



## TOPIC 4: DEMO, NEGLECT & DANGEROUS

### What Demo/Alt Review does:

- Provides information to owner
- Informs neighborhood/community of change
- Gives residents ability to protect highly significant property
- Document property before significantly altered

## What Demo/Alt Review also does:

- Gives false sense that City is protecting residences
- De-incentivizes individual and district designation
- Takes a significant amount of staff time .75 FTE
- Changes focus to regulatory rather than supportive
- Keeps us from doing survey, grants, outreach

## Continue to meet the purpose without the review

- Shorten permit time
- Handouts; online & web pages; outreach
- Significant properties can be appealed to Council
- Awareness that protection is through designation
- Use .75 staff time for outreach, survey, grants, etc.



# Code Update Process For: Downtown Neighborhood Conservation Buffer (NCB)





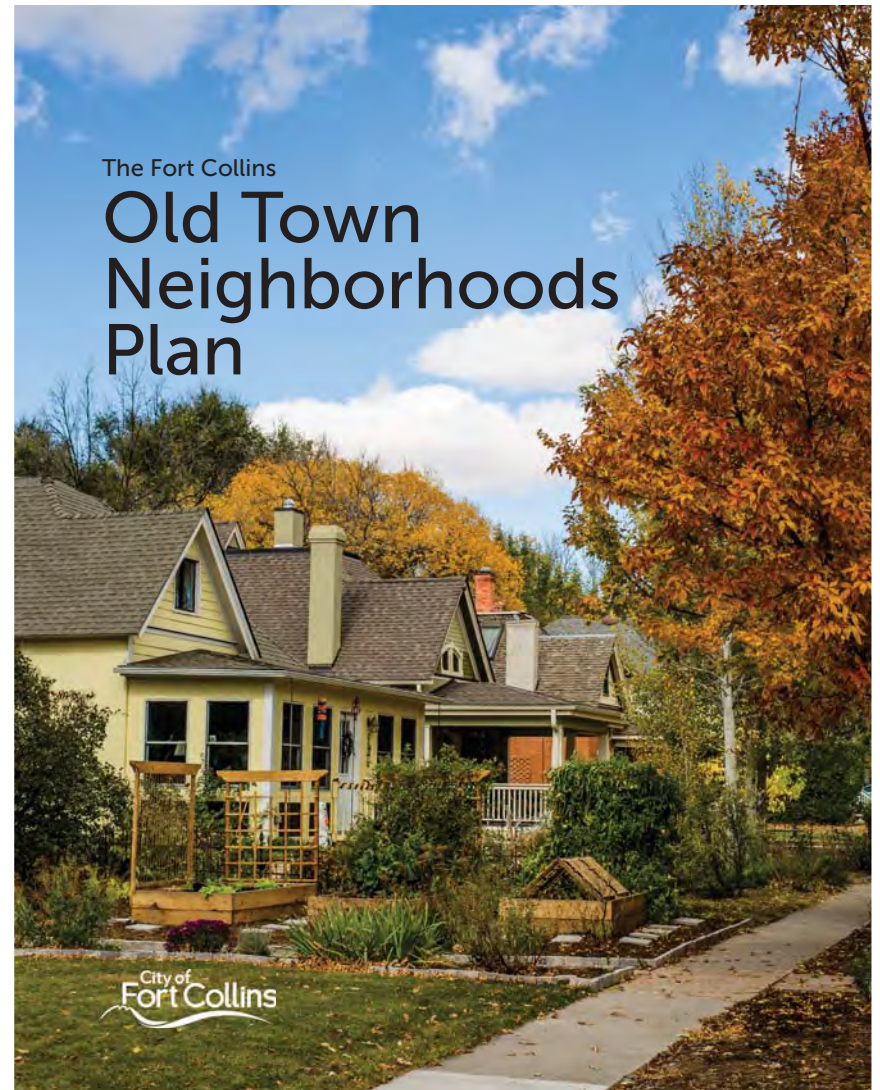
The 2017 Fort Collins

# Downtown Plan



The Fort Collins

# Old Town Neighborhoods Plan





## Principle UD 3: Promote high-quality building design and materials.

**Policy UD 3a: *Context Sensitive Building Design*.** Clarify City requirements for the design character of new buildings to be context sensitive, drawing on existing patterns, terms of typology, building proportions and massing in the surrounding area.

### **Action Item:**

UD 3a (1): Develop Land Use Code regulations that set specific design metrics on which to base design compatibility within its context.



## Neighborhood Character & Compatibility

- NCC-1: Preserve character of the neighborhoods
- NCC-2: Protect historic resources within the neighborhoods
- NCC-3: Support compatible building design for new construction and remodels



## Land Use & Transition Areas

- LUT-2: Improve transitions between neighborhoods/ Downtown/CSU



## Code Update Objectives

- Retain and enhance our sense of place
- Strengthen compatibility and transition standards
- Promote individual subdistrict character
- Increase clarity and predictability; Simplify standards when possible
- Strengthen graphic representation
- Strengthen standards geared towards pedestrians

