

Eastside & Westside Neighborhoods Character Study - Visual Survey (November 2012)







1. Do you live in and/or own property in the neighborhoods? (check all that apply)

		Response Percent	Response Count
I live in the Eastside		22.1%	27
I live in the Westside		54.1%	66
I own property in the Eastside		21.3%	26
I own property in the Westside		40.2%	49
I do not live in or own property in the neighborhoods		7.4%	9
		answered question	122
		skipped question	3






2. What is your interest in the Eastside and Westside Neighborhood Character Study? (check all that apply)

		Response Percent	Response Count
I am an interested citizen		23.0%	28
I am an interested citizen and live in the neighborhoods		81.1%	99
I conduct business in the neighborhoods (i.e., home sales, architecture, construction, etc.)		13.1%	16
		Other (please specify)	10
		answered question	122
		skipped question	3


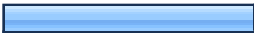

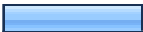
**3. Should the City consider education and communication tools for the neighborhoods?
(check all that apply)**

		Response Percent	Response Count
Yes - Develop voluntary design handbooks or guidelines		51.7%	60
Yes - Develop required design handbooks or guidelines (can be limited by area or project size)		36.2%	42
Yes - Promote or expand the City's existing design assistance program		58.6%	68
No - Do not consider education and communication tools		8.6%	10
	Other (please specify)		16
answered question			116
skipped question			9







**4. Should the City consider process and administration tools for the neighborhoods?
(check all that apply)**

		Response Percent	Response Count
Yes - Extend notice when property owners request variances to existing standards		64.1%	75
Yes - Provide notice when larger projects are proposed		64.1%	75
Yes - Establish a historic district (implemented under zoning regulations using specific criteria for all significant historic structures)		36.8%	43
Yes - Establish a conservation district (zoning overlay to protect existing character using broader criteria)		50.4%	59
No - Do not consider additional process and administration tools		20.5%	24
	Other (please specify)		7
		answered question	117
		skipped question	8

5. Should the City consider design tools for the neighborhoods? (check all that apply)

		Response Percent	Response Count
Yes - Provide a menu of design options to promote varied building massing for new construction exceeding a threshold in size		61.6%	69
Yes - Revise existing floor area ratio (FAR) standards to further limit permitted floor area in proportion to lot size		37.5%	42
Yes - Provide solar access standards to limit the amount of shadow a new building or addition can cast on a neighboring property (note that a secondary effect could be to reduce perceived building scale from some viewpoints)		60.7%	68
No - Do not consider design tools		20.5%	23
	Other (please specify)		11
		answered question	112
		skipped question	13

6. If neighborhood tools are used, how should the City consider applying them? (check all that apply)

		Response Percent	Response Count
Take no action to apply neighborhood tools		21.5%	23
Apply tools uniformly throughout the Eastside and Westside neighborhoods		25.2%	27
Vary their application by zoning district		23.4%	25
Vary their application by neighborhood or by a smaller neighborhood subareas ("character areas")		49.5%	53
Vary their application by lot type or size		38.3%	41
Apply tools in some zoning districts or neighborhood subareas, but not others		9.3%	10
	Other (please specify)		8
		answered question	107
		skipped question	18






7. "Incorporating side wall heights that are similar to traditional buildings on a block can help promote neighborhood compatibility."

		Response Percent	Response Count
Agree		29.4%	32
Somewhat Agree		34.9%	38
Neutral		8.3%	9
Somewhat Disagree		6.4%	7
Disagree		21.1%	23
answered question			109
skipped question			16







8. How should side wall height be addressed? (check all that apply)

		Response Percent	Response Count
In a voluntary design handbook		31.8%	35
Through incentives		24.5%	27
As a zoning requirement limited to construction exceeding a certain threshold in size		42.7%	47
As a zoning requirement for all new construction and additions		33.6%	37
Do not address side wall height		7.3%	8
Other (please specify):		10.9%	12
answered question			110
skipped question			15






9. "Incorporating side wall lengths that are similar to traditional buildings on a block can help promote neighborhood compatibility."

		Response Percent	Response Count
Agree		26.9%	29
Somewhat Agree		31.5%	34
Neutral		13.0%	14
Somewhat Disagree		7.4%	8
Disagree		21.3%	23
answered question			108
skipped question			17



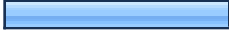



10. How should side wall length be addressed? (check all that apply)

		Response Percent	Response Count
In a voluntary design handbook		33.6%	37
Through incentives		26.4%	29
As a zoning requirement limited to construction exceeding a certain threshold in size		37.3%	41
As a zoning requirement for all new construction and additions		35.5%	39
Do not address side wall length		13.6%	15
Other (please specify):		8.2%	9
answered question			110
skipped question			15






11. "One-story elements or variations in the massing of the front façade can help promote neighborhood compatibility."

		Response Percent	Response Count
Agree		34.9%	38
Somewhat Agree		28.4%	31
Neutral		9.2%	10
Somewhat Disagree		11.0%	12
Disagree		16.5%	18
answered question			109
skipped question			16







12. How should the character of the front façade be addressed? (check all that apply)

		Response Percent	Response Count
In a voluntary design handbook		38.0%	41
Through incentives		29.6%	32
As a zoning requirement limited to construction exceeding a certain threshold in size		33.3%	36
As a zoning requirement for all new construction and additions		38.9%	42
Do not address the character of the front façade		13.9%	15
Other (please specify):		9.3%	10
answered question			108
skipped question			17

13. "A smaller building size in proportion to its lot size can help enhance neighborhood compatibility."

		Response Percent	Response Count
Agree		42.6%	46
Somewhat Agree		24.1%	26
Neutral		9.3%	10
Somewhat Disagree		7.4%	8
Disagree		16.7%	18
answered question			108
skipped question			17

14. How should the relationship between building and lot size be addressed? (Check all that apply)

		Response Percent	Response Count
In a voluntary design handbook		30.0%	33
Through incentives		21.8%	24
As a zoning requirement (floor area ratio standard) that applies to some lot types or sizes		40.9%	45
As a zoning requirement (floor area ratio standard) for all new construction and additions		48.2%	53
Do not address the relationship between building size and lot size		13.6%	15
Other (please specify):		11.8%	13
answered question			110
skipped question			15

15. "Maintaining solar access to neighboring properties can help promote neighborhood compatibility."

		Response Percent	Response Count
Agree		57.8%	63
Somewhat Agree		18.3%	20
Neutral		8.3%	9
Somewhat Disagree		2.8%	3
Disagree		12.8%	14
answered question			109
skipped question			16

16. How should solar access be addressed? (Check all that apply)

		Response Percent	Response Count
In a voluntary design handbook		28.2%	31
Through incentives		27.3%	30
As a zoning requirement that applies to some lot types or sizes		38.2%	42
As a zoning requirement for all new construction and additions		51.8%	57
Do not address solar access		8.2%	9
Other (please specify):		6.4%	7
answered question			110
skipped question			15

17. "Measuring wall height from original grade can help promote neighborhood compatibility."

