

Public Comments on Draft Plan Fort Collins Documents

November 23

Hi City Leaders,

Save the Poudre: Poudre Waterkeeper requests that the word "resilient" in Plan Fort Collins as it relates to the Poudre River ("Support a Resilient Cache la Poudre River" [http://www.fcgov.com/planfortcollins/pdf/ENV-Choices-6.23.10.pdf_page 4](http://www.fcgov.com/planfortcollins/pdf/ENV-Choices-6.23.10.pdf_page%204)) be changed to "healthy."

We have repeatedly requested this change of wording, but it continues in the document that you are reviewing tonight. No one knows what the word "resilient" means or where it came from or how it got inserted into this document. Conversely, "healthy" is a common word that is also measurable and understandable.

November 29

I liked the goal of sustainability in the master plan Draft. I would add that in order to achieve this goal the city needs it's own sources of local electrical energy (ie., wind energy that is not from Wyoming where line losses due to transmission are significant). To implement a sustainable energy plan the City of FT Collins needs to develop the high wind speed areas on the bluffs east of the "MOUTH" of the Poudre River (east of Ted's Place) where wind turbines would produce almost as much energy as Wyoming sources.

I liked the goal of diversity in new residential development, i don't think developers should be allowed to build 100 houses that look alike. I think three single family homes should be the limit on the amount or repetition we see in new homes developments. The high density developments are a good idea downtown as long as they Do Not overshadow existing historical residential properties.

I believe Colorado is blessed with abundant sunshine - if we are serious about sustainability we should require all new homes be built requiring a minimum of 70% of all glass (for windows) be oriented due south to maximize solar gain. Solar gain allows houses in Colorado, provided they are adequately insulated, to be heated entirely by the sunshine without use of fossil fuels (see the Rocky Mountain Institute for more information).

Bikes and Pedestrians according to the 1996 Pedestrian Plan are important to Fort Collins, therefore, we should finally implement the four major directives of this plan. Additionally, the "green" corridor transformations in the Master Plan are wise - we should implement these "new urbanism" principles all over the City. Especially important i believe, is for the City to have a complete trail system connecting all areas of the City-For people that do not feel comfortable on bikes on the City Streets, for the safety of children, and for the sheer joy of recreation by every district in the City. This means that the Mason Street Corridor Trail should be constructed from the Poudre River Trail to Harmony Road with the necessary trail underpass tunnels at Mulberry, Prospect, Drake, Horsetooth, and Harmony. The east-west enhanced travel corridor trial that the Master Plan describes through CSU should also be rightfully be constructed with the same trail underpass tunnels at Shields, Taft, and Overland connecting the City trail system to the foothills.

I like the drainage retention area design example from Oregon, however, i think it makes more sense to raise building foundations out the flood plain (build buildings higher) than distort the God-given natural Poudre River and flood plain corridor. This would save alot of re-design of the River Bed that ultimately takes away from the River - a major unreplaceable natural feature of the Fort Collins Area. Thanks for your time and consideration of these details for Master Plan revision.

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December 4

I am encouraged to see there are some plans in place. However, plans for improvement that directly affect my neighborhood remain tentative and delayed. That is frustrating enough when viewed solely as a lack of parks and recreation. But it's unacceptable when considered through the lens of traffic safety and childhood safety. If trail completion is not possible at this time then it's imperative that you consider street improvements in the area.

The specific area of concern lies adjacent to Bacon Elementary, near the Westchase and Linden Park neighborhoods. Three specific streets include Timberline, the section of Trilby west of Timberline and the section of Kechter east of Timberline. These are the only access points for bicycles, pedestrians and vehicles traveling to and from Westchase and Linden Park. Timberline is perhaps the safest route for bicyclists and pedestrians -- though very busy, it has adequate sidewalks and bike lanes with the exception of a small section running immediately north of Bacon Elementary. The sections of Trilby and Kechter that run adjacent to Timberline do not have bike lanes or sidewalks and should not be considered safe for families or children traveling as pedestrians and bicyclists. My understanding is that Fort Collins is mandated to accommodate vehicles, bikes and pedestrians on all major street renovations. Therefore, I find access on Trilby exceptionally frustrating as it was just completely resurfaced, without any accommodations for bicycles and pedestrians.

Westchase and Linden Park are clearly within city limits and these issues should be addressed through city partnerships and resources. If 2B funds are not available for these upgrades, perhaps alternative funding should be considered. Capital Improvement Expansion Fees, Street Oversizing Fees and Neighborhood Parkland Fees were certainly collected from Westchase and Linden Park with the intention of updating the infrastructure in this immediate vicinity(1) and it does not appear these issues were adequately addressed. The most recent dollar amount I can locate regarding the size of funds resulting from these fees is an estimate of \$29.6 million by the end of 2007(2). Perhaps a portion of these funds can be used to bring access points to Westchase and Linden Park up to Fort Collins' traffic safety and childhood safety standards?

