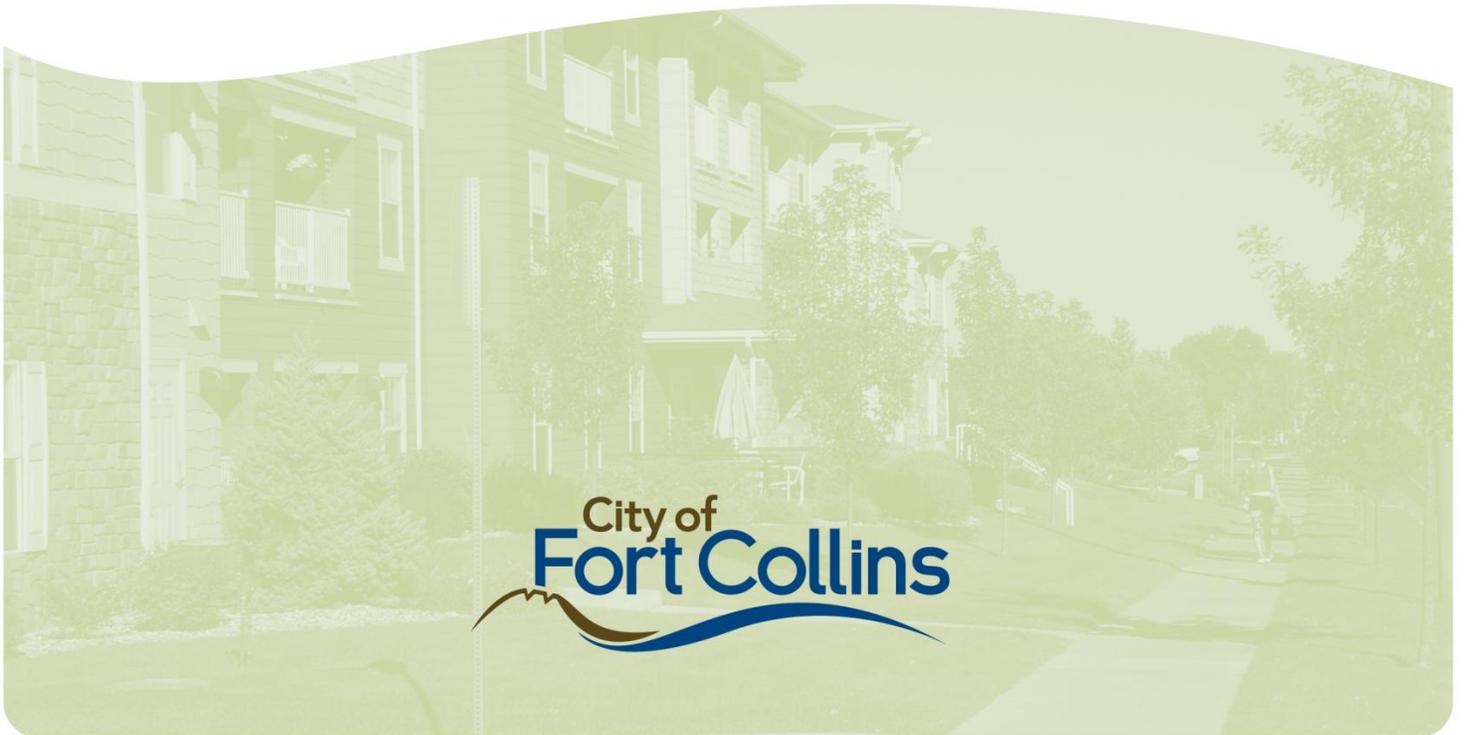




Student Housing Action Plan



City of
Fort Collins



STUDENT HOUSING ACTION PLAN

February 2013



Neighborhood Services
281 North College Avenue
Fort Collins, CO 80524
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fcgov.com/neighborhoods

For additional copies, please download from our website,
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Fort Collins Board of Realtors
Front Range Community College Student Council
Neighbors
Northern Colorado Rental Housing Association
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Property Owners
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EXECUTIVE SUMMARY

Introduction

In 2010, during the planning effort of Plan Fort Collins, it was apparent there was and is a need to address the student/multi-family housing supply. Fort Collins has and is experiencing an increase in population, a limited supply of multi-family housing, very low vacancy rates, and challenges with addressing neighborhood concerns with proposed development projects. These factors drove the need for development of strategies to help facilitate adequate housing supplies while identifying the infill issues upon existing neighborhoods.

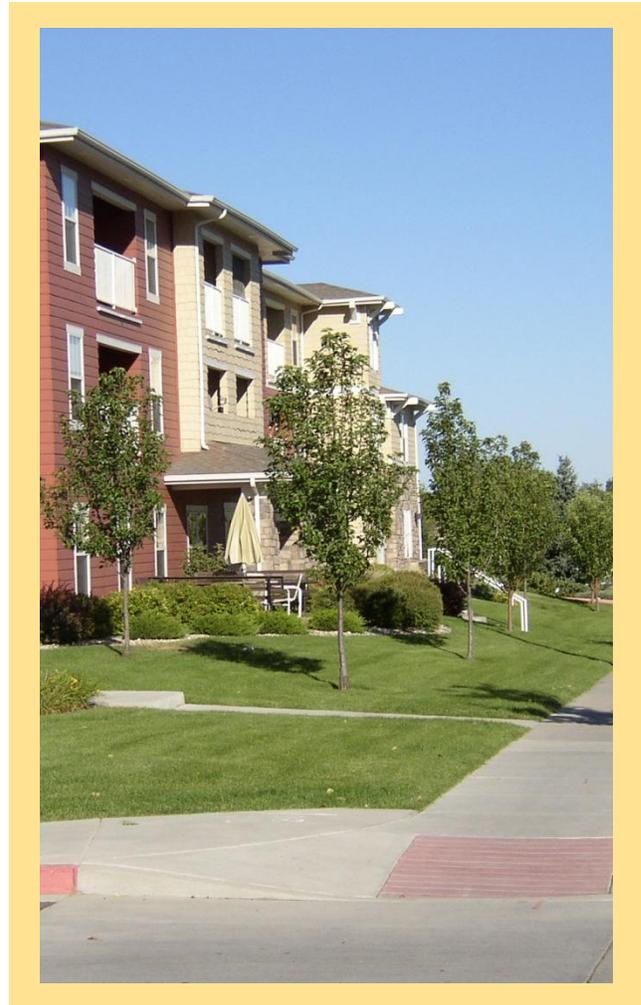
Mission

Staff and stakeholders developed a mission for this effort: “The Student Housing Action Plan strives to develop community driven strategies that encourage and provide quality student housing while maintaining neighborhood quality and compatibility.”

Purpose of the Student Housing Action Plan

The purpose of this effort was to work with Colorado State University (CSU), Front Range Community College (FRCC), neighbors, students, property owners, developers, and other stakeholders to identify strategies to address the increasing need for multi-family student housing, identify key issues for development or redevelopment, and identify potential impacts and compatibility issues.

Community feedback drove the development and specific recommendations of draft action items of this effort. This plan provides the vision to achieve the mission by identifying needs



and concerns, evaluating existing conditions and future projections, and proposes action items on a variety of housing and behavioral issues. This plan will serve as a guide for addressing student housing issues.

Community Engagement Process

Primarily City and CSU staff made up the working group, and the identified stakeholders included: Associated Students of CSU (ASCSU), FRCC Student Council and administration, CSU and FRCC students at large, neighbors, Fort Collins Board of Realtors, developers and designers, Northern Colorado Rental Housing Association, property managers/landlords, and more.

In 2011 and 2012, students were surveyed regarding their rental housing preferences with annual updates planned.

Stakeholders participated in numerous focus groups, surveys, and were part of a larger deliberative dialogue. Several boards and commissions, as well as professional organizations, were updated and their feedback sought on this effort at their regular or business meetings. City Council received two memos and discussed this item at their February 14, 2012 and December 11, 2012 work sessions.

A website was developed specifically for this topic to provide detailed information, provide updates, and seek input. After the action items were drafted, an open house was held to gather the public's general feedback on the draft action items. Additionally, an online questionnaire was provided as a more convenient way for the general public to provide feedback about the draft action items. Social media tools were used to generate interest and direct people to the website. Ultimately, everyone in Fort Collins could be a part of this conversation.

Existing Conditions

The total population in Fort Collins is 144,880 which include students who live in the city limits. CSU enrollment is currently around 27,000 (approximately 23% are housed on campus) with a future enrollment projection of 35,000 in the next 10 to 20 years. FRCC has approximately 6,500 students with no on-campus housing with a flat near future enrollment projection.