		Response Percent	Response Count
Agree		58.3%	63
Somewhat Agree		14.8%	16
Neutral		9.3%	10
Somewhat Disagree		7.4%	8
Disagree		10.2%	11
answered question			108
skipped question			17

18. Overall building size is compatible.

		Response Percent	Response Count
Agree		17.9%	19
Somewhat Agree		11.3%	12
Neutral		11.3%	12
Somewhat Disagree		13.2%	14
Disagree		46.2%	49
answered question			106
skipped question			19

19. Building height is compatible.

		Response Percent	Response Count
Agree		16.0%	17
Somewhat Agree		14.2%	15
Neutral		11.3%	12
Somewhat Disagree		14.2%	15
Disagree		44.3%	47
answered question			106
skipped question			19






20. Building form (shape) is compatible.

		Response Percent	Response Count
Agree		20.0%	21
Somewhat Agree		21.0%	22
Neutral		13.3%	14
Somewhat Disagree		17.1%	18
Disagree		28.6%	30
answered question			105
skipped question			20






21. Other comments about this scenario?

	Response Count
	35
answered question	35
skipped question	90






22. Overall building size is compatible.

		Response Percent	Response Count
Agree		20.0%	21
Somewhat Agree		14.3%	15
Neutral		8.6%	9
Somewhat Disagree		17.1%	18
Disagree		40.0%	42
		answered question	105
		skipped question	20

23. Building height is compatible.

		Response Percent	Response Count
Agree		19.0%	20
Somewhat Agree		18.1%	19
Neutral		12.4%	13
Somewhat Disagree		11.4%	12
Disagree		39.0%	41
answered question			105
skipped question			20

24. Building form (shape) is compatible.

		Response Percent	Response Count
Agree		25.7%	27
Somewhat Agree		30.5%	32
Neutral		14.3%	15
Somewhat Disagree		15.2%	16
Disagree		14.3%	15
answered question			105
skipped question			20

25. Other comments about this scenario?

	Response Count
	19
answered question	19
skipped question	106

26. Overall building size is compatible.

		Response Percent	Response Count
Agree		14.6%	15
Somewhat Agree		14.6%	15
Neutral		11.7%	12
Somewhat Disagree		17.5%	18
Disagree		41.7%	43
	answered question		103
	skipped question		22

27. Building height is compatible.

		Response Percent	Response Count
Agree		14.7%	15
Somewhat Agree		16.7%	17
Neutral		15.7%	16
Somewhat Disagree		14.7%	15
Disagree		38.2%	39
answered question			102
skipped question			23

28. Building form (shape) is compatible.

		Response Percent	Response Count
Agree		15.8%	16
Somewhat Agree		16.8%	17
Neutral		19.8%	20
Somewhat Disagree		15.8%	16
Disagree		31.7%	32
answered question			101
skipped question			24

29. Other comments about this scenario?

	Response Count
	20
answered question	20
skipped question	105

30. Overall building size is compatible.

		Response Percent	Response Count
Agree		26.9%	28
Somewhat Agree		28.8%	30
Neutral		9.6%	10
Somewhat Disagree		8.7%	9
Disagree		26.0%	27
	answered question		104
	skipped question		21

31. Building height is compatible.

		Response Percent	Response Count
Agree		30.8%	32
Somewhat Agree		25.0%	26
Neutral		14.4%	15
Somewhat Disagree		5.8%	6
Disagree		24.0%	25
answered question			104
skipped question			21

32. Building form (shape) is compatible.

		Response Percent	Response Count
Agree		34.0%	34
Somewhat Agree		30.0%	30
Neutral		14.0%	14
Somewhat Disagree		6.0%	6
Disagree		16.0%	16
answered question			100
skipped question			25






33. Other comments about this scenario?

	Response Count
	15
answered question	15
skipped question	110



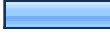


34. Overall building size is compatible.

		Response Percent	Response Count
Agree		18.3%	19
Somewhat Agree		17.3%	18
Neutral		9.6%	10
Somewhat Disagree		16.3%	17
Disagree		38.5%	40
	answered question		104
	skipped question		21

35. Building height is compatible.

		Response Percent	Response Count
Agree		20.2%	21
Somewhat Agree		19.2%	20
Neutral		15.4%	16
Somewhat Disagree		13.5%	14
Disagree		31.7%	33
answered question			104
skipped question			21

36. Building form (shape) is compatible.

		Response Percent	Response Count
Agree		19.6%	20
Somewhat Agree		21.6%	22
Neutral		15.7%	16
Somewhat Disagree		15.7%	16
Disagree		27.5%	28
answered question			102
skipped question			23

37. Other comments about this scenario?

	Response Count
	17
answered question	17
skipped question	108

38. Do you have any other comments about this study or the visual survey?

	Response Count
	50
answered question	50
skipped question	75

Page 3, Q2. What is your interest in the Eastside and Westside Neighborhood Character Study? (check all that apply)

1	I own rental property on the west side.	Nov 6, 2012 5:31 PM
2	homeowner, landlord	Nov 5, 2012 2:34 PM
3	Also a property owner on eastside	Nov 5, 2012 2:11 PM
4	I own property in the eastside neighborhood	Nov 5, 2012 12:48 PM
5	I am concerned about keeping FC an affordable, mixed-income and socially-sustianble place to live and work	Nov 5, 2012 9:47 AM
6	I own property which I currently rent out	Nov 4, 2012 4:36 PM
7	I also own commercial property downtown	Nov 4, 2012 9:19 AM
8	Owned property is occupied by family member	Nov 2, 2012 7:53 PM
9	I am fixing up a property in West side, and will be living there next Spring. Very interested in the character of the neighborhood	Nov 2, 2012 4:36 PM
10	I work in the neighborhoods	Nov 2, 2012 1:03 PM

Page 5, Q3. Should the City consider education and communication tools for the neighborhoods? (check all that apply)

1	consider this a drain on the budget	Nov 6, 2012 9:38 AM
2	Do not implement additional changes to the existing regulations	Nov 5, 2012 9:34 PM
3	Necessary but not sufficient strategies	Nov 5, 2012 5:26 PM
4	Promote existing design education guidines. No additional guidelines are necessary	Nov 5, 2012 2:13 PM
5	Enforce zoning regs, reject petitions for variance	Nov 5, 2012 12:50 PM
6	A combo of voluntary and required guidelines that includes process as well as outcomes	Nov 5, 2012 9:49 AM
7	This is fine but does not address the issue of developers ignoring the historic character of the neighborhood.	Nov 5, 2012 9:05 AM
8	develop lists of reliable resources--architects, builders, materials, etc.	Nov 5, 2012 8:26 AM
9	I don't think that voluntary guidelines will solve the problem, as they are merely optional. The focus should be on objective required standards, such as FAR.	Nov 5, 2012 7:36 AM
10	Do not change current standards	Nov 4, 2012 9:20 AM
11	ok the way it is	Nov 3, 2012 2:58 PM
12	extend information to designers and architects about the design assistance program	Nov 3, 2012 8:48 AM
13	You need to use words that normal human beings understand, not squishy development talk.	Nov 3, 2012 4:51 AM
14	Didn't understand option 2	Nov 2, 2012 8:35 PM
15	may be useful, but will not directly influence construction trends	Nov 2, 2012 5:08 PM
16	Inclusion of neighbors in the review process	Nov 2, 2012 4:37 PM

