

Old Town Area Plan

Implementation Status

Adopted Date: August 5, 1980

Update Status: Unknown

Review Date: 8/12/2010

#	Action Item	Status	Timeline	Comments
Design & Guidelines			1-3 Years: Short 4-9 Years: Mid 10+ Years: Long	
1	Protect the Value of the Historic Structures by Designing New Buildings that are Compatible with the Historic Character	On-Going	N/A	
2	Maintain the Alignment of Facades at the Sidewalk Edge; Discourage Buildings that are Set Back from the Lot Line	On-Going	N/A	Create Little/No Open Space in Front of the Building; Make Use of the Spaces Behind and Along Side of Buildings in the Alleys
3	Maintain the Alignment of Building Heights	On-Going	N/A	
4	Maintain Existing Cornices Whenever Possible	On-Going	N/A	Restoration of Cornices and/or Use of Paint Schemes/Simplified Cornices to Strengthen the Top of Building Lines
5	Maintain the Distinction between First Floors & Upper Floors	On-Going	N/A	
6	Preserve & Enhance the Unique Spaces of the Irregularly Shaped Alleys	In-Progress	Mid Term	Alley Improvement Projects with DDA in Progress
7	Maintain the Pattern Created by the Upper Story Windows	On-Going	Mid Term	Pattern Results from Repetition of Windows With Similar Shapes & Sizes Aligned Vertically & Horizontally
8	Maintain the Visual Emphasis of Each Block at Its Corners	On-Going	Mid Term	Renovations of These Buildings May be More Elaborate than on Other Buildings
9	Maintain the Horizontal Element Created by Moldings & Cornices and Preserve the Original Finish of Masonry Facades	On-Going	Mid Term	Use of Gentlest Method Possible; Never Sandblast. Paint Brick Only When Necessary Maintain Unpainted Brick Where it Exists
10	Signs Should Be Subordinate to the Buildings	On-Going	Mid Term	Align Signs with Neighboring Signs; Color, Material, Size, Shape & Illumination Should Reinforce Storefront's Overall Composition

#	Action Item	Status	Timeline	Comments
Goals & Policies			1-3 Years: Short 4-9 Years: Mid 10+ Years: Long	
11	To Promote the Preservation & Maintenance of Historic Buildings And Environs in Old Town Fort Collins National Register Historic District to Maintain the Develmt, Renovation, Cultural & Investment Values	Complete	Short Term	
12	To Promote the Conservation of Limited Architectural & Cultural Resources of Historic Old Town	Complete	Long Term	
13	To Encourage the Development of the Historic Old Town Revitalization Policies Which Will Protect the Historic Fabric & Character of Historic Old Town	Complete	Short Term	
14	To Encourage the Development of Policies Which Promote the Compatibility Between land Uses In Historic Old Town	Complete	Mid Term	
15	To Assess the Historical, Environmental, Social & Economic Impacts of New Development to Protect the Character of Historic Old Town	On-Going	N/A	
16	To Encourage the Development of Activity Areas & Open Spaces within Historic Old Town	Complete	Mid Term	
17	To Encourage Safe, Efficient & Attractive Circulation Systems which Enhance Historic Old Town & which Integrate All Modes of Transportation with Pedestrian Circulation	On-Going	N/A	
18	To Encourage Alley Redevelopment for Pedestrian Circulation in Historic Old Town	In-Progress	Long Term	DDA Alley Improvement Projects Initiated in 2008
19	To Encourage the City to Pursue a Program to Relocate the Railroad Lines from the Historic District	On-Going	N/A	
20	To Encourage the City to Promote Either the Proposed Ft Collins Parkway or Another Alternate Route for CO 14 to Divert Through Traffic Now Using Jefferson St	Complete	Long Term	Recommendations From Update to Mountain Vista Subarea Plan in 2009 Preclude Consideration of Alternative Routes
21	To Promote the Utilization of Alternative Energy Source Which do not Detract from the Historic Character of Historic Old Town in the Renovation of Buildings	On-Going	N/A	
22	To Promote the Undergrounding of All Utility Lines in Historic Old Town	Complete	Long Term	

#	Action Item	Status	Timeline	Comments
Goals & Policies (continued)			1-3 Years: Short 4-9 Years: Mid 10+ Years: Long	
23	To Develop Historic Old Town as a Focal Point of the Community	Complete	Long Term	
24	To Encourage the Use of Old Town as a Residential, Office, Retail and Commercial Area	On-Going	N/A	
Land Use Policies				
24	The City Shall Integrate the Design Guidelines for Historic Old Town in Land Use Site Planning Process	Complete	Mid Term	
25	Analyze the Present & Potential Land Uses Consistent with the Physical Characteristics of the Area to Develop a Future Land Use Element of the Area Plan	Complete	Mid Term	Downtown Plan Recommendations
26	Mixture of Land Uses, Including Residential, Retail & Commercial Offices, Shall be Encouraged in Historic Old Town	Complete	Mid Term	Downtown Plan Recommendations
27	Attention Shall be Given to Land Uses Which Provide a Mixture of Day and Night Time Activities	Complete	Mid Term	Downtown Plan Recommendations
28	Attention Shall be Given to Development of Housing for All Income Levels in and Adjacent to Old Town	On-Going	N/A	Recognition of Needs for Housing for Elderly, Low Income and Handicapped Persons
29	Encourage Utilization of Public ROW to the Advantage of People Oriented Uses Coordinated with the Needs of Private Vehicles & Public Transportation	Complete	Mid Term	
30	City Shall Modify its Guidelines & Develop Other Mechanisms so that Public ROW for Balconies, Sidewalks, Rear Entrances, Alleys & Access to Basements and Roofs Shall be Consistent with the Design Review Guidelines for Historic Old Town	Complete	Mid Term	
Open Space Policies				
31	Public & Private Mechanisms Should be Utilized to Acquire Open Space Amenities Within Historic Old Town	Complete	Mid Term	
32	Historic Old Town Should be Linked to the Park System Along the Poudre River	Complete	Mid Term	Access to Poudre River Trail is Established

