







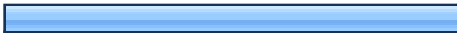


**1. Require Medium-Density, Mixed-Use Neighborhood (MMN) zoning regulations to apply to all multi-family projects by incorporating these sections into the City's Land Use Code.**

		Response Percent	Response Count
Like		45.9%	45
Dislike		23.5%	23
No Opinion		30.6%	30
	Other (please specify)		18
answered question			98
skipped question			26

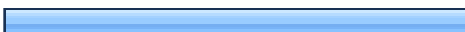


**2. Modify Neighborhood Commercial (NC) zone district to restrict 100% secondary uses such as residential developments on land of 5 acres or less (rather than current 10 acres).**

		Response Percent	Response Count
Like		40.6%	39
Dislike		25.0%	24
No Opinion		34.4%	33
	Other (please specify)		18
answered question			96
skipped question			28




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

		Response Percent	Response Count
Like		68.3%	71
Dislike		22.1%	23
No Opinion		9.6%	10
	Other (please specify)		12
<b>answered question</b>			<b>104</b>
<b>skipped question</b>			<b>20</b>




### 4. Improve definition of "compatibility."

		Response Percent	Response Count
Like		69.8%	74
Dislike		13.2%	14
No Opinion		17.0%	18
	Other (please specify)		16
<b>answered question</b>			<b>106</b>
<b>skipped question</b>			<b>18</b>




**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”).**

		Response Percent	Response Count
Like		68.8%	75
Dislike		20.2%	22
No Opinion		11.0%	12
	Other (please specify)		15
<b>answered question</b>			<b>109</b>
<b>skipped question</b>			<b>15</b>




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

		Response Percent	Response Count
Like		66.0%	70
Dislike		23.6%	25
No Opinion		10.4%	11
	Other (please specify)		12
<b>answered question</b>			<b>106</b>
<b>skipped question</b>			<b>18</b>




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

		Response Percent	Response Count
Like		68.1%	77
Dislike		28.3%	32
No Opinion		3.5%	4
	Other (please specify)		15
answered question			113
skipped question			11




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

		Response Percent	Response Count
Like		78.6%	88
Dislike		17.9%	20
No Opinion		3.6%	4
	Other (please specify)		23
answered question			112
skipped question			12




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

		Response Percent	Response Count
Like		67.9%	72
Dislike		21.7%	23
No Opinion		10.4%	11
	Other (please specify)		11
<b>answered question</b>			<b>106</b>
<b>skipped question</b>			<b>18</b>




**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.**

		Response Percent	Response Count
Like		79.0%	79
Dislike		12.0%	12
No Opinion		9.0%	9
	Other (please specify)		13
<b>answered question</b>			<b>100</b>
<b>skipped question</b>			<b>24</b>




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

		Response Percent	Response Count
Like		58.4%	59
Dislike		24.8%	25
No Opinion		16.8%	17
	Other (please specify)		15
<b>answered question</b>			<b>101</b>
<b>skipped question</b>			<b>23</b>

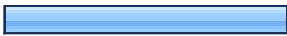


**12. Consider a “University District or Overlay Zone” defined by a specific geographic area having specific allowances and requirements based on the housing needs and existing neighborhood character. This University District would address the “rent by the bedroom” intensity impacts on existing neighborhoods.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

		Response Percent	Response Count
Like		66.4%	71
Dislike		29.0%	31
No Opinion		4.7%	5
	Other (please specify)		20
<b>answered question</b>			<b>107</b>
<b>skipped question</b>			<b>17</b>

**13. Review and update the West Central Neighborhoods Plan.**

		Response Percent	Response Count
Like		61.8%	63
Dislike		10.8%	11
No Opinion		27.5%	28
	Other (please specify)		9
answered question			102
skipped question			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).**

		Response Percent	Response Count
Like		42.3%	44
Dislike		43.3%	45
No Opinion		14.4%	15
	Other (please specify)		12
answered question			104
skipped question			20

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




		Response Percent	Response Count
Like		56.4%	62
Dislike		34.5%	38
No Opinion		9.1%	10
	Other (please specify)		14
<b>answered question</b>			<b>110</b>
<b>skipped question</b>			<b>14</b>

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




		Response Percent	Response Count
Like		58.5%	62
Dislike		18.9%	20
No Opinion		22.6%	24
	Other (please specify)		18
<b>answered question</b>			<b>106</b>
<b>skipped question</b>			<b>18</b>






**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?**

		Response Percent	Response Count
Like		82.7%	86
Dislike		6.7%	7
No Opinion		10.6%	11
	Other (please specify)		19
<b>answered question</b>			<b>104</b>
<b>skipped question</b>			<b>20</b>




**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)**

		Response Percent	Response Count
Like		75.9%	82
Dislike		17.6%	19
No Opinion		6.5%	7
	Other (please specify)		22
<b>answered question</b>			<b>108</b>
<b>skipped question</b>			<b>16</b>




**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.**

		Response Percent	Response Count
Like		89.6%	95
Dislike		4.7%	5
No Opinion		5.7%	6
	Other (please specify)		15
<b>answered question</b>			<b>106</b>
<b>skipped question</b>			<b>18</b>




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

		Response Percent	Response Count
Like		71.0%	76
Dislike		22.4%	24
No Opinion		6.5%	7
	Other (please specify)		17
<b>answered question</b>			<b>107</b>
<b>skipped question</b>			<b>17</b>

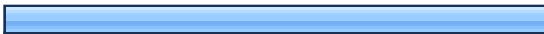


**21. Consider allowing current parking areas to be rented or used for future development.**

		Response Percent	Response Count
Like		32.7%	32
<b>Dislike</b>		<b>36.7%</b>	<b>36</b>
No Opinion		30.6%	30
	Other (please specify)		17
<b>answered question</b>			<b>98</b>
<b>skipped question</b>			<b>26</b>




**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.**

		Response Percent	Response Count
<b>Like</b>		<b>85.2%</b>	<b>92</b>
Dislike		3.7%	4
No Opinion		11.1%	12
	Other (please specify)		9
<b>answered question</b>			<b>108</b>
<b>skipped question</b>			<b>16</b>




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

		Response Percent	Response Count
Like		81.3%	87
Dislike		14.0%	15
No Opinion		4.7%	5
	Other (please specify)		25
<b>answered question</b>			<b>107</b>
<b>skipped question</b>			<b>17</b>




**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.**

		Response Percent	Response Count
Like		76.1%	83
Dislike		11.0%	12
No Opinion		12.8%	14
	Other (please specify)		13
<b>answered question</b>			<b>109</b>
<b>skipped question</b>			<b>15</b>




**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.**

		Response Percent	Response Count
Like		82.1%	87
Dislike		8.5%	9
No Opinion		9.4%	10
	Other (please specify)		10
<b>answered question</b>			<b>106</b>
<b>skipped question</b>			<b>18</b>




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

		Response Percent	Response Count
Like		69.3%	70
Dislike		11.9%	12
No Opinion		18.8%	19
	Other (please specify)		15
<b>answered question</b>			<b>101</b>
<b>skipped question</b>			<b>23</b>




**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.**

		Response Percent	Response Count
Like		76.2%	80
Dislike		10.5%	11
No Opinion		13.3%	14
	Other (please specify)		13
<b>answered question</b>			<b>105</b>
<b>skipped question</b>			<b>19</b>




**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.**

		Response Percent	Response Count
Like		82.9%	92
Dislike		14.4%	16
No Opinion		2.7%	3
	Other (please specify)		27
<b>answered question</b>			<b>111</b>
<b>skipped question</b>			<b>13</b>




**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.**

		Response Percent	Response Count
Like		87.6%	92
Dislike		6.7%	7
No Opinion		5.7%	6
	Other (please specify)		12
<b>answered question</b>			<b>105</b>
<b>skipped question</b>			<b>19</b>




**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).**

		Response Percent	Response Count
Like		78.7%	85
Dislike		17.6%	19
No Opinion		3.7%	4
	Other (please specify)		14
<b>answered question</b>			<b>108</b>
<b>skipped question</b>			<b>16</b>

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

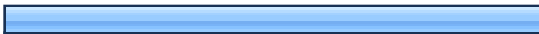


		Response Percent	Response Count
Like		78.6%	81
Dislike		8.7%	9
No Opinion		12.6%	13
	Other (please specify)		10
<b>answered question</b>			<b>103</b>
<b>skipped question</b>			<b>21</b>

**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.**

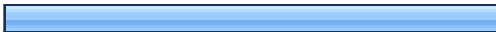


		Response Percent	Response Count
Like		89.5%	94
Dislike		1.9%	2
No Opinion		8.6%	9
	Other (please specify)		13
<b>answered question</b>			<b>105</b>
<b>skipped question</b>			<b>19</b>






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

		Response Percent	Response Count
Like		80.6%	87
Dislike		13.0%	14
No Opinion		6.5%	7
	Other (please specify)		15
<b>answered question</b>			<b>108</b>
<b>skipped question</b>			<b>16</b>




**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.**

		Response Percent	Response Count
Like		74.1%	80
Dislike		13.0%	14
No Opinion		13.0%	14
	Other (please specify)		11
<b>answered question</b>			<b>108</b>
<b>skipped question</b>			<b>16</b>




**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.**

		Response Percent	Response Count
Like		91.2%	93
Dislike		3.9%	4
No Opinion		4.9%	5
	Other (please specify)		17
<b>answered question</b>			<b>102</b>
<b>skipped question</b>			<b>22</b>




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

		Response Percent	Response Count
Like		71.4%	75
Dislike		15.2%	16
No Opinion		13.3%	14
	Other (please specify)		16
<b>answered question</b>			<b>105</b>
<b>skipped question</b>			<b>19</b>

**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.**

		Response Percent	Response Count
Like		59.5%	69
Dislike		30.2%	35
No Opinion		10.3%	12
	Other (please specify)		22
<b>answered question</b>			<b>116</b>
<b>skipped question</b>			<b>8</b>

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

		Response Percent	Response Count
Like		39.8%	41
Dislike		35.9%	37
No Opinion		24.3%	25
	Other (please specify)		17
<b>answered question</b>			<b>103</b>
<b>skipped question</b>			<b>21</b>



**Page 2, Q1. 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.**

1	During the creation of City Plan the "visual preference survey" made claims that the populous wanted density & infill before allowing development towards the outer edges. There shouldn't now be obstacles thrown up to prevent the density the City so adamantly wanted.	Oct 26, 2012 6:50 PM
2	If/where development is to occur, I think more mixed-use neighborhoods will help reduce traffic and create more of a community feel.	Sep 26, 2012 10:38 PM
3	Not sure of the limit of area proposed....Within 10 blocks?	Sep 26, 2012 8:35 PM
4	This question requires a thorough knowledge of the land use code and is nearly impossible to answer without hours of research.... Even for a former city planner. It would be helpful to ask a more specific and/or more qualitative question, especially of neighbors. At this time, I cannot answer this one.	Sep 26, 2012 4:38 PM
5	unclear ramifications	Sep 26, 2012 1:38 PM
6	In single family established neighborhoods, low density should be the only option	Sep 26, 2012 11:00 AM
7	It would be good if these questions were in plain English so that an interested home owner who lives near the university could understand the questions.	Sep 26, 2012 5:13 AM
8	I'm not sure what this means; you should list these "zoning regulations" in the questions for those of us who haven't memorized the land use code.	Sep 25, 2012 11:31 PM
9	I support mixed use neighborhoods (mmn) but I believe there is also room for high density mixed use. Also an overall city wide plan might want to concentrate commercial in nodes or pockets, ideally one node within walking distance of each neighborhood, and allow some developments that are strictly residential.	Sep 21, 2012 10:46 AM
10	I would support this and would like to see even stronger standards for open space. One issue with these massive complexes is the loss of open space. As neighbors we lose views, or even if there isn't a view of some feature like the foothills we lose the sense of openness and light. There is also the issue of an increase in impervious surfaces.	Sep 4, 2012 4:22 PM
11	What is the current regulation?	Sep 3, 2012 4:39 PM
12	Need more information to indicate.	Sep 2, 2012 1:09 PM
13	I don't know what this means.	Aug 31, 2012 2:34 PM
14	Zoning changes are very complex. I would like to hear for P & Z, the Zoning Board of Appeals and Peter Barnes on this one.	Aug 31, 2012 9:18 AM
15	Need more info. In general I'm opposed to more regulations and requirements.	Aug 29, 2012 9:06 PM
16	umm, what do the medium density, mixed use neighborhood zoning regulations include? Can you translate to layperson english?	Aug 27, 2012 2:34 PM
17	Reduce zoning requirements, allow neighborhoods to become more dense naturally as the market demands so.	Aug 25, 2012 9:13 PM

**Page 2, Q1. 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.**

18 This should be considered on a case-by-case basis. There is no one-size-fits-all when it comes to developing multifamily housing. Aug 24, 2012 4:07 PM



