

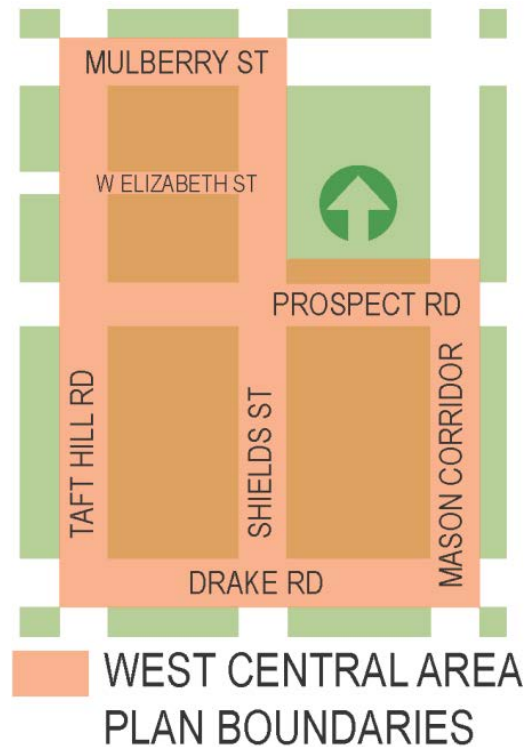
**West Central Area Plan – Neighborhood Tours
Summary
April 21 – May 23, 2014**

Background

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

Walking Tours Overview

Twenty walking and bicycling tours were held between April 21 and May 23 to gain insight into how people experience the West Central Area on a daily basis. The purpose of these tours was to invite community members to lead city staff on a walk through their neighborhood to better understand the specific opportunities and challenges facing each part of the West Central area.



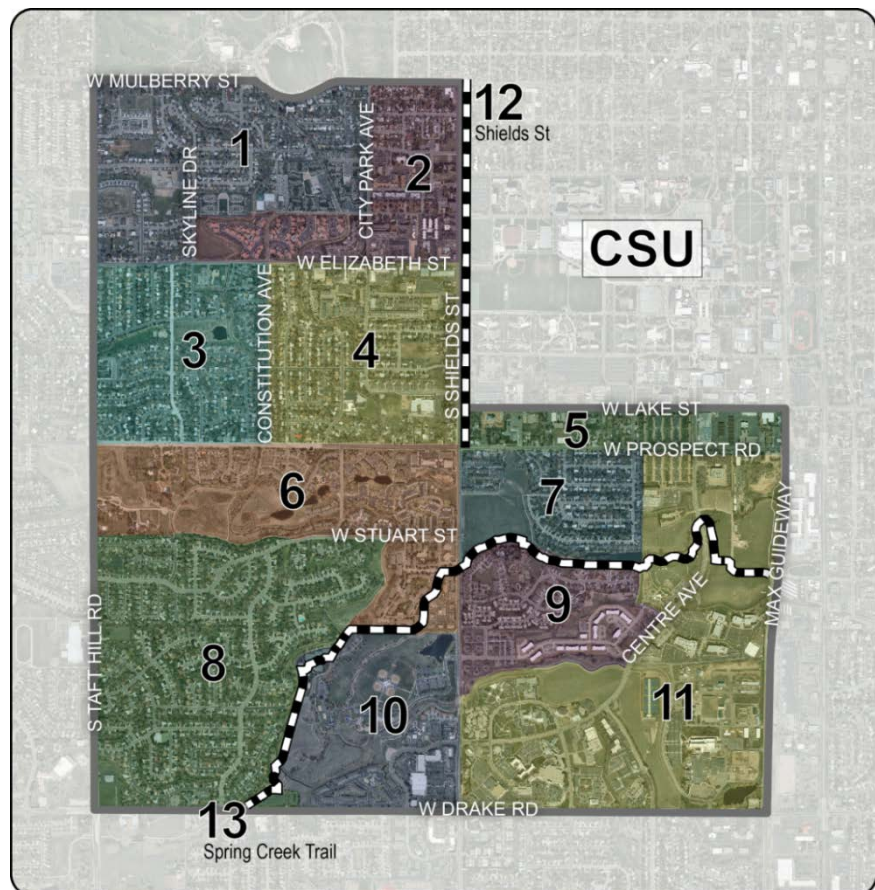
Date	Session	Location	Participants
April 21	1:30 - 3:00 p.m.	Lexington Green & Village West	3
	6:30 - 8:00 p.m.	City Park South	7
April 22	12:00-1:00 p.m.	Prospect Corridor: Shields - College	9
	4:00 - 5:30 p.m.	Red Fox Meadow	8
	4:15 - 5:45 p.m.	Lexington Green & Village West	2
	6:00 - 7:30 p.m.	Avery Park	3
April 23	12:00-1:00 p.m.	Centre for Advanced Technology	5
	6:00 - 7:30 p.m.	Hill Pond & Gilgalad Way	6
April 24	10:00-11:30 a.m.	Campus West South	5
	12:00-1:00 p.m.	Sheely, Wallenberg & Landmark	5
April 25	8:00 -9:30 a.m.	Campus West	3
	2:00 - 3:30 p.m.	Shields: Mulberry - Prospect	2
	4:00 - 5:30 p.m.	Campus West	6
April 26	9:00-11:00 a.m.	Spring Creek Trail - Bike Tour	2