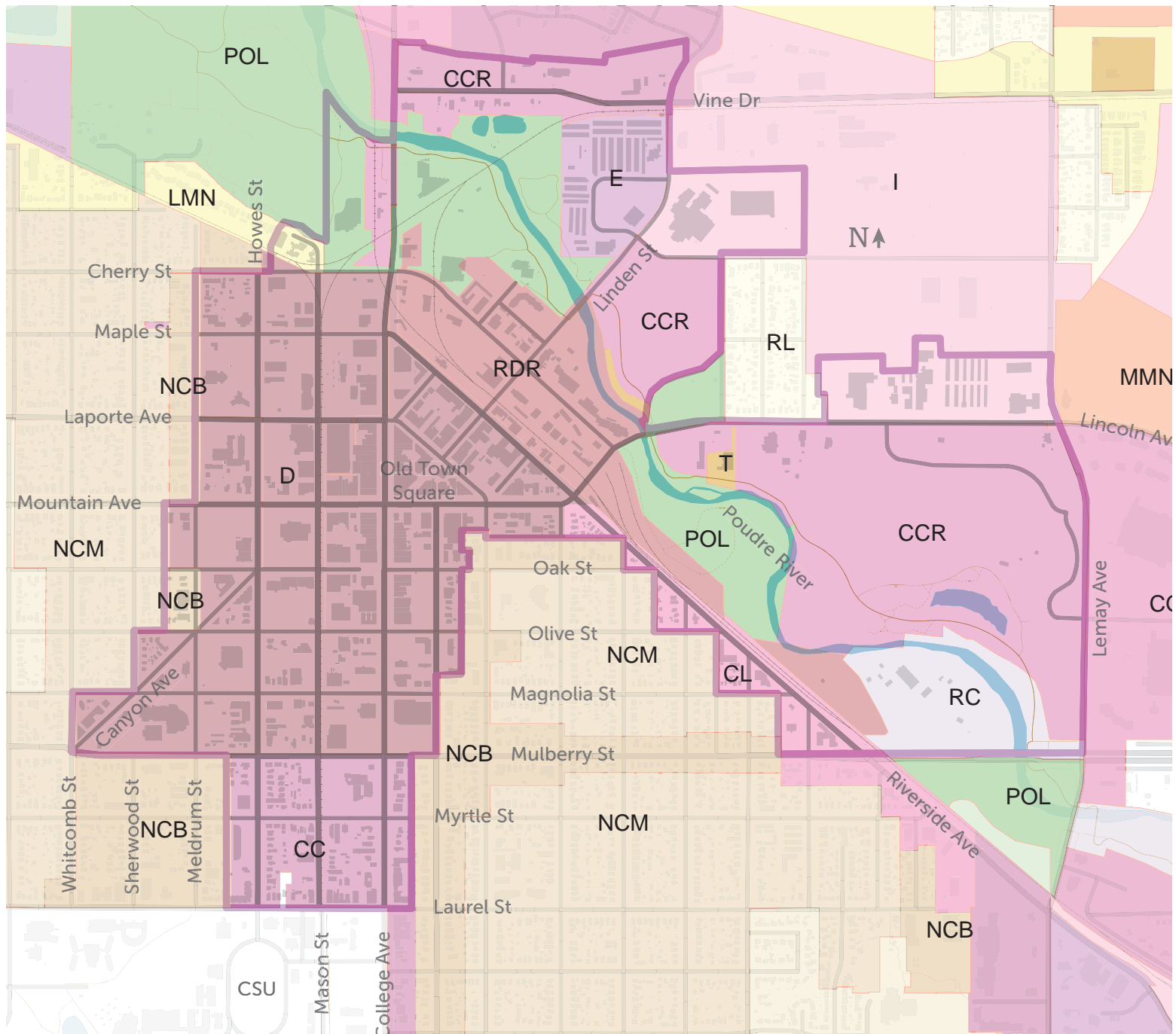




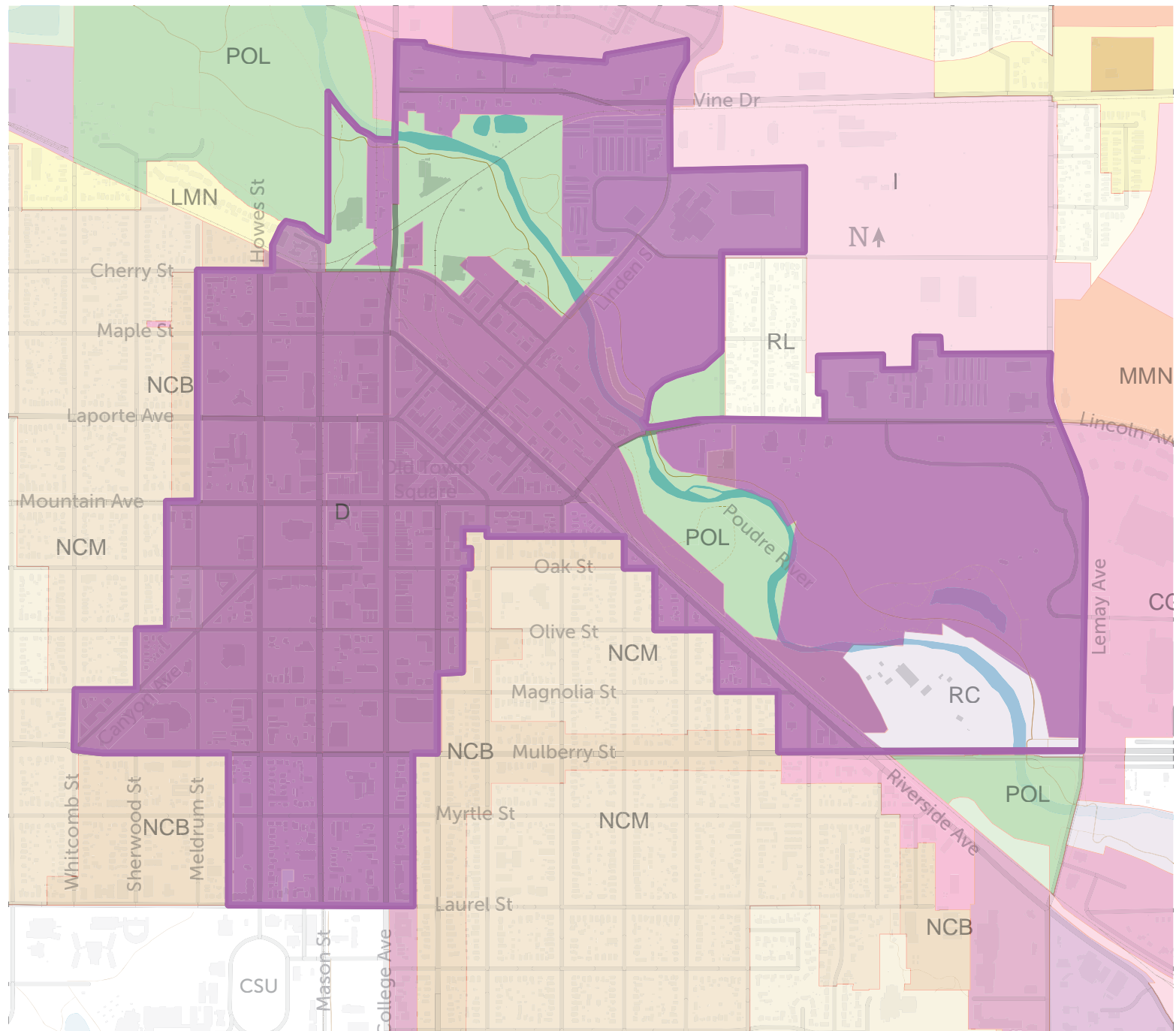
## Organizing Structure for the Downtown (D) Code:

- Character Subdistricts
- Street Character Type
- Building Form
- Site Requirements