**Page 2, Q2. 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).**

1	Requiring 5 acres or less would mean more concentrated development. Strongly against .	Sep 28, 2012 1:03 PM
2	Unfortunately despite doing a little research on city codes, this question is a bit difficult for me to decipher!	Sep 26, 2012 10:38 PM
3	Same as answer for last question.	Sep 26, 2012 4:38 PM
4	unclear	Sep 26, 2012 1:38 PM
5	I do not understand this question.	Sep 26, 2012 11:00 AM
6	No Opinon because I do not understand this	Sep 26, 2012 9:08 AM
7	It does not seem as if you really want our input since the question is unintelligible to a person of normal intelligence and education.	Sep 26, 2012 5:13 AM
8	Again I would need to read the "Neighborhood Commercial (NC) zone district codes to be able to have an opinion about this.	Sep 25, 2012 11:31 PM
9	Our city could use more mixed use developments like live above/work below or commercial below/housing above. If projects like these have been unsuccessful in the past it is most likely due to an expensive price point for both the commercial and residential spaces.	Sep 21, 2012 10:46 AM
10	I do not understand this issue clearly.	Sep 3, 2012 4:39 PM
11	Need more information. Perhaps you could supply a link to the pros and the cons of specifically what is being proposed here. Researching thru the "zoning" portion of the fc.gov website is not very helpful in learning the implications of this proposal (nor that of question # 1).	Sep 2, 2012 1:09 PM
12	I do not know what this means.	Aug 31, 2012 2:34 PM
13	actually I am not very clear on what this means	Aug 31, 2012 11:24 AM
14	Zoning changes are very complex. I would like to hear for P & Z, the Zoning Board of Appeals and Peter Barnes on this one.	Aug 31, 2012 9:18 AM
15	I need more info about the consequences and a Purpose of this reg	Aug 29, 2012 9:06 PM
16	Hu? I'm sorry I have a masters degree and I still don't understand the sentence above.	Aug 27, 2012 2:34 PM
17	NC Zones should allow for any multi-family project, including mid-rise towers if the market wishes to build them.	Aug 25, 2012 9:13 PM
18	Why? What would that accomplish?	Aug 24, 2012 4:07 PM





**Page 2, Q3. Require an operations management and security plan for all multi-family developments.**

1	May be OK for the multi family developer but these projects are often sold after lease up & that plan may change. We do not need another layer of bureaucratic manipulation.	Oct 26, 2012 6:50 PM
2	Make sure adjoining neighbors know whom to contact in case of after-hours disturbances. It's often almost impossible to ascertain where the barking dog, loud music etc comes from.	Sep 28, 2012 1:03 PM
3	At the least, this should only apply over a certain size.	Sep 27, 2012 6:29 AM
4	Anyone can come up with a plan. I don't see how this will help. I think the Land Use Code must specify what is required to be implemented and ensure that those requirements are constitutional--reasonable and rational. What is case law on this and what do other communities do?	Sep 26, 2012 4:38 PM
5	This is important for the safety our community, our police and firefighters, the residents and also for the owners of the developments.	Sep 26, 2012 5:13 AM
6	I'm not sure what you mean by security plan? I do believe an operations management plan that includes short term and long term maintenance is critical to keeping our city beautiful.	Sep 21, 2012 10:46 AM
7	Priority!	Sep 5, 2012 9:40 AM
8	The market will decide this. More government, more costly oversight results in higher taxes for everyone. We do not need more City staff and enforcement personnel on our payroll,. This will result in making Fort Collins a very expensive City in which to rent.	Aug 31, 2012 9:18 AM
9	Don't professionally managed multi-family developments typically have these because they make sense from a business management perspective? It is typically the single-family units occupied by students that lack this basic business management tool.	Aug 30, 2012 4:19 PM
10	Don't introduce more barriers into the market than what already exist.	Aug 25, 2012 9:13 PM
11	This is discriminatory and unnecessary.	Aug 24, 2012 4:07 PM
12	I'm also curious about the Operations Management plan and whether the idea is just to require landlords to provide a plan, or for someone to actually monitor and ensure the plan is being followed. And if the plan is not being maintained, what the ramifications would be.	Aug 24, 2012 9:21 AM



**Page 2, Q4. Improve definition of "compatibility."**

1	What is compatible to one may not be to another. Compatible is not intended to be "the same". The neighborhoods need to understand that when the City has zoned a property for density they cannot expect the proposed development to be single family on acreage. i.e. Sheely neighborhood	Oct 26, 2012 6:50 PM
2	I didn't see a definition of "compatibility" in the city land use codes, thus difficult to say if it needs improving.	Sep 26, 2012 10:38 PM
3	This word has been the sticking point of many a development review, but it is the one place where the p&z or admin hearing officer has a subjective authority. This is THE appropriate place for that since no regulation book can be comprehensive enough to cover compatibility. Compatibility is also dynamic, slowly evolving over time according to circumstances of the present.	Sep 26, 2012 4:38 PM
4	uncleaR	Sep 26, 2012 1:38 PM
5	Please consider each impacted neighborhood and discuss what compatibility means to the needs of the neighborhood.	Sep 26, 2012 11:00 AM
6	older use plan required transitions between different uses so single family homes were not abutted next to high density. That was logical and fair. Apparently you can now but very high density right next to single family. Absurd	Sep 26, 2012 8:58 AM
7	I would need to know more about what this means before I would support it. If it means actually incorporating neighborhood residents' concerns into the compatibility definition then – yes, otherwise I don't want to see any weakening of this standard. I think this is very important and probably deserves additional substantive input from neighborhood residents.	Sep 4, 2012 4:22 PM
8	What's the current definition?	Sep 4, 2012 2:00 PM
9	I do not understand the issue with the current definition of 'compatibility'.	Sep 3, 2012 4:39 PM
10	Compatibility MUST include off street parking for ALL residents of any apartment/condo/complex/business, etc.	Aug 31, 2012 11:45 AM
11	This sounds like the racial issues in the 60's? We need to start with the premies that we are all compatible, we just have different views or lifestyles. And based on that we choose from time to time to live in different neighborhoods that reflect our needs.	Aug 31, 2012 9:18 AM
12	Need to know current def of compatibility	Aug 29, 2012 9:06 PM
13	This might involve more input from the citizens actually affected, which might be hard for some in P&Z to accept (as they like to tell us, "We're the experts.").	Aug 29, 2012 7:00 AM
14	People do not have the right to control what their neighbor does with their land, unless they are causing a public nuisance.	Aug 25, 2012 9:13 PM
15	This definition should incorporate neighborhood input. It seems like we go to meetings on development reviews and other proposals and our input falls on deaf ears. I have not seen one case where the input of the neighborhood was ever incorporated.	Aug 25, 2012 6:02 PM

16 How can this be defined?

Aug 24, 2012 4:07 PM



**Page 2, Q5. 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 change...**

1	I believe I'm reading this right. To define intensity should not necessarily mean the project is too intense. A well designed mixed use property may be a real asset to the community with a great deal of intensity such as gathering places, apartments. retail, parking & dining.	Oct 26, 2012 6:50 PM
2	Unclear	Sep 28, 2012 1:03 PM
3	Maybe. But do not make a student overlay the same or coincident with the TOD district. The TOD overlay is more about incentivizing high cost infrastructure like structured parking than limiting or regulating intensity. So in fact they almost have opposing goals. If a student overlay is created make sure that the differing goals of the two are clear.	Sep 26, 2012 4:38 PM
4	Consider that the "intensity" of developments surrounding single family neighborhoods can be a problem even when the actual density measure seems to fit in the guidelines	Sep 26, 2012 11:00 AM
5	I think this is important and it is equally important that consideration be given not only to the proposed project, but to existing and future projects as an overall picture vs. a single development.	Sep 26, 2012 8:58 AM
6	This is critically important.	Sep 26, 2012 5:13 AM
7	I'm especially concerned with the TOD and how it is allowing development without adequate parking. We have a goal of citizens using a mass transit system on the Mason St. corridor without buy-in from these same citizens. I don't see anyone walking nearly a mile to Mason St. or waiting for transfers to other buses in the winter. So much easier just to drive your own car.	Sep 25, 2012 11:31 PM
8	Priority!	Sep 5, 2012 9:49 AM
9	Priority!	Sep 5, 2012 9:40 AM
10	We try very hard as a society to not label people. In this case we would be picking on students.	Aug 31, 2012 9:18 AM
11	Intensity is a subjective term and difficult to apply meaningful metrics. Let's stick with density since it can be measured and fairly regulated for the benefit of both landowner and neighbors.	Aug 30, 2012 4:19 PM
12	Hu? Layperson speak please.	Aug 27, 2012 2:34 PM
13	I do not like the idea of a "student housing" area. Such an area has already evolved around campus and it is a mess.	Aug 25, 2012 6:02 PM
14	What is the difference between intensity and density? You'd have to explain what you mean.	Aug 24, 2012 4:07 PM
15	Tired of seeing a lot where there was one family dwelling now there are many - example WOOD St looks terrible now.	Aug 24, 2012 2:29 PM

**Page 2, Q6. Consider additional requirements for projects having a certain percentage of units with 4+ bedrooms.**

1	City has the 3 unrelated rule & there is no need to deviate from that.	Oct 26, 2012 6:50 PM
2	ALL 4-bedroom student project should have additional requirements	Sep 28, 2012 1:03 PM
3	What requirements are you referring too?	Sep 26, 2012 11:00 AM
4	I would prefer that the threshold for the additional requirements not to start at 100 extra bedrooms, for an example of a 100 unit development with 25% of units 4+ bedrooms. I believe the additional requirements should start at a much lower percentage.	Sep 25, 2012 11:31 PM
5	Yes, all these large developments should go through more thorough review, involving neighborhood input. The recent increase in these developments is creating a cumulative impact that needs to be addressed.	Sep 4, 2012 4:22 PM
6	Depends on what those requirements will be. This question is vague.	Sep 4, 2012 12:21 PM
7	Quit trying to turn Fort Collins into New York City or Los Angeles. One of the reasons to live in Fort Collins is to have room to move around. You're crowding the streets and neighborhoods. People shouldn't have to live so close together. This breeds problems.	Aug 31, 2012 11:45 AM
8	Four plus bedrooms is never just one person to a bedroom as there is always the possibility of a couple being in a bedroom - which then adds to noise, refuse, cars, pets etc etc	Aug 31, 2012 11:24 AM
9	Families may indeed need more bedrooms. Students ages 19 to 22 perform better in smaller unit sizes.	Aug 31, 2012 9:18 AM
10	Not sure what this question is getting at.	Aug 29, 2012 7:00 AM
11	Let the market sort out how many units with how many bedrooms are built, have the city stand out of the way.	Aug 25, 2012 9:13 PM
12	Why? Is 4 a magic number?	Aug 24, 2012 4:07 PM





**Page 2, Q7. Implement a Neighborhood Compatibility & Design Committee to provide input regarding development proposals (they would also help determine/define a neighborhood's character).**

1	The City has a reputation to side with the neighborhoods. This presents an unfair advantage to development where advocacy is paid through taxes. But development pays more in taxes than the neighbors. In otherwords, the developers pay to defeat themselves.	Oct 26, 2012 6:50 PM
2	It depends on the power given the committee. You may never get any projects through - to the detriment of the city and community	Oct 8, 2012 2:23 PM
3	involve neighbors of a particular area on the committee that will define a neighborhood's character	Sep 26, 2012 7:51 PM
4	Mostly dislike. Goes against the City's need to be predictable and efficient in decision making. I prefer updates to the various neighborhood plans many of which are woefully out of date.	Sep 26, 2012 4:38 PM
5	Great Idea!!!!	Sep 26, 2012 11:00 AM
6	Yes, if made of both city employees and residents of our city. I would volunteer!	Sep 21, 2012 10:46 AM
7	Priority!	Sep 5, 2012 9:49 AM
8	Priority!	Sep 5, 2012 9:40 AM
9	Yes (this should precede any action taken on item #4)	Sep 4, 2012 4:22 PM
10	This helps keep neighborhoods great!	Sep 4, 2012 12:15 PM
11	I would not want my neighbors designing my home in their image.	Aug 31, 2012 9:18 AM
12	This is one of the issues the City needs to determine what they want the Old Town area to look like. If they want to maintain a modicum of the historic nature of the area, then such a committee would be beneficial. If they're going to approve every renovation, tear down, etc., then it would probably be a waste of time. The City needs to decide.	Aug 29, 2012 7:00 AM
13	Depends on how much power this group has or is it voluntary?	Aug 27, 2012 2:34 PM
14	We don't need another unconstitutional, unelected, quasi governmental organization!	Aug 25, 2012 9:13 PM
15	No way. Most people don't have a clue about design or compatibility.	Aug 24, 2012 4:07 PM



**Page 2, Q8. Increase open space requirements (landscaping or green space) to buffer single-family homes from multi-family developments.**

