

Future Downtown Investment	Climate Action Implementation	Growth and Density
More diverse, non-route transit - bike share, uber, electric pod car	Net positive building codes - no building until that point	Design standards. Old is not always best. Be compatible but not strict.
24-hour bus service	Require new development to include solar panels	Higher density requires more amenities, wider roads, more sidewalks, etc.
Can downtown flower bed management be more volunteer-run to save money for better things?	Water - self-sufficient/efficient buildings	Amenities must follow density - walkable + transit + parks + shopping + services
Modular design of buildings - ADAPTABLE	Municipal buildings on graywater	Do/emphasize green spaces on edges between residential and businesses to reduce parking conflicts
Big box store remodel	Put solar panels on every roof	Nature in the City
Shipping container stores, attractions - see Christchurch, New Zealand	Close the coal plant	How did a big city like New York develop?
Affordable housing	Design buildings in downtown to allow max solar benefits	The Old Town District has charm but you pay for that charm. Then becomes elitist and exclusive.
Mixed use density - Sports Authority, Uncommon, row houses (like Full House)	Allow as much solar as possible - change the rules	Noise issues across walls
Protect tenants (i.e. Bender Mobile Home Park)	Solar panels on parking garages	I don't think we should say [buildings] must be the same height (option A)
Outreach to homeless and panhandlers to understand their needs	Solar panels over a road between buildings	Incentivize height by certain design requirements. If you do x then get y height.
Homeless hangout (where it's ok)	All municipal vehicles (other than cop cars) should be electric	"I think part of it is the landscaping. It softens the edges."
MORE public restrooms and signage	Encourage electric car charging stations	Landscaping can help reduce feel of mass
Composting toilets	Swap MAX with high-volume "Disney" trams	If too close to sidewalk, seems too looming if taller
Police stop confiscating homeless' property	Replace trash trucks with compost trucks (curbside compost pickup)	Issue of pets and dogs and walking them - no lawns, all go to City Park nearby in some places
Micro-apartments - provide an address, private space, storage, and are affordable. Walking distance to a MAX stop - by Harmony Road near Wal-Mart	Windmills on the east side of the highway	Spaces in between buildings to make them attractive and soften buildings

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Parking availability	More community gardens and partner with composting	Not against growing - there are ways to soften massing and make it feel person sized/like it's for people
Keeping boutique shops in downtown	Get schools to compost	I think there's room for all different styles
Parking availability	Actions speak louder than words - triple bottom line not equal	Courthouse has an intimidating scale (along Mason)
Safety issues	More renewable energy sources	Character/heights/transition discussion is lacking consideration of economic feasibility
Overall housing shortage and affordability	Right now expensive to build green	Mulberry/College opportunity site - front Safeway building on Mason with storefronts, focus on corner designs/treatment.
Homeless population	Massive footprint of solar energy arrays	College & Maple/Cherry site - needs to be taller based on economics; visually acceptable too.
More commercial space, especially on lower floors and residential above	Artistic rooftop solar and rebates	Max Flats - like variation in massing, corner treatment
Housing cost downtown	Creatig renewable energy sources and incentivize renewables	Need analysis of pro forma if removing stories
Liability issues?	Solar incentives	Is the question really 6 stories vs. 9 stories? There doesn't seem to be major disagreement
Cost prohibitive to purchase housing	Solar awnings	Canyon/Mulberry site - good to focus on corner treatment. Taller buildings ok.
Important to have a clear vision and communicate it	Compact development patterns	Architecture consideration - relevance. Height is only 1 factor.
Affordable housing and affordable commercial space	More transit - higher frequency	Pictures don't have enough context. Who are the neighbors? Where is it in town?
Quality materials vs. affordability - durable and lasting materials	Waste reduction - best solution	Watered-down design - need to be careful not to limit creativity.
Commercial space - tough to control affordability	CAP - need an economic case. Is it a good business decision?	Windows - large - on a building like a restaurant, facing the sidewalk to you can see in, provides a connection. Also wide sidewalks with space for tables and charis. Open, friendly, connected...
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Mixed use buildings - would help employees/business owners	Lack of ownership of buildings influences investment	Build up vs. using more ground space. If you go up, developers should be required to allow for a gathering space in some way. A little oasis.
Attainable housing (not "affordable" i.e. Section 8)	Limited space in downtown area for composting programs	If we are going to build infill buildings, we should bring them to the street. Stepbacks are inefficent and not conducive to urban settings