Page 6, Q4. Should the City consider process and administration tools for the neighborhoods? (check all that apply)

1	Additional process and notices incur additional costs. Do not implement any additional regulations.	Nov 5, 2012 9:35 PM
2	Ensure that process, administration and design guidelines ensure equity and don't favor the wealthy	Nov 5, 2012 9:52 AM
3	narrow the "historic structures" by inventorying the real ones, and getting rid of the 50 year rule	Nov 5, 2012 8:27 AM
4	Your question is insufficiently precise to answer. There is not real way to know the context to which you refer.	Nov 3, 2012 4:53 AM
5	I thought this already was a conservation district. If not, why do people have to go to a historic homes committee to have windows changed or add on a room or add onto a garage?	Nov 2, 2012 7:08 PM
6	resident participation/ input is essential	Nov 2, 2012 5:09 PM
7	Create stricter standards for height of structures. Base on lot size, shape, location and fit in neighborhood.	Nov 2, 2012 1:53 PM

Page 7, Q5. Should the City consider design tools for the neighborhoods? (check all that apply)

1	Exempt very small lots	Nov 10, 2012 11:58 AM
2	Enforce existing tools in place	Nov 6, 2012 9:39 AM
3	Do not implement additional regulations.	Nov 5, 2012 9:35 PM
4	Solar access is an environmental and economic right that needs protection.	Nov 5, 2012 5:28 PM
5	Eastside neighborhood is characterized by large lots and small houses, Fort Collins should attempt to keep that characteristic	Nov 5, 2012 12:54 PM
6	Consider tools that promote social equity between neighbors and mixed income neighborhoods, creative housing opportunities that are environmentally, economically and socially sustainable	Nov 5, 2012 9:56 AM
7	Remove FAR restrictions, and allow the neighborhood to naturally develop to its highest and best use.	Nov 3, 2012 1:43 PM
8	consider expanding upon design education options	Nov 3, 2012 8:49 AM
9	I am a human being with a PhD. I have no idea what a "design tool" is. Speak English.	Nov 3, 2012 4:53 AM
10	Stricter height restrictions should be implemented in addition to floor area restrictions.	Nov 2, 2012 1:54 PM
11	What does number mean even mean	Nov 2, 2012 7:54 AM

Page 8, Q6. If neighborhood tools are used, how should the City consider applying them? (check all that apply)

1	Do not implement any further regulations.	Nov 5, 2012 9:36 PM
2	Certain areas, like Mountain Ave, are anomalies. Some house sizes may be appropriate on east-west streets, but not north-south streets (shading of neighbors).	Nov 5, 2012 5:29 PM
3	Use a pilot approach to test different approaches and determine which functions the best according to sustainability criteria	Nov 5, 2012 9:58 AM
4	Apply tools where residents desire it; voluntary.	Nov 5, 2012 8:41 AM
5	I have no idea what you mean here; I'm a native speaker with a PhD.	Nov 3, 2012 4:55 AM
6	and lot location (to the south, north, etc of existing buildings)	Nov 2, 2012 5:13 PM
7	If neighborhood tools are developed, they should be considered City-wide rather than being limited to only specific neighborhoods.	Nov 2, 2012 1:51 PM
8	I need more understanding of "neighborhood tools"	Nov 2, 2012 7:57 AM

Page 10, Q8. How should side wall height be addressed? (check all that apply)

1	side wall height requirements alone does not address mass and huge scale compared to other buildings	Nov 9, 2012 10:54 AM
2	Our neighborhoods are diverse and have been from the beginning when they were built. Do not implement any further regulations.	Nov 5, 2012 9:38 PM
3	Other aspects should be considered in addition to solar gain/natural light inside neighboring homes including impact on existing landscaping/gardens, privacy, noise from outdoor appliances such as hot tubs and ACs, and other potential negatives from new construction	Nov 5, 2012 10:02 AM
4	Limiting building size through a max FAR would function to limit side wall size, including height, particularly in conjunction with current side setback limits.	Nov 5, 2012 9:10 AM
5	Side wall height should be address bey limiting overall size of the house.	Nov 5, 2012 7:42 AM
6	the current 18' height at the setback with exceptions for dormers is already an adequate restriction consider if a measurement at the lot line is imposed the end result may very well be concrete basement walls exposed to a greater degree due to basement wall heights desired by homeowners in additions or new construction	Nov 3, 2012 8:53 AM
7	This is not an answerable question because I have no way to know what you intend by "neighborhood compatibility."	Nov 3, 2012 4:57 AM
8	People should be able to add on to their homes, but to add excessive height is where the problem starts. Why allow a basement to be 12 feet tall? People should be able t add one story to their old home if it is within a reasonable height. But knocking down homes and making them 3-4 time taller than the original structure is a problem.	Nov 2, 2012 2:00 PM
9	There is so much diversity, I believe this should be addressed on a case-by-case basis.	Nov 2, 2012 1:53 PM
10	overall height and size is a bigger concern	Nov 2, 2012 7:59 AM
11	works as it is	Nov 1, 2012 11:03 PM
12	Thes illustrations highlight the issue with attempting to "disguise" huge buildings. It does very little to address the overall probelm. A SIZE LIMIT is needed!	Nov 1, 2012 12:59 PM

Page 11, Q10. How should side wall length be addressed? (check all that apply)

1	Again, i'm not sure how this really helps solve the issue of massive practically whole lots houses that dwarf their neighbors	Nov 9, 2012 10:55 AM
2	I do not consider compatibility to be an overwhelming neighborhood issue. Do not implement any further regulations.	Nov 5, 2012 9:40 PM
3	Max FAR and max FAR on rear-half of lot can function to limit side wall length.	Nov 5, 2012 9:12 AM
4	If you are going to limit side wall lengths with jogs or notches, this does not fit the character of historic houses, as these houses do not have such jogs. To address side wall length well, the overall size and character of the house need to be addressed.	Nov 5, 2012 7:45 AM
5	adequate restrictions already apply encourage good design through handbook	Nov 3, 2012 8:54 AM
6	Another idiotic, nonanswerable question. Ask questions intended for other human beings, not for fellow architects.	Nov 3, 2012 4:58 AM
7	The notch in the sidewall doesn't assist in side wall mass!	Nov 2, 2012 9:37 PM
8	Again, I believe this can not be addressed through legislated requirements, and should be considered on a case-by-case basis.	Nov 2, 2012 1:54 PM
9	Again, trying to make a huge house look smaller is going to be mostly unsuccessful.	Nov 1, 2012 1:00 PM

Page 12, Q12. How should the character of the front façade be addressed? (check all that apply)