1	Where is all the talk about vast quantities of irrigated bluegrass. The buffer already exists in the single family yard.	Oct 26, 2012 6:50 PM
2	I like this requirement since the two uses are not compatible, but would be slightly more compatible with a green buffer to separate the two areas.	Oct 18, 2012 5:42 AM
3	More natural green spaces (without need to water, spray etc, allowing some wildlife).	Sep 28, 2012 1:03 PM
4	I like this very much. As someone who works at the university, I see the students in our town as our life blood. We would be nothing without them and need to be forward thinking in creating good housing. As a home owner and parent of two young children, it is distressing to be awoken in the wee hours by college kids partying (any weekend that it is warm enough to have windows open at night). Of course all neighbors can be noisy at times, but good buffers will help, and if they come in the form of green space that can be used by all, that will also help build community (and therefore also respect of each others needs and wishes).	Sep 26, 2012 10:38 PM
5	Don't surround Historic Landmark Homes with multi-family	Sep 26, 2012 8:35 PM
6	request the above committee to comment on the buffer zone and whether it indeed does provide the differentiation between the single family homes and the multi family development	Sep 26, 2012 7:51 PM
7	This doesn't sound like it has enough specificity to address the problems associated with high density student neighbors. Also, we want students more concentrated near campus rather than dispersed among the neighborhoods. This requirement would have ruled out all of the recent student housing projects like the ones on Laurel and the one behind chuck e cheese.	Sep 26, 2012 4:38 PM
8	Fantastic, this will preserve what makes Ft Collins so desirable for students and families!!!!	Sep 26, 2012 11:00 AM
9	should be more than open space; should be a transition in use too	Sep 26, 2012 8:58 AM
10	This could be the easiest way to help mitigate the impact of these developments next to SF homes and could help preserve or enhance the value of all properties	Sep 26, 2012 8:58 AM
11	Again a design committee would be useful here to ensure aesthetic and functional requirements were met.	Sep 21, 2012 10:46 AM
12	Priority!	Sep 5, 2012 9:49 AM
13	Priority!	Sep 5, 2012 9:40 AM
14	Might be difficult to find space for this in some parts of town.	Sep 4, 2012 12:15 PM
15	Absolutely a requirement to protect existing neighborhoods and maintain the quality of life in Fort Collins	Sep 2, 2012 8:41 PM
16	There is no sound buffer that works except a solid wall or an earth berm! Believe me sound travels across open land amazingly well!	Aug 31, 2012 11:24 AM

**Page 2, Q8. Increase open space requirements (landscaping or green space) to buffer single-family homes from multi-family developments.**

17	definitely!	Aug 31, 2012 10:05 AM
18	Current development standards are extensive. this proposal could increase rents putting a heavier burden on tenants	Aug 31, 2012 9:18 AM
19	More dense landscaping between single family homes and multi family developments is OK, but larger expanses of green space is unnecessary and contrary to the community's goals for infill and urban level development.	Aug 30, 2012 4:19 PM
20	Great idea. The open would not need to be very large, just enough to create a buffer between the two.	Aug 29, 2012 7:00 AM
21	We have enough open space, and while space should be allocated to parkland as needed, blank grass only drains water from the Poudre for no gain.	Aug 25, 2012 9:13 PM
22	Landscaping ok, open space not necessary.	Aug 24, 2012 4:07 PM
23	The more space the better	Aug 24, 2012 2:29 PM

**Page 2, Q9. Modify Neighborhood Commercial Buffer (NCB) zone requirements to reflect that it is indeed a buffer and should not allow high-density developments.**

1	Please! You write a code to encourage density then write further to restrict it. Get it together!	Oct 26, 2012 6:50 PM
2	Again this question requires a thorough knowledge of the LUC. I can't answer at this time.	Sep 26, 2012 4:38 PM
3	This meaning of this question is not clear to me.	Sep 26, 2012 5:13 AM
4	like depending on definition of high-density	Sep 24, 2012 10:57 PM
5	High density IF done right can be good neighbors; provide off street parking, mitigate noise and light, allow walking/ biking access through property, etc. Again each development requires careful review for impacts on existing neighborhoods, and requires creative design to mitigate these impacts.	Sep 21, 2012 10:46 AM
6	Priority!	Sep 5, 2012 9:40 AM
7	Yes I strongly favor this	Sep 4, 2012 4:22 PM
8	Current zoning is well defined	Aug 31, 2012 9:18 AM
9	If it's a buffer, it should be treated as a buffer and not a distinct line. That would probably mean that later projects might not be approved (or need to be downscaled).	Aug 29, 2012 7:00 AM
10	I don't understand why an zone called "buffer" isn't already acting as one. This should certainly be done to correct what is clearly an error in the requirements.	Aug 25, 2012 6:02 PM
11	How would I know? I don't know what the requirements are.	Aug 24, 2012 4:07 PM

**Page 2, Q10. 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.**

1	This is a growing community & therefore in transition. This community has no idea what good mixed use & density is. There are many 75 du/ac developments that work great but with a citizen committee of nay-sayers there will never be "good examples" of quality development.	Oct 26, 2012 6:50 PM
2	Doesn't the city already require such actions?	Sep 27, 2012 12:39 PM
3	We worked in the Centerra development recently, and although their process is a painful to have to go through (City process was also required so we had to do both) the document used at Centerra was clear about what you can and can not do...in fact we find the document to restrictive in areas such as sign codes, and sign design. But open space, planting materials, LEED process, as well as building heights were very thought out. It's a great document overall.	Sep 27, 2012 11:51 AM
4	This is long overdue.	Sep 26, 2012 4:38 PM
5	This will help with better community and city understanding, making sure everyone is on the same page	Sep 26, 2012 11:00 AM
6	This is a lot of work but may be worth the effort, depending on the amount of development that is expected.	Sep 26, 2012 5:13 AM
7	I believe this would be helpful to both developers and neighborhoods.	Sep 25, 2012 11:31 PM
8	Look to other cities and places for references.	Sep 21, 2012 10:46 AM
9	Does not encourage creativity or design expression.	Aug 31, 2012 9:18 AM
10	Good examples of what? Appropriate typology for zone district? Architectural styles? Preferred materials? This needs to be articulated far more clearly to be effective than just saying good examples. If this is not well thought out, it will have the opposite effect and create cookie cutter sameness throughout that is not responsive to individual neighborhood characteristics, etc.	Aug 30, 2012 4:19 PM
11	Are these photos based on rules or opinion? Need more info	Aug 29, 2012 9:06 PM
12	Somewhat subjective	Aug 29, 2012 7:00 AM
13	That is a matter of opinion.	Aug 24, 2012 4:07 PM





**Page 2, Q11. Incentivize or require diversifying multi-family housing – include more house-type options and define them separately (like townhouses, row houses, etc.).**

1	You can't dictate the market. While all this is going on the multi family market is becoming saturated. It will then slow & another form of development will surge. Right now it is IMPOSSIBLE to finance a townhouse project. Why encourage an activity that can't be financed?	Oct 26, 2012 6:50 PM
2	The market should dictate what the market wants.	Oct 8, 2012 2:23 PM
3	Do away with rental-by-the-bedroom type student housing	Sep 28, 2012 1:03 PM
4	this suggestion could help diversify housing in a given area.	Sep 26, 2012 7:51 PM
5	Not sure this is economically feasible or constitutional. I'm not opposed to it in principle but making it a requirement seems iffy and will probably just mean we'll have the status quo until the development environment improves. This could work better with some sort of incentivizing like the TOD uses for structured parking.	Sep 26, 2012 4:38 PM
6	As long as the style of the structures fit into the area and are sustainable and well built	Sep 26, 2012 11:00 AM
7	There should be a multitude of good, affordable housing options available for all our citizens.	Sep 26, 2012 5:13 AM
8	Especially provide low income housing options for qualified families.	Sep 21, 2012 10:46 AM
9	This is unclear.	Sep 9, 2012 8:44 PM
10	yes let's try to mix up generations - I am all for people of all ages living and learning from each other!	Aug 31, 2012 11:24 AM
11	Incentives come with a cost. Let the market decide what it wants and what is affordable	Aug 31, 2012 9:18 AM
12	incentivize and require are two very different words. I like carrots, not sticks	Aug 30, 2012 4:42 PM
13	maybe, don't know enough about to understand	Aug 27, 2012 11:59 AM
14	Quit trying to interfere in the market process!	Aug 25, 2012 9:13 PM
15	incentives good. requirements bad.	Aug 24, 2012 4:07 PM



**Page 2, Q12. 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 neighbo...**

1	I like this, depending on how far it goes.	Oct 8, 2012 2:23 PM
2	I mostly like this idea, but we live in an area where the kids are renting, and there are 5 or so cars in front of the house, the yards are not cared for, and the occasional Friday or Saturday the noise is not compatible with our neighborhood. We love the diversity in our neighborhood, but we know the kids are not going to take care of the yards, are going to be less inclined to care about noise after 10 in the evening, and overall care of the home is neglected by student and renter. We need to fix those underlying issues, and I don't think a overlay zone will actually handle that problem.	Sep 27, 2012 11:51 AM
3	I'm not sure exactly what this question means.	Sep 26, 2012 10:38 PM
4	Again, just make sure it is distinct from the TOD even if its boundaries are similar or the same.	Sep 26, 2012 4:38 PM
5	We should take into consideration the existing housing community and not impede on their dynamic by forcing a "rent by the room" development into their area.	Sep 26, 2012 9:11 AM
6	Unless the district or zone included most of the city, this would merely turn the area surrounding the university into a student housing ghetto.	Sep 26, 2012 5:13 AM
7	I don't like the idea of a University District around the University. The West Central Neighborhoods Plan specifically calls for students to live throughout the city, not in a designated area around CSU. What would happen to neighborhood diversity? What happens to the neighborhoods trapped in this district?	Sep 25, 2012 11:31 PM
8	I believe that there are better ways to preserve neighborhood character while addressing the needs for student housing	Sep 24, 2012 10:57 PM
9	Priority!	Sep 5, 2012 9:49 AM
10	Priority!	Sep 5, 2012 9:40 AM
11	Absolutely NOT. We live directly adjacent to CSU and already feel we are a target. Our neighborhood is still majority owner-occupied (lots of people who work at CSU and at the Federal research campus to the south of CSU). This idea reinforces the student ghetto mentality that already pervades many neighborhoods near campus (see Laurel Street between Shields and College as well as the first two blocks north on Washington, Grant, Loomis, Meldrum, Howes, etc.) A better idea would be a concerted effort to address the blight that exists in the areas around campus. To define an area as “student housing” will just accelerate the physical deterioration of the properties, and reduce neighborhood diversity, economic values, property values, etc. Today (8/23/12) the Coloradoan has a story on last summer's “mega party” which says that noise complaints are concentrated around the large complexes in and near Campus West. This proposal would just create more of this kind of concentrated problem. This also calls into question this trend for student oriented housing to be built on such a massive scale. I think it would be appropriate for the city to set an upper limit on the number of beds in these proposed developments.	Sep 4, 2012 4:22 PM

**Page 2, Q12. 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 neighbo...**

12	it is important to maintain the quality of life across the city	Sep 2, 2012 8:41 PM
13	this adds cost and oversight. Most issues with "student housing" revolve around behavior and lifestyle. It is the outlying neighborhoods like Avery that have conflict.	Aug 31, 2012 9:18 AM
14	This seems like a back door approach to weaken zoning in residential neighborhoods surrounding campus. Those neighborhoods deserve the protections afforded the City and should be strengthened, not weakened.	Aug 29, 2012 7:00 AM
15	It would be good if a specific area was designated where "rent by bedroom" and other student specific housing models could be built, not automatically approved, but subject to all other facets of the review process. Student housing projects outside the designated area would be considered, but would have very high requirements for exception.	Aug 28, 2012 9:34 AM
16	The existing neighborhoods surrounding CSU should be for those who attend or work at the university. It is a ridiculous waste of resources to have truly 3+ bedroom houses half vacant because we are trying to enforce an old 'neighborhood character' that no longer exists.	Aug 27, 2012 11:59 AM
17	I like the idea, but the entire city should be included.	Aug 25, 2012 9:13 PM
18	NO!!!! NO!!!! NO!!!! The definition of a ghetto is an area where a certain type or class or residents are grouped (e.g. Berlin in the 1930's) and are inherently a bad idea. Just because a neighborhood is near campus doesn't mean it should be turned over to the students. Staff, faculty, graduate students should also have safe, clean, family oriented neighborhoods near CSU. Those of us who already live near campus in such neighborhoods should not have to face the conversion of our homes to some new "student housing" focus.	Aug 25, 2012 6:02 PM
19	That is discriminatory and unnecessary. Might as well put a sign at the town limits saying students are not welcome.	Aug 24, 2012 4:07 PM
20	As a 20-year landlord in student housing with Ram's Village, I certainly want to maintain a "fair" playing field for all the competition. With record high occupancy levels, there is obviously a need for additional housing (having spent the month of July looking for rental housing for myself, I can testify to how much competition there is for decent rental units!!) for CSU students so we understand new competition will enter the market. Our concern is that new developers be held to the same standards that our original owner was held to, and that we don't run into the same issues I've seen in other student-housing markets such as the local government panicking about housing the school's potential future enrollment growth and allowing rampant overbuilding which ends up hurting everyone. I think the market can absorb the units coming on line next summer with The Grove and The Commons, but can CSU be certain enough of their future enrollment that building another 1200+ bedrooms the following year with The District and Aspen Heights is justified (not including any renovated dorms that open back up)? I don't believe enrollment can grow enough for those new projects to not have negative impact on Ram's Village (we can spend all kinds of money to maintain and upgrade our buildings, but the student market is always	Aug 24, 2012 9:21 AM

**Page 2, Q12. 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 neighbo...**

going to be attracted to whatever is newest, I've seen it happen in other markets). I can also say with a high level of certainty that just because you build student housing doesn't mean the students will live there. In my 20 years, I've learned that there is a certain percentage of students who enjoy the student-living environment, but there are others who want no part of that experience. So the neighborhood groups who support additional development because they believe it will move students out of their neighborhoods are mistaken. The students who want to live in those neighborhoods are going to continue to live there.

