Neighborhood Stakeholder Group

Meeting 1
5.21.15 & 5.26.15
AGENDA

Welcome & Introductions

Stakeholder Groups: Purpose & Expectations

Old Town Neighborhoods Plan Overview

Old Town Neighborhoods Planning History & Prior Recommendations

Old Town Neighborhoods Plan Phase 1 Summary
  1. Existing conditions & trends
  2. Neighborhood Concerns: what we’ve heard so far

Brainstorming Activity

Next Steps
STAKEHOLDER GROUPS

Thank you for your participation on an Old Town Neighborhoods Plan stakeholder group. Your effort, ideas, and feedback are a critical component to the success of the Old Town Neighborhoods Plan and the future vision for the Eastside and Westside Neighborhoods.

The Plan will feature two stakeholder groups, one for each neighborhood. Each stakeholder group is made up of a diverse set of neighborhood residents, property owners, and business interests, all with unique viewpoints and experiences.

The stakeholder groups will help analyze, evaluate, and guide the Old Town Neighborhoods Plan. We’re excited to have a consistent group in which to share detailed information, deliberate concepts, and brainstorm ideas. We also encourage you to share and promote the information and concepts you learn about as part of the group with your friends, family, and neighbors within the study area.

Expectations / “Ground Rules”

Throughout the Old Town Neighborhoods Plan, the stakeholder groups should be prepared to explore not only neighborhood vision and opportunities, but also ongoing neighborhood issues and concerns. In previous planning efforts, certain neighborhood concerns have been contentious, and it should be acknowledged upfront this Plan and the stakeholder groups will have to contend with multiple viewpoints and varying priorities.

In recognition of these realities, a basic list of expectations and ground rules has been prepared below for members to observe throughout the planning process.

- Disagreements are likely, but we will respect our neighbors and work towards the larger goals
- We acknowledge our neighborhood does not exist in isolation; we are part of the larger community
- Everyone should feel welcome to share ideas and participate throughout the process
- There are some ‘givens’ that we must work within
- Our ideas and decisions have trade-offs
OLD TOWN NEIGHBORHOODS PLAN
OVERVIEW

What is the Old Town Neighborhoods Plan?

The Old Town Neighborhoods Plan is a combined update of the 1986 Eastside Neighborhood Plan and 1989 Westside Neighborhood Plan. The Plan strives to establish a vision for the neighborhoods, along with goals, policies, and implementation actions associated with neighborhood character, land use, housing, open space, transportation, sustainability, and more.

The Old Town Neighborhoods Plan will become an adopted element of the City’s comprehensive plan, and will be utilized as a guiding document by neighbors, businesses, community organizations and City leadership/staff to achieve the neighborhood’s vision and goals for the future.

While many topics will be covered by the Old Town Neighborhoods Plan, the process will emphasize the study of previously-identified concerns, including:

- Compatible development opportunities in the Neighborhood Conservation Buffer Zone Districts near Downtown and CSU
- Transportation conditions and options along the Mulberry & Shields arterial corridors
- New voluntary design guidelines and a neighborhood pattern book for the single-family residential neighborhoods

Why do the original neighborhood plans need updating?

It has been nearly 30 years since the original Eastside and Westside Neighborhood plans were adopted – an updated Old Town Neighborhoods Plan allows the opportunity to reconfirm or alter the original vision, goals, policies, and implementation strategies from these plans to reflect current and future neighborhood priorities.
**Process / Timeline**

**Phase I: (Discovery)** Where are we now?
Existing conditions analysis of each neighborhood’s character, context, transition areas (land use), transportation, and sustainability

**Phase II: (Dialogue)** Where do we want to go?
Reconfirm plan vision and framework for neighborhoods and corridors

**Phase III: (Design)** What is our overarching framework?
Develop policy frameworks and corridor alternatives

**Phase IV: (Development)** How are we going to get there?
Develop potential strategies, policies and design solutions

**Phase V: (Delivery)** What are our priorities?
Create a plan with tools, systems, and actions for implementation and adoption
PREVIOUS PLANNING EFFORTS

1986

Eastside Neighborhood Plan
Policies to promote neighborhood stability and enhance quality of life

1989

Westside Neighborhood Plan
Policies to promote neighborhood stability and enhance quality of life

1991

Conservation Zoning Districts
Neighborhoods rezoned with new conservation zone districts:
- NCL – Neighborhood Conservation Low Density
  - Single Family Homes & institutional uses only
- NCM – Neighborhood Conservation Medium Density
  - Single Family/Multifamily (max. 4 units), limited non-residential uses (e.g. child care)
- NCB – Neighborhood Conservation Buffer
  - Transition zone district. Permits higher density multifamily and some nonresidential uses (e.g. office)

Neighborhood Character Design Guidelines
- Supplemental guidelines to existing zoning regulations to provide guidance for compatible development. Guidelines are voluntary.