<p>Affordable housing - will help future growth, "affordable" not the most clear term -- attainable, functioning/expandable area</p>	<p>Influence Poudre River Power Authority - reduce coal burning</p>	<p>The new hotel is well-done</p>
<p>Missing: protection of safe, clean, welcoming feeling - "town feel"</p>	<p>Not a viable stand-alone plan; outcome of other projects. Individual businesses don't have economic feasibility.</p>	<p>Deviation in height is good if it's not overly dramatic. 1-2 stories is fine, 3 is too much (between two buildings)</p>
<p>High quality materials - build for today!</p>	<p>Need waste reduction on a very large scale</p>	<p>Transition up to historic areas and neighborhoods</p>
<p>Renewable energy - financially not as big of an issue. To be a leader, value laden. Better done on a concentrated area of land. Aspirational goal. Problems with historical buildings.</p>	<p>Green building - is there a tradeoff in cost? What can we do to offset that?</p>	<p>5-6 stories is better than 9 - it makes a difference. You see more sky with 5-6 stories. 9 stories blocks the view of sky and surrounding buildings.</p>
<p>Want to maintain the gathering spaces (plazas and parks) as the city continues to grow [priority - more than 1 person mentioned this]</p>	<p>A more intimate circulator for downtown - less expensive to run - like the "Hop" in Boulder?</p>	<p>Need active ground floor use in urban settings, emphasis on the first floor</p>
<p>Need space for more creatives/galleries. Downtown Artery model - like TULA in Atlanta</p>	<p>Maintain pocket parks and plazas. If we get more compact and dense, need to find the balance, not building in the plazas.</p>	<p>There aren't many tall buildings on this list [pictures of recent development] - why?</p>
<p>Incentives for bus riding instead of developing new/more garages</p>	<p>Run a clean vehicle that could run the length of College to free up parking spaces. Connect the Discovery Center to other main locations of interest</p>	<p>Transition between downtown and residential areas must be less dramatic. Block adjacent to downtown should be higher, step down to neighborhood.</p>

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Parking garage coupons. Start charging for diagonal parking. Utilize what's already been paid for.	Developing bus systems - incentives	Find opportunity sites and make an envelope to develop within, let architect do whatever they want to within that envelope. Could limit context.
High quality materials - it's more than that: overall project, design, compatibility	Energy efficiency of buildings - retrofit, solar and other renewable energy sources	Intermingle height and mass. Parking structures must have a base and should integrate into a building.
Infill projects must fit well	Retrofitting old buildings is costly for landlords and tenants	New buildings should reflect their times, not replicate history
Generate more diversity - affordable housing fosters diversity. Do we want to create affordable housing? Top priority.	Educational aspect for subcontractors - local builders and contractors should be in the know	Large buildings signal the loss of a small town atmosphere
Density bonus for affordable housing - holistic approach? Does it work in Denver?	Transit - light rail	Triangle form [of Canyon example] is more forgiving/less dramatic
Form-based zoning in Fort Collins - this is the form and you can build whatever you want. Still a long way off.	Solar over natural gas - renewable. Little neighborhood generators/local energy sources.	With this kind of massing [of College/Cherry example], it looks overwhelming. But I think you could do a taller building with more skill that <u>would</u> be compatible. Pull back and scale to surrounding buildings.
Projects need to fit well, then later into high-quality materials	Transit problem may be solving itself	Every project should be thoughtful
Structured parking below and above grade - cost, difficult to standardize	Get rid of bluegrass. Stop using resources (water) for aesthetic purposes. Downtown sets a precedent.	These options are just taking floors off; could do more with massing to address the street better
Affordable housing challenge. Identify a zone? Require a certain percentage of a new subdivision to be affordable? Dramatic shortage of available units downtown.	Water cost to develop is high. Incentive programs for efficient water use? High water cost = higher housing cost.	Carefully select what area we will place higher buildings in. Step down gradually from that core
Residential housing downtown = economic vitality. Don't want downtown to be all residential or all commercial. Adding more units = affordability.	Water conservation should be added to the list.	What will the Fort Collins space needle be? [Iconic, "signature" architecture]
Percentage of new development money going into an affordable housing fund	Basics - energy audit + simple fixes to existing problems can do a lot	Public opinion for each new construction
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Deed-restricted housing - cap on how much you can make, but keeps housing affordable. But could discourage people from buying.	Incentives for green building? Incentives may be obsolete - lower operating costs [of sustainable buildings] may be solving for this. There's a business case for sustainability.	Wind tunnels and shadows [created by larger/taller buildings]
Establish certainty about what can be built on a parcel	Give people an infrared signature of their building? An energy use report card? Require energy-efficiency audits?	Keep community character
Affordable commercial space, space for creative artists, and promote mixed-use	Provide incentives for older buildings	Manage enough but not too much. Diversity, flexibility, but consistency

Density = affordable. No cookie-cutter neighborhoods. Preserve the old.	Group of educated people who care should reach out to those who don't know/care about sustainable practices	Will this work 100 years from now?
Green development and improvement	Focus improvements on old/existing buildings	New buildings to look old or make buildings true to their time? Reinterpreting history is ok. Consistency - can we dictate what we need?
Keep community culture	More recycling downtown	Fruit trees in urban areas - herbs vs. flowers
Affordable rent (<\$1,000)	Make [downtown] more bike friendly	With sustainability in mind, how would high buildings affect rooftop solar panels? Function before style, overall structure for community
More places like Oak Street Plaza	Make walk-only roads or bike-only roads	Walkways connecting buildings with flowers, solar panels, etc. (NYC example)
Non-confined street space	Transportation improvements	Fit into block pattern, first in view
Building reuse	Incentives for businesses to be eco-friendly and help with CAP goals	Significant vs. old (different things)
Shelter space	Investing energy efficiency in existing buildings has more multifaceted benefits than investing in new development buildings	Design for maintaining our character vs. overly urban design?

