



Neighborhood Character & Compatibility

Vision: Celebrating and enhancing the qualities that make the neighborhoods unique and which foster ‘Old Town Charm.’

Policies:

Preserve and enhance the character and “Old Town Charm” of the neighborhoods.

Strategies:

- Encourage the use of adopted City streetscape and xeriscape design criteria for alternative planting options in front yard and parkway areas.
- Support well-maintained front yard landscaping to enhance the streetscape environment and attractiveness of the neighborhoods.
- Educate neighbors about City programs and initiatives, such as free mulch for residences and the Street Tree Replacement and Neighborhood Tree Canopy Programs.
- Support neighborhood interaction by encouraging the use of front porches in new construction and a combination of informal and formal gathering spaces.
- Encourage additional neighborhood communication through Nextdoor, social media, and the Neighborhood Connections project.

Provide more options for allowing accessory dwelling units within the established single-family neighborhoods.

Strategies:

- Conduct a review of existing Land Use Code standards for carriage houses and develop new internal accessory dwelling unit standards that support opportunities for additional housing while maintaining neighborhood character.

Protect historic resources within the neighborhoods.

Strategies:

- Support property owner and neighborhood-initiated requests for historic designation.
- Monitor and evaluate the ongoing impacts of the Eastside Westside Character Study design standards approved in 2013.
- Provide educational materials and promote the Old Town Neighborhood Design Guidelines as part of neighborhood outreach efforts and the development review process.

Support compatible building design for new construction and remodels.

Strategies:

- Develop new design guidelines for the Neighborhood Conservation Low Density and Neighborhood Conservation Medium Density zone districts.
- Promote and encourage new design guidelines and design resources early in the review process.
- Incentivize the neighborhood design guidelines as part of the existing Design Assistance Program.





Land Use & Transition Areas

Vision: Neighborhoods designed for friendly interactions and a high quality of life

Policies:

Preserve the character and compatibility of the Old Town Neighborhoods.

Strategies:

- Support and maintain the existing conservation zoning throughout the Old Town Neighborhoods.
- Review the purpose and intent of the pockets of Low Density Mixed-Use Neighborhood (LMN) zoning in the neighborhoods; maintain LMN zoned areas in strategic locations to allow for housing variety and neighborhood-serving businesses.
- Define short term rentals as a new land use in the Land Use Code and allow the use in appropriate locations based on zone district.
- Support neighbors interested in historic designation of their properties or larger historic districts.
- Support and enhance urban agriculture as an accessory use in the neighborhoods.

Improve transitions between the established single-family neighborhoods and Downtown/CSU.

Strategies:

- Explore options to create new or expanded Neighborhood Conservation Buffer (NCB) zoning between Downtown and the neighborhoods.
- Develop new design guidelines and standards for neighborhood transition areas and the Neighborhood Conservation Buffer (NCB) zone district to improve compatibility between residential blocks and more intense nearby development.
- Limit new commercial development within the established residential areas consistent with neighborhood conservation zoning. Encourage neighborhood-supporting services and compatible commercial activity along neighborhood edges or within transition areas.

Establish neighborhood identity features at primary neighborhood entrances.

Strategies:

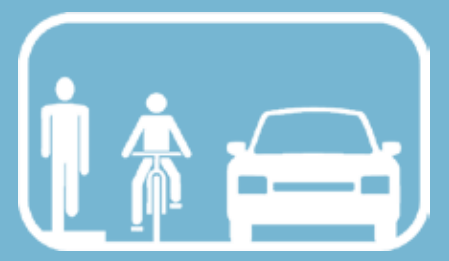
- Enhance key intersections and pedestrian crossings to provide inviting entrances and safety measures for the neighborhoods.
- Work with Art in Public Places on place making initiatives involving local artists that will enhance key neighborhood entryways.
- Propose new streetscape design improvements at entryways.
- Develop and implement a signage and wayfinding program.



Identify means to improve neighborhood safety

Strategies:

- Coordinate with Police Services, Utilities, and Poudre School District to improve enforcement and lighting in Eastside Park.
- Improve safety for pedestrians, bicyclists, and vehicles at street crossings along high-volume streets and intersections.
- Encourage foot traffic in public places by adding or augmenting paths, landscaping, and activity spaces.
- Ensure collaboration between the Safe Routes to School and Sidewalk Improvement Programs to continue reducing or eliminating missing and damaged sidewalks near school sites over time.



Circulation & Mobility

Vision: Neighborhoods designed for friendly interactions and a high quality of life

Policies:

Pursue opportunities to enhance the safety and convenience of arterial street crossings.

Strategies:

- Identify additional locations for new or enhanced arterial crossings.
- Examine timings at existing signalized intersections to reduce excessive waits and ensure adequate and safe crossings for pedestrians and bicyclists.
- Explore a full range of crossing treatments and options at current or future intersections, ranging from painted crosswalks to activated lights and signals.

Enhance bike and pedestrian infrastructure along Mulberry & Shields Streets while maintaining appropriate vehicle levels of service.