Carriage House Standards
Land Use Code changes to address concerns about carriage houses
- No more multifamily units along alleys
- Building restrictions (footprint, overall size, height)
- Must go through development review process (public hearing)
- Increased parking requirements

Eastside Westside Character Study
Land Use Code changes in response to concerns about impacts of new construction and large home additions in NCL & NCM zones
- Expand notification for variances requests
- Revised Floor Area Ratios (general reduction in building size)
- Façade designs standards (promote pedestrian orientation)
- Revised height measurement
- Increase setbacks for tall walls to preserve solar access
- Recommend development of new voluntary design guidelines
ORIGINAL NEIGHBORHOOD PLANS

Vision

- 1986 Eastside Neighborhood Plan (no vision statements)
- 1989 Westside Neighborhood Plan:
  - Residential neighborhood with easily-accessible transportation options
  - Preserve the human-scale with tree-lined streets, grid pattern, and front porches
  - Continue the vitality and variety of housing
  - Maintain the diversity of socio-economic mix, ages, incomes, family compositions and renters/owners

Both neighborhood plans strive to promote neighborhood stability and enhance neighborhood quality of life. A common observation to both plans was that the neighborhoods exhibit architectural styles and a physical layout which cannot be recreated elsewhere in the community and serve as a counterpoint to more contemporary neighborhood development patterns.

Sample Goals & Recommendations

- Establish neighborhood preservation/conservation zone districts
- Emphasize retention and renovation of existing structures; avoid unnecessary demolitions
- Discourage through-traffic within the neighborhoods
- Create a new park adjacent to Laurel Elementary
- Create a downtown by-pass
- Enhance annual programs for maintenance of streets, sidewalks, utilities, storm drainage, street trees
- Implement a Mulberry / Magnolia one-way couplet
- Prohibit bicycling on arterials unless separate lanes are provided
- Implement neighborhood parking management programs near CSU
- Identify potential historic districts (Westside)
- Extend W Vine Drive to College Avenue
- Neighborhood bicycle improvements
PHASE 1 SUMMARY
Existing Conditions & Neighborhood Trends

Eastside Neighborhood population stable; Westside Neighborhood population continues to decline. Population decline is a result of smaller household sizes.

Approximately 1/3rd of neighborhood residents are college students.

Approximately 63% of households are renter occupied (48% Citywide).

On average, each year 8 permits issued for new single-family homes, 27 permits for building additions, and 14 permits for secondary buildings (ex: detached garages).

New homes average 2,018 square feet in size and new additions average 637 square feet. The size of new additions is decreasing.

A total of 124 multifamily units have been added to the neighborhoods in the past decade, primarily along Laurel Street near CSU.

Between 2005 and the beginning of 2014, the average home sales price has increased by 30%, with additional appreciation occurring the remainder of 2014 and early 2015.

The average rental rate in the neighborhoods has increased by nearly $400 in the past four years from $840 to $1,210.

The neighborhoods are seeing fewer families with young children than in the past, or compared to the Citywide average.

Additional information and statistics are available in the Existing Conditions & Market Summary report.
**Neighborhood Issues: What we’ve heard so far**

The list below summarizes key issues and concerns expressed by participants at recent outreach events and in online surveys. The list is sorted into the three organizing elements of the neighborhood plan and represents the issues or topics heard most frequently.

<table>
<thead>
<tr>
<th>Neighborhood Character &amp; Compatibility</th>
<th>Land Use &amp; Transition Areas</th>
<th>Transportation &amp; Mobility</th>
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</thead>
<tbody>
<tr>
<td>The characteristics of the Old Town Neighborhoods that make them unique</td>
<td>Development &amp; building regulations, with a focus on areas near Downtown &amp; CSU</td>
<td>Local travel in the neighborhoods, with emphasis on the Shields &amp; Mulberry corridors</td>
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<tr>
<td>Sample topic areas:</td>
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<tr>
<td>- Housing Styles</td>
<td>- Zoning / Land Uses</td>
<td>- Sidewalks</td>
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<td>- Historic Resources</td>
<td>- Density</td>
<td>- Bike Infrastructure</td>
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<td>- Tree Canopy</td>
<td>- Carriage Houses</td>
<td>- Parking</td>
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</tbody>
</table>

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<tr>
<th>Housing Size / Style / Materials (New Construction)</th>
<th>CSU Growth &amp; Stadium Impacts</th>
<th>Arterial Street Crossings (Frequency &amp; Wait Times)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Standards too Restrictive (Loss of Private Property Rights)</td>
<td>Multifamily Development Density</td>
<td>Missing / Deficient Neighborhood Infrastructure (Sidewalks, Bike Lanes)</td>
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<tr>
<td>Loss of Affordability</td>
<td>Non-Residential Development Impacts (Design, Parking, Height, etc.)</td>
<td>Lack of Bike/Ped Infrastructure on Mulberry &amp; Shields</td>
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<td>Historic Resources (Levels of Protection)</td>
<td>Lack of Accessory Unit Flexibility (Carriage Houses, “Granny Flats”)</td>
<td>Spillover Parking near Downtown, CSU &amp; Library</td>
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<td>Vacant or Blighted Properties</td>
<td>Occupancy Violations &amp; Enforcement</td>
<td>Alley Maintenance</td>
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<tr>
<td>Landscaping &amp; Tree Protection</td>
<td>Development Review Process (# of Variances, Notifications, APU)</td>
<td>Access to Parks / Trails</td>
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