33	Open Space Should be Acquired in Alleys & Block Interiors for the Purpose of Enhancing people Spaces for Leisure Activities and Enhancing Interior Block Development	On-Going	N/A	
#	Action Item	Status	Timeline	Comments
Transportation Policies			1-3 Years: Short 4-9 Years: Mid 10+ Years: Long	
34	Develop a Circulation System for Historic Old Town which is Not a Detriment to the Historic Character of the Area	Complete	Long Term	
35	Assessments to be Made of the Impacts of New Development on Transportation Systems In & Around Historic Old Town	On-Going	N/A	
36	Conveniently Link Old Town to the Rest of Ft Collins	On-Going	N/A	Street, Transit, Pedestrian and Bike Connections are in Place
37	Encourage Location of Proper Transit Stops in Historic Old Town	On-Going	Mid Term	
38	Develop Adequate Off-Street Parking Facilities with Convenient Access to Downtown/Old Town Areas	Complete	Mid Term	
39	Historic Old Town Shall Work with the City on a Solution to Overall Downtown Parking Problem	On-Going	N/A	
40	Historic Old Town Shall Work with the City to Provide Pedestrian Circulation Systems which Reinforces the Original Ped Orientation of the Area which Complements the Land Uses	On-Going	N/A	
41	Historic Old Town Shall Work with the City to Address the Problems of the Overall Circulation Problem in the Central Business District	On-Going	N/A	
Facilities & Services Policies				
42	City to Plan & Upgrade Services, Facilities and Utilities to Accommodate the Redevelopment of Old Town	On-Going	N/A	
43	The City & Historic Old Town Should Establish Financial Mechanisms for Historic Old Town to Finance its Portion of Undergrounding the Overhead Utility Lines	Complete	Mid Term	
Environmental Policies				

44	Creative Solutions for Retrofitting for Energy Conservation Shall Be Encouraged for the Buildings in Old Town	On-Going	N/A	
45	The City Shall Encourage Future Development Will Be Accomplished in a Manner Which Will Create the Least Degradation of the Presently Built & Natural Environment of Old Town	On-Going	N/A	As Determined by the Design Review Guidelines Committee
#	Action Item	Status	Timeline	Comments
Economic Policies			1-3 Years: Short 4-9 Years: Mid 10+ Years: Long	
44	Historic Old Town Shall be Continued & Enhanced as an Economic & Commercial Center of the Community	On-Going	N/A	
45	The City & Historic Old Town Shall Investigate Private & Public Funding Sources for Revitalization of the Area	On-Going	N/A	
46	The City & Historic Old Town Shall Actively Encourage Local Lending Institutions to Participate in Loans to the Area	On-Going	N/A	
47	Historic Old Town Shall Promote a Variety of Businesses & Shopping Opportunities in Order to Promote a Healthy Business Climate	On-Going	N/A	
48	Historic Old Town Shall Encourage Compatible Businesses & Services to Locate in the Area	On-Going	N/A	
49	The City Shall Develop Educational Programs for the Public that Promote the Understanding of the Economic Benefits of Preservation & Rehabilitation of Historic Old Town	On-Going	N/A	
Organizational Policies				
50	Historic Old Town Planning Committee Shall be Given the Opportunity to Participate in the Planning & Revitalization of Historic Old Town in Cooperation with the City	Complete	Short Term	
51	Historic Old Town Planning Committee Shall Work With the City to Establish a Phased Revitalization Work Program Which Will Minimize Disruption to Businesses During any Construction Project	On-Going	N/A	

52	Historic Old Town Planning Committee Shall do All Within its Power to Encourage All New Public & Private Development to Comply with the Historic Old Town Revitalization Policies	On-Going	N/A	
53	Historic Old Town Planning Committee Shall Annually Review the Plan to Accommodate Changing Conditions & Goals	Complete	Short Term	No Longer in Action
54	Historic Old Town Shall Work with the City to Develop & Implement Historic Preservation Mechanism Which will Protect the Character of Old Town	Complete	Short Term	
#	Action Item	Status	Timeline	Comments
	Implementation Policies		1-3 Years: Short 4-9 Years: Mid 10+ Years: Long	
55	The City Shall Give Special Consideration to the Interpretation of Adopted Building Codes for Nationally & Locally Designated Historic Buildings Within Historic Old Town	On-Going	N/A	
56	Preservation of Architectural Resources Shall be Considered in All City Codes & Ordinances for Historic Old Town	On-Going	N/A	
57	The City Shall Develop a Design Review Committee to Work with Historic Old Town which will Establish a Procedure to Advise & Review Developments	Complete	Short Term	Landmark Preservation Commission in Place
58	The City Shall Establish Ongoing Community Preservation Education Programs for Old Town	Complete	Short Term	Downtown Walking Tours Provided Periodically
59	Historic Old Town & the City Shall Develop the Necessary Elements to Implement the Policies in this Plan in Order to Accomplish The Goals For Old Town	Complete	Short Term	