Strategies:

- Identify locations where traffic volumes permit fewer or narrower vehicle travel lanes to support new or expanded bike and pedestrian amenities, such as wider sidewalks and buffered bike lanes.
- Explore short and medium-term solutions for bike and pedestrian options using the existing street right-of-way.
- Create complementary parallel routes on nearby adjacent streets where the costs, vehicle efficiency, or timelines for arterial improvements are prohibitive.
- Connect to a network of low-stress bicycle routes throughout the neighborhoods with enhanced bicycle, pedestrians, and streetscape amenities.
- Improve connections from the neighborhoods to nearby parks, natural areas, and trails.
- Coordinate future restriping and potential Shields and Mulberry Street enhancements with upcoming resurfacing improvements as part of the Pavement Management Plan.

Improve intra-neighborhood travel for bikes and pedestrians.

Strategies:

- Prioritize improvements near schools in support of the Safe Routes to Schools program.
- Implement wayfinding to guide bicyclists and pedestrians to low-stress bicycle routes, parks, open spaces, or notable locations within the surrounding neighborhoods and community.
- Continue funding and work installing missing or degraded sidewalks throughout the neighborhoods.

Monitor and promote the Residential Parking Permit Program (RP3) within the neighborhoods where appropriate to reduce parking conflicts.

Strategies:

- Support neighborhood-initiated requests to participate in the Residential Parking Permit Program (RP3), especially in and near the neighborhood transition areas.
- Ensure neighborhood coordination and communication in conjunction with potential Downtown and CSU parking changes.
- During review of new or redevelopment projects, ensure adequate on-site parking is provided that does not contribute to neighborhood parking impacts.

Encourage the use and convenience of transit throughout the neighborhoods.

Strategies:

- Identify improvements and enhancements at neighborhood transit stops meeting Transfort's Bus Stop Design Standards and Guidelines.
- Ensure adequate infrastructure and space for transit facilities when redevelopment occurs, especially along arterial and collector streets.
- Coordinate future connections between transit and new car and bike share locations, street crossings, and intersection improvements.



Sustainability

Vision: Neighborhoods with the resources and knowledge to help maintain & improve their economic, social, and environmental vibrancy

Policies:

Encourage a variety of housing choices to sustain the capability to live in the neighborhoods for all ages, income levels, and family situations.

Strategies:

- Develop new standards for Accessory Dwelling Units (ADUs) to compatibly expand the number of smaller units suitable for family-care, aging-in-place, or workforce housing.
- Maintain Low Density Mixed-Use zoning in strategic locations to preserve housing choices and existing neighborhood-serving businesses.
- In the Neighborhood Conservation Buffer zone district, encourage appropriate scale and design when redevelopment or new construction occurs.

Upgrade critical neighborhood infrastructure to ensure adequate services, present and future.

Strategies:

- Continually monitor and assess the capacity of existing infrastructure systems (stormwater, wastewater, electricity, streets, etc.) to meet current and expected neighborhood needs. Work with Utilities to identify key upgrades and timelines for implementation.
- Coordinate alley maintenance and improvements to mitigate impacts from increased use from new accessory dwelling units or other redevelopment.
- Integrate stormwater retention and filtration measures into roadway, alley and parkway planting strips as part of long-term neighborhood greenway improvements.

Encourage small-scale, neighborhood supporting businesses where permitted by existing zoning

Strategies:

- Maintain Neighborhood Conservation Buffer zoning at neighborhood edges and transition areas and encourage more focus on development form, parking, and design, rather than use.
- Continue to allow home occupations where allowed by the Land Use Code
- Support existing, long-standing small businesses in the neighborhoods.

Promote environmental stewardship and support implementation of the Climate Action Plan in the Old Town Neighborhoods.

Strategies:

- Identify high-priority actions that can help achieve CAP goals by analyzing neighborhood scale utilities data; monitor energy efficiency progress over time.
- Coordinate with Historic Preservation to streamline information and process for energy retrofit options for older and historic homes.
- Educate homeowners and renters within the Old Town Neighborhoods about home energy and sprinkler audits.
- Develop a comprehensive list of energy efficiency, water conservation and xeriscaping programs offered by the City targeted towards Old Town Neighborhood residents and businesses.
- Investigate a range of methods to encourage landlords to implement energy efficiency improvements.

Improve connectivity to greenspaces, urban gardens, and nearby natural amenities, and enhance existing green spaces within the neighborhoods.

Strategies:

- Implement neighborhood greenways featuring streetscape and stormwater improvements along key neighborhood routes that connect to nearby green spaces and the community low-stress bicycle network.
- Add more bicycle parking facilities in City Park as part of the City Park Master Plan update, and ensure safe and convenient access to other nearby parks and natural areas.
- Maintain the existing mature tree canopy in medians and parkways and mitigate impacts from pests and disease; consult the City Tree Inventory system to identify areas susceptible to pests such as the Emerald Ash Borer to recommend alternative species during redevelopment.
- Identify opportunities to provide smaller public gathering spaces and community gardening within the neighborhoods.