**Page 2, Q13. Review and update the West Central Neighborhoods Plan.**

1	Get rid of it! This district has no significance. In 20 years the houses will be getting scrapped & redeveloped. This meddling will only encourage sprawl & discourage redevelopment	Oct 26, 2012 6:50 PM
2	Include more neighbors & less relators on Committees.	Sep 26, 2012 8:35 PM
3	It's about flipping time!	Sep 26, 2012 4:38 PM
4	At least review it, seriously consider it and implement the plan.	Sep 26, 2012 5:13 AM
5	I would be thrilled if we just enforced all the language in the West Central Neighborhoods Plan instead of using it as a vehicle to drive high density/intensity developments.	Sep 25, 2012 11:31 PM
6	What is the issue with the current plan?	Sep 3, 2012 4:39 PM
7	unfamiliar with WCN Plan	Aug 31, 2012 2:10 PM
8	Need more info as to what are the problems and why do you want changes	Aug 29, 2012 9:06 PM
9	Yes, but NOT to the vision of the very small minority of retirees in our neighborhood who want to go back to the halcyon days of Brady Bunch families. Families don't want to move into Campus West, the houses are old and not cute, their work isn't near unless it's CSU. Moore elementary shut because of declining enrollment, and it wasn't a good school to begin with. The demographic is shifting and a small group of original homeowners won't acknowledge it. Yes, the demographic is younger, louder, more inexperienced at life. To this end, West Campus should allow duplexing of these large bi/tri level homes, and not the 3 unrelated obscene waste of resources. It's a more efficient use of the housing space, duplexing would give CSU students and workers places to live that are within walking/biking distance (and they are this town's lifeblood) and lower housing costs. Duplexing existing SFR would stop the pressuring of further out neighbors that are less CSU oriented. When you split the space up in a SFR, the noisiness/partying goes down - you'll never get two separate sets of renters who will have mutual friends or tolerate their neighbors behavior.	Aug 27, 2012 11:59 AM

**Page 2, Q14. 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).**

1	Before a multi-story building is approved, impact of light-and solar affect on adjoining building need to be taken into account	Sep 28, 2012 1:03 PM
2	Overall, we like this concept as long as life safety codes, and the fire codes are held to the existing codes in place for multifamily housing.	Sep 27, 2012 11:51 AM
3	So long as the project still must meet the existing architectural and compatibility requirements and provide all amenities that are needed as a result of the development ie sidewalks, parking, engineering improvements.	Sep 26, 2012 4:38 PM
4	All med to high density development will be an impact on the area and need to have a review process that can address all concerns	Sep 26, 2012 11:00 AM
5	I think that development projects that aren't reviewed by anyone outside of the planning department are subject to more appeals to city council. Why not include those impacted by the development in the process?	Sep 25, 2012 11:31 PM
6	This seems to open the door for insensitive and poor quality developments. We still want our city to work and be beautiful. We still need to consider each development carefully.	Sep 21, 2012 10:46 AM
7	I do not think that the city's current lay-out has clear precedents for this kind of relaxation of zoning standards.	Sep 3, 2012 4:39 PM
8	how high is too high how dense is too dense	Aug 31, 2012 11:24 AM
9	Property owners should be permitted to choose and build what fits the zone district. Incentives cost the public money for something the property owner and the market may not have chosen, if not for the incentive.	Aug 31, 2012 9:18 AM
10	I'm not sure I like the idea of allowing more five story buildings in town, regardless of their use.	Aug 28, 2012 9:34 AM
11	increased density is fine, review is important to prevent ugly and stupid development	Aug 27, 2012 11:59 AM
12	Main arterial intersections (Drake and Shields), etc should be allowed denser and higher development.	Aug 25, 2012 9:13 PM





**Page 2, Q15. Provide incentives for non-students to occupy houses in neighborhoods close to campus (i.e. tax incentives for owner occupancy).**

1	Wgere does this city get this incentive money? It should come from the neighborhoods who actively resist development. They benefit by appreciation & increased appraised values but do not contribute to the City revenues.	Oct 26, 2012 6:50 PM
2	Would this include current residents??	Oct 18, 2012 5:42 AM
3	I'm not sure on this one, but am generally in favor of the idea if it can be afforded by the city.	Sep 26, 2012 10:38 PM
4	This makes no sense to me. I already get some tax incentive for owning my home. I do not begrudge my decent student neighbors or want to make them go away.	Sep 26, 2012 4:38 PM
5	This could help re-claim a sense of neighborhood and help move student tenants toward the higher density developments	Sep 26, 2012 8:58 AM
6	Interesting idea but having suitable housing and infrastructure for all types of residents would be all the incentive owners would need.	Sep 26, 2012 5:13 AM
7	I don't mind students living in neighborhoods; our city has a number of remedies for neighbors living near students or others who don't follow the laws regarding noise, parties, and number of people living in a house.	Sep 25, 2012 11:31 PM
8	Yes and this should be more short or mid term	Sep 4, 2012 4:22 PM
9	Real Estate people need to promote the area around CSU as a great place to live - NOT just for students - one story ranches are the perfect step down in size for baby boomer empty nesters - no stairs smaller house less expensive - REagents are missing the boat not promoting the great mid-century homes around CSU!!!	Aug 31, 2012 11:24 AM
10	NO Incentives cost money for people who do not directly benefit. Individuals choose housing based on needs, wants, ability to pay. You are proposing paying for conflicting lifestyles to reside next to each other where the minority party is paid an incentive to live with a majority who live differently. YOU ARE INVITING CONFLICT AND YOUR PAYING FOR IT?	Aug 31, 2012 9:18 AM
11	Not sure how this would work but I like any idea that explores, and encourages, more owner-occupied houses.	Aug 29, 2012 7:00 AM
12	Like ALOT!	Aug 27, 2012 2:34 PM
13	In a world short of water, fuel, and resources it is embarrassing that we would give incentives to anyone not CSU related to live close to campus. It is also embarrassing that Fort Collins is actively hostile to CSU students, the MAIN economic driver of this town. So we incentivize a retiree to live on Bryan so that a CSU student has to live at Horsetooth and Shields???? Really? Should CSU students just be homeless? Or just warehoused in dorms that don't exist? Perhaps we should instead welcome CSU students and find ways to be a green community instead.	Aug 27, 2012 11:59 AM
14	That is the most stupid idea I've ever heard. Mixing "types" of occupants is a bad idea.	Aug 24, 2012 4:07 PM



**Page 2, Q16. Ensure adequate supply of quality housing for Front Range Community College students.**

1	Not a city function. Leave it to the market.	Oct 26, 2012 6:50 PM
2	Again, let the market dictate.	Oct 8, 2012 2:23 PM
3	FRCC responsibility.	Sep 28, 2012 1:03 PM
4	There is already adequate "supply" of "quality" housing for all students.	Sep 27, 2012 12:39 PM
5	"Ensure" is fairly strong language, I think. This could be very difficult to achieve, and could require many sacrifices that wouldn't not be reasonable. I certainly think it is good to strive toward providing enough housing, but to "ensure and adequate supply" goes to far.	Sep 26, 2012 10:38 PM
6	I'm glad that that student population is being included in this study. Many front range students are working adults who live all over the city. Many others are living at home with parents. What different needs do these students have that the typical CSU student does not?	Sep 26, 2012 4:38 PM
7	Most of the students I know who attend Front Range are from all walks of life and live all over. I think the bigger issue is providing affordable housing for all of Fort Collins.	Sep 21, 2012 10:46 AM
8	Housing is the responsibility of the college as both FRCC and CSU seek to increase their enrollment to improve their budgets. It is not acceptable for either institution to continue enrollment increases while expecting the surrounding community to absorb additional students into neighborhoods already impacted by student rentals.	Sep 9, 2012 8:44 PM
9	Why define them differently? Students are students.	Sep 4, 2012 12:21 PM
10	I do not understand how this demographic differs significantly from any other student, or lower-income group.	Sep 3, 2012 4:39 PM
11	Need more information	Sep 2, 2012 1:09 PM
12	Real Estate is market driven. Some years you have not enough supply to keep rents in check and some years you have too much supply making it hard for owners to pay expenses and maintain their housing. Builders, developers, banks and market trends take care of needs.	Aug 31, 2012 9:18 AM
13	Make those who live at the south end of town experience what those living near CSU are experiencing. Maybe some council members might be more understanding than they currently are.	Aug 29, 2012 7:00 AM
14	Who is going to dislike this idea?!	Aug 27, 2012 2:34 PM
15	Yes, they are students too. Every bit of higher education increases the economic well being of Fort Collins. Oddly the young FRCC students like to live in West Central, they like to be with their own kind. The neighborhoods adjacent to FRCC are either working to upper middle class family neighborhoods. From a carbon footprint perspective it is too bad the younger FRCC students don't live close to their school, but it is understandable their desire to be with other young single people.	Aug 27, 2012 11:59 AM

**Page 2, Q16. Ensure adequate supply of quality housing for Front Range Community College students.**

16	College students and the community need affordable housing. The best way to decrease prices is to increase supply, by deregulating the market.	Aug 25, 2012 9:13 PM
17	How can the City do that? It's not in the City's purview.	Aug 24, 2012 4:07 PM
18	Why is it the business of the city to provide housing for students. This should be the universities problem.	Aug 24, 2012 2:29 PM



**Page 3, Q17. 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?**

1	Lower on-campus parking fees to alleviate students clogging neighborhood streets	Sep 28, 2012 1:11 PM
2	The parking fees are already higher than they should be. Not sure how the city can govern what a state facility will/can charge???	Sep 27, 2012 12:43 PM
3	Adding more on campus parking garages would come before the fees. And no matter the fee, you'll always have students who want to save that money and are willing to walk from off campus.	Sep 27, 2012 6:35 AM
4	Good luck with this one. I hope you have some good negotiating power in your hip pocket for this one.	Sep 26, 2012 4:42 PM
5	Many students say they can not and will not park on campus because the cost is too high. These folks line the streets with their cars in single family neighborhoods. Big impact.	Sep 26, 2012 11:05 AM
6	The university certainly should do something about providing parking for students and for attendees of special events, especially if they proceed with plans to build a stadium.	Sep 26, 2012 5:19 AM
7	Are there underutilized parking lots at CSU? That could indicate that parking fees are too high.	Sep 25, 2012 11:41 PM
8	CSU should be required to provide parking for ALL students AND faculty. Similarly, students and faculty should be required to purchase permits and park on campus rather than having a choice about whether to purchase a parking permit and giving them the option to instead clog surrounding neighborhood streets with their vehicles because they're too cheap to pay to park at CSU. Tony Frank made it clear in his comments about an on-campus stadium that CSU is not Fort Collins. Therefore, CSU should provide adequate parking for their faculty and students, and faculty and students should be required to park on campus.	Sep 9, 2012 8:52 PM
9	CSU should implement a program that encourages carpooling and walking, busing, biking instead of driving. See <a href="http://www.tcs.vt.edu/alternative/cap.asp">http://www.tcs.vt.edu/alternative/cap.asp</a> for ideas. Students who use alternative transportation receive a limited number of day parking passes.	Sep 4, 2012 2:06 PM
10	There is a high level of parking in the neighborhoods around CSU, and a review of parking standards could alleviate this additional traffic in these neighborhoods.	Sep 3, 2012 4:41 PM
11	DO not allow Freshman to have cars!	Aug 31, 2012 11:24 AM
12	There is a parking challenge at CSU.	Aug 31, 2012 9:30 AM
13	Parking spaces are a commodity influenced by supply and demand. If there is no demand, there is no need for fees. If there is high demand for parking then the fee structure can only be set as high as parkers are willing to pay, otherwise the price becomes a deterrent and free parking elsewhere will be sought, perhaps in areas where it is not desired like single family neighborhoods. It is up to the entity managing parking facilities and fee structure to recognize this	Aug 30, 2012 4:41 PM

**Page 3, Q17. 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?**

balance and adjust appropriately. CSU should seek outside expert advice on this topic, so as to avoid the same dilemma of the City's upside down pricing structure in downtown parking facilities.