1	Variations in massing of the building make for more interesting and diverse buildings, but are not necessarily enough to make a building fit in with its neighbors	Nov 9, 2012 10:57 AM
2	All zoning should be relative to square footage relative to lot size.	Nov 6, 2012 6:52 PM
3	There will always be instances of individual situations when addressing the character of a home does not fall within design requirements. I do not wish to have any further regulations.	Nov 5, 2012 9:43 PM
4	One story elements as shown still have the potential to tower over adjacent properties - there are several configurations currently in place in the East/West side neighborhoods that consider the impact on neighboring properties yet expand the living space through considerate remodels/pop-ups that retain a more modest front area...why aren't these included as a design option?	Nov 5, 2012 10:13 AM
5	a variety of architectural design solutions should be allowed recreation of traditional facades just for the sake of recreating historical design is not a valid design approach in a changing world with new energy conserving options, materials, knowledge about design and contemporary application of design knowledge	Nov 3, 2012 8:57 AM
6	How should I know? This is an architect question, not a question for a human being.	Nov 3, 2012 4:59 AM
7	none of these features lessen the impact of a large home placed next to an existing home	Nov 2, 2012 5:16 PM
8	If it isn't tall, but it fits, I am not for telling people what is acceptable unless the home is too big for a lot.	Nov 2, 2012 2:02 PM
9	Should be addressed on a case-by-case basis.	Nov 2, 2012 1:54 PM
10	Same thing as the other questions. The building is still too larger, sticking a porch or one story room on the front just makes the footprint even larger without really addressing the size issue.	Nov 1, 2012 1:01 PM

Page 13, Q14. How should the relationship between building and lot size be addressed? (Check all that apply)

1	This is a key requirement for maintaining neighborhood integrity	Nov 9, 2012 10:58 AM
2	Old Town is varied because that was how it was built. No need to regulate compatibility - you'll remove the charm.	Nov 6, 2012 3:58 PM
3	Address volume	Nov 6, 2012 12:30 PM
4	The citizens already repealed additional regulations that address FARs. We don't want any further regulations.	Nov 5, 2012 9:44 PM
5	As part of a mediated, negotiated process between adjacent landowners	Nov 5, 2012 10:15 AM
6	Neighborhoods change over time based on the people who live there. Building and lot size compatibility should reflect the current culture of the people. Some of the coolest neighborhoods in the country have buildings with short setbacks or connected structures (i.e. San Francisco, etc.). That works well in those areas because that reflects the character and history of the people. Same with Fort Collins. We shouldn't be obligated to artificially restrict lot size if a new development type would efficiently and beautifully serve the needs of its citizens.	Nov 5, 2012 8:46 AM
7	Families need the choice of building size downtown.	Nov 3, 2012 1:47 PM
8	square footage and height are not always a measure of compatibility provide good examples and reward such	Nov 3, 2012 8:58 AM
9	Ask the question you really intend: Are you bothered by large buildings on lots? Do you want us to do something about it? If so, which of the following might you prefer?	Nov 3, 2012 5:01 AM
10	Yes, in the case of older neighborhoods that have smaller buildings in proportion to lot size.	Nov 2, 2012 5:22 PM
11	Again, why is it just floor area we are talking about?	Nov 2, 2012 2:03 PM
12	This is another thing that should not be legislated.	Nov 2, 2012 1:56 PM
13	The lot size is nto the issue - the setbacks are what shdoul be considered.	Nov 1, 2012 3:39 PM

Page 14, Q16. How should solar access be addressed? (Check all that apply)

1	All new construction should be respectful of existing buildings solar access.	Nov 9, 2012 11:00 AM
2	We do not have a City Ordinance addressing Solar Access. We do not want further regulations forced upon our neighborhood.	Nov 5, 2012 9:46 PM
3	This is an issue that is not about aesthetics. It is about whether or not new construction should be allowed to harm neighbors.	Nov 5, 2012 5:35 PM
4	Include other elements beside solar access eg impact on landscaping/gardens, reduced privacy, increased noise from outside appliances such as as ACs and hot tubs, etc	Nov 5, 2012 10:16 AM
5	Ask the question that is *really* here: Do you believe that properties should have a right to sun? If so ...	Nov 3, 2012 5:02 AM
6	A house with a street or alley to the north for instance might warrant an exception if they will not impact another structure.	Nov 2, 2012 5:24 PM
7	Move to a large lot in the suburbs for controlled solar access	Nov 1, 2012 11:10 PM

Page 17, Q21. Other comments about this scenario?

1	Let the property owner decide- not city council	Nov 10, 2012 7:40 PM
2	This house looks like the big bully on the block.	Nov 9, 2012 11:02 AM
3	The illustrated building is completely incompatible with its neighbors; it should not be permitted.	Nov 8, 2012 6:43 PM
4	The implanted building clearly compromises the character and therefore value of the neighborhood--detracts from existing residents' quality of life.	Nov 6, 2012 6:55 PM
5	There is a poster child for what should not be allowed on the west side of Wood Street.	Nov 6, 2012 5:53 PM
6	We have big homes next to little homes that were built many years ago, too. There are already guidelines to address this in the city building codes.	Nov 6, 2012 4:01 PM
7	The height is not compatible but believe it is this owners right to not be sitiffled by regulation.	Nov 6, 2012 9:48 AM
8	we could stop calling it Old Town and call it Messed Up Town if large, incompatible buildings like this are put in place	Nov 6, 2012 9:46 AM
9	Protection of solar and light on existing neighbors is the most important consideration. Privacy is lost when a building looms over the neighborhood.	Nov 6, 2012 8:44 AM
10	I am forced to say that I "agree" that this scenario is compatible. Because if I say that I "disagree" then the response sounds like I feel there is a problem. These questions are "loaded" and I do not feel they are representative of the true issue. I believe they "create" a perceived problem when there isn't a problem.	Nov 5, 2012 9:52 PM
11	Towers over adjacent properties. Blocks solar access.	Nov 5, 2012 5:37 PM
12	Where are examples of the compatible designs that already exist in the Eastside/Westside neighborhoods, of which there are many? Sensitive designs that retain original size/shape elements in the front and put additions in the back that are in line with neighborhood scale seem to be the best fit for retaining neighborhood character. If people want giant houses direct them to the new places in South Fort Collins!	Nov 5, 2012 10:21 AM
13	A good addition or building design is one that looks like it has been there as long as the surrounding buildings.	Nov 5, 2012 9:34 AM
14	this question is much more informative than the previous one - it is difficult to truly understand what the other questions are getting at. seeing it in pictures is MUCH more informative.	Nov 5, 2012 8:39 AM
15	variation in size of buildings is a common element historically in these neighborhoods The design graphics presented are not accurate representations of the design of larger scale homes. They exaggerate a larger unsophisticated design	Nov 5, 2012 8:38 AM
16	Both for height and for width, this house overwhelms its neighbors	Nov 5, 2012 8:34 AM
17	You made the scenario house look like a behemoth that is a box. Is that how it	Nov 4, 2012 9:14 PM