According to Colorado's Division of Housing, the vacancy rate for the Fort Collins area during the first quarter of 2012 was 2.6%, one of the lowest in the state. A healthy vacancy rate is around 5%. With such a low vacancy rate, average rents have continued to increase reaching \$1,010 for the first quarter of 2012.

CSU is currently building more on-campus beds, with plans to build more in the future. They are committed to providing on-campus housing for all freshmen and international students as well

as 25% of returning students (second year and beyond).

Additionally, the amount of off-campus multi-family student housing projects has increased and there are currently large projects under construction and several more are in development review. Some of the housing needs will be met by the current and proposed development projects, particularly in the next five years or so. A plan, however, is needed to ensure quality housing is available, and that new developments are compatible with existing neighborhoods.

City Plan/Plan Fort Collins

City Plan is the comprehensive plan for the City of Fort Collins, and it illustrates how Fort Collins is envisioned over the next 25 years and beyond. Plan Fort Collins was the 2010 update to *City Plan*. The structure is fundamentally based on the City's budgeting for outcomes (BFO) organizing framework. The BFO process and organization is designed to be simple and easily understood by a variety of audiences. The new *City Plan* structure is also aligned with the City's vision to become a world-class community, with supporting principles and policies within the following seven chapters:

- Economic Health,
- Environmental Health,
- Community and Neighborhood Livability,
- Safety and Wellness,
- Culture, Parks and Recreation,
- High Performing Community, and
- Transportation.

City Plan identified a high priority action item called student housing plan, "*Coordinate with Colorado State University, Front Range Community College, and others to develop a plan that identifies future locations and other desirable characteristics of future student housing development.*"

Other policies in *City Plan* that directly support a student housing action plan are:

Policy LIV 7.2
Develop an Adequate Supply of Housing
Encourage public and private for-profit and non-profit sectors to take actions to develop and maintain an adequate supply of single- and multi-family housing, including mobile homes and manufactured housing.

Policy LIV 7.7
Accommodate the Student Population
Plan for and incorporate new housing for the student population on campuses and in areas near educational campuses and/or that are well-served by public transportation.

Policy LIV 6.2
Seek Compatibility with Neighborhoods
Encourage design that complements and extends the positive qualities of surrounding development and adjacent buildings in terms of general intensity and use, street pattern, and any identifiable style, proportions, shapes, relationship to the street, pattern of buildings and yards, and patterns created by doors, windows, projections and recesses. Compatibility with these existing elements does not mean uniformity.

Policy LIV 6.3
Encourage Introduction of Neighborhood-Related, Non-Residential Development
Encourage the addition of new services, conveniences, and/or gathering places in existing neighborhoods that lack such facilities, provided they meet performance and architectural standards respecting the neighborhood's positive characteristics, level of activity, and parking and traffic conditions.

West Central Neighborhoods Plan

The *West Central Neighborhoods Plan* was developed in the late 1990s and focused on neighborhoods in close proximity to CSU. It is important to refer to and incorporate this plan because the majority of student housing exists in this area. An update to the *West Central Neighborhoods Plan* will occur in 2013. The vision of the *West Central Neighborhoods Plan*: *“Maintain and enhance the diverse character of the West Central Neighborhoods, comprised of long- and short-term residents such as families, senior citizens, and students, as well as small businesses, schools, and public/private institutions and facilities. Strengthen the collaboration between the City, Colorado State University, and the West Central Neighborhoods. Continue to provide housing opportunities, infrastructure, and lifestyle options to meet the needs of this diverse group of neighborhoods. Facilitate and improve existing transportation systems to allow all residents to have good, safe, convenient and multi-modal transportation options. Adapt to meet the needs of the dynamic and ever-changing West Central Neighborhoods and provide balanced opportunities in development, redevelopment, and maintenance.”*

Action Items

Feedback received through public engagement drove the draft action items to be considered by City Council. Draft action items fall into four specific categories:

- near term (2013),
- longer term (2014 and beyond),
- items that do not need formal Council consideration, and
- items proceeding in other processes.

During the SHAP planning effort, City Council directed staff to bring some action items forward for consideration on a faster track than the document itself in an effort to quickly address concerns raised by residents about the increasingly adverse impacts of larger multi-family developments. In particular, staff was asked to address developments near existing single-family residential neighborhoods. As a result of this, the following items are already adopted by City Council:

Apply elements of the Land Use Code and the City's development standards for the Medium-Density Mixed-Use Neighborhood zone district to apply to all multi-family projects outside of the TOD (transit-oriented development) Overlay Zone by incorporating those requirements into the general standards of the Land Use Code. *Adopted by City Council on September 18, 2012.*

Modify requirements in the Neighborhood Conservation zone district to restrict 100% secondary uses such as residential development on land parcels of 5 acres or less, rather than the previous allowance of 10 acres or less. *Adopted by City Council on September 18, 2012.*

Require any multi-family project with greater than 50 units or 75 bedrooms to have a Type 2 Hearing. *Adopted by City Council on November 20, 2012.*

SECTION 1

INTRODUCTION

Purpose of the Student Housing Action Plan

During the 2010 Plan Fort Collins effort, City staff heard and identified a need to address the student/multi-family housing supply. Fort Collins is experiencing an increase in population, very low vacancy rates, and has a limited supply of multi-family housing, and challenges with addressing neighborhood concerns with potential development projects. These factors drove the need for the development of strategies to help facilitate adequate housing supplies while identifying the infill issues upon existing neighborhoods.

The purpose of this plan is to work with Colorado State University (CSU), Front Range Community College (FRCC), neighbors, students, property owners, developers, and other stakeholders to identify strategies to address the increasing need for multi-family student housing, identify key issues for development or redevelopment, and identify potential impacts and compatibility issues. Feedback received through the community engagement process drove the development and specific recommendations of draft action items of this project.

Staff and stakeholders developed the mission for this project which states: “The Student Housing Action Plan strives to develop community driven strategies that encourage and provide quality student housing while maintaining neighborhood quality and compatibility.” The Plan provides the vision to achieve the mission by identifying needs and concerns, evaluating existing conditions and future



projections, and proposes action items on a variety of housing and behavioral issues. The Plan will serve as a guide for addressing student housing issues.

Purpose of the Report

The purpose of this report is to describe the Student Housing Action Plan (SHAP) process and suggested action items. The SHAP process was comprehensive and collaborative including many stakeholders, and the suggested action items are the result of this work. This report builds on the principles of *Plan Fort Collins* and the *West Central Neighborhood Plan*. Primarily, this report focuses on the input, feedback, and information received during numerous focus groups, large group dialogue, an open house, surveys, and other correspondence.

Process and Public Engagement

The Student Housing Action Plan employed a process similar to other policy development by the City of Fort Collins with a heavy emphasis on stakeholder engagement, and consists of the following components:

- research,
- data collection,
- background information,
- stakeholder engagement,
- public engagement,
- action item development, and
- implementation.

Stakeholders included CSU, FRCC, student government, students/tenants, neighbors, property owners, property managers, Fort Collins Board of Realtors, developers/designers, and more. The Center for Public Deliberation assisted with the public engagement process which included several focus groups (both with individual stakeholder groups and combined), surveys, and a large group deliberative dialogue. Additional engagement methods included a webpage with on-going information, presentations, important dates, online surveys, social media, public open house, update meetings to Boards & Commissions and professional groups. Feedback received through the community engagement process drove the development and specific recommendations of draft action items of this project. (See Appendix C for survey results.)