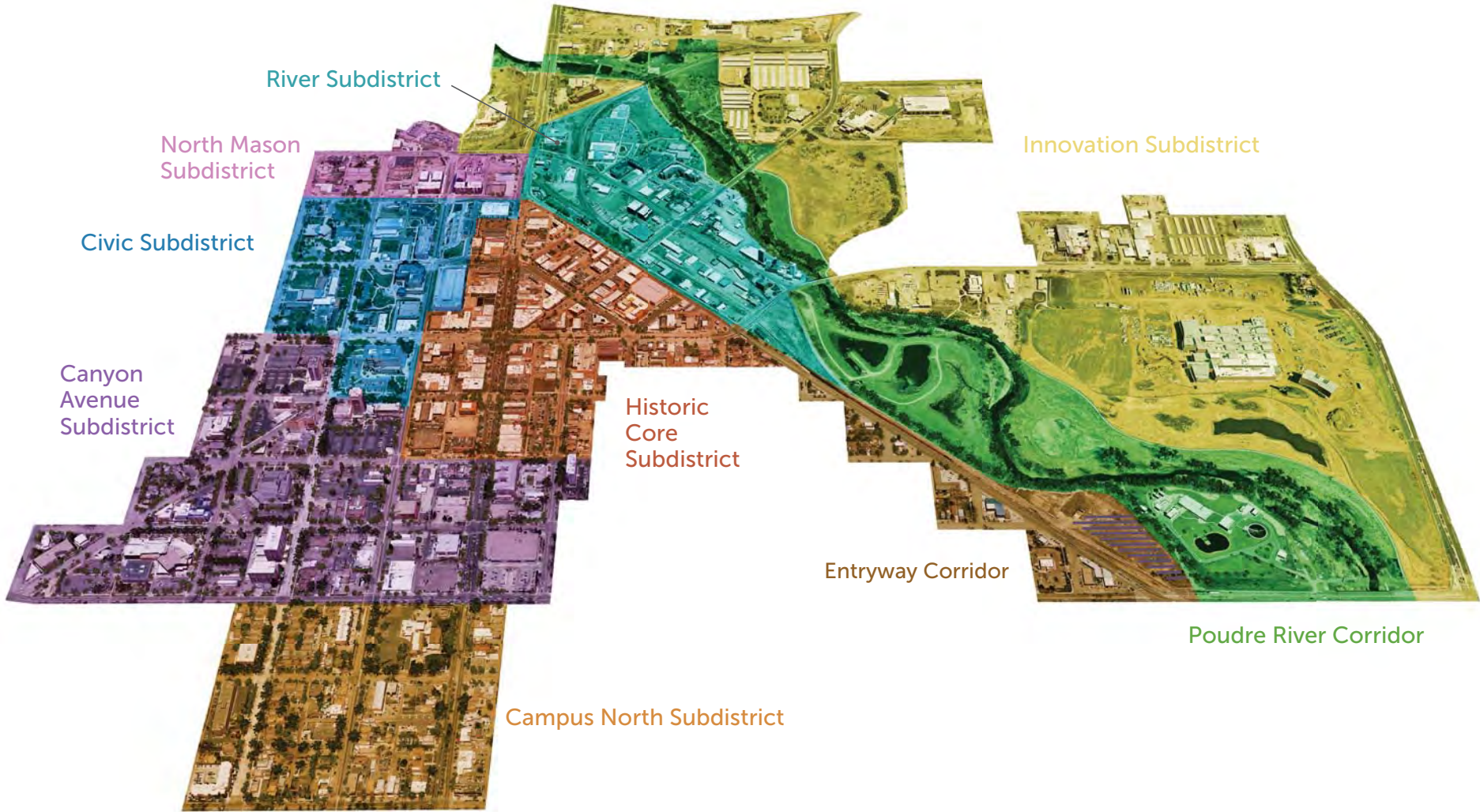








**Subdistrict Regulation** Promote Subdistrict Defining Character Traits



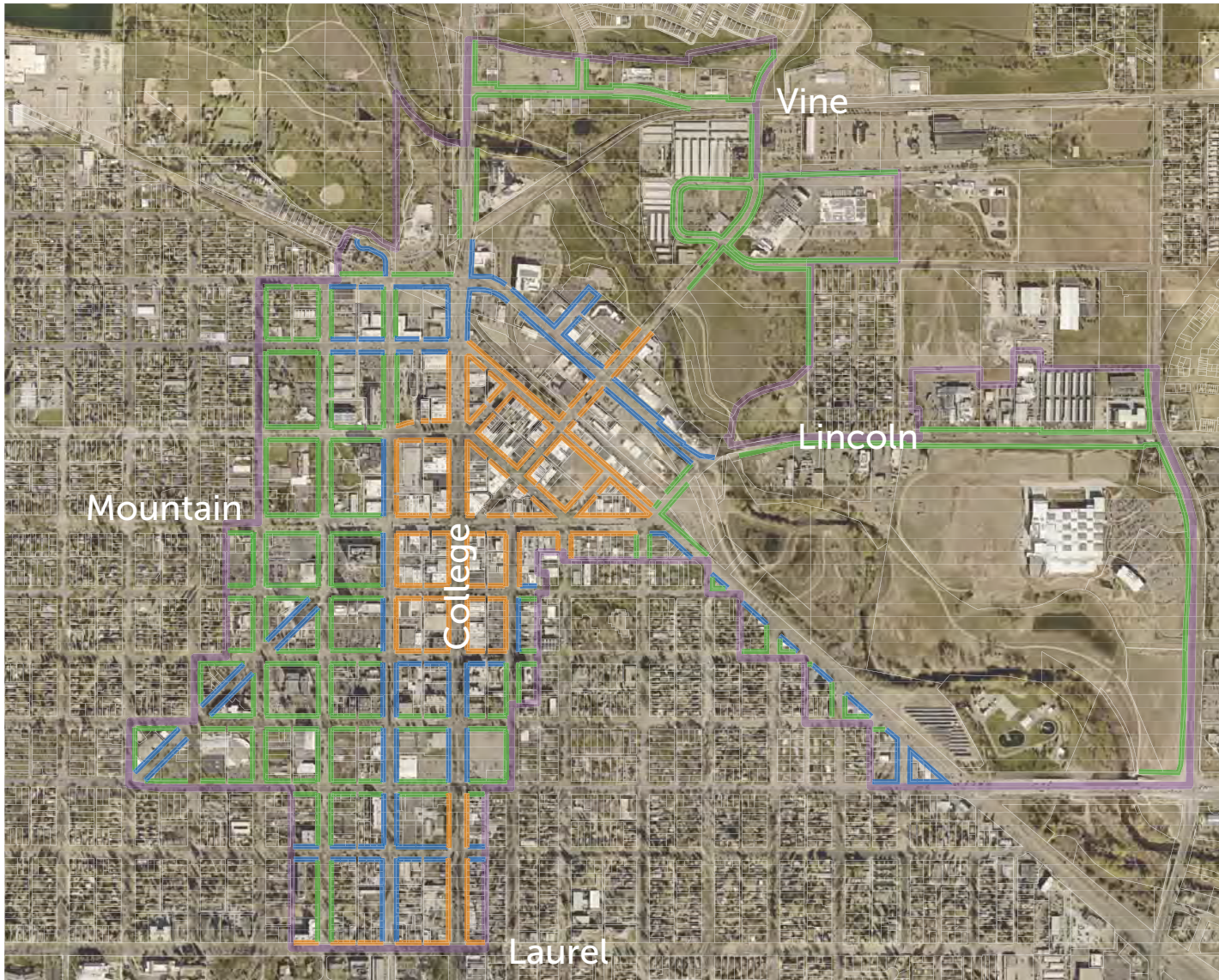


## R-D-R Standard:

4.17(d)(3)(c) **Character and Image.** New buildings shall be designed to demonstrate compatibility with the historical agricultural/industrial characteristics of the District in order to promote visual cohesiveness and emphasize positive historical attributes. Such characteristics include simple rectilinear building shapes, simple rooflines, juxtaposed building masses that directly express interior volumes/functions, visible structural components and joinery, details formed by brickwork, sandstone, sills, lintels, headers and foundations and details formed by joinery of structural materials.