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Open space	Need more private sector funds	Don't want things to look out of place, but [out of place] could be beautiful (i.e. Central Park). Gradual change vs. framing? What fits for Fort Collins charm?
Keep economic diversity in Downtown!	Focus on the process, not the goals	Option D (match permitted) - historic building won't change. Example: Tuesday Morning area. May look quaint, but how can we know it would be ok in all areas?
Balance between energy efficiency and cost (input and long term)	City wide composting	Maintain fluidity in architecture so it doesn't feel like big separate buildings
Affordable housing projects vs. housing affordability - different things	City should be searching for unintended consequences	Good landscaping is important
Walkways to rooftops - dynamic whole that works together	City should always be assessing the goals of the Climate Action Plan - possible impacts	If architecture, landscape, etc. is solid, people won't mind added height and density as much
Sustainable design, high quality materials. Require solar and sustainable energy and natural lighting	Fix old buildings' efficiency. Solar in new areas and wind turbines. Outside of Downtown boundaries? Rent rooftops for solar? Parking lots - financing	Lower level retail is an interactive option to promote
Ask firms what we want - we can have HIGH expectations. Shoot for "the whole loaf"	Reuse footprints - we are already there. Solar as roads? 3x3 panels and LED lights, different materials. Schools.	More based on tasteful design than height. Emphasize expanding the downtown experience
Affordability (range). Density, self-upkeep	Biking path along Union Pacific. Change from dependence on cars in favor of transit - shuttles, leave cars, car share in housing developments. Willingness? Fear of relinquishing car?	Citizen design review groups - varied opinions on these among the group
Parking - less dense area. Outer vs. up above	Maintain quality of life and improve. As pace of growth increases, need more change.	Place less emphasis on regulating design
Underground delivery/parking?	Transferable plan to be example for other places of sustainability and green energy.	Consider integrating more modern materials throughout downtown (let Old Town be its own space)

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No self-storage in Old Town	Manufacturing - quality attracts quality. Create parternships, maximize potential.	Maintain predictability
Sustainability and quality	Density - structured and grouped parking	Go forth now - so many neat ideas and influences out there (CSU) - don't stay "stuck in the 1900s"
Holding developers accountable - better (not worse) consequences. Insurance and lawsuits, litigation	DDA for climate plan? Renting rooftops for solar, etc. Rebates, infrastructure, combine bike racks and solar.	Build to zero lot line if an interactive, pedestrian friendly building
Keeping affordable housing and workplaces (on cheaper, more attainable land as long as there's transportation)	Build for the future (not the past)	Gradual transition from historic to modern
Continued parking improvements, providing adequate parking for building growth	City adopting "simple rules" - everything ties together	Retail is one way, but even just in detail: need things to look at and interact with
Mixed use buildings, business/residential - example: Cherry Street lofts	Promote efficiency. Make it the cheaper option - incentivize. Example: transit	Someone has to be the one to start...depends on where the transition is
Mixed use with higher density	City provides more education opportunities for what is more/most efficient...make it understandable	Fort Collins needs options!
Entertainment, retail, etc. that meets a variety of needs	Don't charge as much money for places attempting to increase efficiency	As long as it is good looking, don't restrict the height
Expanding commercial pressure beyond College and Mountain blocks - creating potential for allowing new businesses	Streamline energy efficient upgrades	Streets need to show sunlight
Desire = attainable housing, but we're short on affordable	Pick and choose what to regulate - figure out where efficiency benefits are worth aesthetic trade offs	We need to maintain our connection to nature
Transportation/access to downtown area	Adapt policies - make sure they're fresh and we aren't still working on things that aren't worth it	Why cap the height at all?
Creating the <u>opportunity</u> for anyone to live and access downtown area, avoiding division	Utilize roof space and spaces like Lemay and Riverside (solar panels)	I think we need more density

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Sustainability integrated into buildings	Should everyone be forced to pay for incentives?	Make each building unique
Affordability of living and work spaces! AND sustainable regenerative/green buildings	Tension between affordability and keeping "old feel" - older buildings aren't energy efficient	A developer can go as high as they want
Streamlining energy efficiency upgrades	Increase transit on Sunday	12 story is ok on wide streets but narrow streets need lower building heights
Add a characteristic of "built of its time"	Seniors find it difficult to use the bus system	When I see tall buildings I think "that is where I need to be"
Simplify the City's planning process to get time to market shorter in an escalating pricing environment	Bus system more accommodating to families	Do our water capacity needs meet what we are proposing?
700 square foot unit is ideal	Bike system is not good enough	Builder liability - want more condos built, but this is a limitation
Subsidized housing doesn't solve the problem	Accessible bike lanes	If we are going to grow we've got to grow up
Transient community is a problem	Bus system not meeting the needs of those without cars	More of a mix of heights - no concrete canyons
We need more density. Density will meet a lot of the goals	Electricity - need to increase solar and renewable, but more cost-effectively	I don't have the right to force development to my design tastes
The city is growing. Where do you want everyone to go?	If we raise parking rates does it reduce parking?	Variety is important
Downtown density.	CSU not allow first-year students to have cars	Faceless 80s glass tower - no one like that
Priority is affordability	Expensive to retrofit existing buildings; new buildings would be a better choice	When a building is all the same is the worst
Security is a problem	Bus system needs more frequent stops	Market perspective would have it still be attractive [no need to regulate]
Not enough sidewalks along public streets	Are there rebates?	Don't lower height restrictions. There are transactions based on this.
Safety , light, and security		
Maximize building footprint. Bring buildings to the sidewalk	Increasing options for small family	Not all of these sites work with stepbacks - triangles on Canyon are tough to step back. Avoiding stepbacks on the corners gives a series of flatiron buildings.