Page 17, Q21. Other comments about this scenario?

	really is going to be in a neighborhood, when someone remodels? It looks like your purposely trying to get people to answer that the house is way to big so you can limit house sizes.	
18	neighborhoods are in flux...someday all the homes may enlarge	Nov 4, 2012 8:58 PM
19	If everything is the same, it becomes mundane.	Nov 4, 2012 4:41 PM
20	If solar exposure is a concern we should not allow trees in old town and remove any trees taller than 18 feet in old town.	Nov 4, 2012 9:30 AM
21	zoning changes should not be fixated on size or number of stories. The issue is aesthetics for the neighborhood and functionality for the owner (e.g., families), this issue should not simply be size nor perceived "changing demographic" of owners.	Nov 3, 2012 2:14 PM
22	Looks like builder greed...trying to get as much building on a lot as possible-undoubtedly rentals. Not much regard for the privacy of the neighbors.	Nov 3, 2012 10:04 AM
23	This is a poor example of design from all standpoints therefore the question is without validity and presented in an ineffectual manner why not have some talented designers address the solution and present that as an illustration? The notion is an embarassment to present such an illustration and expect a measurable response or reaction	Nov 3, 2012 9:04 AM
24	Your survey is too obtuse and stupidly presented for me to continue. "Compatible" is not a citizen word; it's a buzzword imposed from above.	Nov 3, 2012 5:04 AM
25	What I find so incompatible about homes that extend its height for the block, includes how close it goes to property line between homes. The close proximity paired with extended height exaggerates the out of proportion of the new construction in the context of the neighboring homes.	Nov 2, 2012 9:43 PM
26	Does not fit in scale or character	Nov 2, 2012 8:11 PM
27	It really depends on other design elements - siding types, roof overhang, etc. that make it "fit" and older neighborhood from an new construction neighborhood. I think the house currently under construction on the corner of Mountain and Whitcomb is terrible in some of it's design elements that make it lean more towards new construction like south fort collins over old town compatibility.	Nov 2, 2012 7:12 PM
28	Kelly Ohlson is a moron	Nov 2, 2012 7:08 PM
29	The large building overshadows the rest of the houses and does not fit in with the neighborhood.	Nov 2, 2012 6:16 PM
30	This house is a huge imposition on adjacent neighbors, it is likely the result of the removal or encapsulation of an original feature of the neighborhood (loss of authentic neighborhood character), it increases the pressure on nearby houses to be redeveloped, popped-up, etc.	Nov 2, 2012 6:13 PM
31	Really not the City's role to decide what is compatible. That is a property right issue.	Nov 2, 2012 2:26 PM

Page 17, Q21. Other comments about this scenario?

32	It is too hard to tell from this view. One needs to be actually seeing dimensions in person to answer this. I know this from watching a house in our neighborhood go up. We didn't realize from the earlier projections how huge it actually was going to be.	Nov 2, 2012 2:09 PM
33	In no way is this building compatible with the existing buildings in the neighborhood.	Nov 2, 2012 8:07 AM
34	This is ridiculous. You have to have trees in the illustration to present a true example of how the larger structure fits in the neighborhood. You also present a very plain large mass instead of a well designed home. This survey seems somewhat geared to get comments that lead to restrictions on neighborhood development.	Nov 1, 2012 11:27 PM
35	It's not covering too much of the lot, but it is too massive, especially in comparison to the neighboring homes.	Nov 1, 2012 4:48 PM

Page 18, Q25. Other comments about this scenario?

1	This one is better because its mass is broken up and has variety. It seems smaller because of that.	Nov 9, 2012 11:03 AM
2	A building such as this should not be permitted in the illustrated neighborhood.	Nov 8, 2012 6:44 PM
3	Can't even really see it from the street. As for size, there are already guidelines to address it in the city building codes.	Nov 6, 2012 4:02 PM
4	I'd welcome a Le Corbusier modern house that was well-architected and to scale, so even though I am saying that the form is somewhat compatible here, it is still not a graceful addition, and the scale is way off. Plantings are not shown in these diagrams, but trying to consider how to do plantings around such a building that are compatible in the neighborhood gives a sense of what is wrong with the scale and fake old house look of this one	Nov 6, 2012 9:49 AM
5	I am forced to say that I "agree" that this scenario is compatible. Because if I say that I "disagree" then the response sounds like I feel there is a problem. These questions are "loaded" and I do not feel they are representative of the true issue. I believe they "create" a perceived problem when there isn't a problem.	Nov 5, 2012 9:52 PM
6	Is this a boarding house or a hotel? This is absurd, and once again, blocks solar access.	Nov 5, 2012 5:38 PM
7	way too big	Nov 5, 2012 8:41 AM
8	Overwhelms its neighbors and invades their privacy by giving this place views of their windows, back yards, etc.	Nov 5, 2012 8:36 AM
9	I like the variety of different shapes and sizes.	Nov 4, 2012 4:42 PM
10	This survey assumes your going to add new regulations. I want current regs to stay the same.	Nov 4, 2012 9:32 AM
11	a case of better from one side than the other...how to handle that?	Nov 3, 2012 2:15 PM
12	If this happened next to my property, I would put mine up for sale & relocate. Maybe that is what the builders want...another property to gobble up & convert to oversized rental.	Nov 3, 2012 10:07 AM
13	Again, why not explain via an educational outreach about why historical building shapes originated...due to available material lengths and dimensions, engineering principles available at the time and come-on but time is marching on do we really want to give the impression that contemporary design has no place in our town?	Nov 3, 2012 9:07 AM
14	Ridiculous size when you see that it takes up most the lot and is so intrusive into the neighbors back yard that it nearly extends to their garage...	Nov 2, 2012 7:13 PM
15	Fire kelly Ohlson	Nov 2, 2012 7:09 PM
16	Articulation and breaking down the house into smaller shapes does not hide the fact that this house is larger than existing houses, has a greater ratio of house to lot size, and is 2-story instead of 1 story as most of the others in this diagram appear to be.	Nov 2, 2012 6:14 PM

Page 18, Q25. Other comments about this scenario?

17	It is not clear what you are asking in this question or the previous question.	Nov 2, 2012 4:28 PM
18	The setbacks, variation in massing, and front facade are much better than the first scenario. The left side view is also an improvement. However, it still seems large compared to the houses around it.	Nov 1, 2012 4:51 PM
19	I would have liked a "strongly disagree" option for this question.	Nov 1, 2012 1:03 PM

Page 19, Q29. Other comments about this scenario?