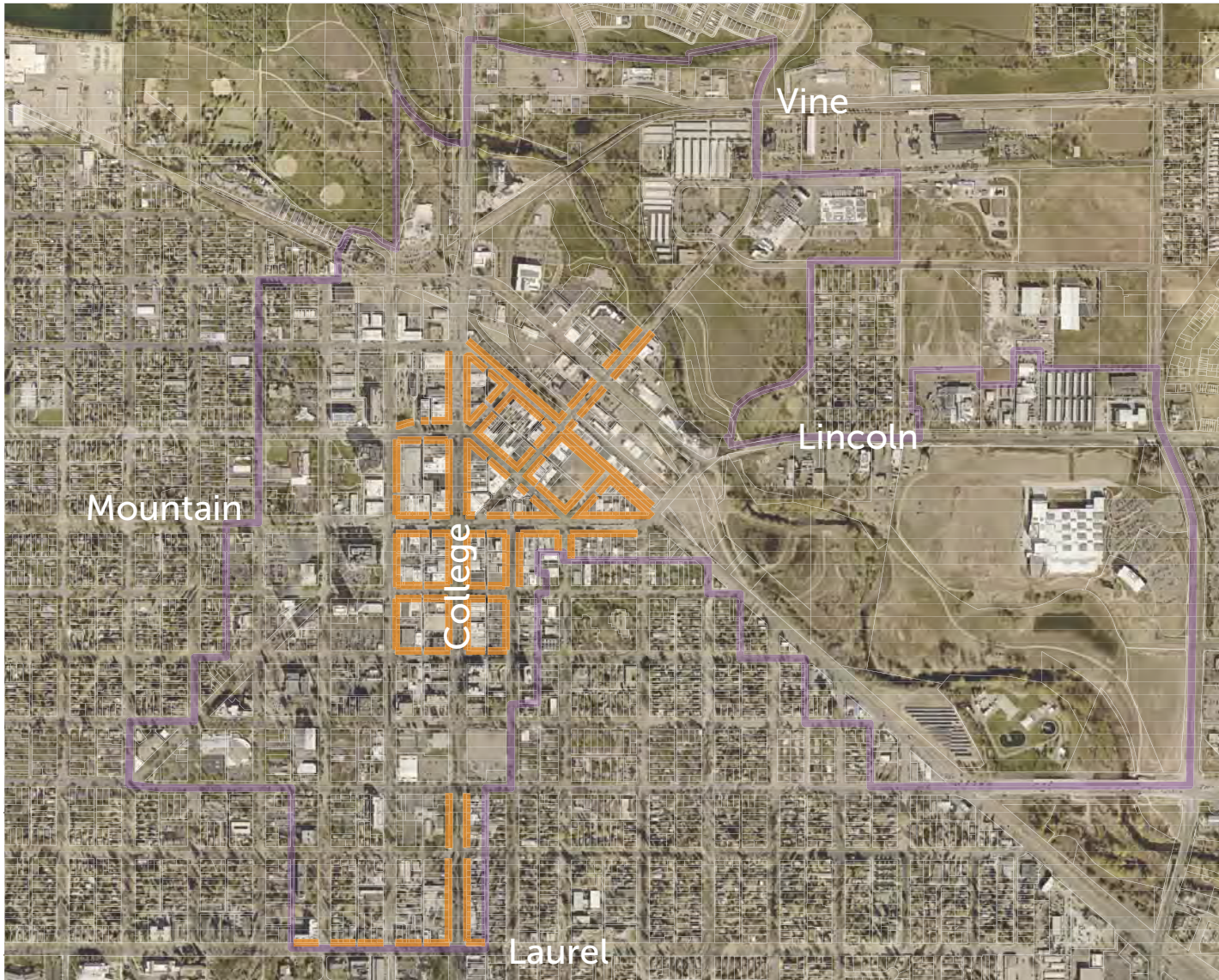




## Street Character Type

- Storefront
- Mixed Use
- Parkway





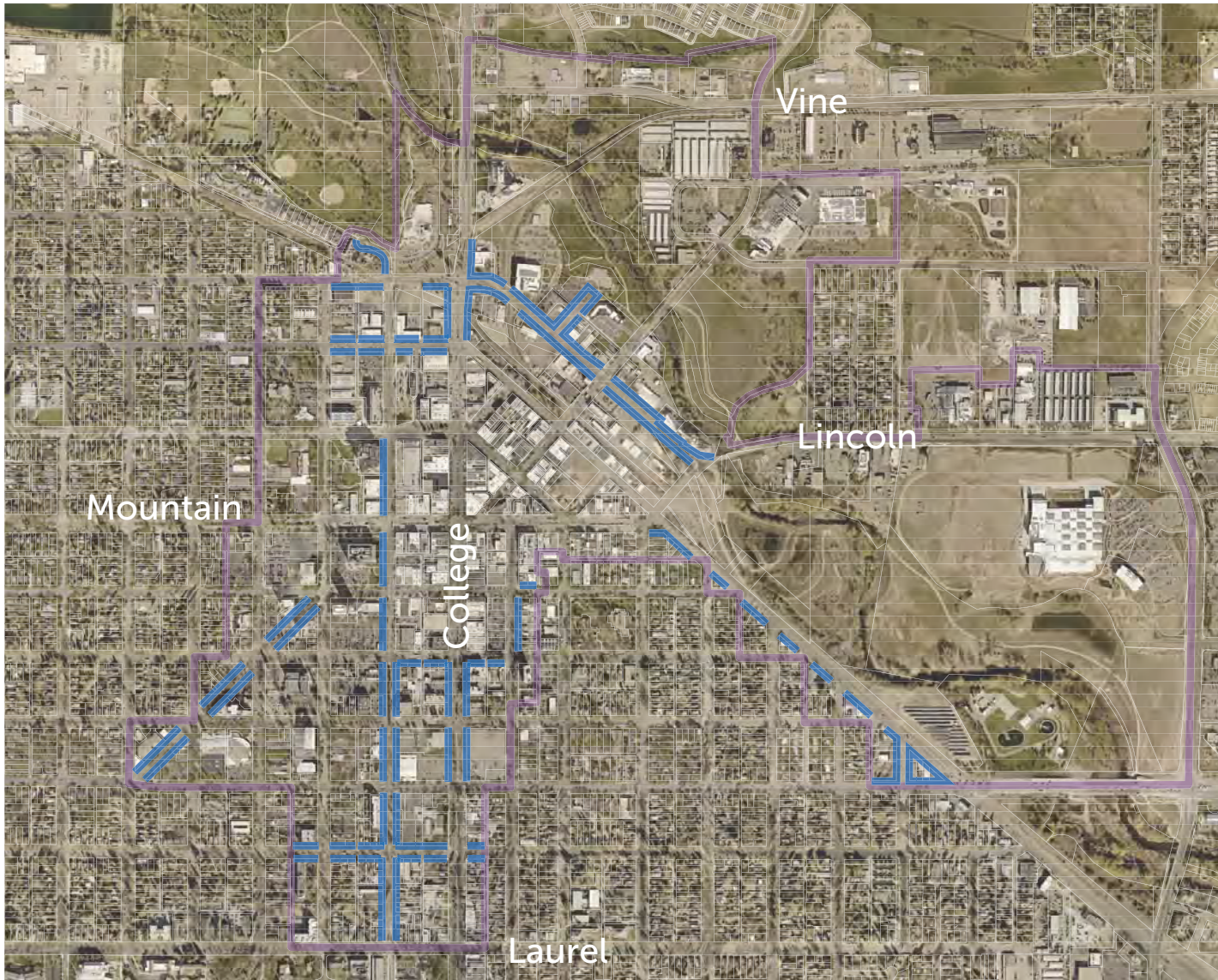
## Street Character Type

— Storefront

- 0-5' Setback
- Ground floor commercial facing street
- High building detail/transparency facing street