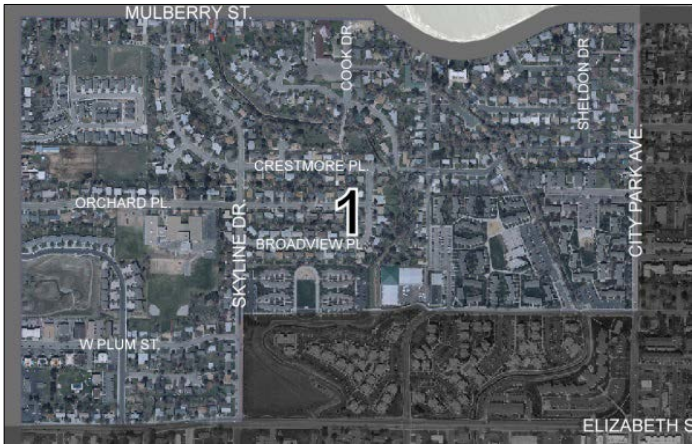
Date	Session	Location	Participants
April 30	12:00-1:30 p.m.	CSU Campus	5
	4:00 - 5:00 p.m.	Campus West & Shields	3
May 1	9:00-10:30 a.m.	CSU Campus	1
May 16	4:30-6:00 p.m.	Sheely & Wallenberg	8
May 22	3:00-5:00 p.m.	Prospect Road & Centre Avenue	2
May 23	10:00 a.m. - 12:00 p.m.	Shields, Campus West & City Park South – Bike Tour	2
<i>Total</i>			<i>87</i>

For many of the tours, neighborhood residents helped develop the tour routes and led the tours in concert with city staff. This helped ensure the routes were indicative of the true character of the neighborhoods and the key issues and features in each distinct area. Each tour lasted one to two hours, depending on the length of the route. Each tour included City staff to record thoughts, questions or concerns voiced by participants on the walking tour. Participants could also record their own notes on comment sheets made available by staff. City staff took note of immediate action items for the City (nuisance, property maintenance issues, etc.), in addition to comments related to longer-range priorities and needs. The more pressing issues will be relayed to the appropriate party, with the goal of resolving immediate issues as soon as possible. In all, there were 87 participants (though some people attended multiple tours), and hundreds of comments and photos were gathered.

What We Heard - Key Themes

To get a sense for the character and conditions of the entire West Central Area, City staff broke the planning area into sub-areas. To the right is a map of the West Central planning area and each of its sub-areas. What follows is a summary of the recurring themes from the walking and bicycling tours in each sub-area. The recurring themes have been organized into three major topic areas: Land Use & Character, Transportation, and Open Space Networks. Please note that for some sub-areas, there were fewer comments than for others.