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Overhauling lighting standards for night life	Affordable efficient housing needs to be small units	Don't modify the current zoning. Maximum heights - scrap that and do over? No.
Our homeless population has been nice but there's illegal activity behind buildings	Rebates for condos, encourage solar power	Don't see a difference in effect of 6 stories vs. 9, but impact on developers is huge. Also on climate.
Water rights and regulations	Dollar for dollar, more benefit. Prevent some acres of rainforest slash and burn?	Other perspectives on built environment: tenant/occupant, and across the street in a building
Lack of lighting	Tiny investments? How about finding a big problem in the world and fix that. Apply Rawhide's technology to an old polluter in China, and take credit for that.	A great example of outside tying spaces <u>inside</u> to the views of something. Carefully studied. Tied into surrounding fabric deeply in that way. (Scissor Lift)
Balance with them all [all community goals]	All the easy stuff has been done. Can't keep pulling out of the general fund for everything. How much of this can be achieved by one BIG investment vs. many?	Clear, simple enough to understand, meaningful massing
Water tap fees are too high and not devised based on use	Methane capture at sewage plants - being decommissioned - costs more than the value of the methane	Requiring too much brick? Could Cortina get through today? Northern Hotel - couldn't be built. Length, articulation, color. Northern hotel pilasters - don't fake that in a new building.
Density possible solution, but large square foot per unit [larger units] is a problem	Byproducts (compost) way beyond flowerbeds downtown. Recycling example - we find there's no market, so it's a waste. If you capture methane, there's no market. No transmission.	Alley master plan recognizes all of the functional service stuff as part of the "real" character. Different than what happens in front/on the street.
Possibly a lighting plan, focused on security	Downtown is not the place for compost. Space. It takes time. Have to ship it to a rural site...landfill? It can create methane gas. All of this is just bragging rights.	Most of these make street-facing facades pretty good. Don't make back sides be equal to fronts. Don't push back sides to be equal (wedding cake).

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Not enough lighting on the streets	Part of this is the IMAGE we present, vs. actually changing the world. City has to measure the benefits of all these ideas. If it's power generation, my styrofoam cup makes no difference.	No street environment here. Doesn't matter what goes on up above my view - go higher but maintain walkability.
Safety, security - you've got to have light	Elks - deconstructed materials can't be used. Used timbers are decorative only.	From a functional standpoint, it's all interesting and diverse.
New construction: forget about it. Can't do it today.	Sports Authority site a place for a model	1. They got built. 2. Don't like this exercise - don't know whether it's feasible.
City could track affordable spaces - for example, the quonset huts and the airpark	What impacts have we seen from trash belly? Used? Did it move the needle?	Incentivize structured parking by allowing no setbacks because of garage form
Keep up the C and E focus. Housing not likely. 2032 Northern - why did DMA do it? HUD.	If you impose this on a retrofit, it precludes, say, an arts center. Greater costs per square foot.	4 story max in public streets then step back
Lower standards = more money for more units. Then a subsidy is easier to get to, more "attainable." More like mini units (500 square feet)	Is there a net gain if you replace an existing building?	Context: Aggie Liquors looks smaller with the 9 story option
High standards increases cost. Affordable housing is counter to the most expensive place in town. Past examples of Fort Collins Housing Authority considering Downtown dismissed in favor of cheaper sites	Hard to answer without cost. Tradeoffs, what it does to affordability. Is it even possible to achieve the goals? If we do this, does it make a difference?	7-9 stories with better upper floor setbacks
Focus more on retail and employment with standards, affordability is very tough.	Avoided emissions of new construction. Compact, higher density. Support new efficient construction. Maybe counter to preservation.	3-D model/tool is a great help
Discussed pros and cons of formula businesses vs. locals. Have always had a healthy mix. Ex: Ace.	Energy retrofits are not clear re: historic buildings. Can be counter to historic preservation. How does it apply to historic buildings? Leaving a historic building as-is has embodied energy	In the renderings they don't feel much different
Supply and demand? Block 1 \$28/foot, 5 year lease	Developing to rent/lease - what's the incentive for solar, wind, etc?	Style and character are important to transitions
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Opportunity: owners as a group - a generational shift is coming. Original owners (Steve Taylor, Jennie, etc.) will have control. Oak/Mason example - not going to downzone for that.	Reduce surface parking lots to higher uses	Transitions across streets are easier
City buys a building, then leases space at off rates. The private transaction of owner and tenant - or allow substandard buildings	Do we get the benefit from solar on tall buildings with small footprints? Will the money required be worth it?	Character needs to be considered with transitions
Green building - already in green building code. Less priority in terms of tradeoffs.	Density supports transit - TOD	Balance interests between developers and residents