- |    |   |                      |
|----|---|----------------------|
| 14 | Cost and access are always difficult obstacles to overcome, particularly with students. Neighborhood streets, unless otherwise noted, are free and access to these neighborhoods is often more accessible than negotiating the CSU lots. Particularly since the majority of large, non-dorm lots are on the south side of campus. | Aug 29, 2012 7:08 AM |
| 15 | I think you should let CSU do whatever they want with their parking fees. I think the city should make student parking off-campus extremely expensive and enforce all parking rules.  | Aug 28, 2012 9:42 AM |
| 16 | CSU has to charge for parking!  | Aug 27, 2012 2:36 PM |
| 17 | If Parking is the issue, then an RPP program should be implemented.   | Aug 25, 2012 9:19 PM |
| 18 | Right now it costs less than \$1 per day for "commuter students" to park at CSU (even less if you have a dorm permit, like 75 cents/day). If anything this is unbelievably cheap.   | Aug 25, 2012 6:07 PM |
| 19 | Fine but that isn't the City's role.  | Aug 24, 2012 4:11 PM |





**Page 3, Q18. 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)**

1	After years in the downtown I have realized the City parking planning is a joke. They never figure it out.	Oct 26, 2012 6:56 PM
2	How would a 2-hour limit be enforced?	Sep 28, 2012 1:11 PM
3	we live over a mile a way from the campus but drive by campus everyday. There are a ton of cars trying to get to the new parking garage off of Shields, but you should see how many kids are on bikes too! I think this issue would be better discussed with the folks that directly live near the campus. I know our office is on Mason and Olive, and the 2 hour limit parking we have in effect in front our office is stupid. Since Otter Box moved in, we can not find any all day parking close to our office....I would hate for the kids to have to deal with the parking being only 2 hours.	Sep 27, 2012 12:07 PM
4	I hate cities that have this. They have an unfriendly feel to them.	Sep 27, 2012 6:35 AM
5	I think this is <u>_really_</u> critical.	Sep 26, 2012 10:40 PM
6	would like further details explained at neighborhood meetings around CSU	Sep 26, 2012 8:28 PM
7	What about my guests? Would they only be able to park in front of my house for 2 hours? What about giving permits for house so they/or their guests can park in front of the house for an unlimited time.	Sep 26, 2012 9:15 AM
8	I see this as being difficult to enforce and don't want guests to have to watch the clock	Sep 26, 2012 9:00 AM
9	Like the concept, but it would depend on the details of implementation	Sep 24, 2012 10:59 PM
10	This is long overdue!! As someone who owns and occupies a home within 2 blocks of CSU on Remington St, I am tired of having to coordinate plumbers, carpet cleaners, furniture deliveries, etc. around the CSU schedule as a result of students filling all on street parking on my block whenever the university is in session.	Sep 9, 2012 8:52 PM
11	Please include all neighborhoods surrounding campus, not just north and south	Sep 6, 2012 4:00 PM
12	No parking in neighborhoods, especially those with lots of children, or near elementary schools, for example. Provide ample parking with the development and on campus.	Sep 6, 2012 9:40 AM
13	Priority!	Sep 5, 2012 9:41 AM
14	We have 2-hour parking limits and it seems to work very well. One issue is the fact that the city parking enforcement people will put residential vehicles on a "do not ticket" list and in at least one case an over occupied house was given permission to park 3 vehicles on the street in addition to the two kept in the driveway. Communication between parking and the occupancy ordinance enforcer is key. (And requests for extra resident parking could also be used to trigger pro-active occupancy enforcement – see # 3 under "Accountability and Enforcement")	Sep 4, 2012 4:23 PM

**Page 3, Q18. 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)**

15	All over town or just the university areas? Too vague.	Sep 4, 2012 12:23 PM
16	It should be considered. Randy in parking services should discuss the cost to implement. Proposed fees to cover the plan may not work so continue to consider.	Aug 31, 2012 9:30 AM
17	Only if permit is free to residents	Aug 30, 2012 4:01 PM
18	first do a pilot program	Aug 30, 2012 2:43 PM
19	Excellent idea. The two-hour parking has worked well in the Mantz neighborhood to improve neighborhood quality of life.	Aug 29, 2012 7:08 AM
20	It's a pity it has come to this - student housing projects like the one on College south of Prospect intentionally provide a small fraction of car parking spaces necessary for the number of students. They will all park on Stuart-Remington unless you do something to prevent it.	Aug 28, 2012 9:42 AM
21	I've lived in a neighborhood like this in another state. While the theory worked for the first two blocks just east of that university, those of us who were just normal residents 7 blocks away had to pay HUGE amounts just to park in front of our house that never had a university associated parking problem. So, no, it's ripe to not be managed well.	Aug 27, 2012 12:05 PM
22	That is fair but will create more bureaucracy that the City will have to pay for -- assuming parking is a problem in the neighborhoods.	Aug 24, 2012 4:11 PM



**Page 3, Q19. 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.**

1	promote biking	Sep 28, 2012 1:11 PM
2	Watch the cost or the kids won't ride, or offer special passes for students...love this idea!	Sep 27, 2012 12:07 PM
3	CSU having better transit to and from Moby's parking lot would help.	Sep 27, 2012 6:35 AM
4	Depending on where they decide to place the "park n ride"	Sep 26, 2012 9:15 AM
5	We also need to improve the bike paths and bike lanes. The Spring Creek bike path between Center and Mason is a prime example. Bike lanes on arterials with auto speed limits of 40+ should have bike lanes that are physically separated with barriers. This has been shown to improve ridership. Bike lanes on Prospect from Timberline to the foothills should be high priority.	Sep 26, 2012 5:19 AM
6	I don't think that mass transit will be effective without some education process within the city and the university. It isn't as easy as driving yourself and until it is, people will continue to bypass mass transit.	Sep 25, 2012 11:41 PM
7	This is a service that CSU should provide. Tax dollars should not supplement the growth and expansion of CSU. If they want to continue to increase enrollment, they should provide the capacity to support services for these additional students rather than relying on the citizens of Fort Collins to pick up their slack and tolerate more traffic, more noise, and more parking problems. CSU is irresponsible in their planning to expand without the requisite infrastructure in place. Their ludicrous stadium idea is just one example of their chronic attempts to externalize the impacts and outcomes of their on-campus decisions to the surrounding community.	Sep 9, 2012 8:52 PM
8	This is crucial and MUST be part of any proposed Student Housing plans for the future. Less cars is better for numerous reasons.	Sep 6, 2012 9:40 AM
9	Priority!	Sep 5, 2012 9:41 AM
10	As long as the system is 100% user pay and not underwritten by taxpayers	Sep 4, 2012 11:52 AM
11	The City has put many eggs in the MAX basket so lets get it right and lets make sure it is used. Public transit works if you get "Choice Riders" and you get them if it takes you from where you are to where you want to be. If MAX only runs north south most people will choose a car if their start or stop is east or west of MAX	Aug 31, 2012 9:30 AM
12	Park and ride, sure. Just don't make it easier for students to move into and ruin neighborhoods farther from campus.	Aug 28, 2012 9:42 AM
13	Build a park-n-ride at Prospect and I-25, and run shuttle buses to campus from there.	Aug 25, 2012 9:19 PM
14	The service should be to outlying neighborhoods in areas more suitable for large student oriented apartment complexes.	Aug 25, 2012 6:07 PM
15	How would it be paid for? Would the students ride it? If you don't know the	Aug 24, 2012 4:11 PM

**Page 3, Q19. 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.**

answers, then I can't answer the question intelligently.



**Page 3, Q20. Consider increasing parking requirements for multi-family developments with 4+ bedroom units.**

1	This flies in the face of your goals. Multi-family in the central core is supposed to reduce driving. If more development in greater density is allowed rather than resisted there would be less driving & therefore fewer cars. Who wants to pave over so much ground only to increase watershed requiring additional land use in detention?	Oct 26, 2012 6:56 PM
2	promote biking	Sep 28, 2012 1:11 PM
3	as long as the parking is onsite. We love the shared concept that the	Sep 27, 2012 12:07 PM
4	Include single family houses also.	Sep 27, 2012 6:35 AM
5	This would certainly be good to consider, but more important than parking is incentives to not drive at all (e.g. good public transportation, expanded bike trails).	Sep 26, 2012 10:40 PM
6	There should be one parking space available for each resident of driving age. This should be a profit center for the owners of the property. We also need more bike parking both at residences and businesses.	Sep 26, 2012 5:19 AM
7	Given the high percentage of CSU students with cars, it is ridiculous to allow developments without parking for all their renters. Why should the surrounding neighborhoods have to supply parking so developers can pack more tenants into a given space?	Sep 25, 2012 11:41 PM
8	Also consider that parking for multiunit be incorporated in parking garages for the development.	Sep 21, 2012 10:50 AM
9	YES! Prevent so much on street parking- it is not a buffer zone and does not fit in with an established residential neighborhood if the street is filled with tenant and friend cars because of the transportation overlay guidelines!!!!	Sep 6, 2012 4:00 PM
10	Or charge accordingly for on street parking for student and multi family housing like other urban areas do.	Sep 6, 2012 9:40 AM
11	The current parking requirements are not working and need to be revised upward	Sep 4, 2012 11:52 AM
12	Developers know how many parking spaces are needed. However, an underparked project whereby the developer argues "his tenants" do not drive should be addressed in the review process.	Aug 31, 2012 9:30 AM
13	If the multi-family developments are built close enough to campus then excessive increased parking requirements won't be necessary. This is the sustainable approach.	Aug 30, 2012 4:41 PM
14	no, actually, it encourages overoccupancy	Aug 27, 2012 12:05 PM
15	Remove parking minimums for ALL development. <a href="http://www.uctc.net/papers/351.pdf">http://www.uctc.net/papers/351.pdf</a>	Aug 25, 2012 9:19 PM
16	As laudable as the goal of reducing car use is, the fact is almost every student brings a car with them and massive apt complexes with fewer parking spaces than beds will result in a parking problem on nearby streets.	Aug 25, 2012 6:07 PM

**Page 3, Q20. Consider increasing parking requirements for multi-family developments with 4+ bedroom units.**

17 Probably a good idea but would be expensive for developers

Aug 24, 2012 4:11 PM





**Page 3, Q21. Consider allowing current parking areas to be rented or used for future development.**

1	Lets start with the empty parking lot at first national, at the corner of Oak and Meldrum, and the old Steels building on Howes and Mountain.	Sep 27, 2012 12:07 PM
2	Depending on current use levels. Encourage those who have the required parking, but have catered to those who don't need that much parking by allowing them to make extra revenue.	Sep 27, 2012 6:35 AM
3	Question unclear as to what parking areas this refers	Sep 26, 2012 8:28 PM
4	Over time these areas will surely develop. Then what?	Sep 26, 2012 4:42 PM
5	Which areas are you referring to, and what future development.	Sep 26, 2012 11:05 AM
6	Get one parking space per driver. Whatever way that happens. We also need more bike parking!	Sep 26, 2012 5:19 AM
7	What current parking areas are you speaking of? I would oppose labeling neighborhood streets as current parking areas.	Sep 25, 2012 11:41 PM
8	It is unclear what "current parking areas" you are referring to...are these CSU lots, public lots, street parking?	Sep 9, 2012 8:52 PM
9	I don't understand this. Need more info. To be rented for parking or development or parking for development? Poorly worded for sure.	Sep 6, 2012 9:40 AM
10	What has caused this issue to arise?	Sep 3, 2012 4:41 PM
11	this question is unclear - what exactly are you asking	Sep 2, 2012 8:49 PM
12	Need more information.	Sep 2, 2012 1:13 PM
13	not sure what this means	Aug 31, 2012 11:24 AM
14	This is not well defined. Are you asking about public sites? Or are you asking about a space that a private property owner has paved for parking but now want to build upon?	Aug 31, 2012 9:30 AM
15	Would need to see more details on this.	Aug 29, 2012 7:08 AM
16	I don't understand what this even means? Used for apartment complexes? What?	Aug 25, 2012 6:07 PM
17	What does this mean? Again, not enough information.	Aug 24, 2012 4:11 PM

**Page 3, Q22. 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.**

1	I like this in theory, but on a constricted arterial such as W. Prospect Rd how are you going to widen sidewalks and implement bike lanes to accommodate the high density developments? It's a good idea, but it is not going to work without serious outreach programs and time. Given the cold winter temps here, it is unrealistic to expect people to walk far especially at night or while doing shopping.	Sep 25, 2012 11:41 PM
2	Yes! Especially East-West, but also North-South connections for bicyclists through campus, not only for students but for citizens.	Sep 21, 2012 10:50 AM
3	Priority!	Sep 5, 2012 9:41 AM
4	Get bikes off of the main streets	Sep 4, 2012 11:52 AM
5	How many people know what "Phase 3" is exactly. We do understand that Choice Riders demand east west connections	Aug 31, 2012 9:30 AM
6	The more students can easily walk to campus, the more they will want to live close to campus. The bike parking planned for Max looks totally inadequate.	Aug 28, 2012 9:42 AM
7	Bus routes need to run every 10 minutes along all main avenues during daylight hours, with something at night if the city is actually serious about making a dent in traffic congestion.	Aug 25, 2012 9:19 PM
8	I think a better study would be to examine the extent to which the right-of-way of peds and bikes is ignored by cars. I think more people would walk and bike if they thought they were safe from the threat of hostile motorists who don't know the rules of the road.	Aug 25, 2012 6:07 PM
9	Fine but will they use it? How will it be funded?	Aug 24, 2012 4:11 PM