SECTION 2

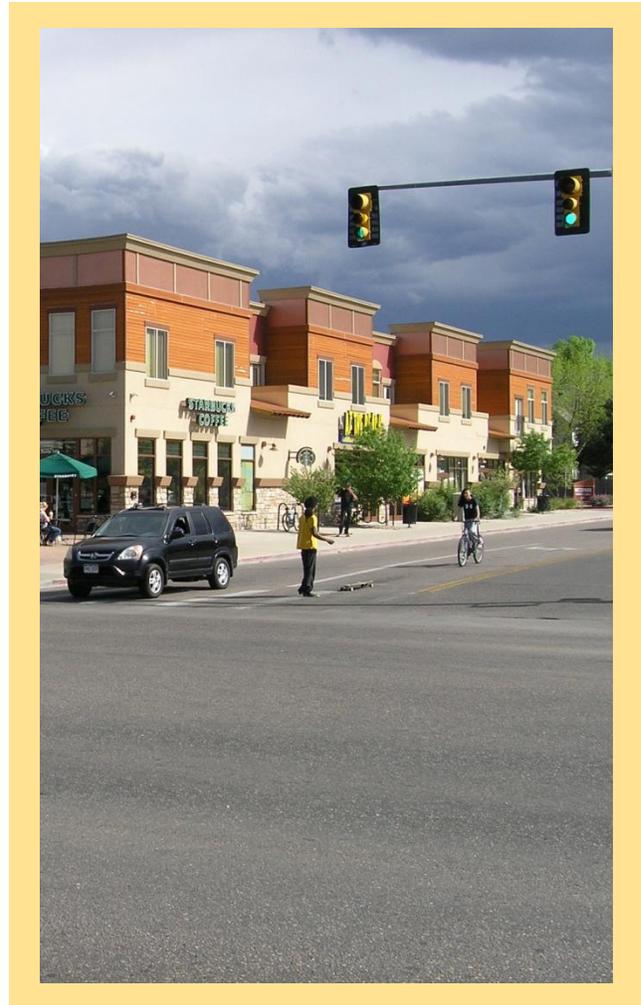
PLAN FORT COLLINS AND WEST CENTRAL NEIGHBORHOODS PLAN

City Plan/Plan Fort Collins

The name *Plan Fort Collins* refers to the process to prepare major updates to two key documents: *City Plan* and the *Transportation Master Plan*. (More information on this effort can be found at fcgov.com/planfortcollins.)

City Plan is the comprehensive plan for the City of Fort Collins and illustrates how we envision Fort Collins in the next twenty–five years and beyond, showing us how we can get there step by step. The *Transportation Master Plan* is a long–term vision document that defines the long–term multi–modal transportation system that Fort Collins desires in the future, and also serves as a comprehensive reference guide regarding transportation issues. Both documents provide policy directions for decision–making and set forth priority actions to make the vision a reality.

The 2010 update to *City Plan* took the spirit of collaboration to the next level, integrating both planning projects into one unified process: *Plan Fort Collins*. As with earlier collaborations, this integrated process allowed the City to maximize efficiency and share resources. In this update, many of the ideas, principles, and policies from previous versions of *City Plan* are carried forward, but enhanced to reflect current conditions, new trends, community



input, and innovations since the plans were first adopted.

City Plan identified a high priority action item called Student Housing Plan – Coordinate with Colorado State University, Front Range Community College, and others to develop a plan that identifies future locations and other desirable characteristics of future student housing development.

Other policies in *City Plan* that directly support the Student Housing Action Plan are:

Policy LIV 7.2 – Develop an Adequate Supply of Housing

Encourage public and private for-profit and non-profit sectors to take actions to develop and maintain an adequate supply of single- and multi-family housing, including mobile homes and manufactured housing.

Policy LIV 7.7 – Accommodate the Student Population

Plan for and incorporate new housing for the student population on campuses and in areas near educational campuses and/or that are well-served by public transportation.

Policy LIV 6.2 – Seek Compatibility with Neighborhoods

Encourage design that complements and extends the positive qualities of surrounding development and adjacent buildings in terms of general intensity and use, street pattern, and any identifiable style, proportions, shapes, relationship to the street, pattern of buildings and yards, and patterns created by doors, windows, projections and recesses. Compatibility with these existing elements does not mean uniformity.

Policy LIV 6.3 – Encourage Introduction of Neighborhood-Related, Non-Residential Development

Encourage the addition of new services, conveniences, and/or gathering places in existing neighborhoods that lack such facilities, provided they meet performance and architectural standards respecting the neighborhood’s positive characteristics, level of activity, and parking and traffic conditions.

West Central Neighborhoods Plan

The West Central Neighborhoods Plan was developed in the late 1990s and focused on neighborhoods in close proximity to CSU. It is important to refer to and incorporate this plan. An update to the West Central Neighborhoods Plan will occur in 2013. The vision of the West Central Neighborhoods Plan:

“Maintain and enhance the diverse character of the West Central Neighborhoods, comprised of long- and short-term residents such as families, senior citizens, and students, as well as small businesses, schools, and public/private institutions and facilities. Strengthen the collaboration between the City, Colorado State University, and the West Central Neighborhoods. Continue to provide housing opportunities, infrastructure, and lifestyle options to meet the needs of this diverse group of neighborhoods. Facilitate and improve existing transportation systems to allow all residents to have good, safe, convenient and multi-modal transportation options. Adapt to meet the needs of the dynamic and ever-changing West Central Neighborhoods and provide balanced opportunities in development, redevelopment, and maintenance.”

The West Central Neighborhoods Plan developed goals that were presented in three main categories: Character of the Neighborhoods, Housing, and Transportation. Many of the goals within this plan coincide with the draft action items that have been identified in the Student Housing Action Plan. These goals and action items pertain to Land Use, Neighborhood Appearance and Design, Sense of Community, Housing, Traffic, Transit, and Parking.

SECTION 3

EXISTING CONDITIONS

Land Supply & Growth

According to *City Plan* growth within the city will be focused to promote a compact development pattern, by directing urban development to well-defined areas within the Growth Management Area (GMA). The compact form of the city will also contribute to preserving environmentally sensitive areas and rural lands, efficiently providing public services, and encouraging infill and redevelopment of existing urban areas.

An expanded public transit system is an integral component of this plan. The system is designed to provide for high-frequency transit service along major arterials and Enhanced Travel Corridors. Feeder transit lines will provide connections from all major districts within the city. The City's compact form will help make comprehensive, convenient, and efficient transit service possible.

The City's form and structure will facilitate pedestrians, bicycles, and transit, as well as cars and trucks. New development will be organized and woven into a compact pattern that is conducive to automobile, pedestrian, bicycle, and public transit travel. Street standards and site planning requirements for new development and redevelopment will ensure that neighborhoods and districts throughout the city will be connected and accessible by all travel modes.



TOD (Transit-Oriented Development) Overlay District

The City adopted the Transit-Oriented Development Overlay District (TOD) in 2007 after significant public debate and input. The TOD is aimed at reducing sprawl by incentivizing infill development in central areas of town near transit, particularly the Mason Corridor, and frequent destinations. The provisions of the TOD allow for a mix of goods and services within convenient walking distance of transit stations, encourage the creation of stable and attractive residential and commercial environments, and provide for a desirable transition to the surrounding existing neighborhoods.

Student Enrollment Data and Projections

The total population in Fort Collins is 144,880 which include students who live in the city limits. (See Appendix A)

In the fall of 2000, CSU had approximately 23,000 students. The total enrollment for fall 2012 is 26,769. Approximately, 74% are undergraduate (traditional) students, 9% are undergraduate (non-traditional), and 16% are graduate and professional students. Approximately, 23% of students live on campus in the 6,300 beds owned and operated by CSU; 77% require housing off campus. Assuming that same rate, and with a continued strong market position for CSU in Colorado and around the nation, CSU projects enrollment that could be as high as 35,000 in the future (10 – 20 plus years). This would include graduate and undergraduate enrollment (does not include on-line enrollment), and will continually evolve based on funding levels, market conditions and other factors.

Front Range Community College (FRCC) total enrollment for spring 2012 was 6,320. FRCC does not provide any on-campus housing, so all of their students live off-campus. For the near future, FRCC expects enrollment to stay flat or to possibly decrease slightly.

Multi-Family Demand and Vacancy Rates

According to the Colorado Division of Housing, the vacancy rate for the Fort Collins area during the first quarter of 2012 was 2.6%, one of the lowest in the state. With such a low vacancy rate, average rents have continued to increase reaching \$1,010 for the first quarter of 2012. The history of vacancy rates and average rents per unit are:

FIGURE 1: VACANCY RATES & AVERAGE RENTS

Year-Quarter	Vacancy Rate	Average Rent
2012-1Q	2.6%	\$1,010.00
2011-3Q	2.2%	\$946.73
2011-1Q	4.0%	\$902.87
2010-3Q	2.8%	\$868.36
2010-1Q	5.2%	\$837.15
2009-3Q	5.5%	\$846.37
2009-1Q	4.0%	\$860.81
2008-3Q	4.2%	\$854.38
2008-1Q	4.8%	\$760.21
2007-3Q	4.9%	\$757.17
2007-1Q	7.0%	\$758.27
2006-3Q	8.9%	\$766.14
2006-1Q	8.8%	\$748.88
2005-3Q	9.5%	\$730.27
2005-1Q	12.9%	\$739.79
2004-3Q	11.0%	\$722.65
2004-1Q	13.9%	\$725.90

Multi-Family Supply and Development

According to a rental listing provided by CSU, we know that there are approximately 57 off campus complexes that rent to students that provide around 13,000 bedrooms. In addition to this, many students choose to rent single-family homes.