DDA is necessary - need a contingency plan	Grade-separated train crossings	Learn from existing compatibility concerns: operational impacts (Otterbox in NCB example - noise from HVAC and trash pickup, parking)
More people/density = more shopping = higher rents afforded	Dedicated bike lanes	Glass on ground floor is inviting
Primary employers could price out mom and pop	Not one-size-fits-all. Incremental changes.	Avoid dramatic changes (2 story difference is appropriate)
City should not prioritize affordable commercial or creatives	Historic buildings should be retrofitted	Cortina doesn't disguise its height
Materials and density vs. affordability. Taller buildings and density = affordability	Green roofs and walls - tangible benefits and enjoyable	Stepbacks (2nd story) disguise upper floors
Affordable housing, attainable/workforce housing needs to be prioritized in the community but maybe not downtown.	Green building - is it already being done?	Incorporate art into buildings and developments
TIF/DDA helps keep it great. Charge to enhance downtown	Existing buildings may not get bang for buck in terms of increased density	Lattice work at entry; garage doors
High quality materials and alleys important	Urban farms - vertical growing	Ultra-modern not as cool (RMI)
Primary employers not needed downtown.	Creative landscaping - Nature in the City	Classic red brick fits the character
Feel the opposite: need employers downtown	Innovation of Fort Collins	Cohesive composition

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Affordable housing will be opposed by neighbors in high end housing due to lack of education about affordable housing residents (NIMBY)	Could the DDA fund solar?	Material changes, variety horizontally and vertically
How do we define affordable? Should it be downtown?	Bikes and electric cars	Cortina not a compatible design
Taller buildings	Public private partnerships	Articulation creates interest
Prioritizing space for artists - land prices don't support artsy/eclectic tenants	More concrete means more heat. Would rather have green roofs, living walls, landscaping as architecture. Green areas, trees, flowers.	3-D model helps reduce speculation on "too big" buildings
Protect character! High-rise development will overtake; no sun, no view of mountains, not what it has been [priority - multiple people mentioned this]	Electrical use/energy efficiency - bulk energy sales. City can't do as much. Existing buildings are impossible to implement the [CAP] plan, and this is the majority of buildings downtown	Atrium features
More housing, more people living near core will lead into commercial. Diversity in housing type and transition of housing also important.	New buildings better use electricity, natural lighting. Difficult to upgrade existing buildings. But, technology is becoming more cost-effective.	Home State Bank building = compatible
Artists/creatives - priority	Bike-share program is good but needs to be managed by private sector while city focuses on these climate goals	Many variations - interpretation of different elements, maintain opportunity for creativity
Mixed-use buildings with living and commercial space	Transportation - expand MAX east to west, encourage biking	How do you perceive tall buildings from different places?
"Food that a senior wants" - Perkins wiped out because of growth. Affordable restaurants	Proud to be living in a city that is aggressively pursuing these goals	Tall buildings may dwarf others, unplanned development
Affordable housing so employees can live in the community they work. Tension = cost of land	Commercial buildings designed with windows unable to open - [if windows could open] would decrease electricity use. Technology is getting better.	Plazas to break up mass provide relief
Mixed use buildings that can evolve with different uses over time - flexibility	Rebates and incentives for retrofitting	Good scale, proportions, details more important than shape and other elements
Cost of land = constraint	Technology of retrofit - sustainable energy. Greatest opportunity but most challenging	No issue of scale with buildings less than 3 stories
Growth increases the costs of <u>everything</u> ; housing, land, etc.	More community solar projects (even smaller, neighborhood level co-ops)	Decreasing height as we near residential areas
Concern that Fort Collins is becoming much like Boulder	Green roof may be difficult on older buildings. Water use issues?	"Half-block" theory to help transition to break mass up - will feel more gradual
Employment needed to afford housing (ex: Otterbox, Woodward)	Pocket park or plaza - green, relief. Could be a "right away" - make areas more green, especially nearing residential areas	Transition between building heights - streets, alleys, adjacent property lines, districts