**Page 3, Q23. Build an above- or below-grade pedestrian/bicycle crossing at or near Shields and Elizabeth Streets.**

1	What is wrong with the traffic lights?	Oct 26, 2012 6:56 PM
2	Prefer to have work started and completed before the students are back in school...	Sep 27, 2012 12:43 PM
3	What a great idea!	Sep 27, 2012 12:07 PM
4	Critically important for safety reasons and increasing traffic flow.	Sep 26, 2012 11:07 PM
5	I can see pros and cons.	Sep 26, 2012 4:42 PM
6	We need several of these crossings on busy streets.	Sep 26, 2012 5:19 AM
7	This is something that CSU should finance...public tax dollars should NOT benefit CSU beyond dollars explicitly allocated for higher education.	Sep 9, 2012 8:52 PM
8	Definitely needed	Sep 6, 2012 4:00 PM
9	Yes. We live near hear and there are accidents and clusters of cyclists, pedestrians and commuters.	Sep 6, 2012 9:40 AM
10	Priority!	Sep 5, 2012 9:50 AM
11	Priority!	Sep 5, 2012 9:41 AM
12	This should be low priority. It seems unnecessarily expensive. Better enforcement of pedestrian right-of-way throughout the city is needed.	Sep 4, 2012 4:23 PM
13	Great idea!! Safety in mind.	Sep 4, 2012 3:51 PM
14	Shields and Springfield would be a good location for an underpass.	Sep 4, 2012 9:47 AM
15	absolutely. this is a critical requirement for the safety of students and employees of CSU and the elementary students attending school off of shields st	Sep 2, 2012 8:49 PM
16	Put a bike/pedestrian tunnel under Shields at Springfield.	Sep 1, 2012 8:09 AM
17	I believe a below-grade ped/bicycle should be located on Springfield street under Shields.	Aug 31, 2012 2:13 PM
18	The ideal location for this would seem to be at Shields and Springfield, with available lots on the west side and the old orchard on the east side. The best alternative would be a tunnel as at Lake and College.	Aug 31, 2012 1:14 PM
19	I have lived in that area for 22 years and from day one thought this was needed -	Aug 31, 2012 11:24 AM
20	Unless we have 300 feet of right of way to meet ADA and a lot of money, this question seems irrelevant. How do you plan on getting right of way...condemnation? It took a while to get money for the bike box!	Aug 31, 2012 9:30 AM
21	I was at the meeting where this was suggested and it should be a no go. First, the cost of a above-/below-grade crossing there would be prohibitively expensive (no room and the delays during construction would make those people complaining even madder). Second, the City should be delighted that there are	Aug 29, 2012 7:08 AM

**Page 3, Q23. Build an above- or below-grade pedestrian/bicycle crossing at or near Shields and Elizabeth Streets.**

areas of town where bicycles, by their sheer numbers, cause longer wait times for cars. Third, what this intersection really needs is strict enforcement. I ride through this intersection every day and the students entering and exiting campus need to have the long arm of the law thrown at them for their behavior. Finally, consider a bike box at this intersection to more quickly clear the intersection and increase the traffic through the light at each cycle.

22	YES YES YES!!!!!! YES YES YES!!!!!! YES YES YES!!!!!! YES YES YES!!!!!! YES YES YES!!!!!! YES YES YES!!!!!! YES YES YES!!!!!!	Aug 27, 2012 12:05 PM
23	Separating bicyclists and pedestrians into a bridge or tunnel is auto-centric thinking, and destroys the urban fabric.	Aug 25, 2012 9:19 PM
24	Make this intersection more bicycle and ped friendly by enforcing bike/ped right of way.	Aug 25, 2012 6:07 PM
25	I'm sure that would be helpful but again, how would it be funded?	Aug 24, 2012 4:11 PM



**Page 4, Q24. 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 co...**

1	No one wants to live on campus. CSU does not want to be in the housing business. There is limited land on the CSU campus & it is most efficient & economical to use this land for classrooms, open space & even parking. The private sector can handle the housing needs just fine. Let them!	Oct 26, 2012 7:00 PM
2	While I can see CSU offering programs in residence halls that enhance education, I don't see that happening often. Education is CSU's job, not housing. I also think that having students start to experience "real life" helps make them better citizens.	Sep 27, 2012 6:40 AM
3	The problem with this is that there is not enough room on campus for second yeas as well as first year students. Even having this conversation is in my opinion a waste of time on both parties, and is not addressing greater issues.	Sep 26, 2012 11:34 PM
4	I commend CSU for their recent building cAmpaign, especially for the Academic Village and new Rec Center. I'm sure these types of housing and amenities will improve students desire to stay on campus. Another place CSU needs to focus is on building parking structures and incentivizing their use.	Sep 26, 2012 4:47 PM
5	CSU really needs to PLAN for the increase in its stated 10,000 student new enrollment based on whether OR NOT---the Fort Collins community---can build/meet these housing goals.--if it can't ---stop/retard enrollment and find other funding resources for higher education. there is nothing that says that CSU can't build "other types" of apartments/dorms/housing on CAMPUS---if they can build an on-campus football stadium---then why in the heck can't they FIRST build proper housing for its population??????	Sep 13, 2012 2:04 PM
6	Absolutely. There can be such a higher density of on-campus housing at CSU. So much wasted and underused space.	Sep 6, 2012 9:42 AM
7	Priority!	Sep 5, 2012 9:50 AM
8	Priority!	Sep 5, 2012 9:42 AM
9	Let the free market paly our, without using taxpayer money	Sep 4, 2012 11:54 AM
10	I lived on campus until my senior year - nothing wrong with that and I went to lots of parties off campus - this was back in the day of course	Aug 31, 2012 11:24 AM
11	Students need to live off campus, it is a great learning experiece.	Aug 31, 2012 9:48 AM
12	As long as they're serious about providing adequate on-campus housing.	Aug 29, 2012 7:09 AM
13	Not the City's role to demand anything.	Aug 24, 2012 4:12 PM



**Page 4, Q25. 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.**

1	Is CSU not doing this already? Why is the city involved in trying to recommend CSU to do its job?	Sep 27, 2012 6:40 AM
2	I feel that CSU offers many great things to students transitioning from on-campus to off-campus life and their Office for Off Campus Life does wonders for the students and getting them the proper connections. I do not feel that placing the blame on CSU is going to fix anything.	Sep 26, 2012 11:34 PM
3	It appears to me that they already are. Keep it up!	Sep 26, 2012 4:47 PM
4	We don't have to invent the wheel; what are other schools doing?	Sep 25, 2012 11:44 PM
5	you can't stuff 5 pounds of do-do into a 1 pound bag. The University may just have to "wait" until the correct types of housing can be built---both for CSU and FRCC--and the other for profit higher ed's places--IBMC--etc.	Sep 13, 2012 2:04 PM
6	I believe that it ought to be CSU's prerogative to house its students, not the city's. Private real estate companies can certainly offer student housing rentals, but internalizing this private industry in CSU's operations is not the correct practice, because it favors certain real estate companies and business models.	Sep 3, 2012 4:45 PM
7	Always explore best practices and options	Aug 31, 2012 9:48 AM
8	On campus or off? Public private partnerships for student housing shouldn't be limited to just campus property.	Aug 30, 2012 4:46 PM
9	I like this if it creates housing that will attract students who would otherwise live in single family houses in neighborhoods (otherwise it seems irrelevant).	Aug 25, 2012 6:08 PM
10	Hasn't CSU done that?	Aug 24, 2012 4:12 PM



**Page 4, Q26. Recommend CSU to look at alternate sites for student housing as they refine their Master Plan.**

1	Has anybody noticed that institutions of higher learning have no money? Why in the world should they support housing?	Oct 26, 2012 7:00 PM
2	Is CSU not doing this already? Why is the city involved in trying to recommend CSU to do its job?	Sep 27, 2012 6:40 AM
3	Again, I feel that this is trying to demonize CSU and place the blame on them for the issues facing the city. The only way that this will happen is if CSU buys the surrounding property and land and make it the Universities property and this will not bode well with long term residents of Fort Collins I feel.	Sep 26, 2012 11:34 PM
4	Assessing	Sep 26, 2012 8:55 PM
5	Not sure about this one as I am not familiar with their housing plan or with what alternate sites are proposed.	Sep 26, 2012 4:47 PM
6	Depends on where they are looking--on campus as opposed to off-campus. On-campus housing would be a better use of space than an on-campus football stadium.	Sep 25, 2012 11:44 PM
7	there is plenty of room to build on campus apartment to house the students that CSU wants/needs to finance this institution in the future. They can build it--they will come--type of housing on campus. If they can tear down the ag buildings along Lake St---they sure as heck can maximize their own property to build apartments that students will live in do not allow CSU to run amuck and have U+2, or 3 or 4 or 5 etc ruin Fort Collins.	Sep 13, 2012 2:04 PM
8	Priority!	Sep 5, 2012 9:42 AM
9	What alternate sites are under consideration?	Sep 3, 2012 4:45 PM
10	Where would the alternate sites be?	Aug 31, 2012 2:35 PM
11	I think Jim Dolak and CSU know what they are doing. They do not need uninformed members of the community telling them what to do.	Aug 31, 2012 9:48 AM
12	On campus or off?	Aug 30, 2012 4:46 PM
13	Need more info	Aug 29, 2012 9:08 PM
14	Like Wyoming - with shuttle buses.	Aug 28, 2012 9:45 AM
15	recommendations are appropriate. demands are not.	Aug 24, 2012 4:12 PM

**Page 4, Q27. 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 ...**

1	Require?? Who does the City think it is?	Oct 26, 2012 7:00 PM
2	What right does the city have to require CSU to do anything?	Sep 27, 2012 6:40 AM
3	Requiring, demanding, ordering, commanding CSU to do this will only strain the already fragile and at best strained relationship with the City and the Community. This does not solve anything, this is more pencil pushing and paper shuffling with making it seem like something is being done, when in fact everyone is sitting around twiddling their thumbs.	Sep 26, 2012 11:34 PM
4	Building communication and liaison ties between all major employers in Fort Collins and the community is important.	Sep 26, 2012 5:21 AM
5	But I don't think that this will solve many of the issues	Sep 24, 2012 11:00 PM
6	Priority!	Sep 5, 2012 9:55 AM
7	Priority!	Sep 5, 2012 9:50 AM
8	Priority!	Sep 5, 2012 9:42 AM
9	More transparency and communication regarding CSU's student housing plan would help the city, residents, and the university create a better housing environment for students and all city residents.	Sep 3, 2012 4:45 PM
10	YES to transparency!	Aug 31, 2012 11:24 AM
11	CSU does not answer to the City. Do not expect them to do so.	Aug 31, 2012 9:48 AM
12	City can't require CSU to do this. Let's not forget the hierarchy of government that is established through our federalist system in the United States. Perhaps it would be better if the City "invited" CSU to present this information as part of an existing town-gown relationship builder.	Aug 30, 2012 4:46 PM
13	Make them tell you what they are planning it can be stopped before they over run more neighborhoods - sounds good to me.	Aug 28, 2012 9:45 AM



**Page 5, Q28. 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.**

1	I like this idea, but the best way to handle this, I feel, is for CSU to educate the kids that do not live on campus and live in single family neighborhoods. There should be a orintation that talks to the kids about simple things, if you are going to have a party, drop by the immediate neighbors and let them know. Give the neighbors a phone number to call, if things get seemingly out of control. The person throwing the party then can get things quieted down, and the law is not involved. the law should be last one to have to deal with the party.	Sep 27, 2012 12:15 PM
2	Also include language for owners/managers of multiple problem properties to have increased enforcement also.	Sep 27, 2012 7:24 AM
3	This demonizes students and targets them unfairly. This puts students at a severe disadvantage and places them in segregated ghettos, allowing for police to abuse their power and to take advantage of this change to the code. I whole heartedly disagree with this and I am strongly opposed to this and anything like it!	Sep 26, 2012 11:41 PM
4	I think we already have great codes, if the issue is enforcement than we should bolster those efforts	Sep 24, 2012 11:03 PM
5	Yes being a homeowner in the campus west area I believe enforcement is critical to solving the problem of disruptive rental properties. Certain houses, especially of absentee landlords, and students who like to party without concern for their neighbors made living in that neighborhood difficult. Also enforcing the maintainence of property and landscape would help keep these neighborhoods thriving.	Sep 21, 2012 10:58 AM
6	When looking at repeated violations, please consider how "repeated violations" is defined - is it per address or individuals. Important distinction for rental properties.	Sep 17, 2012 9:03 AM
7	take our new tax increase just given to the city and hire 5 more code enforcement officers. if this gets out of hand---and it is---just look around the CSU campus-----talk about "blighted" neighborhoods---desparetly in need of dollars to keep up.	Sep 13, 2012 2:14 PM
8	CSU should expel students who are unable to abide by ordinances, rather than coddling them and insulating them from the consequences of their actions. The Fort Collins community, particularly those living near campus, has suffered long enough from these irresponsible, thoughtless, law-breaking miscreants that CSU seems inclined to protect and retain. Actions have consequences and stricter penalties are needed to emphasize this point.	Sep 9, 2012 9:05 PM
9	Yes! And keep the students our of our front yard -- and their beer cans. We are currently on our 6th, yes 6th mailbox in 8 years at our house because the students destroy it when walking to and from parties at night!! We are at 1226 West Prospect. We are a family with school aged children, business on one side, married couple on the other.	Sep 6, 2012 9:46 AM
10	Priority!	Sep 5, 2012 9:57 AM