Area 1 - City Park South

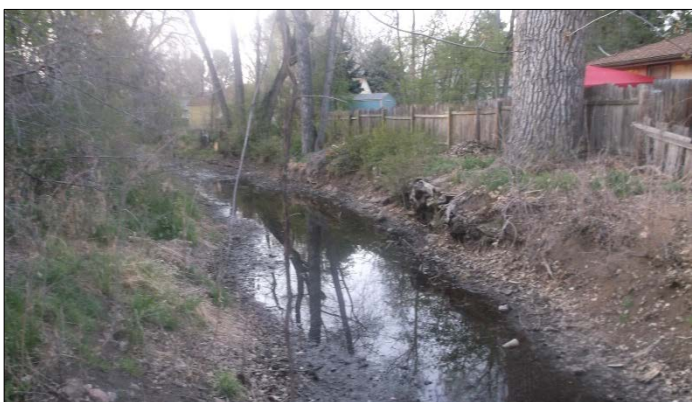
Land Use & Character

- Diverse architectural styles adds to character of area
- Incompatibility of new multi-family developments with existing single-family character (architecture, height, setbacks, density, lack of parking)
- Property maintenance concerns
- Need for better screening of trash receptacles
- Desire for more proactive nuisance enforcement
- Support for U+2 and greater accountability for landlords



Transportation

- Sidewalks are constrained and in need of repairs (narrow, discontinuous in places)
- Curb paint, bike lane striping, and crosswalks in need of repainting
- Need for traffic calming and improved sight lines on Crestmore
- Bicycle/pedestrian safety concerns on City Park Ave.
- Preference for detached sidewalks on Mulberry
- Need for more proactive traffic and parking planning/management
- Need for east-to-west bicycling alternatives to West Elizabeth and north-to-south connections to Spring Creek and Poudre Trails
- Dead ends increase traffic on major streets



Open Space Networks

- Hazardous trees overhanging sidewalks
- Safety and fence maintenance at ditches
- Need for better connectivity across ditches

Area 2 - Campus West North

Land Use & Character

- Preference for student apartments near campus, rather than rental homes in neighborhood
- Property maintenance lacking for both rental homes and apartment complexes
- City ordinances need to be more strictly enforced
- Need better education for new renters each year
- CSU should play a role in reducing impacts of student rentals on neighborhoods in this area
- Focus on preserving and enhancing what is already present
- Preference for apartments that are set back from the roadway and include more open space
- Need to protect affordability of neighborhood
- The mixed use development at City Park Ave. and West Elizabeth has been well-received and would be a good model for other redevelopment

Transportation

- Concerns about parking and traffic impacts from planned multi-family developments
- Need for safer routes and connections for bikes
- The major streets in the area (Shields, Elizabeth and Plum) are constrained, which is challenging for all modes navigating the area
- Crossing arterials is unsafe (Shields, Elizabeth, Mulberry)
- Need a comprehensive approach to spillover parking and parking requirements for new development
- City Park Ave. needs improvements as bike route
- Concerns about sight distances around parked cars near intersections

Open Space Networks

- Stormwater drainage concerns in some locations
- Encourage more trees and landscaping – urban forest canopy
- Discourage trees that pose maintenance/safety issues (e.g., Siberian elms)





Area 3 - Avery Park

Land Use & Character

- Single-story character defines the neighborhood
- The neighborhood generally feels safe
- Chronic code compliance and “neighborhood graffiti” problems (visible trash cans, newspaper accumulation, lack of landscaping and property maintenance)
- Inadequate lighting around Avery Park and along major roads (e.g., Springfield)

Transportation

- Traffic calming needed on Constitution and Castlerock
- More frequent street sweeping is needed to clear away old chip seal, broken glass and other debris
- Gaps in sidewalk network
- Existing sidewalks are often too narrow to safely use

Open Space Networks

- Avery Park is a key amenity to the neighborhood
- Dead trees in the park and along the ditch present hazards
- Street sweeping into gutters and/or lack of sweeping creates flooding issues



Area 4 - Campus West South

Land Use & Character

- Proximity to Rolland Moore, schools, services, and other destinations is the best feature of the neighborhood
- The diverse mix of people in the neighborhood is important
- Concern about conversion of owner-occupied homes to rentals by investors
- Issues with management and maintenance of rental properties
- Persistent code compliance issues, especially with annual rental turnover (trash cans on the street, noise, parties, congestion from parked cars, etc.)
- Need for a grocery store and other local services
- Lack of maintenance of vacant properties
- Support for a police substation in or near the neighborhood
- Desire for a more cohesive character among the Campus West shopping centers