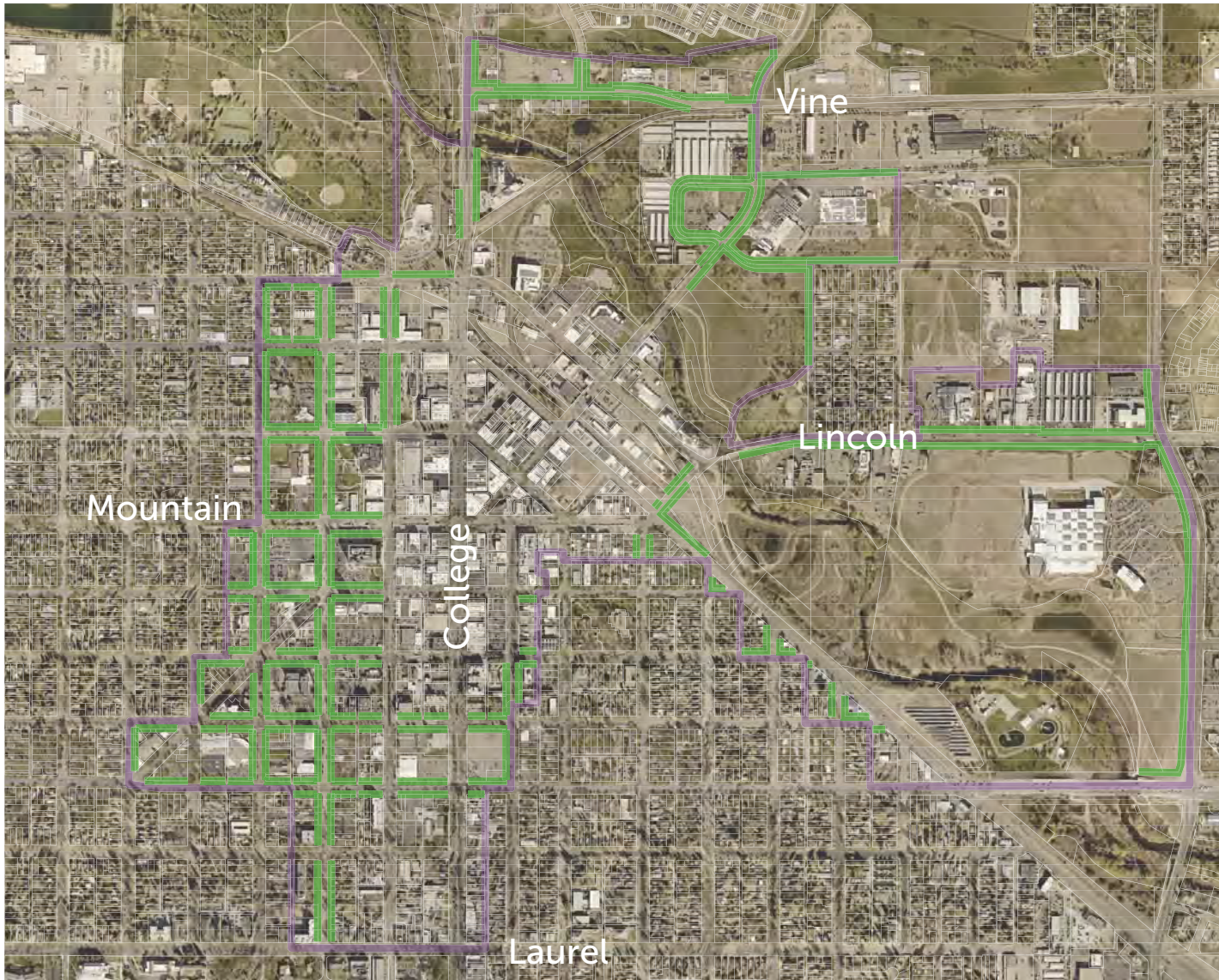
## Street Character Type

— Mixed Use

- 5-10' Setback
- Setback can be landscaped or paved
- No ground floor use requirement







## Street Character Type

— Parkway

- 10'+ Setback
- Landscaped setback
- No ground floor use requirement



# Sample: Canyon Subdistrict Street Frontage Build-To Range

## I. Building Requirements per Street Frontage Type:

The following building criteria are dictated by the site's Street Frontage Type(s):

		STREET FRONTAGE TYPE		
		<u>Storefront</u>	<u>Mixed Use</u>	<u>Parkway</u>
	<b>Minimum Setback</b>	0'	5'	10'
	<b>Min. Alley, Sidelot and Rear Lot Setbacks</b>	0' Sidelot 5' Alley 0' Rear Yard	0' Sidelot 5' Alley 5' Rear Yard	10' Sidelot 5' Alley 5' Rear Yard
	<b>Required Street Frontage Build-To Range</b> <i>(as measured from the setback)</i>	90% at 0 to 5' Alt. to provide open space...	75% at 5 to 10' Alt. to provide open space...	50% at 10 to 20' Alt. to provide open space...
	<b>Primary Entrance Location</b>	For parcels with multiple street frontage types, the primary entrance must face a Storefront Street if present, otherwise a Mixed-Use Street. The primary entrance may face a Parkway Street only when other street frontage types are not present.		
	<b>Garage Entry Location &amp; Utility/Service Locations</b>	Garage entries and utility or services locations shall be located in alleys. If no alley is present, they may be located on a Parkway Street. If a Parkway Street is not present, they may be located on a Mixed-Use Street. Garage entries and utility or service locations are not allowed on Storefront street frontages without Planning Director approval.		
	<b>Lower-Story Building Materials</b>	The Lower Stories, defined as the lower portion of the building until the first upper-story step-back of a minimum of 3 feet, must be constructed of masonry units (brick, stone, CMU, etc.) or metal panel units on street facing facades.		
	<b>Ground-Floor Transparency</b>	40%	25%	None
	<b>Ground Floor Use Requirements</b>	Maximum 25% Street-facing linear frontage for residential living space uses	None	