CSU has approximately 6,300 beds provided on campus. CSU is currently building more on-campus beds, and they have plans to build more in the future. They are committed to providing on-campus housing for all freshmen and international students as well as 25% of returning students. (See Appendix B)

The private market has also responded to the demand for off-campus multi-family student housing projects; there are currently two large projects under construction and several more are either approved or in the development process.

Most, if not all, of the housing needs will be met in the next five to seven years by the increase in on-campus housing and the approximately 3,500 student-oriented multi-family bedrooms currently under construction or in the

development process. (See Appendix D.) This housing supply helps meet the need presented in the first part of the SHAP mission – to ensure a supply of quality student housing. Much of the SHAP stakeholder discussions have concentrated on the second part of the mission– to maintain neighborhood quality and compatibility.

Student Preferences

In 2011 and 2012, a rental housing preference survey was given to CSU students. The results from these surveys show CSU students have the following preferences regarding rental housing.

Living Arrangement

- currently rent 84%
- live in an apartment 38%
- live in a house 34%
- live within a mile from campus 49%
- live between 1–4 miles from campus 42%

Transportation

82% brought a car to campus/community when they moved here

Method for daily commuting to campus:

- Drive their car to campus 25%
- Bike to campus 24%
- Walk to campus 23%
- Ride the bus to campus 15%

Important Factors in Choosing a Rental

- Price 96%
- On-site parking 85%
- Quality property management 81%
- Number of bedrooms 80%
- Type of amenities 79%
- Proximity to campus 75%
- Size of unit 63%
- On-site bike parking 56%
- Proximity to public transportation 53%

Important Amenities

- Full kitchen 82%
- Closet/storage space 77%
- Washer/dryer in unit 76%
- Wi-Fi 58%
- Large living room 56%
- Large bedroom 54%

Rent/Pets/Utilities

- Would pay more to have certain amenities 41%
- Prefer to live with 2 roommates 31%
- Prefer to live with 1 roommate 28%
- Prefer to have utilities included in the rent 67%
- Believe living with a pet is important 68%

Number of Bedrooms Preferred

- One 12%
- Two 38%
- Three 37%
- Four+ 22%

Housing Preferences

- House in a neighborhood – #1 choice for type of residence
- Would pay more to live near campus 63%
- Stay in Fort Collins during summer months 69%
- Feel comfortable living in a building with 1–3 floors 94%
- Willing to live in a larger, high-density complex if there are adequate sound barriers 74%

SECTION 4

ACTION ITEMS & IMPLEMENTATION

Feedback received through the public engagement process drove the draft action items to be considered by City Council. Draft action items fall into four specific categories:

- Near Term – 2013
- Longer Term – 2014 and beyond
- Items that do not need formal Council consideration
- Items proceeding in other processes

Adopted Action Items

During the SHAP planning effort, City Council directed staff to bring some action items forward for consideration on a faster track than the document itself in an effort to address concerns raised by residents about the increasingly adverse impacts of larger multi-family developments. In particular, staff was asked to address developments near existing single-family residential neighborhoods. As a result of this, the following items are already adopted by City Council through the Land Use Code (LUC) Changes Phase 1 & 2.

The benefit of the following action items relate directly to compatibility concerns. These changes provide the public the opportunity to give input on a project while it is still in the early stages of development, better design compatibility and a proper mix of housing and commercial uses.

FIGURE 2: ADOPTED ACTION ITEMS

Action Item	Process & Date Adopted
Apply MMN (medium-density mixed-use neighborhood) zone standards to all multi-family projects outside of the TOD (transit-oriented development) overlay zone requiring mix of housing, larger setback, building variation and articulation, park or gathering space.	LUC Code Changes Phase 1 on 09-18-12
Modify NC (neighborhood commercial) zone to ensure commercial component.	LUC Code Changes Phase 1 on 09-18-12
Require Type II Hearing for multi-family developments with 50 units or 75 bedrooms.	LUC Code Changes Phase 2 on 11-20-12

Referred Items

During the LUC Code Change Phase 1 & 2 discussions, Council directed staff not to define “student housing” or change the TOD boundary. Council did refer three items back to the SHAP process for further discussion: Operations, Security & Management Plan; Limit 4+ bedroom units in multi-family developments; and University District or Overlay. The SHAP stakeholders discussed these three items in detail and provide the following for Council consideration:

Operations, Security & Management Plan

Amongst stakeholders there was general agreement that the City should not try to regulate business models or items that have limited enforcement effectiveness. The group suggested trying to find ways to incentivize multi-family complexes to have on-site management and a thorough management plan. Suggested ideas included reduced fines for owners with on-site management and possibly increased fines to owners when they do not have professional on-site management. Staff will continue to work with stakeholders to develop methods to encourage the use of thorough Operations, Security and Management Plans.

Limit 4+ Bedroom Units in Multi-family Developments

During this discussion, it became clear that a limit or percentage restriction is not the best way to address concerns. Instead, stakeholders felt that directly tying mitigation factors to 4-bedroom units would be more beneficial. Examples include greater buffering and providing more parking. Current code requires 2.5 parking spaces for one 4-bedroom unit; however, it requires 1.75 spaces for each 2-bedroom unit (total of 3.5 spaces for two 2-bedroom units but only 2.5 spaces for one 4-bedroom unit). These mitigation requirements would be based on a combination of the number of units, number of bedrooms, or number of 4+ bedroom units and the proximity to single-family residential neighborhoods. This issue is addressed in the near-term action items.

University District

In talking with stakeholders there was no clear benefit of establishing a University District, although the discussion included the following distinctions:

A non-regulatory University District could highlight the uniqueness and qualities of the area – it could be similar to UniverCity Connections or the University District recently created in Greeley.

A regulatory University District had many regulations that seemed appropriate city-wide rather than just in a certain geographic area.

The City currently focuses resources where they are needed so the areas around campus currently receive greater attention from both police officers and code compliance inspectors; however there is a desire to better address repeat violations and exterior property maintenance (these items are being brought to City Council for consideration through a separate process in March 2013). At this time, adding a University District is not suggested.

Future Action Items

The plan is based on the feedback received throughout the public process, and the following action items have been developed for implementation through the adoption of the plan.

Action Items for Near-term (2013)

The following action items will be brought to City Council in 2013 for formal Council consideration. The first three items will be fully developed and brought to City Council for consideration in March 2013. The last three items require further research, internal review, and public outreach before they are brought to Council for consideration later in 2013.

FIGURE 3: ACTION ITEMS NEAR TERM (2013)

Action Item	Concern Addressed
Improve understanding of compatibility by modifying the LUC to include clear examples (photos, drawings) of what is allowed in certain zones.	Compatibility
Amend Medium–Density Mixed–Use Neighborhood (MMN) district development standards and LUC Sec. 3.8.30 multi–family standards to specify that no vehicular use area can be placed in the said setback from single– and two–family dwellings. Also, consider landscape requirements for this setback.	Compatibility
Better define and amend the LUC Sec. 3.8.16 (E) (2) requirement that 4+ bedroom developments need to provide additional open space, recreation areas, parking areas and public facilities as are necessary to adequately serve the development and excepting the TOD Overlay Zone.	Intensity of 4+ bedroom units, compatibility
Confirm that the uses, development standards and density allowances in the Neighborhood Conservation Buffer (NCB) district are consistent with the intent and purpose of the district appropriate sub–area plans in that it provides a transition between residential neighborhoods and commercial–use areas. This change will require incorporating the results of the Eastside and Westside Neighborhoods Character Study which is not yet complete.	Compatibility
Define different multi–family housing types (rather than just the broad multi–family definition). The requirement for multiple housing types could be used as a gradient of development between proposed multi–family and existing single–family.	Compatibility

FIGURE 4: ACTION ITEMS FOR COUNCIL CONSIDERATION – LONGER TERM (2014 AND BEYOND)

The following action items would need further development and outreach before going to City Council for formal consideration.