Transportation

- Spillover parking is an issue and could get worse with the new developments; need for a new approach to parking management
- Intersections along Shields are difficult to navigate, and concerns about crossing safety
- Interest in a grade-separated crossing (under/overpass) across Shields
- Right turn lanes along arterials create conflicts between cars and bikes

Open Space Networks

- Landscaping at intersections needs to be trimmed to maintain sight lines and protect safety





Area 5 - Prospect Corridor

Land Use & Character

- Concerns about new developments' impact on existing traffic and parking issues in the area
- Preserve, repurpose, and enhance historic properties while integrating with new development
- Noise and safety concerns
- Preference for uses that generate less traffic or divert traffic from Prospect in new development
- Ensure that zoning requirements are appropriate for the area
- Concerns about impact of a new stadium on the corridor



Transportation

- Re-configure Prospect to either be more pedestrian/bike friendly or direct other modes to safer routes
- Consider Lake Street as a complement to Prospect
- Create additional bike and pedestrian connections between Prospect and Lake
- Concern about long traffic delays due to a combination of factors (trains, MAX, campus events)
- Ensure new developments provide adequate parking
- Access management challenges, particularly along south side of Prospect
- Provide safe east-west connections to MAX
- Improve wayfinding for safe walking/biking routes
- Improve safety of intersections/crossings



Area 6 – West Prospect/West Stuart

Land Use & Character

- Desirable location, centrally located within the city
- Shopping center at Prospect and Shields seems inactive and underutilized; inconvenient to enter/exit; lack of business signage
- Red Fox Meadows: quiet, well-maintained neighborhood with a balanced mix of owners/renters and sense of community and stability
- Enforcement of noise and occupancy ordinances has limited parties and other nuisances

Transportation

- Eliminate gaps in sidewalks, or add crosswalks in areas where sidewalks are missing on one side of the street
- Bus stops are convenient, but more frequent service is desired (especially in the summer)
- Red Fox Meadow neighborhood is under-parked, and visitor and spillover parking makes parking an issue
- Consider park-and-rides or shared parking in underutilized shopping centers
- Crosswalk at Prospect and Heatheridge is a good model for pedestrian crossings

Open Space Networks

- Red Fox Meadows Natural Area is a great amenity, “hidden treasure”
- Issues with off-leash dogs and clean up
- Ditches offer a nice natural feature in the area
- Stormwater improvements have been beneficial in this area



Area 7 – Sheely, Wallenberg & Landmark

Land Use & Character

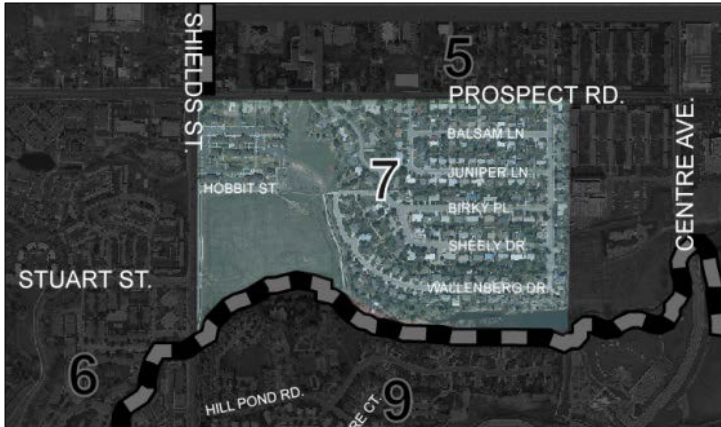
- Pride in historic character of the Sheely neighborhood
- Concerns about negative impacts from the proposed stadium
- RP3 has been very effective at reducing spillover parking from campus
- New multi-family developments in the area pose compatibility challenges; new housing should complement the character of the neighborhood
- Interest in a small grocery store, services, offices, and/or well-designed multi-family development on vacant land to the west of Sheely/Wallenberg

Transportation

- Missing sidewalks in some areas
- Difficult to enter/exit the neighborhood on Prospect due to high traffic volumes
- Would like better access to city trails from the neighborhood

Open Space Networks

- Emphasize open space and recreation opportunities as part of new developments
- Area is prone to flooding due to drainage issues
- Need for safer and more convenient access to Rolland Moore Park
- Desire for a connection to the Spring Creek trail on the east end of the neighborhood
- Desire for a small dog park