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Protect character of historic core, can prioritize other goals in "outer areas"	U-shaped plazas with fountains, landscape, south facing courtyards with new development	Option B [transitions diagram] - if it's allowed, build it. Should be allowed to go up to max allowed height even if building next to it isn't at the max
Can't only limit to local/regional tenants - affects affordability	Does plaza space trade-off with building height?	Option D [transitions diagram] - Looks more aesthetically pleasing, would need to require setbacks to make it appear more gradual
Structured parking - increased density = increased parking problems. Traffic caused by growth. "Why do we want high density? When does it stop?"	Existing buildings could be more energy efficient, especially residential. HVAC, insulation, windows...City helps homeowners to make projects easier	Hierarchy of importance for transitions: 1) historic core and single family residential, 2) taller buildings and commercial
City can't push sustainable/green buildings alone. Must work together with developers, etc. Take a lead in regulation/incentivizing	Changing windows can take away from history?	Demographics have changed. People's "want" is driving the market change
Incentivize "green building" so permits cost less	Nothing to motivate a landlord to make investments - electricity usage flows to tenants. Landowners have no need to change	Concerned growth will happen uncontrollably...tradeoff=affordability
Structured parking is better than sprawled parking	Not investing in major improvements, incentivize landlords?	Concerned about height being pushed into residential areas
People <u>want</u> to be here, how do we stop it? City does a good job of incorporating community's opinions.	May be more appealing to add 1/2-1 story rather than taking "backyard space"	Taller buildings more affordable, but also creates financial/money pressure on adjacent properties
City of Fort Collins does a terrible job of historic preservation	Walk	Fewer 9 story buildings would be better than many 6 story buildings
If high quality materials are mandated, increased costs and decreased affordability. Need creative solutions to use materials.	Require solar on all new buildings. Gray water required. Trees for carbon sequestration - trees eat CO2	Increasing pressure on smaller buildings
Urban-style living may emerge to compensate high density - smaller apartments		Taller buildings - stepbacks at a certain level so it's harder to see from the street
High quality design, more than high quality materials		Tall buildings create separation, not community
Water tap fee? \$30,000!		Lower scale buildings make you feel a part of the community rather than separation
Safety/security/lighting - lighting plan		Both 9 and 6 stories too tall, 3-4 stories is more appropriate. [6 and 9 story buildings] too different from existing character
Priorities: Affordability, CAP goals, buildings with structured parking. Priority: Plazas, parks and public gathering areas.		More "human-scale" at 6 story, more emotionally affected by 9 story
Affordable housing, affordable commercial space, mixed-use buildings		Diversity in building height is important - don't want everything the same height

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Open space (parks, plazas, playgrounds) - like Oak Street Plaza. Parks on Mason Street. Inclusiveness. Homeless facilities.		Fort Collins needs more architectural variety. Let the developer go as high as they want to - still protecting historical, but allowing variety
Housing affordability, not affordable housing.		Like the stepback concept in C and D [transitions diagram] - more visually appealing. Like C because you see the same height of buildings next to each other, rather than a more imposing 2 story next to 1 story
Height and density. Affordable housing vs. space, employment synergies		Glass offers a softer edge against a historic building
Incentives for parking deck: reminders to utilities customers, monthly drawing of parking deck tickets. City ambassadors? Volunteers to help folks feel comfortable.		If D [transitions diagram] is possible, let's do that. Add on to existing buildings to create a better transition. Example: Poudre Garage. Could use a glass wall to separate new addition from the old building
		Secretary of Interior's standards support glass curtain wall buildings. Maybe don't <u>need</u> transitions...Denver's church on Broadway engulfed by 1999.
		Between taller buildings or more buildings, think I'd vote taller
		Increase heights next to the 10-12 story blocks on Mason that are across the street from 3-4 story blocks. Better transition.
		Misleading with 2 story buildings across the street from 5-6 story blocks on Meldrum (abuts residential)
		Ask us to be positive, then most of the responses for the key pad were mostly negative
		Like option D for transitions diagram
		Like option D for transitions diagram. Option C is gross.

Comment Card Feedback		
Future Downtown Investment	Climate Action Implementation	Growth and Density
24/7 bus service, affordable housing. Give homeless a place to hang out/sleep away from Old Town; police need to stop "losing" IDs and drivers' licenses when they arrest homeless.	More solar panels, electric car charging stations, community gardens using compost from residences, lots of trees to absorb carbon and produce oxygen	Higher buildings not blocking access to sunlight for solar power, lighting. Streets to become parks to separate business from residential so businesses don't park cars in residential areas. Match HISTORIC style. Maintain TREES which cut heat and carbon, and look nice.
Require all new apartment buildings and companies to provide some low income residences or a fee to go to the City affordable housing fund.	Trees are what give our city character. Avoid carcentricity.	I think pedestrian interaction - retail on lowest floor of the building is extremely important for larger buildings. I think this matters more than height.
Underground parking. Parking areas can be solar power producers.	This is going to be expensive!! How/who will fund this!!?? You are implementing this in the most expensive highest barrier to entry area in the City!!	Process is not broken, adequate neighborhood meetings, P&Z, appeal process. Don't recreate the wheel!
More housing, more housing diversity, more opportunity for commercial space. Keep character with added density. Sustainability - integrate into development, but not always mandated.	We should focus on the areas where the most energy is used - electric and transportation. Make renovation of older structures easier and cheaper.	Allow a variety of building styles - should not match current historic buildings. Larger buildings should be allowed.
Mixed-use buildings will meet many of the priorities listed. Prioritizing green building meets cultural and development goals.	1/2 of GHG from electricity, 1/4 from ground travel. Thanks for setting such high goals and for working hard to meet them! This is really important to our city and our world.	Design by committee is usually bland and boring.
Missing goal - owner-occupied property. No more.	Net positive building (water and energy) + 20 percent NOW!!!	Hard to know what new materials will come in the future.
Sponsoring a conversation among landowners regarding lease and rental rates. We talk about keeping local, small businesses in downtown. Yet, lease and rental rates are driving some out. Only the national retailers will be able to afford downtown sites - and the small businesses is what make it charming. How/will landlords consider the long range goals vs. their own pocketbooks?	Downtown is already a showcase but what this plan is promoting will destroy it and make it like most every town. Higher density will make it worse. Increase landscaping and green areas. High rise buildings create more heat and cut off natural air flow. Makes the downtown hotter with all the concrete and high rise.	Thank you for holding these public meetings. I love Fort Collins!
No high-rise development for it is making historic area a dark cavern cutting off view of mountains. Should be low rise buildings, maximum 3 stories, so downtown does not become a high traffic area due to high density.	Renewable energy projects - like the new solar garden	Less overhead, not taller. Double pop- double height easy. How to double sidewalks, bike lanes, roads, trains, trucks...
Park space - playgrounds and natural areas.	Make existing buildings energy-efficient - historic preservation	Tighter codes require appeal for better control