Action Item	Concern Addressed
<p>Build an above- or below-grade pedestrian/bicycle crossing at or near Shields and Elizabeth Streets.</p> <p>This item would need 2–3 years to develop and fund. It would require further involvement and development from Transportation Planning and Engineering and coordination with CSU.</p>	<p>Traffic and Safety</p>
<p>Consider requiring property managers/owners to provide City ordinance information to their tenants at lease signing.</p> <p>This could be accomplished relatively quickly (one year). It would require additional public outreach.</p>	<p>Accountability</p>
<p>Form an on-going advisory committee made up of City, CSU, FRCC, neighbors, students, property managers, Police, and ASCSU to guide City Council on student housing issues.</p> <p>This could be accomplished relatively quickly (1 year). It would require staff support.</p>	<p>Accountability and Education</p>

FIGURE 5: ACTION ITEMS THAT DO NOT NEED FORMAL COUNCIL CONSIDERATION

The following action items do not need formal approval by City Council. Staff is planning to move forward with these items.

Action Item	Concern Addressed
Increase enforcement of nuisance and noise ordinances in areas with a high concentration of complaints. Increased enforcement on repeat nuisance violations. This requires a code amendment—planned for March 2013.	Accountability
Increase education about enforcement so the community is more aware of the enforcement process and data related to enforcement.	Education and Accountability
Consider increasing proactive enforcement on noise and occupancy violations.	Accountability
Increase education efforts about the Party Registration program and ensure it creates benefits to neighborhoods.	Education
Increase education to students based on current needs/concerns (both on– and off–campus students) include realistic information about what it means to move off campus and into a neighborhood.	Education
Provide information to parents of students so they are aware of local codes, ordinances, and responsibilities. Repeat messages often especially during peak housing decision times.	Education
Provide incentives for students to take Renting 101, an existing class that could offer a “preferred tenant” certificate that landlords could recognize.	Education and Accountability

FIGURE 6: ACTION ITEMS PROCEEDING IN OTHER PROCESSES

The following action items are either moving forward in a separate process, or are the responsibility of CSU. CSU has discussed these items and agreed with the CSU-specific items below. No Council action is required for these items through the SHAP process.

Action Item	Concern Addressed
CSU parking fees: CSU will assess as the academic year moves forward. CSU has not seen any downward trend in permit sales which indicates no increased impact on surrounding neighborhoods. CSU will conduct a parking and transportation study during the 2012–2013 academic year.	Spill-over parking
City Parking Plan implementation: adopted in 2013 budget and proceeding in separate process.	Parking
Update West Central Neighborhoods Plan: adopted in 2013 budget and proceeding in a separate process.	Compatibility, housing, parking, transportation
Work with CSU to develop enhanced transit service to surrounding neighborhoods with connection to MAX.	Parking and Traffic
Phase 3 of the Transit Plan – implementation.	Parking and Traffic
CSU will strive to provide enough on-campus housing (either in halls or apartments) for all first year and international students as well as 25% of returning students, based on projections and actual CSU enrollment numbers.	CSU On-Campus Housing Supply
CSU will continue to explore options for public/private partnerships to provide student housing and to look at other examples and best practices.	CSU On-Campus Housing
CSU will continue to look at alternate sites for student housing as they refine their master plan.	CSU On-Campus Housing
CSU will present on-campus housing updates annually to the City/CSU Liaison Committee and seek other opportunities to share this information with the community.	CSU On-Campus Housing

SECTION 5

MONITORING AND REVIEW

Implementation of this plan will occur as indicated in Section 4: Action Items and Implementation:

- Near-Term Action Items in the of Spring 2013
- Longer-Term Action Items in 2014 and beyond
- Action Items– No Council Action in 2013
- Action Items In Other Processes in 2013 and beyond

Some of the Land Use Code changes will impact new development as it occurs. Others are new initiatives that will need to be accommodated in future work plans and, if necessary, accommodated in future capital and/or operating budgets. Most of them are recommended to be implemented as soon as possible, and some will be implemented immediately.

The Action Items will be monitored regularly to ensure they are meeting the desired outcomes and to recommend any needed changes.



SECTION 6

FINANCIAL AND RESOURCE IMPLICATIONS

Full implementation of the Action Items in this plan will have a cost. A cost in terms of expenditures from the City's Operating Budget or Capital Budget or costs in terms of staff time or need for additional staff. The Action Items fall into three categories with respect to the need for resources.

Existing Resources

Some of the action items can be accomplished with existing resources and will not add costs to the City. These items include all of the Near-term Action Items. They are all recommended Land Use Code changes in an effort to better ensure compatibility of new projects with existing neighborhoods. Additionally, all of the educational program improvements outlined in the Action Items that do not need formal Council consideration will be implemented using existing resources.

Additional Resources Needed

Some of the action items will need additional resources to be implemented. All of the Longer-Term Action Items will need some level of additional resources (including a Capital Budget for a pedestrian bridge and an operating budget for rental licensing). The details for the costs of these items will be included in the materials provided to Council when these items are brought forward for formal Council consideration.



Resources Identified in Other Processes

The action items proceeding in other processes will identify funding needs within the process they are moving forward in. For example, the City's Parking Plan will identify the funding needs for implementation of that plan. Additionally, the items that are the responsibility of CSU will use CSU resources for implementation.

APPENDIX A

EXISTING CONDITIONS SNAPSHOT

Fort Collins Total Population

144,880 (includes students who live within city limits)

CSU Total Enrollment

2011 Fall Semester – 26,735

2012 Fall Semester – 26,769

- Undergraduate (traditional) – 19,796
- Undergraduate (non-traditional) – 2,504
- Graduate & Professional – 4,435

Front Range Community College

2012 Total Enrollment Spring – 6,320

FIGURE 7: FORT COLLINS MULTI-FAMILY VACANCY RATES AND AVERAGE RENTS

(Source: Colorado Division of Housing)

Year-Quarter	Vacancy Rate	Average Rent
2012-1Q	2.6%	\$1,010.00
2011-3Q	2.2%	\$946.73
2011-1Q	4.0%	\$902.87
2010-3Q	2.8%	\$868.36
2010-1Q	5.2%	\$837.15
2009-3Q	5.5%	\$846.37
2009-1Q	4.0%	\$860.81
2008-3Q	4.2%	\$854.38
2008-1Q	4.8%	\$760.21
2007-3Q	4.9%	\$757.17
2007-1Q	7.0%	\$758.27
2006-3Q	8.9%	\$766.14
2006-1Q	8.8%	\$748.88
2005-3Q	9.5%	\$730.27
2005-1Q	12.9%	\$739.79
2004-3Q	11.0%	\$722.65
2004-1Q	13.9%	\$725.90
2003-3Q	12.5%	\$721.84
2003-1Q	13.7%	\$743.27

City of Fort Collins Multi-family Housing

(*numbers are not comprehensive – only contains those that will rent to students)

Total number of complexes – 57

Total number of Units – 6,507

Total number of bedrooms – 12,077

- Studio – 207
- 1-bedroom – 1,949
- 2-bedroom – 3,374
- 3-bedroom – 735
- 4-bedroom – 242

FIGURE 8: CSU ON-CAMPUS HOUSING CAPACITY

(Source: CSU Housing & Dining Services)

Year	Design Capacity	Program Capacity	Opening Capacity
2000	5,016	4,483	4,549
2001	5,016	4,790	4,777
2002	5,016	4,584	4,828
2003	5,016	4,904	4,798
2004	5,551	4,985	4,922
2005	5,135	4,784	4,668
2006	5,135	4,772	4,758
2007	5,561	5,165	5,155
2008	5,561	5,240	5,215
2009	5,778	5,359	5,186
2010	5,778	5,355	5,336
2011	5,778	5,184	5,174

FIGURE 9: CHANGES IN CAPACITY FROM 2004-2009

(Source: CSU Housing & Dining Services)

Year	Gain/Loss of Beds	Notes
2004	+535	Summit Hall
2005	-400	Ellis Hall removed
2007	+165	Academic Village Honors
2007	+261	Academic Village Engineering
2009	+217	Aspen Hall

FIGURE 10: CHANGES IN CAPACITY – FUTURE PROJECTS

Year	Gain/Loss of Beds	Notes
2012	+120	Parmelee
2013	+120	Braiden
2014/2015	+600	Lory Apartments redevelopment

FIGURE 11: CHANGES IN CAPACITY – AFTER 2015

(depending on numbers, financing, economy, etc. – Master Plan calls for)

Gain/Loss of Beds	Notes
+300	Newsom redevelopment will replace 400 beds with 700 new beds
+300	Allison redevelopment will replace 400 beds with 700 new beds
?	Aylesworth – under review
?	Aggie Village North – under review

CSU Enrollment – Future Projection Range

(Source: CSU Office of External Affairs)

In the fall of 2000, we were at roughly 23,000 students. Since then, we have grown to our current level of approximately 27,500. At that same growth rate, and with the continued strong market position for CSU in Colorado and around the nation, we would project enrollment that could be as high as 35,000 students in a decade. We do not anticipate, or plan, to grow beyond that 35,000 student point – it is the outer limit in our current thinking. This would include graduate and undergraduate enrollment (does not include online enrollment), and will, of course, continually evolve based on funding levels, market conditions and other factors.

