Policies, Evaluate Land Use Decisions, Provide Framework & Resources and Provide Forms to Discuss & Propose Solutions	On-Going	N/A	As Described in the West Central Neighborhoods Plan
28	The City Should Review & Revise Ordinances & Policies Related to Housing in Areas Accommodating CSU Housing Needs in Order that Cultural, Social & Economic Diversity is Maintained	On-Going	N/A	
29	Neighborhood Based Organizations Should Support & Sponsor Neighborhood Activities Such as Block Parties, Festivals, Garage Sales & Pool Parties	On-Going	N/A	To Promote Community Cohesion
30	Neighborhood Based Organizations Should Form Linkages with CSU, City Agencies, Schools, & Religious Institutions to Facilitate & Educate Residents on the Value of Cultural, Social & Economic Diversity	On-Going	N/A	

#	Action Item	Status	Timeline	Comments
<b>Sense of Community (continued)</b>			1-3 Years: Short 4-9 Years: Mid 10+ Years: Long	
31	Increase Efforts to Develop Partnerships Between the City & The School District to Enhance Community Cohesion & to Make School Buildings/Grounds More Accessible to the Community	On-Going	N/A	
32	Partnerships With Area Religious Institutions Should be Pursued to Make Neighborhood Places of Worship Available for Public Meetings & Activities	On-Going	N/A	
33	A Consistent/Well Planned Program Should be Developed Among NBOs, the City, CSU and PSD to Inform & Educate Residents about Cultural, Social & Economic Diversity of the Area	On-Going	N/A	
34	The City Should Document Current Philosophies & Policies of the City on Diversity	Complete	Mid Term	Recommends CSU and Poudre School District Should Document As Well
35	Establish a Framework for Identifying Diversity-Related Problems in Their Early Stages & Mechanisms Should be Devised for Dealing with them In Cooperation With the Area's Neighborhood Associations	On-Going	N/A	
36	Enforcement Strategies Should be Developed to Handle Violations of Existing Laws, Ordinances & Policies that Do Not Further the Cultural, Social & Economic Diversity Goals & Policies for the Area	Complete	Mid Term	
<b>Parks &amp; Open Lands</b>				
37	Funding Mechanisms Should be Identified for the Development of Three Additional Neighborhood/Pocket Parks For the Planning Area		Mid Term	As Described in the West Central Neighborhoods Plan
38	The City Should Evaluate the Center for Advanced Technology for its Potential for Additional Passive & Developed Recreational Areas	Complete	Mid Term	Spring Creek Trail Area
39	More Pedestrian-Friendly Amenities Should Be Provided in Existing Parks & Along Spring Creek Trail	On-Going	Mid Term	Such as Park Benches, Picnic Tables & Gathering Areas
40	The City Should Consider Allowing Vendors in Rolland Moore Park During Evenings & Weekends to Provide a "Festival" Flavor to the Park		Long Term	
41	Additional Funding Should be Sought from the City to Plant Additional Trees & Shrubs and Create More Quiet Intimate Places in Rolland Moore Park		Long Term	

#	Action Item	Status	Timeline	Comments
<b>Economic Policies</b>			1-3 Years: Short 4-9 Years: Mid 10+ Years: Long	
42	Prepare a Site-Specific Design & Management Plan for Red Fox Meadows Natural Area	Complete	Long Term	Storm Drainage & Natural Habitat Improvements Completed in 2010
43	The City Should Acquire an Additional Natural Area Along Spring Creek within the Centre for Advanced Technology Property		Long Term	
<b>Housing: Property Maintenance &amp; Appearance, Health and Safety</b>				
44	An Information Sheet on City Ordinances Should be Prepared by the City & Distributed to Tenants, Property Managers & Property Owners		Mid Term	Specifically Targeting Known Problem Areas
45	Enforcement of City Ordinances Dealing with Nuisances, Health & Safety, Housing Standards & the Land Use Code Should be Increased In Problem Areas	On-Going	N/A	
46	An Information Pamphlet Welcoming Renters to the West Central Neighborhoods & Explain Neighborhood Expectations Should Be Prepared		Mid Term	Completed and Distributed by Neighborhood Based Organizations
47	Residents Should Feel Comfortable & Not Threatened When Contacting Property Owners, Mangers & Tenants Directly when Behavior or Maintenance Issues Arise	On-Going	N/A	
<b>Housing: Affordable Housing</b>				
48	Programs Such as the CDBG & HOME Programs, Which Assist Low Income & First-Time Home Buyers with Home Purchases Should be Encouraged	On-Going	N/A	
49	City-Wide Dispersal of Housing Incentives & Programs for Affordable Housing Should be Encouraged So that An Even Distribution Occurs Throughout the City	On-Going	N/A	
<b>Housing: In-Home Businesses</b>				
50	In-Home Businesses Requests Within the Neighborhoods that Comply with the City's Home Occupation Regulations Should be Supported	On-Going	N/A	