Area 8 - Lexington Green & Village West

Land Use & Character

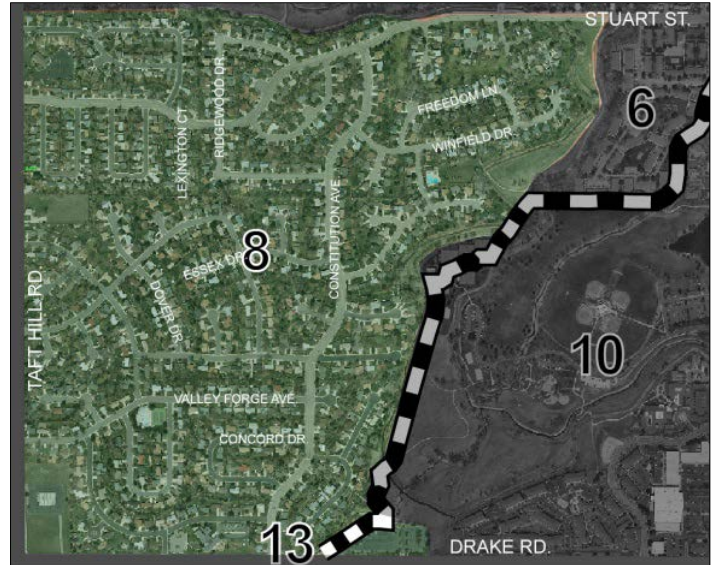
- Character of neighborhood has transitioned over time
- Diligent enforcement of occupancy ordinance and other code violations has improved quality of life of the neighborhood
- Issues related to neighborhood character include nuisances and lack of maintenance (lawn care, property repair, noise, trash)
- The Rolland Moore West Neighborhood Network has been a good model for bringing neighbors together and addressing issues as they arise
- Neighborhood pools are important amenities
- Desire for new commercial development and services near the neighborhood
- New development should be compatible with the existing character of the neighborhood

Transportation

- Need for traffic calming along Constitution
- Crosswalks at blind corners should be moved to improve safety
- Sidewalks are too narrow along some streets (e.g., Constitution)
- Snow plowing covers sidewalks and affects walkability

Open Space Networks

- Proximity to Rolland Moore Park and Spring Creek Trail are key amenities
- Support for access to natural areas and Spring Creek Trail along ditch
- Nice, neighborhood-driven xeriscaping project at Ross Natural Area entrance
- Concerns about drug use, crime, and safety in the park
- Volunteer partnerships have been effective in making improvements to parks, trails, and natural areas





Area 9 - Hill Pond & Gilgalad Way

Land Use & Character

- Preference for ranch-style homes
- New development should be compatible with the existing residential character
- The neighborhood is stable, quiet, and centrally located
- Low turnover in occupants, even in rental units
- Desire for convenient access to a grocery store
- Proximity to Senior Center and Rolland Moore Park are important amenities

Transportation

- Shields underpass ramp is steep and blind, safety concerns

Open Space Networks

- Need to clarify roles and responsibilities for managing drainage, especially with HOAs and for new developments
- Trail access is a major asset
- Wetlands, groundwater, and floodplain constrain new development
- Drainage and flooding concerns in some locations
- Need for better education about drainage and flooding for new residents in the area



Area 10 - Raintree

**Note: only one person attended the walking tour in this area, so the discussion was less extensive than for other areas.*