FIGURE 12: CSU ENROLLMENT FALL 2000 – SPRING 2011

(Source: CSU)

Year	Semester	Total Enrollment	% Change Fall Semester
2000	Fall	23,098	
2001	Spring	21,740	
2001	Fall	23,934	3.6%
2002	Spring	22,669	
2002	Fall	24,735	3.3%
2003	Spring	23,220	
2003	Fall	25,042	1.2%
2004	Spring	23,468	
2004	Fall	25,382	1.4%
2005	Spring	23,730	
2005	Fall	24,947	-1.7%
2006	Spring	23,095	
2006	Fall	24,670	-1.1%
2007	Spring	22,989	
2007	Fall	24,983	1.3%
2008	Spring	23,051	
2008	Fall	25,011	0.1%
2009	Spring	23,187	
2009	Fall	25,413	1.6%
2010	Spring	23,745	
2010	Fall	26,356	3.7%
2011	Spring	24,529	
2011	Fall	26,735	1.4%

Housing Unit and Tenure Data Analysis

(Source: 2009 American Community Survey)

- In 2009, about 94% of the housing units in Fort Collins were occupied and 6% were vacant.
- Of the occupied units, 55% were owner-occupied units and 45% were renter-occupied units. The relatively high percentage of rental units is not unusual for a college town.

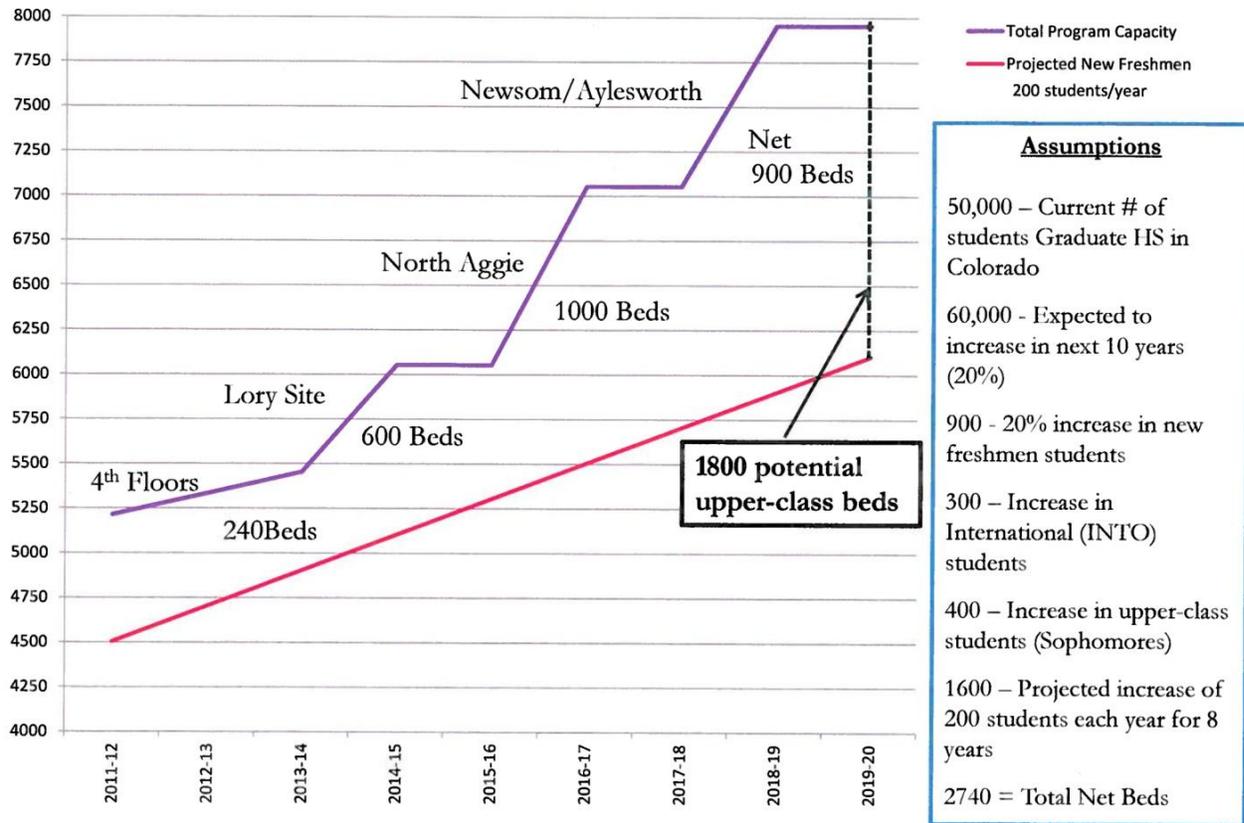
- Of the total number of units in the city, 56% were detached single-family units, 9% were attached single-family units (townhomes), 3% were duplexes, 2% were mobile homes, and about 30% were multi-family units.
- Of the occupied detached single-family units, 79% were owner-occupied and 21% were renter-occupied. With more research, the percentages of owner-occupied versus renter-occupied detached single-family units in areas near CSU's main campus could be determined.
- Of the occupied attached single-family units, 55% were owner-occupied and 45% were renter occupied. This would seem to indicate that a good number of townhomes are owned by investors for rental purposes.
- Most of the duplexes (91%) and most of the multi-family units (89%) were renter-occupied.

APPENDIX B

CSU MASTER PLAN PROJECTIONS 2012–2020

(Source: CSU’s Housing & Dining Services)

FIGURE 13: CSU MASTER PLAN PROJECTIONS 2012–2020



SURVEY RESULTS

Student Housing Action Plan Draft Action Items



1. Require Medium-Density, Mixed-Use Neighborhood (MMN) zoning regulations to apply to all multi-family projects by incorporating these sections into the City's Land Use Code.

		ResponsePercent	ResponseCount
Like		45.9%	45
Dislike		23.5%	23
No Opinion		30.6%	30
	Other (please specify)		18
AnsweredQuestion			98
SkippedQuestion			26

2. Modify Neighborhood Commercial (NC) zone district to restrict 100% secondary uses such as residential developments on land of 5 acres or less (rather than current 10 acres).

		ResponsePercent	ResponseCount
Like		40.6%	39
Dislike		25.0%	24
No Opinion		34.4%	33
	Other (please specify)		18
AnsweredQuestion			96
SkippedQuestion			28

3. Require an operations management and security plan for all multi-family developments.

		ResponsePercent	ResponseCount
Like		68.3%	71
Dislike		22.1%	23
No Opinion		9.6%	10
	Other (please specify)		12
		AnsweredQuestion	104
		SkippedQuestion	20

4. Improve definition of "compatibility."

		ResponsePercent	ResponseCount
Like		69.8%	74
Dislike		13.2%	14
No Opinion		17.0%	18
	Other (please specify)		16
		AnsweredQuestion	106
		SkippedQuestion	18

5. Consider using the concept of “intensity” as a measure to go along with the current “density” measure. Address the adverse impacts of more intense developments by evaluating whether changes are needed to address intensity of development (i.e. Transportation Overlay District (TOD) boundary changes or defining “student housing”).

		ResponsePercent	ResponseCount
Like		68.8%	75
Dislike		20.2%	22
No Opinion		11.0%	12
	Other (please specify)		15
		AnsweredQuestion	109
		SkippedQuestion	15

6. Consider additional requirements for projects having a certain percentage of units with 4+ bedrooms.

		ResponsePercent	ResponseCount
Like		66.0%	70
Dislike		23.8%	25
No Opinion		10.4%	11
	Other (please specify)		12
		AnsweredQuestion	106
		SkippedQuestion	18

7. Implement a Neighborhood Compatibility & Design Committee to provide input regarding development proposals (they would also help determine/define a neighborhood's character).