1	This bias of your survey and desired results could be discerned by a 5th grader.	Nov 10, 2012 7:41 PM
2	Yikes, again a big bully.	Nov 9, 2012 11:04 AM
3	There are already guidelines to address size in the city building codes.	Nov 6, 2012 4:02 PM
4	Again, do not believe regulations should be imposed	Nov 6, 2012 10:02 AM
5	A porch cannot disguise dreadful scale and architecture	Nov 6, 2012 9:50 AM
6	I am forced to say that I "agree" that this scenario is compatible. Because if I say that I "disagree" then the response sounds like I feel there is a problem. These questions are "loaded" and I do not feel they are representative of the true issue. I believe they "create" a perceived problem when there isn't a problem.	Nov 5, 2012 9:52 PM
7	Blocks solar access.	Nov 5, 2012 5:39 PM
8	Roof shape should be somewhat similar to surroundings	Nov 5, 2012 9:38 AM
9	Overwhelms its neighbors, invades their privacy	Nov 5, 2012 8:37 AM
10	scenario B seems more compatible than A and C	Nov 4, 2012 9:02 PM
11	Ugly..similar at least one of the projects built on W. Laurel. Just don't look like they belong; cheap; destroying the character of the neighborhood.	Nov 3, 2012 10:10 AM
12	One cannot stress enough how this illustration fails to relate to actual positive design solutions	Nov 3, 2012 9:09 AM
13	Given its mass, the house is too close to the property lines of its neighbors. When a larger home replaces a smaller home through a scrape off, it towers the surrounding homes taking away solar access and privacy.	Nov 2, 2012 9:50 PM
14	All of these Visual Survey examples show a new house with a side gable, and presumably some architectural features shared with existing houses. These things do not help with ACTUAL compatibility for those living adjacent to the new larger house. They are merely debatable in so far as being VISUALLY compatible.	Nov 2, 2012 6:16 PM
15	it is not clear what you are asking in these questions. I feel no further regulation on design standards are necessary.	Nov 2, 2012 4:29 PM
16	I can't tell by these pictures. Look very similar to the other scenarios...	Nov 2, 2012 2:10 PM
17	The building is just plain too big. It dwarfs the neighboring houses and does not fit with the character of the neighborhood.	Nov 2, 2012 1:30 PM
18	Ridiculous! We should be looking at real houses in the neighborhood.	Nov 1, 2012 11:30 PM
19	The roof appears lower, but there is still a significant shadow being cast on the neighboring house. This one also just looks like a big box with no interesting jogs or variations in massing.	Nov 1, 2012 4:54 PM
20	Maybe a "really strongly disagree" for this scenario.	Nov 1, 2012 1:04 PM

Page 20, Q33. Other comments about this scenario?

1	Much better, the main mass of the house is smaller and more in scale with the other buildings.	Nov 9, 2012 11:05 AM
2	Don't like the side of the house with the "shed" like attachment.	Nov 9, 2012 9:46 AM
3	There are already guidelines to address size in the city building codes.	Nov 6, 2012 4:03 PM
4	imagine looking eyes through the side dining room of the existing old town structure with the inhabitants of the wierd side pouch on the new building	Nov 6, 2012 9:51 AM
5	This is only better if there are no light/solar impacts to the neighbors.	Nov 6, 2012 8:47 AM
6	I am forced to say that I "agree" that this scenario is compatible. Because if I say that I "disagree" then the response sounds like I feel there is a problem. These questions are "loaded" and I do not feel they are representative of the true issue. I believe they "create" a perceived problem when there isn't a problem.	Nov 5, 2012 9:52 PM
7	Better on solar access, but not good enough.	Nov 5, 2012 5:40 PM
8	Let's just say, "roof peak should be no higher than the roof of any other building on the individual block."	Nov 5, 2012 8:38 AM
9	much better than the prior ones.	Nov 3, 2012 2:16 PM
10	Not as bad as the previous scenarios.	Nov 3, 2012 10:12 AM
11	A shed roof on an elevation that is seemingly getting closer to visually smaller scale omg what is the attempt here?	Nov 3, 2012 9:10 AM
12	This model gives the feeling of a much less massive building within its context.	Nov 2, 2012 9:51 PM
13	Might help with solar access. Still is imposing, especially to house to the left. House to left will view a WALL close to their window and very little range of view. The side setback is not visually adequate to allow appropriate negative space in so far as the streetscape pattern.	Nov 2, 2012 6:18 PM
14	it is not clear what you are asking in these questions. I feel no further regulation on design standards are necessary.	Nov 2, 2012 4:29 PM
15	Like the one story sidewall on the right, but not the one dimensional left side.	Nov 1, 2012 4:56 PM

Page 21, Q37. Other comments about this scenario?

1	Main facade too massive compared to its neighbors.	Nov 9, 2012 11:06 AM
2	Too big!!!	Nov 9, 2012 9:47 AM
3	There are already guidelines to address size in the city building codes.	Nov 6, 2012 4:03 PM
4	not having it	Nov 6, 2012 9:51 AM
5	Building on the back of the house lessens the visual disruption from the front. Don't know what the impacts are on the neighbors.	Nov 6, 2012 8:49 AM
6	I am forced to say that I "agree" that this scenario is compatible. Because if I say that I "disagree" then the response sounds like I feel there is a problem. These questions are "loaded" and I do not feel they are representative of the true issue. I believe they "create" a perceived problem when there isn't a problem.	Nov 5, 2012 9:53 PM
7	Again, blocks the sun.	Nov 5, 2012 5:40 PM
8	Width of this bldg is not compatible.	Nov 5, 2012 9:42 AM
9	Large, blocky, domineering, invasive of privacy. If the facade were stepped back, it would be an improvement	Nov 5, 2012 8:40 AM
10	I'm tired of this game	Nov 4, 2012 4:52 PM
11	What is the motivation for building such a large building on this lot vs one similar in size to neighbors? We do know the answer don't we.	Nov 3, 2012 10:15 AM
12	The "box-y" appearance of this model makes it look out of context from the street view.	Nov 2, 2012 9:54 PM
13	This survey is invalid, there is too much information for a commoner to absorb	Nov 2, 2012 7:09 PM
14	Left side setback is inadequate to allow practical range of view from house to left and new house is visually squeezing house to left. This is like putting an apartment building next to your house.	Nov 2, 2012 6:20 PM
15	it is not clear what you are asking in these questions. I feel no further regulation on design standards are necessary.	Nov 2, 2012 4:29 PM
16	I don't like the side addition, but the addition to the back that you don't see from the street I like.	Nov 2, 2012 2:38 PM
17	If someone buys a small house in a neighborhood comprising mostly small houses, they should be prepared to live in a small house.	Nov 1, 2012 1:05 PM

Page 22, Q38. Do you have any other comments about this study or the visual survey?