51	The City Should Increase Enforcement of Home Occupation Conditions		Mid Term	As Specified in the Land Use Codes
#	Action Item	Status	Timeline	Comments
<b>Housing: Current &amp; Future Student Housing Needs</b>			1-3 Years: Short 4-9 Years: Mid 10+ Years: Long	
52	Stakeholders Should Work Together to Seek Solutions to Increase Student Housing Demands on Sites Throughout the City to Encourage Dispersion	On-Going	N/A	Neighborhood Based Organizations, Developers, CSU, CSU Research Foundation, City of Ft Collins etc.
53	New Housing/Development Intended for Student Housing Should be Designed to be Compatible with the Surrounding Neighborhoods	On-Going	N/A	By Density and Intensity
54	Redevelopment in the Vicinity of CSU Main Campus to be Considered in the Long Term Goals of the University	On-Going	N/A	Univercity
55	City to Encourage CSU to Develop the Recommended Areas For Student Housing mentioned in Plan	On-Going	N/A	
<b>Housing: Future Housing Needs</b>				
56	Re-Use of Existing Buildings Rather than Demolition for New Development Should be Encouraged where Practical	On-Going	N/A	
57	Certain Areas should be Designated to Buffer High Traffic Volume Streets, Commercial or High Density Multi-Family Areas From Single Area Neighborhoods	On-Going	N/A	To Mitigate Traffic, Noise and Other Issues
58	Develop a Long-Term Plan to Facilitate the Acquisition of Properties to Assist in Redevelopment Activities for Housing Development	On-Going	N/A	
59	Adopt an Incentives Policy to Encourage Developers to Redevelop Designated Parcels in Area	On-Going	N/A	
60	Encourage Redevelopment of the Campus West Area with Ped Oriented Designs, Retail/Business/ Neighborhood Services, Mixed Used Housing & Recreational Opportunities	On-Going	N/A	
<b>Housing: Housing Design</b>				
61	Design Standards & Guidelines, if needed, Should be Developed as Phase II of the Plans Planning Effort	On-Going	N/A	

62	City Should Allow Height of Student Housing Complexes Adjacent to CSU Property to Exceed Three Stories	On-Going	N/A	If Structure Exceeds Three Stories; Proper Setback Would be Required Along Prospect and Shields St.
#	Action Item	Status	Timeline	Comments
<b>Transportation</b>			1-3 Years: Short 4-9 Years: Mid 10+ Years: Long	
63	Install Traffic Control Signals for Safer Ped & Bike Crossings when "Warrants"	Partially Completed	Mid Term	Prospect Rd at Heatheridge and Lynwood Prospect Rd at Underhill and Castlerock
64	Completion of Centre Ave Road Extension from Research Blvd to Prospect Rd	Completed	Mid Term	
65	Widening of Taft Hill Rd From Elizabeth St To Mulberry St for Wider Sidewalks and Bike Lanes		Long Term	
66	Widening of Taft Hill Rd across from Blevins Jr. High for Wider On-Street Bike lanes and Completion of the Sidewalk System for Increased Pedestrians/Bicycles	Completed	Mid Term	
67	Intersection Improvements for Increased Ped/Bike Safety	Partially Completed	Mid Term	Whitcomb and Prospect Prospect and Shields
68	Add/Improve Ped Crossing markings for Increased Safety at All Arterial/Arterial and Arterial/Collector Intersections	On-Going	N/A	
69	Neighborhood Entryway Design Features for a Reduced & Safer Ped Crossing Distance Should be Developed	Partially Completed	Mid Term	Drake & Constitution Taft Hill & Stuart Stuart & Heatheridge Prospect & Constitution
70	Landscaped Medians Should be Placed in Prospect Rd between Taft Hill & Shields, between Prospect & Drake		Long Term	No Projects to Date
71	Traffic Calming Devices (Raised Pedestrian Crossings, Round-Abouts, etc.) to Increase Safety for All Modes of Travel to be Placed at Key Intersections	Partially Completed	Long Term	Constitution Ave at Valley Forge/ Scarborough, Stuart St & along Springfield Dr at Castlerock, Constitution, Bryan & City Park
<b>Transportation: Auto Traffic</b>				
72	Neighborhood Based Organizations Should Work with the City's Traffic Engineer to see that Neighborhood Streets are Posted With Reasonable Speed Limits	On-Going		May Mean Higher or Lower Speed Limits for Safety Purposes