		ResponsePercent	ResponseCount
Like		68.1%	77
Dislike		28.3%	32
No Opinion		3.5%	4
	Other (please specify)		15
		AnsweredQuestion	113
		SkippedQuestion	11

8. Increase open space requirements (landscaping or green space) to buffer single-family homes from multi-family developments.

		ResponsePercent	ResponseCount
Like		78.6%	88
Dislike		17.9%	20
No Opinion		3.6%	4
	Other (please specify)		23
		AnsweredQuestion	112
		SkippedQuestion	12

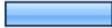
9. Modify Neighborhood Commercial Buffer (NCB) zone requirements to reflect that it is indeed a buffer and should not allow high-density developments.

		ResponsePercent	ResponseCount
Like		67.9%	72
Dislike		21.7%	23
No Opinion		10.4%	11
Other (please specify)			11
AnsweredQuestion			106
SkippedQuestion			18

10. Modify the City's Land Use Code and other zoning documents to include good examples (photos, drawings, etc.) about what is allowed in certain zones.

		ResponsePercent	ResponseCount
Like		79.0%	79
Dislike		12.0%	12
No Opinion		9.0%	9
Other (please specify)			13
AnsweredQuestion			100
SkippedQuestion			24

11. Incentivize or require diversifying multi-family housing – include more house-type options and define them separately (like townhouses, row houses, etc.).

		ResponsePercent	ResponseCount
Like		58.4%	59
Dislike		24.8%	25
No Opinion		18.8%	17
	Other (please specify)		15
	AnsweredQuestion		101
	SkippedQuestion		23

12. Consider a “University District or Overlay Zone” defined by a specific geographic area having specific allowances and requirements based on the housing needs and existing neighborhood character. This University District would address the “rent by the bedroom” intensity impacts on existing neighborhoods. Building design, compatibility, and historic elements of this district should also be defined.

		ResponsePercent	ResponseCount
Like		66.4%	71
Dislike		29.0%	31
No Opinion		4.7%	5
	Other (please specify)		20
	AnsweredQuestion		107
	SkippedQuestion		17

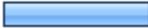
13. Review and update the West Central Neighborhoods Plan.

		ResponsePercent	ResponseCount
Like		61.8%	63
Dislike		10.8%	11
No Opinion		27.5%	28
Other (please specify)			9
AnsweredQuestion			102
SkippedQuestion			22

14. Modify the City's Land Use Code to incentivize increased density in appropriate zone districts and locations (i.e. when five stories are appropriate, the project does not need a more stringent review process).

		ResponsePercent	ResponseCount
Like		42.3%	44
Dislike		43.3%	45
No Opinion		14.4%	15
Other (please specify)			12
AnsweredQuestion			104
SkippedQuestion			20

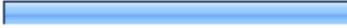
15. Provide incentives for non-students to occupy houses in neighborhoods close to campus (i.e. tax incentives for owner occupancy).

		ResponsePercent	ResponseCount
Like		56.4%	62
Dislike		34.5%	38
No Opinion		9.1%	10
Other (please specify)			14
AnsweredQuestion			110
SkippedQuestion			14

16. Ensure adequate supply of quality housing for Front Range Community College students.

		ResponsePercent	ResponseCount
Like		58.5%	62
Dislike		18.9%	20
No Opinion		22.6%	24
Other (please specify)			18
AnsweredQuestion			106
SkippedQuestion			18

17. Work with Colorado State University (CSU) to examine parking fees – are they at the right level? What are the economic incentives? What are the impacts to the neighborhoods?

		ResponsePercent	ResponseCount
Like		82.7%	86
Dislike		6.7%	7
No Opinion		10.6%	11
	Other (please specify)		19
AnsweredQuestion			104
SkippedQuestion			20

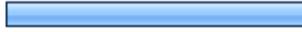
18. Implement a neighborhood parking permit or 2-hour parking limits – after evaluating what programs will work in what neighborhoods depending on their specific needs. (Parking Plan is scheduled for City Council review on October 2, 2012)

		ResponsePercent	ResponseCount
Like		75.9%	82
Dislike		17.6%	19
No Opinion		6.5%	7
	Other (please specify)		22
AnsweredQuestion			108
SkippedQuestion			16

19. Explore with CSU in developing an enhanced transit service to surrounding neighborhoods, with a connection to MAX (the Mason BRT transit station on main campus). This enhanced service may include a park 'n ride located on the CSU Foothills Campus or South Campus.

		ResponsePercent	ResponseCount
Like		89.6%	95
Dislike		4.7%	5
No Opinion		5.7%	6
Other (please specify)			15
AnsweredQuestion			106
SkippedQuestion			18

20. Consider increasing parking requirements for multi-family developments with 4+ bedroom units.

		ResponsePercent	ResponseCount
Like		71.0%	76
Dislike		22.4%	24
No Opinion		6.5%	7
Other (please specify)			17
AnsweredQuestion			107
SkippedQuestion			17

21. Consider allowing current parking areas to be rented or used for future development.

		ResponsePercent	ResponseCount
Like		32.7%	32
Dislike		36.7%	36
No Opinion		30.6%	30
Other (please specify)			17
AnsweredQuestion			98
SkippedQuestion			26

22. Implement Phase 3 of the Transit Plan, Bicycle Plan, and Pedestrian Plan – viable transit beyond MAX is necessary for student housing to work – expand circular plan to make east/west connections. Examine the impact of bicycles and pedestrians on intersections and trails.

		ResponsePercent	ResponseCount
Like		85.2%	92
Dislike		3.7%	4
No Opinion		11.1%	12
Other (please specify)			9
AnsweredQuestion			108
SkippedQuestion			16

23. Build an above- or below-grade pedestrian/bicycle crossing at or near Shields and Elizabeth Streets.

		ResponsePercent	ResponseCount
Like		81.3%	87
Dislike		14.0%	15
No Opinion		4.7%	5
Other (please specify)			25
AnsweredQuestion			107
SkippedQuestion			17

24. CSU will evaluate and strive to provide enough on-campus housing (either in halls or apartments) for all first year and international students as well as 25% of returning students, based on projections and actual CSU enrollment numbers (both numbers and demographic breakdown). Recommend CSU to continue to consider business models and other options to incentivize students to live on campus for a second year and beyond.

		ResponsePercent	ResponseCount
Like		76.1%	83
Dislike		11.0%	12
No Opinion		12.8%	14
Other (please specify)			13
AnsweredQuestion			109
SkippedQuestion			15

25. Recommend CSU to continually explore options for public/private partnerships to provide student housing, and to look at other examples and best practices around the country.

		ResponsePercent	ResponseCount
Like		82.1%	87
Dislike		8.5%	9
No Opinion		9.4%	10
	Other (please specify)		10
AnsweredQuestion			106
SkippedQuestion			18

26. Recommend CSU to look at alternate sites for student housing as they refine their Master Plan.

		ResponsePercent	ResponseCount
Like		69.3%	70
Dislike		11.9%	12
No Opinion		18.8%	19
	Other (please specify)		15
AnsweredQuestion			101
SkippedQuestion			23

27. Require CSU to present on-campus housing updates annually to the City/CSU Liaison Committee, and seek other opportunities to share this information. Providing more information regarding current and future on-campus housing projects will help clear up the community's misconceptions about what CSU is doing.

		ResponsePercent	ResponseCount
Like		76.2%	80
Dislike		10.5%	11
No Opinion		13.3%	14
	Other (please specify)		13
	AnsweredQuestion		105
	SkippedQuestion		19

28. Increase enforcement of nuisance and noise ordinances in areas with a high concentration of complaints. Consider increased enforcement efforts on repeated violations – modify code language to enable Code Compliance to issue citations immediately for repeated violations.

		ResponsePercent	ResponseCount
Like		82.9%	92
Dislike		14.4%	16
No Opinion		2.7%	3
	Other (please specify)		27
	AnsweredQuestion		111
	SkippedQuestion		13

29. Increase education and information about enforcement so the community is more aware of the enforcement process and data related to enforcement action (there is a perception that Police are reluctant to issue noise citations). Regularly provide data and trends about noise and nuisance violations to the community – pinpoint data on maps.

		ResponsePercent	ResponseCount
Like		87.6%	92
Dislike		6.7%	7
No Opinion		5.7%	8
Other (please specify)			12
AnsweredQuestion			105
SkippedQuestion			19

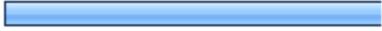
30. Consider increasing proactive enforcement on noise/parties and occupancy violations (complaint-driven nature of these codes makes it more difficult on neighbors because they are reluctant to complain).