1	<p>I AM CONCERNED ABOUT THE DIRECTION THIS IS GOING. IT LIMITS CREATIVITY IN AN ENVIRONMENT THAT IS ALREADY VERY DIFFICULT TO BUILD IN. IT LIMITS ADAPTABILITY IN THE FUTURE TO NEW TECHNOLOGY. IE IN 1900 THERE WAS ONLY COAL BURNING OR WOOD FIRED HEATING, NOW THERE ARE GAS FORCE AIR, GAS HOT WATER, ELECTRIC HEATING AND WHO KNOWS WHAT TYPE OF TECHNOLOGY THERE WILL BE IN THE FUTURE. PEOPLE KEEP TALKING ABOUT SOLAR ACCESS BUT THE REALITY IS THAT URBAN LIVING IS DENSER LIVING..IF EVERYONE INSISTS ON THEIR SOLAR ACCESS IT WILL CREATE MORE SPAWL AS THE TOWN BRANCHES OUT, OLD TOWN WOULD NOT BE WITHIN WALKING DISTANCE.. IT WOULD CREATE MORE CONSUMPTION OF ENERGY IN GAS FOR COMMUTING AND HIGHER POLLUTION. THERE ARE TOO MANY VARIABLES THAT ARE NOT ADDRESSED HERE...ie YOU TALK ABOUT MEASURING THE SIDE WALL OF THE HOUSE AT THE FOUNDATION VERSUS GRADE BUT THE REALITY IS MUCH OF OLD TOWN IS IN A FLOOD PLAIN REQUIRING A NEW HOME TO BE BUILT UP ABOVE CURRENT GRADE AND ALSO WOULD REQUIRE THAT NO BASEMENT BE BUILT. BY VARYING WHERE THAT MEASUREMENT IS TAKEN YOU CAN MAKE THE LOT PRACTICALLY WORTHLESS. THERE ARE BEEN REALITY FEW PROBLEMS.. WHY ALL THE EXPENSE OF ENERGY, TIME AND MONEY ON THIS ISSUE. IT SEEMS THAT THE CITY HAS OTHER MORE PRESSING ISSUES TO DEVOTE THESE RESOURCES TO.</p>	Nov 12, 2012 8:22 PM
2	<p>Interesting.... We live at 715 Smith and needed to expand our house to continue to live here. We liked the neighborhood and have lived here for 31 years. Remodeled 15 years ago... Went from 1100sf to 2400sf so it could have been quite a jarring change but wasn't (I presume to think) because of design... It can be done, but is rather subjective --"good" design? A matter of taste, but I would vote for some "design review" "taste police" to not arrive at aesthetic value, but to preserve adjacent property economic values...</p>	Nov 11, 2012 5:46 PM
3	<p>I'm for visual interest and variety. I bought a newish house at the NE corner of Maple and Grant. These houses seem to add variety and character without feeling too overwhelming to their neighbors. There are some mid block new homes that take up practically the whole lot and dwarf their neighbors, and if running east west, shading their Southern neighbor completely. This does not seem neighborly or wise in the long run for our city.</p>	Nov 9, 2012 11:11 AM
4	<p>Thanks for allowing my input.</p>	Nov 8, 2012 6:46 PM
5	<p>Thank you for doing this. I'm all in favor of smaller houses not getting razed for huge houses that don't fit the design or character of the neighborhood, particularly if it's to be as many rental units as possible. I'm also extremely concerned about alley houses and more than 3 unrelated creating population density, parking, noise and quality issues.</p>	Nov 8, 2012 1:40 PM
6	<p>The building size relative to lot size regulations that were passed by city council should be re-negotiated into zoning requirements in eastside and westside neighborhoods. The fact that essentially, a housing lobbying group was able to pass an initiative holds no real democratic weight. This is a clear case of money, or an industry, being able to put political pressure enough to circumvent democracy. This is all to say that the interests of developers should come after the interests of those of us immediately affected by zoning regulations. Fort</p>	Nov 6, 2012 7:23 PM

Page 22, Q38. Do you have any other comments about this study or the visual survey?

Collins needs to start standing up for its citizens in this way--not for the potential to make money.

7 I think that we're wasting time trying to come up with a subjective requirement based upon a small group's opinion of what looks good and what does not. Nov 6, 2012 4:04 PM

8 Thank you for your time. As a resident of the Westside neighborhood I am concerned with the area North of LaPorte Avenue often referred to as Reclamation Village. I am concerned this area does not flow well with the other character areas and wonder if review/consideration is being given to this area in particular. This area has great potential to the Westside Neighborhood however appears to be very out of character for the area. Are there any plans to focus specifically on this area in regards to the context and character of this area? Also are there any future plans to discuss highly populated rental areas as well? Thank you! Nov 6, 2012 10:07 AM

9 good that it is so visual, makes it easier to think about what is being proposed. You should have had a wonderfully scaled (neighborhood sized) very modern building in the lineup to make the survey more comprehensive. If any of this helps prevent another instance of huge yellow towers rising unimpeded in Old Town, it is worth the effort . . . Nov 6, 2012 9:54 AM

10 There should be mandatory requirements preventing the loss of light and sun by neighbors period. Nov 6, 2012 8:50 AM

11 The questions in the visual survey about compatibility are "loaded". Adults are willing to answer a question asked of them, but it fully takes the issue out of context. I do not want any further regulations implemented. There are so few instances where a project "stands out" or doesn't fully fit with the neighborhood. I do not feel like that is a problem. I do not feel like additional regulations will address those few projects that "stand out" anyway. The majority of residents that make changes to their homes do it with consideration of their neighbors and neighborhood character. Doing that only helps their own home value. Do not implement additional regulations that will impact my neighborhood. We want people to come in and make homes liveable for today's life. If additional regulations are implemented, it will greatly affect the neighborhood in a negative way. The natural progression of change in the neighborhood is healthy and good. Nov 5, 2012 9:59 PM

12 Solar access is an environmental and economic issue that must be addressed by strong mandatory standards. People who put their life's savings into a house should not be harmed by others who want to rob them of their solar access. Nov 5, 2012 5:42 PM

13 I would suggest an architecture design committee as part of the city process who come from an objective neighborhood design standpoint. I discourage regulations that do not have some flexibility in them. It is most important to keep the creative element of the design and not to make each new home in the neighborhood a prototype of a suburban neighborhood. The character of the east and west side neighborhoods is inherently the uniqueness of each individual home and this should be encouraged with new construction as well. I would rather see case by case evaluation rather than absolute code that has no flexibility. Nov 5, 2012 5:09 PM

Page 22, Q38. Do you have any other comments about this study or the visual survey?