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Primary employers - OK, but not with subsidies.	Encourage biking - find a way to charge people for using vehicles that damage roadways (trucks pay more than cars, cars pay more than cyclists)	Display windows - huge heat loss
Expanded/improved shelter space for homeless population.	Importance of retrofitting existing buildings - source of jobs, source of energy and cost savings	Use trees to cover buildings instead of architecture, move trees from sidewalk to step back
Open space/park space	Electricity production and contribution. Also concentrate on electricity <u>efficiency</u> .	Parks at residential transitions
Incentives directed to smaller-scale/community goals rather than corporate financial incentives	Reduce the number of cars	Build tall in middle, low at street.
Maintain affordable business/merchant rentals to retain local merchants rather than "big boxes"	Keep existing buildings and convert them to energy-efficient	Need to stop building car-centric
Establish open natural, green spaces for public resting and relaxing	Discourage non-essential use of natural gas for atmosphere (e.g. Blue Agave)	Parks with no road access between downtown and residential. Define "Old Town" style -- all build to that.
Cease subsidizing wealthy businesses, rather focus on small and medium businesses	Expand Transfort and collaborate with adjacent communities like Greeley, Timnath, Windsor - investigate commuter rail	Sidewalk overhangs, dirt lot for College Perkins
Use DDA TIF subsidies toward reducing carbon footprints by improving lights, solar and renewable energy	Rooftop solar, wind generation	I personally like the stark transition between zones.
Downtown needs to be welcoming to all	More efficient lighting, better directed	It's not just about height. Fort Collins is growing up. To make it still feel "people oriented" requires a combination of high quality materials, landscaping, art, street furniture, and variety of edges.
Help small local businesses remain - incentivize local ownership	Mandate recycling - separated recycling; composting	Root cause of why you are pushing this plan. This should have been discussed with the whole community before we even started this process. The high density for downtown has not been accepted by the public. The Planning department has pushed this and ignored the will of the main public because the developers want this to make money. Transition to historic district and neighborhoods should only be one story higher than those residences.

Future Downtown Investment	Climate Action Implementation	Growth and Density
Encourage re-use of buildings as a means of keeping buildings out of the landfill	Encourage state landmarking as a means of making the re-use of, and improving energy efficiency of buildings	Density has been stated as a given -- important aspect not directly addressed is the streetscape and human experience as public space. The 3D model shows <u>HUGE</u> sidewalks, unobstructed! Is this the planners' reality?
Incentivize making older buildings energy efficient over tearing a building down and throwing it away to create something that is theoretically more energy efficient (after having caused a lot of waste)	Parking should be hard/expensive. Biking, walking, and transit should be cheap and easy. Create "blockage" for cars and cut throughs for pedestrians and cyclists.	Would hate to see the generic-ification of Fort Collins. Context and response to context is what could avoid the generic disease. Already the Woodward/Lemay area is very generic. How does that transfer to "downtown"?
Walkability - street level facades, very interesting for pedestrians. More diversity in architectural design of buildings.	All rooftops downtown should have solar or gardens (with a possible exception on historic buildings)	Fort Collins is a "squat" city - as part of our fabric. Tall and narrow is not ok. Maybe some silo designer condos...
Make it easy for people to choose alternative energy. Make it easy and incentivize new developments to be <u>net plus</u> . Reduce parking requirements, more floors allowed, etc. Should be strict new building standards.	Our city must become a walkable city, and ideally a street car city as espoused in Patrick Coden's <i>Seven Rules for Sustainable Communities</i> . We <u>should</u> and can be a showcase!	No wind tunnels! Consider shade - treat the north side differently than the south.
If you build new, build green	Increase transit, bicycling, and walking options. Personal contact, high pedestrian areas. Transportation that fosters community - it's more fun.	What is the carrying capacity of the City?
Parking and buses needs to be discussed here again.	Let's get people to park in the parking deck.	Gentle adjacent to the oldest residential parts of town - 5 story max in downtown, build up other parts of the City
Gathering spaces - plazas, parks - don't want to lose this with the density	Maybe ramping up bus system in context of global climate change - people will adjust. We maybe should stop accommodating for more cars. Start charging for diagonal parking.	The examples on North College and Canyon were too tall to be that close to the street. They should either be set back more, or there should be more setbacks. The six stories felt much more comfortable than nine stories. I might have felt differently about the nine stories if the buildings had been more sculpted/articulated/stepped back. And I agree with the table in the back that said that style of architecture, with the mortar board corner piece, is boring and overdone. It feels big box and not at all unique or responsive to the fact that it's in Fort Collins.