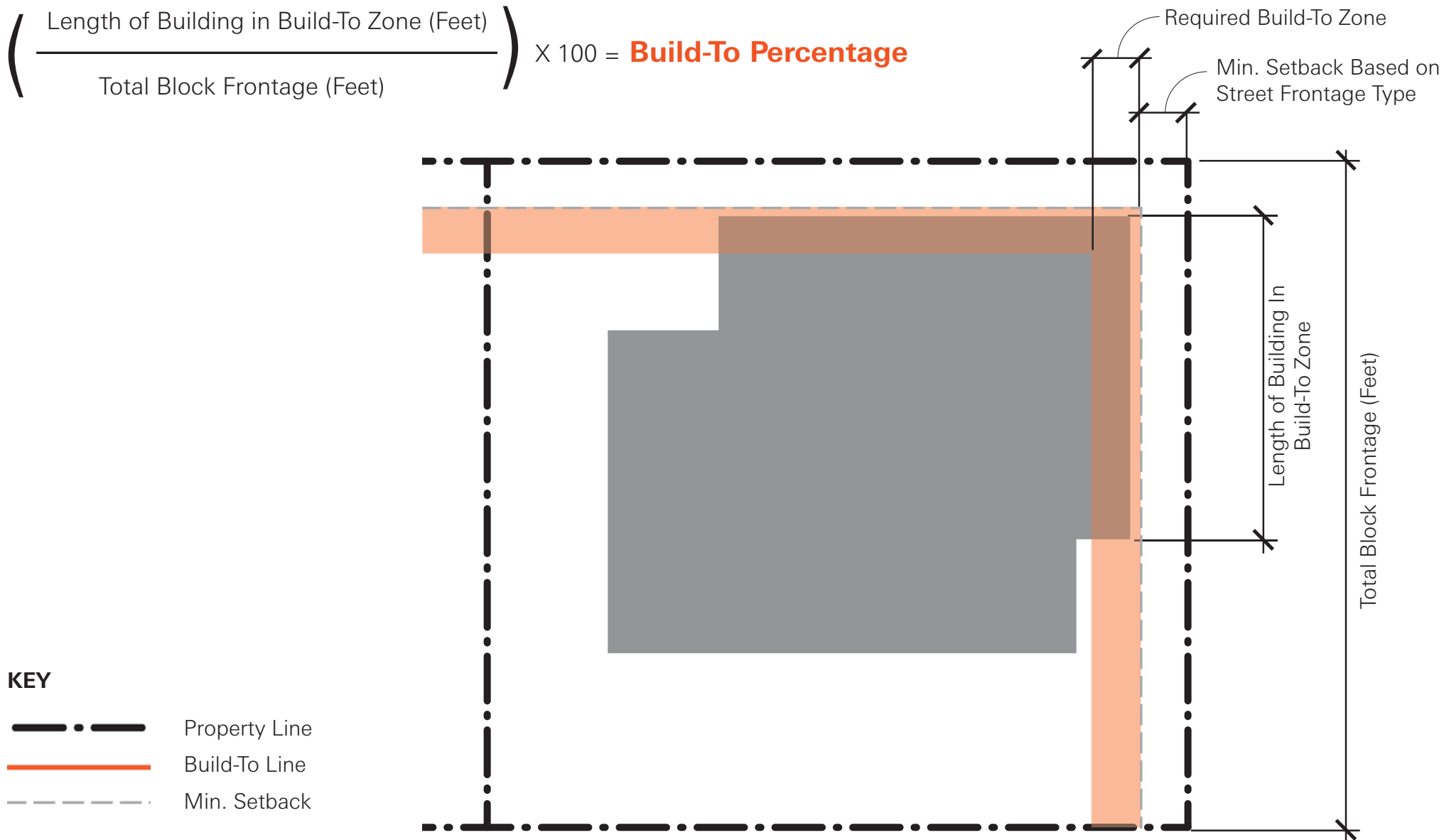
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$$\left( \frac{\text{Length of Building in Build-To Zone (Feet)}}{\text{Total Block Frontage (Feet)}} \right) \times 100 = \text{Build-To Percentage}$$



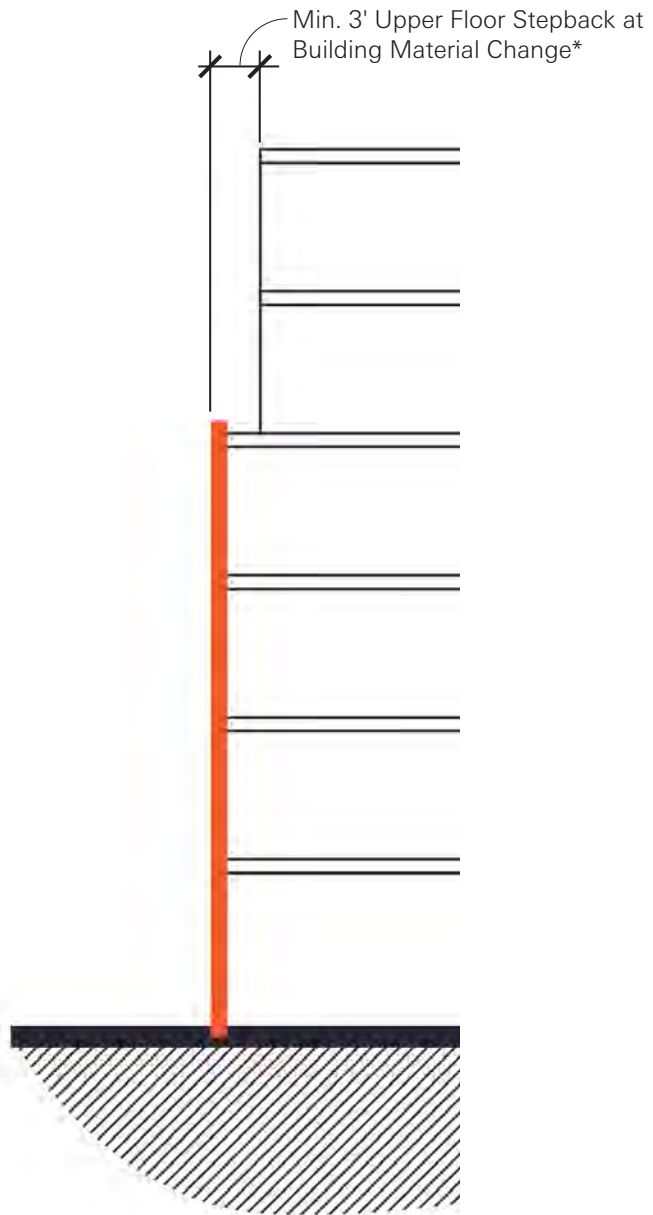


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**KEY**



Lower-Story Building Material Requirement

\*Note other Upper Story Stepbacks may be required