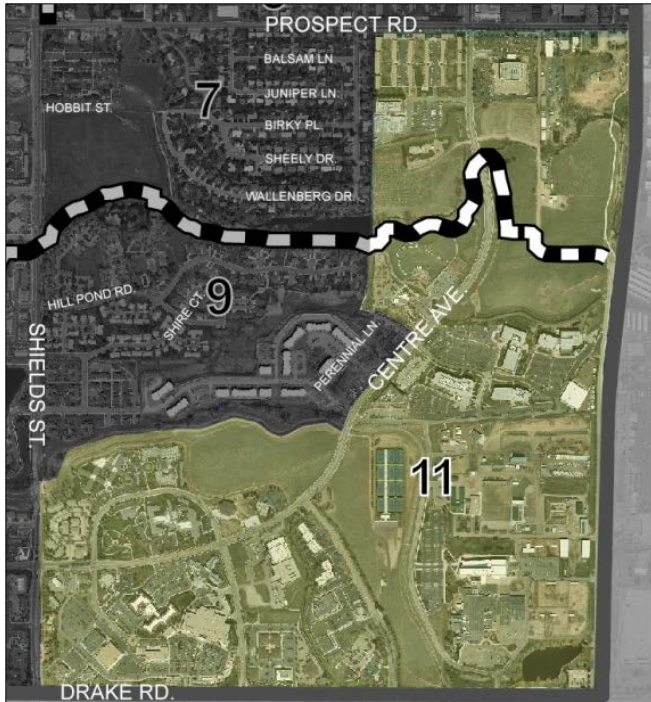
Land Use & Character

- Landscaping along Drake is nice
- Buildings with vinyl siding need better maintenance
- Raintree shopping center appears to be thriving

Transportation

- Detached sidewalks are preferred
- Loud traffic noise from Drake Road





Area 11 - Center for Advanced Technology

Land Use & Character

- Desire for grocery store, pharmacy, and other services within walking distance
- Potential expansion of the Gardens on Spring Creek and relocation of the CSU Plant Environmental Research Center (PERC) gardens will affect the area
- The area contains a large amount of vacant CSU and CSU Research Foundation (CSURF) lands

Transportation

- Various underpasses and bridges are planned throughout the area (Centre and Prospect, bridge over Spring Creek)
- Increasing bicycle traffic on Centre
- Concerns about crossing safety across Centre Avenue, especially at the Gardens on Spring Creek
- Shared parking agreement between the Gardens on Spring Creek and the Natural Resources Research Center (NRRC) has been successful
- Overflow parking issues from the Vet Teaching Hospital

Open Space Networks

- Floodplain constraints throughout much of the area



Area 12 - Shields Corridor - Mulberry to Prospect

Land Use & Character

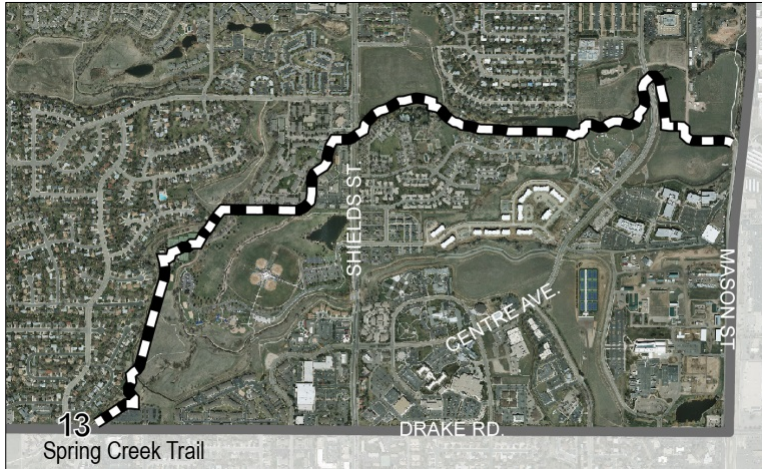
- There are opportunities for more affordable student housing in the area
- Crime/safety concerns at shopping center at Mulberry and Shields

Transportation

- Protected bike lanes or a cycle track along Shields would improve safety and visibility of bicyclists
- There are numerous conflict points between cars, bikes and pedestrians along the corridor
- Concern about increasing traffic impacts with new development
- Lack of landscaping maintenance along narrow sidewalks creates safety and visibility issues
- Need for additional and improved pedestrian and bicycle crossings along Shields. Options to consider include:
 - Add an underpass
 - Extend pedestrian light cycles
 - Create more space for pedestrians at intersections
- Multiple access points for the shopping centers along Shields and Elizabeth create issues/conflicts
- Need a comprehensive approach to CSU spillover parking impacts



Area 13 - Spring Creek Trail



Land Use & Character

- The trail is an important amenity for adjacent neighborhoods

Transportation

- The trail is a good connector to MAX
- Need better wayfinding at intersection of Spring Creek Trail and Mason Trail
- The trail is scenic and does a good job accommodating runners/walkers and cyclists
- Used extensively for both recreation and commuting

Open Space Networks

- Interest in a trail texting system for users to check the conditions of trails
- Interest in more opportunities for neighborhood-initiated landscaping projects at trail entrances (like Rolland Moore West)