Future Downtown Investment	Climate Action Implementation	Growth and Density
Affordable housing downtown - land grant?	Eco Districts - showcase progress to create ripple effects	I am all for increasing density, I think it's our only positive way forward in terms of traffic issues, climate issues, etc. But I'd like to see more variety of options, including micro units for those that want to live small.
Affordable housing - who's going to subsidize it? What does "affordable" mean - affordable for what? The city can't realistically create affordable districts - not an issue.	New buildings are more important than old buildings. The onus goes on developers to build efficiency.	I'm wondering about all the different districts: Civic, Historic, Innovation, etc. Is this too diverse and confusing? What if innovation was an idea that permeated all other districts?
If workers can't live near work that's not ideal. Housing near downtown is different than houses that are affordable.	Vast majority of buildings are already existing - need investments in existing buildings. Small businesses in existing buildings need more resources than new development buildings. Benefits for existing businesses for energy efficiency is multifaceted and more beneficial.	I like Otterbox buildings, however, if we have <u>only</u> Otterbox buildings and ones that look like them, we will lose our diverse, vibrant, interesting community. We need other buildings - materials and such. More interesting architecture.
Affordable housing project vs. housing affordability - two different ideas that target different stakeholders. More affordability means higher density. Multi-family housing - building code is more highly regulated.	City should continually be reviewing where they are with the climate action goals - what are the costs and impacts for the citizens? City shouldn't get so focused on the goals that they lose perspective on latent impacts. Focus on process and models, innovation, collaboration, sensitivity. Don't focus on goals and destination instead of looking at the big picture, focus on specific communities that specialize in a sustainability area.	A citizen design review group? Carefully? I'm 100% in support of higher density and taller buildings. New building height transitions: carefully, because it's so dependent on actual site and the actual new development. Context sensitive!
Balance between energy efficiency vs. costs - balance with cost is applicable to every community goal.	Walk-only/bike-only areas - density makes this easier.	Urban lab- clearing house for design and sustainability issues. Help developers with all of those issues.
Underground parking	Need to work on existing buildings - creates jobs. Subsidize to help!	Street level façade more intricate and interesting for pedestrians! We could have higher density with a street car city, with less parking required.
Affordable rent - don't drive out locals. City might need to buy.	Recycling not a big contributor to emissions, energy is the bigger picture. Focus on businesses.	Facilitated meetings are the way to engage community members. Need a revised City meeting system, no more combative/debate like meetings. Neighborhood outreach.

<p>Keep and add open space - this is important</p>	<p>Transportation needs to be changed significantly. Cars are convenient - make cars unattractive.</p>	<p>Going forward, we need a flexible plan where developers, planners, architects need to be able to communicate together/work together with community residents instead of going to City meetings that are useless. Currently public hearings are the way specialists communicate with citizens - this is ineffective, we need a new way.</p>
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Future Downtown Investment	Climate Action Implementation	Growth and Density
Shelter space - don't drive out/replace shelters	Energy is the biggest chunk, so to move toward goals need to focus on energy efficiency and alternative energy. Retrofits, dense development pattern, and increased alternative transportation.	Buildings can be contemporary and not faux historic. I think we need to get away from copying the past. Be sensitive to the past but not copy it.
Add more non-confined street space. Don't make it like a big city with culture - tall buildings, pianos and stuff like that. Oak Street Plaza needs grassy areas	Small investors vs. large investors - different requirements for improvements? Reading the code and applying literally vs. addressing intent and problem-solving - an issue.	Downtown is exploding, but still needs to feel like it's for people. Has to do with height but also materials, parks, benches. Ex: Pearl District in Portlan - former industrial, still feels on a people scale
Financial incentives can be problematic because of big buildings and ghange. Subsidies need to be climate friendly, sustainable rent...federal/state funds for historic buildings		Transitions - less regulation is better. Step down to match permitted adjacent core. The number of stories has less influence on citizens' feelings than the amount of open space does. Sense of scale. How inviting is a tall building? Put a small café next to it, put plants/foilage around it, a nice stone veneer, glass fronts. Need predictability for the private sector.
Building more/including more affordable housing within even one or two spaces in a development		Build non-imposing buildings. Build a planning department that developers can trust.
Affordability of downtown commercial space depends on the landlord.		Buildings are going to feel out of place for 5-6 years, and that's ok.
Who to give tax incentives to - can do so locally, get biggest bang for the buck		Green is good. Plazas, art, compatibility, multi-use space
Require energy efficiency - if build a new home, etc. must be x% energy efficient		Buildings should be set back and welcoming, peaked roofs, history, natural looking materials, no stucco
More expedited and quick process needed - expensive and time consuming to deal with regulations. Unanticipated development fees. Adding to City Codes but we don't go back and evaluate what we need to get rid of/identify conflicts.		Minimize shadow, keep with neighborhood trends, include upper level gardens
Holistic view - parking is important.		Transitions: need public outreach on how each buliding should be built, need to take shadows into consideration, no wind tunnels
Encourage greater architecture diversity		Heights: how many people can we accommodate? We like 6 stories, feels comfortable. Need a buffer between residential area. Fort Collins is short, tall buildings look out of place. Use common sense.
		More open to outside the box this time - THANKS