**Page 5, Q28. 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.**

11	Priority!	Sep 5, 2012 9:52 AM
12	Priority!	Sep 5, 2012 9:44 AM
13	This should apply in all areas. The complaint driven nature of this enforcement places a huge burden on weary residents, Strongly favor this	Sep 4, 2012 4:27 PM
14	This is the most important item on this survey.	Sep 4, 2012 2:09 PM
15	property owners should be responsible	Sep 2, 2012 9:09 PM
16	I like the idea of increased enforcement, but those agencies are already on overload, so I don't see this as possible.	Aug 31, 2012 11:54 AM
17	If a young person gets a ticket get them out in the community cleaning up their trash and offering to help elderly neighbors mow yard clean etc	Aug 31, 2012 11:24 AM
18	Definitely!	Aug 31, 2012 10:13 AM
19	This targets students in neighborhoods close to campus. It is not enforced City wide. Make sure a complaint is filed by a neighbor who is impacted. the City should not target student neighborhoods unless a complaint is filed by an impacted party.	Aug 31, 2012 10:10 AM
20	This enforcement should be equally applied to single-family rental units, too. Professionally managed multi-family projects will probably be realized over time as less problematic from a code enforcement perspective than will single family student rentals. I live in a neighborhood a few blocks from campus and the problems are not with apartments but rather with the poor care-taking by single-family student renters.	Aug 30, 2012 5:07 PM
21	Try pilot program hire code enforcement officers.	Aug 30, 2012 2:50 PM
22	The City does need to better track repeat offenders, even if they're not cited. Too many times we've called the City on nuisance complaints only to be told that the City has no record for that address. If the City sends a letter to a residence asking it to clean something up, it should be recorded, even if they comply. As is, there's no incentive to maintain a property. Just let it get run down until someone complains, clean it up, rinse, repeat.	Aug 29, 2012 7:15 AM
23	Zero tolerance - issue citations for the first offence. Not just in areas of numerous complaints, but city-wide.	Aug 28, 2012 9:52 AM
24	Allow duplex or triplex SFR in west campus. Duplexed houses are mostly very quiet, their neighbor is right there. It kind of polices itself. Also, I recently went to a dinner party of professionals in their late 40s who live in Campus West. We're sedate people. Police knocked at the door claiming a noise problem (there was no noise problem.) The officer was quite belligerent and aggressive. I can only imagine what happens to CSU students. So, no, noise enforcement by the police has no credibility with me.	Aug 27, 2012 12:29 PM
25	Density is not the problem nuisance violations are! Go after the real problem!	Aug 25, 2012 9:19 PM

**Page 5, Q28. 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.**

- |    |  |                      |
|----|--|----------------------|
| 26 | Yes, repeat violations which don't result in a ticket (lawn mowed by the date specified in the infamous letter) should still be ticketed (if the same property has gotten letter in the past the next violation should just automatically be a ticket not a letter with another two week window).  | Aug 25, 2012 6:14 PM |
| 27 | so so tired of the parties in the neighborhood, the noise, the trash, the cars. I know when the kids are back to start school. I can hear them. Also tired of the non enforcement of no more than 3 unrelated people living in a house. Come visit the west side of town. You will find many examples of where this is not being followed. | Aug 23, 2012 6:28 PM |



**Page 5, Q29. 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 t...**

1	Do it!!!!	Oct 18, 2012 6:06 AM
2	Yes. Yes. Yes. you will find the issues are not with apartments, but rather single family rentals.	Oct 8, 2012 2:33 PM
3	A continually updated map(s) on the city's web site. Computers are great for this. Maybe interactive to select by dates or play with trends, etc. I expect the data visualization folks have some good ideas on this.	Sep 27, 2012 7:24 AM
4	Could this be done through our neighborhood police contact person?	Sep 25, 2012 11:48 PM
5	its not a perception--they the police don't like that job at all----they do not like code enforcement at all. they want to stop the big problems---rapes, urinating in old town, Medical MJ outlets--yadda-yadda.	Sep 13, 2012 2:14 PM
6	Priority!	Sep 5, 2012 9:44 AM
7	I think correcting problems with enforcement is probably more important than improving image.	Sep 4, 2012 4:27 PM
8	I have called many times over the years - trash problem is getting worse - I am always amazed at how little regard some students show for our community - these young people are way to "privileged" - brats in other words!	Aug 31, 2012 11:24 AM
9	It never hurts to communicate and educate.	Aug 31, 2012 10:10 AM
10	Try pilot program hire code enforcement officers.	Aug 30, 2012 2:50 PM
11	No, police are not reluctant to issue noise citations. That's absolutely not what we've seen in our neighborhood. People in their 20s are social in visible ways. Other ethnicities are social and visible with their extended families. If this isn't your orientation, then you need to find a neighborhood that better suits you. It's not a noise violation to be alive and social. Even though we are older, I like when the students come back and the neighborhood buzzes with life.	Aug 27, 2012 12:29 PM
12	This seems like a waste. If there are problems they should be addressed. Info on where violations are might be informative to landlords who live out in the country club or Clarendon Hills - make them aware of what their properties are doing to the rest of us.	Aug 25, 2012 6:14 PM

**Page 5, Q30. 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).**

1	This demonizes students and targets them unfairly. This puts students at a severe disadvantage and places them in segregated ghettos, allowing for police to abuse their power and to take advantage of this change to the code. I whole heartedly disagree with this and I am strongly opposed to this and anything like it!	Sep 26, 2012 11:41 PM
2	Occupancy level does not dictate behavior	Sep 6, 2012 4:10 PM
3	Priority!	Sep 5, 2012 9:57 AM
4	Priority!	Sep 5, 2012 9:52 AM
5	Priority!	Sep 5, 2012 9:44 AM
6	Strongly favor this, especially the occupancy violation enforcement.	Sep 4, 2012 4:27 PM
7	If no one is complaining let the party go.	Aug 31, 2012 2:38 PM
8	I like this idea. For those elderly who live alone could be reluctant to complain for fear of retaliation from the offenders.	Aug 31, 2012 11:54 AM
9	If you got a noise ticket then following weekend have to be on patrol in party neighborhoods to monitor noise and be the person to tell them to "tone it down"	Aug 31, 2012 11:24 AM
10	Their should be a complaint tied to a specific neighbor.	Aug 31, 2012 10:10 AM
11	Try pilot program hire code enforcement officers.	Aug 30, 2012 2:50 PM
12	Don't know what proactive enforcement means.	Aug 29, 2012 9:12 PM
13	A very good idea! Also let us know what police will do to protect the idea of those filing complaints.	Aug 28, 2012 9:52 AM
14	No, this is not a McCarthy police state of suspicion.	Aug 27, 2012 12:29 PM

**Page 5, Q31. Increase education efforts about the Party Registration program and ensure the program creates a benefit to the neighborhoods.**

1	More bureaucratic muddling. Don't expand government with a party registration program unless the Chamber needs to register its Business After Hours program.	Oct 26, 2012 7:04 PM
2	Include the option of excessive noise fines and "trashing" fines as part of the education effort	Oct 18, 2012 6:06 AM
3	Strongly favor this	Sep 4, 2012 4:27 PM
4	"Party Registration" seems like a mistake. Unfortunately the age group this survey is targeting cannot have parties. They have not learned how to control a group of friends and many of their friends simply cannot be orderly or quiet.	Aug 31, 2012 10:10 AM
5	Csu s job not the city	Aug 29, 2012 9:12 PM
6	I'm not sure about the party registration program, I would much prefer a zero party rule, but I know that is not realistic.	Aug 28, 2012 9:52 AM
7	The police will sit outside the registered house waiting to issue tickets. It's almost funny. I went to a wedding reception (middle aged people, second wedding) at a home near campus. Thoughtfully the bride pre-registered. The police sat out in their cruiser in front for hours (there were only twenty people at the reception.) Meanwhile the neighborhood rocked with parties. I always advise anyone in campus west to not register.	Aug 27, 2012 12:29 PM
8	I think Party Registration should go away.	Aug 25, 2012 6:14 PM
9	I do struggle with the idea of party registration, only because Ram's Village used to use a "Party Permit" system and many years ago (10 or more) was told we couldn't do that and still expect assistance from the police. We were told that offering party permits to our residents meant management was condoning the parties and by extension the loud noise and unruly behavior. Because of this, our owners still harbor distrust of the City's Party Registration system and have not allowed staff to educate residents about the system. Instead we try to be clear in our lease about what constitutes a party and what the ramifications are of violating the rules. This may change under our new owners!	Aug 24, 2012 9:25 AM
10	I'd rather they didn't have a party. My neighborhood is supposed to be a family area - not a party area.	Aug 23, 2012 6:28 PM

**Page 5, Q32. 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.**

1	Isn't this already done?	Sep 27, 2012 7:24 AM
2	It is unclear who would be providing and paying for this outreach, but it would seem that this is a CSU responsibility, since they are bringing these students into Fort COLLins without providing adequate housing for them and also with total disregard for their behavior and impacts on the surrounding community.	Sep 9, 2012 9:05 PM
3	Priority!	Sep 5, 2012 9:57 AM
4	Priority!	Sep 5, 2012 9:52 AM
5	Priority!	Sep 5, 2012 9:44 AM
6	Strongly favor this	Sep 4, 2012 4:27 PM
7	Educate the freshman on campus before the end of their freshman year as to proper off campus behavior	Aug 31, 2012 11:24 AM
8	Good idea, educate and communicate helps.	Aug 31, 2012 10:10 AM
9	Someone needs to teach these kids how to be responsible neighbors when they move off campus, and the time/effort/investment it takes to reside in a rental house.	Aug 31, 2012 12:25 AM
10	Great idea.	Aug 30, 2012 5:07 PM
11	Csu s job	Aug 29, 2012 9:12 PM
12	yes, they're starter adults, we should welcome them to their first off campus residences and what it means to live in a neighborhood on their own	Aug 27, 2012 12:29 PM
13	But my guess is the students could care less.	Aug 24, 2012 4:14 PM



**Page 5, Q33. Consider requiring property managers/owners to provide City ordinance information to their tenants at lease signing.**

1	Inform property owners/managers of repeat noise violations, will result in fines	Sep 28, 2012 1:24 PM
2	Should not be "required" of the property manager/owner to provide.	Sep 27, 2012 12:53 PM
3	I can see making available to property managers/owners flyers and brochures (written to address landlord concerns as well as ones written for tenants that they can give to their tenants) about city ordinances that a tenant violation may cost the landlord money. Something like the city's landlord/tenant handbook, but shorter. Make sure city ordinances, especially those that students/young adults are most likely to run afoul of, are easily accessible online (younger tenants are more likely web savvy than older landlords). Chipping away at personal responsibility and the city's responsibilities by trying to shift the burden to the landlords would just educate students, etc. that they don't have the responsibility to know the law on their own. Alternatively, the city could offer the information on their website along with a survey/test that when completed would provide the person completing the survey with coupons to local businesses that would interest the target group (e.g. Walrus or Ben and Jerry's ice cream). Obviously there would have to be checks to make sure folks didn't abuse this, but it would also be a great way to develop a database of new residents to which the city could send information.	Sep 27, 2012 7:24 AM
4	Language should be incorporated into lease itself not just handed out (then outboxed/tossed by lesee(s)).	Sep 26, 2012 11:14 PM
5	not consider---make it mandatory----make these "rental property owners responsible for their properties---watering the lawns, picking up the trash, putting curtains in the windows, turn down the stereoes/tv's, pick up the beer cans, pot ends, condoms, etal-----stop them from being "slum lords"---they need to be "taxed" as businesses. if they depreciate their "investment" they ought to pay taxes on that same investment.	Sep 13, 2012 2:14 PM
6	Property managers are not surrogate parents for students. The university is responsible for the presence of these students and by extension also responsible for their conduct and impact on the community. If not for CSU, many of these students would not be in Fort Collins or our neighborhoods.	Sep 9, 2012 9:05 PM
7	Strongly favor this	Sep 4, 2012 4:27 PM
8	Big brother, Maybe we should make it public where you live?	Sep 4, 2012 11:55 AM
9	Should be mandatory, and signed for as part of lease.	Sep 1, 2012 8:13 AM
10	what they arent doing that now!	Aug 31, 2012 11:24 AM
11	"Requiring" sounds like a law or rule. That will cost money and increase rents. Targeting students verses all tenants sounds like profiling or discrimination? Should we require all mortgage lenders or real estate people to provide City ordinance information? Why stop there, how about Federal and State laws?	Aug 31, 2012 10:10 AM
12	Does this include all single family landlords, too? In my in-close campus neighborhood, it isn't the multi-family developments that are the problem, so let's be sure to target the need appropriately and effectively.	Aug 30, 2012 5:07 PM

**Page 5, Q33. Consider requiring property managers/owners to provide City ordinance information to their tenants at lease signing.**