73	Regular Enforcement & Monitoring of Speed Laws by the Police Department Should be Encouraged	On-Going		Install Camera Radar at Intersections & Sections of Street Where Violations Continue to Occur
74	Use Effective Means of Notification of Speed Limits on Streets, Including Traditional Along Street Signs and On Street Signs	On-Going		
<b>#</b>	<b>Action Item</b>	<b>Status</b>	<b>Timeline</b>	<b>Comments</b>
<b>Transportation: Auto Traffic (continued)</b>			1-3 Years: Short 4-9 Years: Mid 10+ Years: Long	
75	Work with City's Traffic Engineer to Design/Utilize Traffic Calming Devices where Speeding is a Problem	On-Going	N/A	Including Curb Bulges, Speed Humps, Roundabouts etc.
76	Accident Reports Should be Monitored for Trend Information Which May Lead to Different Solutions	On-Going	N/A	
<b>Transportation: Bicycling</b>				
77	Designate Links, Listed in the Plan, as Official Bikeway Routes within the City's Bikeway System	On-Going	N/A	Place Proper Signage and/or Street Markings in the Field
78	A Bike Route Should Be Established Offering a Functional Link as an Alternative to Prospect Rd for Travel From Shields St to Centre Ave	Complete	Short Term	Prospect Rd is too Narrow in Width; Pitkin St & Spring Creek Trail Provide Alternative
79	Coordinate Plans with CSU to Manage Bicycle Traffic To/From the University	On-Going	N/A	
80	Create City-Wide Policy & Street Design Standard to Facilitate a Bicycle Left-Turn Movement Through Major Intersections in the Community	Complete	Short Term	
81	If Traffic Control Signal Fails to Make "Warrants" at the Prospect/Heatheridge/Lynwood Intersection, then the City Should Investigate the Feasibility of Placing a Ped/Bike Activated Signal at Intersection	Complete	Short Term	
82	Bike Lanes Should be Marked with Sufficient Width for the Safe Movement of Bicycles Along Major Arterial Streets	Complete	Mid Term	
83	Priority Snow Removal System for Bicycle Access to CSU Main Campus Should be Jointly Developed by the City and CSU	On-Going	N/A	
<b>Transportation: Pedestrians</b>				
84	Demographic Changes Should be Monitored and Coordinated with Poudre School District to Amend School Attendance Boundaries as Needed	On-Going	N/A	



85	Neighborhood Residents Should Monitor the City's General Fund Budget to Assure Sufficient Funds are Allocated to Maintain the School Crossing Guard Prog.	On-Going	N/A	
86	Residents, through School Parent Groups, Should Monitor the School District's Budget to Assure that Adequate Funding Exists for Busing Students from Portions of the Neighborhood which Require Students to Cross Busy Streets to get to School	On-Going	N/A	
<b>#</b>	<b>Action Item</b>	<b>Status</b>	<b>Timeline</b>	<b>Comments</b>
	<b>Transportation: Pedestrians (continued)</b>		1-3 Years: Short 4-9 Years: Mid 10+ Years: Long	
87	Pedestrian Accessibility and Circulation Should be Improved by Constructing Pedestrian Paths at the Locations Mentioned in the Plan Document	On-Going	N/A	
88	Sidewalks and Street Crossings Should be Improved at Locations Mentioned in the Plan Document	On-Going	N/A	
89	City to Enforce maintenance & Snow Removal Ordinances Which Places the Responsibility on Property Owners to Maintain Safe Facilities for Peds	On-Going	N/A	Sidewalks along Prospect Rd, between Shields and College Ave
	<b>Transportation: Mass Transit</b>			
90	The Size or Schedule Frequency of Buses Should be Reduced During Low Demand Times	On-Going	N/A	
91	Users Should be Surveyed Periodically to See if Different Routes & Schedules could Increase the Use of Transit Services	On-Going	N/A	
92	Investigate which is more Cost Effective and Implement	On-Going	N/A	(1) Eliminate Barriers and/or construction of Ped Paths to link to Public Transit (2) Use of a Mini-Bus/Van (para transit) System to Circulate Through Neighborhoods to Collect Riders & Transport to Major Bus Routes
	<b>Transportation: Parking</b>			
93	Review Results of the City's Parking Study by Residents for Potential Solutions to Neighborhood Parking Issues	On-Going	N/A	

94	City's parking Regulations Should be Reviewed for New Developments which may provide Housing for Specialized Populations	On-Going	N/A	May Create Demand Beyond Current Regulatory Standards
95	Potential Changes in City Code to Deal with Parking of Multiple Vehicles on Front Lawns Should be Evaluated	On-Going	N/A	
96	A "Good Neighbor" Educational Effort Should be Instituted by Neighborhood Residents to Discuss the Negative Impacts that Unattractive Parking has on Surrounding Land Uses	On-Going	N/A	
<b>#</b>	<b>Action Item</b>	<b>Status</b>	<b>Timeline</b>	<b>Comments</b>
	<b>Transportation: Mass Transit (continued)</b>		1-3 Years: Short 4-9 Years: Mid 10+ Years: Long	
97	Evaluate a Parking Permit Program Whereby Each Resident Would Receive a Limited # of Permits for On-Street Parking	On-Going	N/A	
98	Create Parking Time Limit Restrictions for Some Streets	On-Going	N/A	i.e. 2 Hour Limits
99	Special Events at Rolland Moore Park Should be Managed to Provide Off-Site Parking Facilities and Utilize Bus/Van Shuttles to Bring People to the Park	On-Going	N/A	Out-of-the-Neighborhood Parking
100	Parking Lots at Rolland Moore Park and at CSU Main Campus Should be Expanded; Where Appropriate	On-Going	N/A	