		ResponsePercent	ResponseCount
Like		78.7%	85
Dislike		17.6%	19
No Opinion		3.7%	4
Other (please specify)			14
AnsweredQuestion			108
SkippedQuestion			16

31. Increase education efforts about the Party Registration program and ensure the program creates a benefit to the neighborhoods.

		ResponsePercent	ResponseCount
Like		78.6%	81
Dislike		8.7%	9
No Opinion		12.6%	13
Other (please specify)			10
AnsweredQuestion			103
SkippedQuestion			21

32. Increase educational outreach to students based on current needs/concerns so issues are addressed in a timely manner. Target students both in residence halls and off campus. Focus on more realistic education about what it means to move off campus into a neighborhood.

		ResponsePercent	ResponseCount
Like		89.5%	94
Dislike		1.9%	2
No Opinion		8.6%	9
Other (please specify)			13
AnsweredQuestion			105
SkippedQuestion			19

33. Consider requiring property managers/owners to provide City ordinance information to their tenants at lease signing.

		ResponsePercent	ResponseCount
Like		80.6%	87
Dislike		13.0%	14
No Opinion		6.5%	7
	Other (please specify)		15
		AnsweredQuestion	108
		SkippedQuestion	16

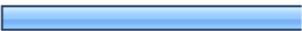
34. Form an ongoing advisory committee made up City, CSU and FRCC leaders, neighbors, students, property managers, Police, and ASCSU to guide City Council on student housing issues.

		ResponsePercent	ResponseCount
Like		74.1%	80
Dislike		13.0%	14
No Opinion		13.0%	14
	Other (please specify)		11
		AnsweredQuestion	108
		SkippedQuestion	16

35. Provide education and information to parents of students – particularly those who buy properties for their children – so they are aware of local codes, ordinances and responsibilities. Provide this information and education during peak housing times (both spring and August) and repeat this message often.

		ResponsePercent	ResponseCount
Like		91.2%	93
Dislike		3.9%	4
No Opinion		4.9%	5
	Other (please specify)		17
		AnsweredQuestion	102
		SkippedQuestion	22

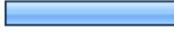
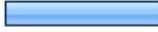
36. Provide incentives for students to take Renting 101, a class that could offer a “preferred tenant” certificate that landlords recognize.

		ResponsePercent	ResponseCount
Like		71.4%	75
Dislike		15.2%	16
No Opinion		13.3%	14
	Other (please specify)		16
		AnsweredQuestion	105
		SkippedQuestion	19

37. Consider rental licensing in order to ensure health/safety of units, data regarding rentals, increased accountability of the rental business (options – either only in the University District area or citywide). Consider requiring property managers and landlords to take the City's Landlord Education Series.

		ResponsePercent	ResponseCount
Like		59.5%	69
Dislike		30.2%	35
No Opinion		10.3%	12
	Other (please specify)		22
AnsweredQuestion			116
SkippedQuestion			8

38. Consider requiring an operation management plan for single-family housing as well as multi-family housing.

		ResponsePercent	ResponseCount
Like		39.8%	41
Dislike		35.9%	37
No Opinion		24.3%	25
	Other (please specify)		17
AnsweredQuestion			103
SkippedQuestion			21

APPENDIX D

DEVELOPMENT PROPOSALS

FIGURE 14: ENTITLED & CONCEPTUAL MULTI-FAMILY PROJECTS

(Totals for bedroom and parking space counts are underestimated because conceptual proposals provide incomplete information.)

	All Multi-family Projects			Student-Oriented Multi-family		
	Units	Bedrooms	Parking	Units	Bedrooms	Parking
Approved Final Plan/Under Construction/Recently Completed	1,257	2,571	2,147	556	1,497	990
Approved Project Development Plan/Submitted Final Plan	533	1,573	1,389	461	1,461	1,338
Total Approved	1,790	4,144	3,536	1,017	2,958	2,328
Submitted (Project Development Plan or Major Amendment)	203	378	361	141	252	187
Conceptual or Preliminary	1,428	1,601	1,267	247	380	312
Total Submitted, Conceptual, Preliminary	1,631	1,979	1,628	388	632	499
TOTAL	3,421	6,123	5,164	1,405	3,590	2,827

FIGURE 15: APPROVED FINAL PLAN/UNDER CONSTRUCTION/RECENTLY COMPLETED

Stage of Project	Project Name	Units	Bedrooms	Parking	Target Market	Comments
Recently Completed	Pura Vida Place	52	100	49	Students	
Under Construction	Choice Center	219	676	336	Students	
Under Construction	The Grove	218	612	495	Students	
Under Construction	Ram's Crossing K2	40	58	47	Students	
Final Plan Approved	1409 W Elizabeth Student Apts	27	51	63	Students	Pkg for res & comm
Subtotal – Student Market		556	1,497	990		
Recently Completed	Penny Flats (Bldg 4)	30	46	38	Mixed	
Under Construction	Penny Flats (Bldg 3)	21	27	23	Mixed	
Under Construction	Presidio	240	360	436	Mixed	
Under Construction	Caribou Apartments Phase Two	96	156	124	Mixed	Affordable
Final Plan Approved	The Trails at Timberline	314	485	536	Mixed	
Subtotal – Mixed Market		701	1,074	1,157		
Total – Approved FP/Under Construction/Recently Completed		1,257	2,571	2,147		

FIGURE 16: APPROVED PDP/ SUBMITTED FINAL PLAN

Stage of Project	Project Name	Units	Bedrooms	Parking	Target Market	Comments
PDP Approved	District at Campus West	194	658	461	Students	
PDP Approved	Aspen Heights	221	720	786	Students	720 BRs after extra occupancy permit
PDP Approved	Hellenic Plaza	46	83	91	Students	
Subtotal – Student Market		461	1,461	1,338		
PDP Approved	Legacy Senior Apts	72	112	51	Senior	Affordable
Subtotal – Mixed Market		72	112	51		
Total – Approved PDP/Submitted Final Plan		533	1,573	1,389		

FIGURE 17: SUBMITTED PDP OR MAJOR AMENDMENT

Stage of Project	Project Name	Units	Bedrooms	Parking	Target Market	Comments
PDP Submitted	West Range/Pike Apts.	15	38	39	Students	
PDP Re-submittal Required	Remington Annex	42	46	unknown	Students	
PDP Submitted	Landmark Expansion	84	168	148	Students	
Subtotal – Student Market		141	252	187		
PDP Submitted	Block One	12	12	70	Mixed	BRs unknown (>12)
PDP Submitted	Hickory Commons Mixed Use	26	66	53	Mixed	Live/work units
Major Amendment Submitted	One Boardwalk Place	24	48	51	Mixed	
Subtotal – Mixed Market		62	126	174		
Total – Submitted PDP or Major Amendment		203	378	361		

FIGURE 18: CONCEPTUAL/PRELIMINARY

(Totals for bedroom and parking space counts are underestimated because conceptual proposals provide incomplete information.)

Stage of Project	Project Name	Units	Bedrooms	Parking	Target Market	Comments
Conceptual (neighborhood meeting held 10/2012)	Carriage House Apts	50	100	52	Students	
Conceptual – 11/2012	830 S College Mixed Use	20	38	25	Students	Pkg for res & comm
Conceptual – 6/2012	2300 W. Elizabeth Lofts	27	51	63	Students	
Conceptual – 6/2012	223 W Prospect Mixed Use	35	54	47	Students	Pkg for res & comm
Conceptual – 5/2012	615 W Lake	91	113	71	Students	
Conceptual – 3/2012	Yovanoff Property Multi-family	24	24	54	Students	BRs unknown (>24)
Subtotal – Student Market		247	380	312		
Conceptual (10/2012)	Affinity	150	150	unknown	Senior	BRs unknown (>150)
Conceptual (neighborhood meeting held 9/2012)	Foothills Mall Multi-family	400	400		Mixed	BRs unknown (>400); also considering 800 unit option
Preliminary – 9/2012	203 W. Mulberry Mixed Use	51	51	66	Mixed	BRs unknown (>51)
Conceptual (8/2012)	2537 Research Mixed Use	24	64		Mixed	Pkg for res & office
Conceptual (6/2012)	301 N Howes	16	16	unknown	unknown	BRs unknown (>16)
Conceptual (5/2012)	Lincoln and Lemay Apts	540	540	889	Mixed	BRs unknown (>540)
Subtotal – Mixed Market		1181	1221	955		
Total – Conceptual/Preliminary		1428	1601	1267		