These issues may not be immediately clear to those who do not live in these neighborhoods so I trust this note is helpful in drawing your attention to specific concerns.

Thank you for your time and consideration.

December 12

I don't see anything about the Ft Collins Municipal Railway. This historical streetcar line should be extended from Howes and Mountain into the downtown area via the original (1907-1951) route. It would really be a boon to Old Town and my belief is that it would be quite a tourist attraction.

I am aware that the Burlington Northern Railway objects to a crossing of their tracks, but believe this could be worked out.

Thank you.

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December 13

I took a quick look at the proposed city plan...and I have a few comments particularly about the environmental section.

1. What did this plan cost...if it needs updating every 5 -10 years, then what is the point for spending a lot of money on it?
2. How much money does the city spend now, and what does it plan to be spent in the future in pursuit of its environmental agenda. I understand that figure is currently substantial...don't you think the plan should be at least highlight the issue / constraint of economics. Specifically how much will we have to pay as citizens to 'control' greenhouse gas emissions? If there is now a debate about the inherent seriousness / actuality of that problem, can you imagine the confusion around justifying how the money we will be required to spend is actually improving world climate? Are we going to open an office in Mumbai to encourage the Indian government to make similar expenditures? We are talking about a rather small city in the middle of Colorado here...and the money implied in this plan is serious money to the average taxpayer / ratepayer!
3. There is hostility towards fossil fuels...yet one answer proposed by the plan is ethanol. Really...even Al Gore now recognizes ethanol as a being problematic at best. The mention of cellulosic ethanol is kind of silly since it is uneconomic well into the foreseeable future. Why should the city spend our tax money to burn food?
4. The plan talks about improved energy efficiency a lot. But efficiency, like ever thing else only makes sense when pursued in an economic framework. If you remember Econ 101...high efficiency at a high and uneconomic cost is not a good thing. So what are the economic criteria to be used in pursuit of this efficiency?
5. The plan is founded on the existence of some type of wise planning group who will do for us citizens and business owners what we are too stupid to do for ourselves. I thought central planning went out with the old U.S.S.R..
 1. 6. The 'nudging' policy to get the citizenry to live where you-all think we should live is scary at best...talk about an over-reach! This series of recommendations takes me back to the study done a few years back that looked at the city's needs in the area of performance facilities. We need to get real here.
 6. The city has its' view of how retail should be done in this world. Unfortunately the world doesn't seem to agree and now Fort Collins has two major Wal-Marts and a major shopping center outside our city limits. So how is holding out for our vision of the retail world working out for the city? In Colorado cities get a big hunk of their money from sales taxes...that is the real world...live with it (or whither on the vine).

I have not spent much time on other sections of the plan because I was so concerned by the naïveté of the environmental section, that spending time on other sections seemed pointless. I thought Fort Collins was not like Boulder, Ann Arbor, Berkeley, Austin, etc. The world is changing and the citizens in our town are not going to throw our hard earned money down a rat hole in the pursuit of 'awards' the city administration thinks will look good on their respective mantels.

Maybe I shouldn't worry...LaPorte isn't too far away....Thank you,

December 16

Save the Poudre: Poudre Waterkeeper objects to the policy in Plan Fort Collins (ENV 21.2) that says: "The total water supply available to the City customers will be adequate to meet or exceed a 1-in-50 year drought, taking into consideration potential effects of climate change and other vulnerabilities."

We request that the 1-in-50 year drought policy be thoroughly revisited and revised downward to potentially 1-in-25.

December 21

I was hoping someone could help me out with a question. I live at the end of Meldrum Street, where the cul-de-sac butts up next to what used to be a set of railroad tracks. The tracks hadn't been used for a long time, and were eventually removed last year.

Recently, the city (or the railroad company?) has been doing some work on this small stretch of land. Since our house is right next to the work being done, it's made us very curious about what the city's plans are.

The section of land I'm talking about is to the north of where Meldrum street ends, right in front of the Co-Housing units. The area is currently just a dirt path that leads from Sherwood Street to the Cherry Street Dazbog (very near to the site of the new Discovery Science Center). It looks like some sort of foundation is being laid down. Will this ultimately be a road? An open space? A bike path? Any information you could give me would be very much appreciated.

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January 10

Several people in my neighborhood and more in the southeast part of town south of Harmony and east of Lamay to Timberline would like to see a bus route added for Lemay from Trilby north to Harmony. This would accomplish several benefits. Bus service where none exists now for students, workers and shoppers. A reduction in the use of automobiles. A service for seniors who have to stop driving. The availability of Dial a Ride for disabled people and seniors. Please consider this new bus route on south Lemay to serve the thousands of new homes and apartments in the southeast part of Ft. Collins.

