



Student Housing Action Plan
Process Summary
June 2011 (updated March 2012)

Community Development &
Neighborhood Services
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Mission:

The Student Housing Action Plan strives to develop community driven strategies that encourage and provide an adequate supply of quality student housing while maintaining neighborhood quality and compatibility.

Problem Statement:

During the Plan Fort Collins process, City staff heard and identified 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 potential development projects. These factors are driving the need for the development of strategies to help facilitate adequate housing supplies while identifying the infill issues upon existing neighborhoods.

Purpose and Possible Outcomes:

The purpose of this project is to work with CSU, neighbors, and other stakeholders to identify strategies to address the increasing need for multi-family housing, identify key areas likely for development or redevelopment, and identify potential impacts and compatibility issues. Feedback received through the community engagement process will drive the specific recommendations and action items of this project, which could include recommended code or process changes, design criteria, and mechanisms for review and monitoring of the implemented strategies.

City Staff Work Group:

Laurie Kadrich, CDNS	Courtney Levingston, Current Planning
Beth Sowder, Neighborhood Services	Ken Waido, Advance Planning
Ginny Sawyer, Neighborhood Services	Megan Bolin, Economic Development
Community Liaison	

City Staff Advisors:

Karen Cumbo, Planning, Development & Transportation
Bruce Hendee, City Manager's Office
Josh Birks, Economic Development
Joe Frank, Advance Planning

CSU Partners:

Jeannie Ortega, Off-Campus Life
Tom Milligan, Vice-President for External Affairs
Jim Dolak, Housing and Dining Services
Michael Montgomery, CSU Center for Public Deliberation

Martin Carcassun, CSU Center for Public Deliberation

Identified Stakeholders:

Associated Students of Colorado State University (ASCSU)
Front Range Community College
Neighbors
Brokers/Board of Realtors
CSURF (Colorado State University Research Foundation)
Developers
Northern Colorado Rental Housing Association
Property Managers/Landlords
CSU Everitt Real Estate Center
South Fort Collins Business Association

Process:

This effort will include a community outreach process that includes all of the parties mentioned above. CSU's Center for Public Deliberation, a department dedicated to enhancing local democracy through improved public communication and community problem solving, has agreed to assist with the community engagement process.

March 2011 – June 2011:

- City work team formed and identified scope and issues to be addressed.
- Initial data collection
 - student survey to show housing desires prior to the end of the spring 2011 semester
 - on-campus housing data
- Gathered background information
- City work team met with CSU partners to further discuss scope, identify issues, and identify additional partners and stakeholders.
- Further data collection will include supply and demand analysis, existing conditions and future demand analysis, inventory of vacant lands and other possible development sites, and review of best practices/peer review.

June 2011 – August 2011:

The following charrette-style process will be used to gather data, information, and feedback from stakeholders:

1. City and CSU work group will create maps identifying vacant lands and areas ripe for development or redevelopment. Possible multi-family project sights in close proximity to CSU will be identified through staff analysis and feedback including using overlays of existing zoning, the Transportation Overlay District (TOD), the Mason Corridor, and catalyst areas identified in City Plan to visualize areas that emerge as prime locations for accommodating this needed land use.

2. Meet with Developers/Designers Stakeholder group (CSURF, developers, Brokers/Board of Realtors, ASCSU, Everitt Real Estate Center) to:
 - Show maps and get their feedback
 - Hear and understand needs and demands
 - Location criteria – rate potential development sites
 - Discuss transitions, boundaries, neighborhood protection (including Historic Preservation)
3. Meet with Neighbors & Landlords Stakeholder group (neighbors, property managers/landlords, ASCSU, South Fort Collins Business Association) to:
 - Show maps and get their feedback
 - Hear and understand needs and demands
 - Ask what is important in transitioning from developments to neighborhoods
 - Location criteria – rate potential development sites
 - Ask them what questions should be asked in a neighbor survey
4. Conduct electronic neighbor survey
5. Meet with surveyed neighbors to discuss and clarify results.

September 2011

- Reconvene a second Focus Group session for each group (Developers/Designers and Neighbors and Landlords)
- Consider whether additional Stakeholder Focus Group meetings are needed.

September 2011

- City Council memo – provide update and seek further direction from City Council.

October – January 2012

1. Work closely with CSU Center for Public Deliberation to facilitate a large group meeting with all stakeholders to:
 - Share what we've heard from previous meetings and surveys
 - Ask for additional feedback, what makes sense, what's missing, identify areas of agreement
 - Determine next steps
2. Attend Board and Commission meetings and professional organizations:
 - Planning & Zoning Board
 - Affordable Housing Board
 - Landmark Preservation Commission

December 2011 – February 2012

- Using Council direction and feedback from community engagement, determine whether more focus groups, surveys or other outreach efforts are needed.
- Identify common ground and areas for further discussion

- Update Council on next steps

February 14, 2012

City Council Work Session – update, provide citizen feedback, seek Council feedback and direction.

March – April 2012

- Host large group deliberative dialogue with all stakeholders
- Begin identifying possible action items
- Review draft action items with Stakeholders

May - September 2012

- Host Public Open Houses seeking feedback on draft action items
- Update and seek feedback from Boards and Commissions on draft action items
- Attend professional meetings to gather feedback regarding draft action items
- Draft Action Plan

October 2012

- Council Work Session scheduled for October 23, 2012