13	How about requiring property managers/owners to provide the city with the names and driver's license numbers for all their tenants?	Aug 28, 2012 9:52 AM
14	yes, because they honestly don't know that leaving trash containers out, etc is a problem	Aug 27, 2012 12:29 PM
15	We've struggled for years with trying to figure out the best way to educate incoming residents, and so are very interested to hear what other people have to suggest. We've tried letters and handbooks; this year at move-in we gave each resident a "Policies and Guidelines" document that they had to read, sign and return within 72-hours of move-in (the document basically reviewed the various rules and regulations written in the lease but serves as a reminder since many of our residents signed their leases back in January and February!).	Aug 24, 2012 9:25 AM

**Page 5, Q34. 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.**

1	Committees set up by the city seem to "fall by the way-side" i.e. the utilities committee. These committees should be worked through and issues resolved before more committees are formed.	Sep 27, 2012 12:53 PM
2	I think students and young non-students have the same need to learn personal responsibility. I could see an advisory committee on housing issues in general that included all these folks, but limiting it to student housing issues seems silly.	Sep 27, 2012 7:24 AM
3	It is not clear to me why students who will be temporary residents of Fort Collins deserve a voice in city housing policies. They clearly have a say in the services their university or college provides, but the business of the city should be guided by tax paying residents rather than self-serving universities and over-indulged students.	Sep 9, 2012 9:05 PM
4	Priority!	Sep 5, 2012 9:52 AM
5	Priority!	Sep 5, 2012 9:44 AM
6	Strongly favor this	Sep 4, 2012 4:27 PM
7	sign me up	Aug 31, 2012 11:24 AM
8	It helps to talk and it helps to listen to opposing points of view.	Aug 31, 2012 10:10 AM
9	Caveat: maintain realistic expectations of what this committee will have authority to consider and provide advice on. Who does it advise?	Aug 30, 2012 5:07 PM
10	Only if y of listen to them	Aug 29, 2012 9:12 PM
11	I have to think about this one more.	Aug 29, 2012 7:15 AM





**Page 5, Q35. 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 messag...**

1	Encourage real estate agents to have information on acceptable behavior for buyers and students. The same during PREVIEW	Sep 28, 2012 1:24 PM
2	Who is providing this information and how will it be tracked and enforced?	Sep 27, 2012 12:53 PM
3	Partnering with CSU on providing this, I'm assuming... Even if it is just running ads/articles in the Collegian.	Sep 27, 2012 7:24 AM
4	Very important to confirm parents receive information. Mechanism delivered to parents home either in-state or out of state. Delivery tracking numbers/confirmations recorded by city.	Sep 26, 2012 11:14 PM
5	CSU could provide this information during the freshman orientation process.	Sep 25, 2012 11:48 PM
6	this need to be made a requirement of all new home/property owners in Fort Collins--the real Estate agents just take their 6% and don't tell the new owners a darn thing ! make it a tax on Real Estate agents	Sep 13, 2012 2:14 PM
7	Again, this is a cost that the universities should bear as they are wholly responsible for the presence of the students in Fort Collins.	Sep 9, 2012 9:05 PM
8	Advise of City's LL training program	Sep 6, 2012 4:10 PM
9	This info is critical for ALL parents, those who buy property for their kids are essentially landlords and should be treated as landlords (almost all have non-related roommates)	Sep 4, 2012 4:27 PM
10	I think it is a good idea to provide information to the parents who buy properties for their children. I do not think that other parents need to receive this information, since most children renting real estate in this city are of legal age to make their own mistakes, and learn from them. It shouldn't be the parent's responsibility to monitor college-aged children: they should generally be expected to monitor their own behavior.	Sep 3, 2012 4:56 PM
11	Should be mandatory, and signed for as part of lease or purchase process.	Sep 1, 2012 8:13 AM
12	Greedy real estate people are part of the problem	Aug 31, 2012 11:24 AM
13	Who pays to find these "Targeted buyers" and provide this information? How big do we want our government to become?	Aug 31, 2012 10:10 AM
14	Purchase of property is a private contract relationship and the transaction can occur anywhere the parties agree. How this education and information is disseminated is very unclear and not a practical program to invest money.	Aug 30, 2012 5:07 PM
15	Depends on who provides and is accountable to provide.	Aug 30, 2012 4:03 PM
16	Csu should do this not city	Aug 29, 2012 9:12 PM
17	parents often miss the subtleties of their child's first 'home', although the kids are amusingly defensive of their off campus home because they really do think it is theirs, they just need training	Aug 27, 2012 12:29 PM



**Page 5, Q36. Provide incentives for students to take Renting 101, a class that could offer a "preferred tenant" certificate that landlords recognize.**

1	As a landlord I would appreciate this " Preferred Tenant" certificate.	Oct 18, 2012 6:06 AM
2	Does this preferred tenant certificate offer the landlord any guarantees or breaks? e.g. if a 'preferred tenant' has a noise violation, it doesn't count against the landlord? Or renting to a certain # of 'preferred tenant's allows you to 'erase' prior violations so penalties aren't so high. I'm also assuming that you are offering the students who take AND PASS the class something other than just the certificate.	Sep 27, 2012 7:24 AM
3	Right kind of incentives need to be given careful thought.	Sep 26, 2012 11:14 PM
4	Make it a free class	Sep 20, 2012 1:31 PM
5	Great idea, if CSU is funding the incentives. Our tax dollars should not be spent to educate students who, in an ideal world, would have adequate housing options provided by the university.	Sep 9, 2012 9:05 PM
6	Priority!	Sep 5, 2012 9:44 AM
7	Make this a requirement (maybe withhold the dorm deposit or something)	Sep 4, 2012 4:27 PM
8	Students are masters at taking classes and not actually learning anything. I think this would be abused and would be meaningless.	Sep 4, 2012 2:09 PM
9	A no credit, no cost course I hope. Looks like a joke class to me.	Sep 4, 2012 12:28 PM
10	Students ought to know how to behave as a tenant or resident from their stay in the residence halls, or from living at home. I think this proposal assumes that students don't already know about the expectation of civil behavior of the city's residents.	Sep 3, 2012 4:56 PM
11	yes like this idea	Aug 31, 2012 11:24 AM
12	Any education is a good idea. I do not like the term "preferred tenant." Offer a class on community or life lessons and if a tenant wants to provide that in an application fantastic.	Aug 31, 2012 10:10 AM
13	What does the landlord do with the preferred tenant certificate?	Aug 30, 2012 5:07 PM
14	what the city thinks is a preferred tenant and what I think are a preferred tenant probably don't coincide much	Aug 27, 2012 12:29 PM
15	I think this should be a requirement for all students who are not returning to a dorm (but still enrolled at CSU) obviously they will be living somewhere.	Aug 25, 2012 6:14 PM
16	Won't work.	Aug 23, 2012 6:28 PM



**Page 5, Q37. 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 Educatio...**

1	As a land lord I work hard to supply quality housing and believe that if the tenants have a good place to live, that they will respect the property, and they frequently remain as tenants for two and three years.	Oct 18, 2012 6:06 AM
2	The "Minimum Habitability for Rentals" is already in place. Sounds like a good way for the city to create another \$100K job position.	Sep 27, 2012 12:53 PM
3	Health/safety of units is already covered elsewhere. Complaint driven identification of problem properties/landlords could trigger additional requirements. Maybe increase accountability for 'problem landlords', but doing that for all landlords would just increase the cost of housing without adding any value. In fact, it decreases value by causing increased friction because it is saying that the city thinks most landlords are bad.	Sep 27, 2012 7:24 AM
4	Like for the students, incentives rather than a requirement would be nice.	Sep 26, 2012 10:44 PM
5	I like but this one seems hardest to implement. I can think of more than a handful of crusty old landlords who are pretty happy with their decrepit cash cows just the way they are.	Sep 26, 2012 4:54 PM
6	Hate the idea of a University District. Are you going to corral all the students in a ghetto such as was done to minorities throughout history?	Sep 25, 2012 11:48 PM
7	make this mandatory	Sep 13, 2012 2:14 PM
8	Enough with the increased regulations aimed at making landlords responsible above and beyond state housing codes. The recent certificate of occupancy requirements are more than enough, and at some point landlords will legally challenge the city's right to continually increase regulations.	Sep 9, 2012 9:05 PM
9	Priority!	Sep 5, 2012 9:52 AM
10	Priority!	Sep 5, 2012 9:44 AM
11	VERY strongly favor this (as Doug B. points out these are businesses operating in our neighborhoods and should be treated as such) This should also move up in the time line. I realize that landlords oppose the idea, but as we see time and again, all businesses uniformly reject any regulation. The landlords should welcome some way to weed out the bad actors who give their entire group a bad image. They should also not have as much say as the city gives them in these issues. We are going through this process because of the negative impacts that these profit-maximizing businesses have on the rest of us.	Sep 4, 2012 4:27 PM
12	This could be beneficial to renters, but it could needlessly inflate rental prices in the city by creating a class of "certified" landlords that is somehow better than the lower class of "uncertified" landlords.	Sep 3, 2012 4:56 PM
13	This will raise the cost to rent. Health/safety is always a tag line by an author with an agenda knowing who would argue with "Health/safety? We already have Mike Gebo's department and the IBC code along with a rental housing property inspector. We do not need more government cost and fees.	Aug 31, 2012 10:10 AM

**Page 5, Q37. 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 Educatio...**

14	Just proactively enforce the nuisance codes on the books today. Don't over complicate with a layer of licensing bureaucracy that then requires additional enforcement to ensure people are licensed.	Aug 30, 2012 5:07 PM
15	Doesn't the city have this law on books? focus on real issues-code enforcement officers.	Aug 30, 2012 2:50 PM
16	Rentals are a business and should be licensed. The landlords are in for a profit, be it short-term or long-term and are no different than a home occupancy license for an accountant, etc. They should be licensed and the fees be used to fund code enforcement.	Aug 29, 2012 7:15 AM
17	I like this a lot - if they rent to lousy tenants they lose their license. I'm suprised we don't have this already.	Aug 28, 2012 9:52 AM
18	doesn't improve anything, just another way for the city to make money	Aug 27, 2012 12:29 PM
19	Please do this. Don't let the realtors and slumlords bully you anymore. It is high time they were held more accountable for the appearance of their properties and the behavior of their customers.	Aug 25, 2012 6:14 PM
20	What a waste. What would it achieve except more bureaucracy?	Aug 24, 2012 4:14 PM
21	For years I've required all of the managers at Ram's Village to attend the City's Landlord training class, so have no problems making this a requirement, although I'm sure there will be others who argue they shouldn't have to incur the expense or the time away from work. Of the few items I have concerns with, one would be rental licensing. Personally I think Ram's Village could easily meet or exceed all aspects covered by licensing (health/safety/habitability/etc.), but when the licensing idea came up in the City a few years ago, one of the favored proposals was for a "per-unit" license fee. With 356 units, Ram's Village is one of, if not the largest complex in Fort Collins, so would end up paying the largest fee. I think fees should also take into account longevity, the number of complaints/violations, and so on.....in other words, earn a discount on a license fee for being a "good" landlord.	Aug 24, 2012 9:25 AM
22	yes, yes, yes.	Aug 23, 2012 6:28 PM





**Page 5, Q38. Consider requiring an operation management plan for single-family housing as well as multi-family housing.**

1	It should include owner occupants as well.	Sep 27, 2012 7:24 AM
2	Unclear question - is this intended for all city residents who own property? It seems highly unreasonable to ask all home owners to prepare an operation management plan - what ever that is.	Sep 26, 2012 8:59 PM
3	Requiring a plan is a set up for citizens to be annoyed by bureaucratic hoops. What outcomes do you want to see? Then require that to be implemented if it is reasonable and rational.	Sep 26, 2012 4:54 PM
4	don't know what this means	Sep 26, 2012 9:15 AM
5	I like the concept but this seems difficult to administer (all S-F homes, all S-F rentals, etc)...it seems as though it is potentially discriminatory	Sep 24, 2012 11:03 PM
6	? For existing homes or new construction only?	Sep 21, 2012 10:58 AM
7	I dont' really know what this means, but more bureaucracy is rarely a good idea and it also costs a lot of money!	Sep 9, 2012 9:05 PM
8	Priority!	Sep 5, 2012 9:44 AM
9	Use only for rental single-family properties.	Sep 4, 2012 11:38 AM
10	I do not understand to what this refers.	Sep 3, 2012 4:56 PM
11	Need more information.	Sep 2, 2012 1:20 PM
12	What is an Operation Management Plan? Housing does not need more oversight by individuals or government members who very likely do not own or manage housing. Let the businesses who do this every day control their management.	Aug 31, 2012 10:10 AM
13	Just proactively enforce the nuisance codes on the books today.	Aug 30, 2012 5:07 PM
14	oh please	Aug 27, 2012 12:29 PM
15	No more government regulations, all they do is drive up the cost of housing.	Aug 25, 2012 9:19 PM
16	What? That's crazy.	Aug 24, 2012 4:14 PM
17	I'm also curious about the Operations Management plan and whether the idea is just to require landlords to provide a plan, or for someone to actually monitor and ensure the plan is being followed. And if the plan is not being maintained, what the ramifications would be.	Aug 24, 2012 9:25 AM