January 06

Council Members, As you begin to review the work of Plan Fort Collins, I have two observations for your consideration in your deliberations: -One of the larger community issues that needs serious attention is housing of students. The city does not have enough housing addressing the unique needs of students and that should be one of the issues given thoughtful consideration in this discussion. We are presently in a situation where students are housed in too great numbers in neighborhoods designed for single families. One result is that such housing that could serve as affordable housing for families is unavailable. And a result is tension, confrontation and disruption of such neighborhoods to no resident's advantage. –

Fort Collins is struggling at the same time with providing affordable housing of all types, including single family residences. Residential housing in the vicinity of CSU was mostly built after World War II with modern building materials and construction techniques in accordance with well designed building codes. These sound structures can serve as affordable housing through rehabilitation at much less cost than building new. Rehabilitation would include energy and water conserving elements (energy efficient windows, doors, furnace and water heater, insulation, weatherization, low flow plumbing fixtures, etc). Rehabilitation can recreate these once vibrant neighborhoods with the locational advantages of Midtown. Restoring these neighborhoods to their zoning designation-single family residential-will provide affordable housing which is so needed in Fort Collins.

Thank you for your consideration of these observations.

January 15

To Whom It May Concern;

In reading this plan I have questions?

What are you referring to as renewable energy. If it is wind isn't that a long time in the future?

Restore the pickle plant? It had been announced in the past it would have wind generators. What is there to restore?

TMP #13 & 14, what is this referring to?

Infill development in existing neighborhoods There has been information about size allowed, height should also be a major factor. There are some bad examples of this in FC.

What are the "Fort Collins clean energy cluster jobs with good salaries"?

The next presentations/meetings need to be held in a different location. I was at The Sunset Club about 30 minutes after it started. It was so congested we literally could not walk thru the room, and of course parking is a major problem. Some of us don't use the parking garages for various reasons.

A river walk type development: This was brought up about ten years ago & the environmental groups squashed it. How would this be different?

I didn't see any mention of future water needs. The needs are constantly increasing and we will run or be close to running out of water in the future. What plans are on the table? This should be a priority.

Thank you

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February 7

Plan Fort Collins is developing a vision of our city's future 50 years from now. Such a vision has many facets and among the most important is livability of our neighborhoods in 2060. Neighborhoods near CSU especially deserve consideration. These neighborhoods include a main activity center in the city, CSU, which presently serves over 40,000 residents: 25,000 students (20,000 of whom live off-campus) and over 6,000 employees plus their families. CSU has growth plans which will be implemented during this planning period. Several of these neighborhoods are of an age and condition where critical decisions must be made about what their character will be in 2060. This area is a part of town which can play an important role in addressing some of the challenges which need addressing by Plan Fort Collins-neighborhood livability, affordable housing, energy efficiency, green transportation solutions and retail revitalization.

One question to be answered in Plan Fort Collins can be summarized as: How do we provide affordable, energy efficient housing in vibrant neighborhoods close to activity centers with practical alternatives to auto oriented transportation? Consider three potential answers to this question:

- Develop higher density housing near the CSU campus oriented to the needs of students. There are numerous infill sites convenient to CSU and along the Mason corridor which can serve this need. A recent survey of housing types in communities with a major university pointed out that
- Fort Collins has an insufficient supply of such higher density housing.
- Redevelop Campus West to adequately serve the CSU activity center. Make this a top priority among the retail redevelopment needs identified by Plan Fort Collins
- Preserve and revitalize single family residential neighborhoods around CSU. This will effectively serve the needs of CSU employees and students who wish to live in a viable family neighborhood in close proximity to their employment or classes.

These neighborhoods offer many locational advantages: convenient to employment, neighborhood shopping centers, parks and recreational facilities and well served by alternative transportation-buses, bike paths/lanes and pedestrian ways. However, challenges facing several of these neighborhoods include degraded housing caused by decades of violation of zoning and municipal ordinances, inadequate property management and a high proportion of transient renters. Public safety and policing requirements are proportionally higher than in other low density neighborhoods. The result is distressed neighborhoods which are over the tipping point in terms of single family residential quality of life.

Fort Collins is struggling at the same time with providing affordable housing of all types, including single family residences. Residential housing in neighborhoods around CSU was mostly built after World War II for the purpose of providing affordable housing for CSU employees and their families. They were built using modern building materials and construction techniques in accordance with well-designed building codes. These sound structures can serve as affordable housing through rehabilitation at much less cost than building new. Rehabilitation would include energy and water conserving elements (energy efficient windows, doors, furnace and water heater, insulation, weatherization, low flow plumbing fixtures, etc). Rehabilitation can recreate these once vibrant neighborhoods with their locational advantages. Restoring these neighborhoods to their zoning designation-single family residential-will contribute significantly to meeting the Plan Fort Collins vision of neighborhood livability.