14	All the proposed alternatives are significantly bigger than the other houses in the neighborhood. Floor Area to Lot Size ratio is the key. Limit the total amount of floor space being built on the lots.	Nov 5, 2012 1:09 PM
15	let property owners do what they want without any further city involment - use the rules that are now in place also should allow mulple units/mother-in law units on lots under 10,000 sq. ft with certain limitations	Nov 5, 2012 11:41 AM
16	It's as if you never made an attempt to show a compatible house within an existing neighborhood to determine what one might consider an appropriate sized house.	Nov 5, 2012 11:30 AM
17	Why are all the design options presented bulit around maximum sqaure footage and not neighborhood compatibility? There was not one option that included a backyard pop-up or a single story extension into the backyard. Overall these are more compatible with neighborhood character and foster a sense of community. I also feel that the survey could have been written more clearly for lay people who are not builders/designers per se (at times what was being asked was somewhat confusing - one could be thinking they were responding in one way but the way the survey was worded they could end up answering the opposite of their intention). The process by which new construction occurs is in many ways more important than the outcome, and this needs to be emphasized more to ensure equity. For these reasons and more, this survey appears to have a built in bias toward enabling large construction and less toward fostering community and preserving neighbor character. Creating affordable single family housing options need to to be a part of the planning approach in any future development. Eastside-Westside should not turn into an enclave of the wealthy. A more balanced, mixed-income approach is a cornerstone of sustainability, a value to which FC appears to hold dearly, at least in word.	Nov 5, 2012 10:33 AM
18	Your design examples make it clear that many of the current criticisms to new buildings and additions in the East and West Side Neighborhoods can alleviated through good architectural design.	Nov 5, 2012 9:01 AM
19	I don't think it is realistic. I believe there are many ways to define compatibility and your survey is pushing respondents towards staff beliefs.	Nov 5, 2012 8:47 AM
20	The graphics are not very good at presenting real situation designs that allow for a valid understanding of the issues and concerns	Nov 5, 2012 8:43 AM
21	This town is spending an awful lot of money trying to turn Old Town into the equivalent of a Homeowner's Association. Sensible regulations are required, but this whole exercise is not about that. Preservation is not fossilization.	Nov 5, 2012 8:41 AM
22	I think it is important that the city put some real regulations in place to preserve the historic character of our neighborhood. In my opinion, the only objective way to do this is to limit FAR; limiting FAR would address many of the other issues (fit, solar, size) mentioned in this survey.	Nov 5, 2012 7:58 AM
23	I continue to feel that we should not over regulate design standards and allow for individual freedom, creativity, future building technology and current lifestyle be considered. Ft. Collins began as a fort, then an agricultural community. Today it continues to be a vibrant sustainable community. IT WORKS!	Nov 4, 2012 9:16 PM

Page 22, Q38. Do you have any other comments about this study or the visual survey?

24	Graphic representation lacks real life impact. Color, style, texture will impact visual assessment.	Nov 4, 2012 4:55 PM
25	Many of these houses need work and many more aren't worth repairing. The neighborhoods are a tremendous asset for the community that will be squandered without revitalization that includes vitality and contextual diversity.	Nov 4, 2012 4:48 PM
26	In the visual survey, it appears that all the neighboring homes have footprints that have been modified. Granted, that is the case in quite a few streetscapes within the east and west side neighborhoods, but would it not be more accurate to also depict examples of the new construction in the visual survey within typical unmodified homes? These would be the small bungalows with no or very small additions.	Nov 4, 2012 10:47 AM
27	helpful to see examples. shows how hard it is to see results from plans and blocked out models.	Nov 4, 2012 9:58 AM
28	At the last community open house it was requested specific complaints be listed with associated addresses and this information be shared with us. I feel there are only a few complaints on a few properties. All new construction should be compared to understand if a minority of projects are causing this up roar. I also believe any council people living in these neighborhoods should be removed from discussion and voting rights on this subject due to conflict of interest.	Nov 4, 2012 9:42 AM
29	Please don't get fixated on size. The issue should be how the design/aesthetics of the home fit into the neighborhood character and functionality for the owner (e.g., families). I love old homes, but not all old houses are gems. A scrape and build can be a positive for the neighborhood.	Nov 3, 2012 2:19 PM
30	Don't make the mistake of over-regulation.	Nov 3, 2012 1:50 PM
31	Will there be something called "neighborhood character" left in Ft. Collins 10-20 years from now?	Nov 3, 2012 10:17 AM
32	Please have illustrations completed by designers or architects reflecting actual good design using the same illustrative ideas for a fair response!! Or another approach would be to do a visual survey or existing examples in our city to promote good design	Nov 3, 2012 9:15 AM
33	I appreciate the energy and thought that is going into seeking a solution for creating some type of consistency, enhancements, and protection for the redevelopment that is occurring in our neighborhood.	Nov 2, 2012 9:55 PM
34	Thanks for the opportunity to respond. Change should not affect overall character of the neighborhood.	Nov 2, 2012 8:22 PM
35	Hope you get good responses from this - well thought out survey. Thank you!	Nov 2, 2012 8:13 PM
36	How do we rid ourselves of Kelly Ohlson? Can we just vote "no" and he goes away?	Nov 2, 2012 7:10 PM
37	Interesting design features that are currently used on new larger construction. It may make the new larger houses "cuter", but they are still out of scale and	Nov 2, 2012 6:21 PM

Page 22, Q38. Do you have any other comments about this study or the visual survey?

	imposing.	
38	I feel no further regulation on design standards are necessary. We DO NOT WANT a glorified HOA downtown!!	Nov 2, 2012 4:29 PM
39	It would be better to actually drive around town for real examples.	Nov 2, 2012 3:12 PM
40	Enjoyed taking it.	Nov 2, 2012 3:09 PM
41	Overall, I like interesting fronts, ie porches, etc. that break up the "big wall" front and adding on towards the back of the residence instead of up on top or sideways I find preferable. Keeps the look from the street as original as possible.	Nov 2, 2012 2:40 PM
42	This study should not be going on. Citizens spoke and said they did not want any more regulation. Why are we spending more staff time and consultant dollars on this project. Please end this conversation and stop trying to limit my ability to update my property as I desire.	Nov 2, 2012 2:27 PM
43	The most flavorful and aestiticy pleasing streetscape is in Old Town East/West. There have been been no design regulations/restrictions. Put controls on size and height realizing the changed marketplace of the 21st century but don't regulate design !	Nov 2, 2012 2:22 PM
44	This is a serious issue and much of the new construction in the last 10 years has had a very negative impact on not only the character of neighborhoods, but the housing availability in these areas.	Nov 2, 2012 8:11 AM
45	Look at the neighborhoods. Show us real examples of design and scale problems.	Nov 1, 2012 11:35 PM
46	It seems like the town encourages people to build two story additions to leave more of the lot open. I think this is less compatible one story construction that takes up more lot area. With two stories, privacy and solar access are both compromised. I also see buildings that don't seem to fit the current standards and it makes me wonder how many variances are being granted. There seem to be a lot more problems with incompatible and massive buildings north of Laporte Ave on the Westside.	Nov 1, 2012 5:01 PM
47	If lot size to floor area rations are considered, I think basements floor area and detached garage floor area should be left out of that calculation.	Nov 1, 2012 3:44 PM
48	I believe that variety of size and shape is good in a neighborhood and strengthens its diversity and visual appeal; you see that as you move through the interesting old neighborhoods; the most important thing to me to to maintain style and details.	Nov 1, 2012 3:04 PM
49	Please conserve these neighborhoods. Don't let a large two story structure to be built next to a one story. This is visually unappealing and destroys the sense of privacy the one story has. Please pay attention! Thanks	Nov 1, 2012 1:29 PM
50	People keep talking about "lifestyles" in the meetings on this issue (claiming that they need bigger houses to accommodate their personal lifestyle). What the	Nov 1, 2012 1:06 PM

Page 22, Q38. Do you have any other comments about this study or the visual survey?

builders and realtors don't seem to get is that most people who live in this part of down do so because they want a lifestyle that includes smaller houses.