Old Town Neighborhoods Plan
Stakeholder Group meeting 11/19/15

Meeting Materials:
- Neighborhood Vision Handout
- Transition Workshop Summary
- LMN Pockets – Potential Rezone Areas

Neighborhood Vision

- Vision is organized into themes (unique – livable – connected – sustainable). Graphics will be developed to accompany each vision theme area (see vision handout). Themes are related to the plan topic areas such as land use, transportation and mobility, and design/compatibility.
- Each theme has a vision statement, values that explain the vision, and goals for implementing the vision.
- Continue to work on and refine the vision, values, and goal statements. Looking for additional input from the public and stakeholders.
- Input/Discussion about the areas of stability/areas of change statement under the livable vision theme:
    o Question: When you say "designate areas of stability and areas where change may be more appropriate," do you mean in LMN zones? Where will that change happen?
    o Don't like that we pick and choose areas of stability. Single family homes should stay that way.
    o Not sure what this goal actually means. It's loose, could mean lots of things.
    o Option: "Recognize the importance of maintaining the stability of single-family neighborhoods."
    o "Neighborhood stability" to me means home ownership, and not just outside investors buying homes to rent.
    o "Stability" doesn't really do it for me – the words that come up are "quality" and "sustainable."
    o This goal is the reason a lot of us are here. Impacts are exponential when change happens that is inappropriate (large, bulky, multi-family properties).
    o "Designating an area" offends me. Can we say that we "anticipate and manage areas where change is expected?"
    o Would love to see a way to designate the whole area with some sort of historic designation or "historic designation lite" that is some sort of award/recognition.
- Question: Can you explain the "incentives and programs" as related to the Affordable Housing Strategic Plan?
    o Could be accessory dwelling units, development incentives, changes to fees, first-time homebuyer programs, etc. Could include tiny houses.

Framework Map

- Framework map: Examples from other plans to show what a framework map looks like. We're working on developing a map for the Old Town Neighborhoods Plan as well. The framework map will shows any potential land-use or zoning changes, transportation network, green-network, etc. Previous plans have included a framework plan, such as the Northside Neighborhoods Plan.

<u>Transitions Workshop Recap</u>
- Overview of input from the Transitions Workshop Event (see Transitions Workshop Summary for full details). Themes from the event:
  - In general, land-uses in the transition areas seem to be working for most people. Some concern about the largest examples of multifamily projects. Many people especially like to see commercial/offices utilizing converted homes rather than constructing new buildings.
  - Many feel the transition area (NCB zone district) may be too small to accomplish intended purpose, but would not want it expanded further into the neighborhoods.
  - Maximum building height of 3-stories in the transition area. The transition of height directly adjacent to residential neighborhoods is extremely important.
  - Building design, including high quality building materials, and roof forms that match the residential character are high priorities.
  - Residential Parking Permit (RP3) program is only helping alleviate existing parking problems; to make sure the problem does not get worse, new projects need to provide adequate amounts of off-street parking for their customers and residents.
  - Many can envision the RP3 program will eventually circle around CSU and parts of Downtown. RP3 is effective for helping alleviate parking problems, but does have some inconvenience for residents of the parking zones.
- Question: Why is it harder to utilize converted homes instead of build new commercial spaces?
  - Sprinklers, ADA ramps, reinforced floors, other building code restrictions
  - Should be some sort of exception for re-using existing homes
  - Would be nice to make it easier to use the building instead of harder, especially because this is a strong preference
- Question: One thing I don't see in the spillover parking area is incentives for businesses to provide bus passes and similar tools for their employees.

<u>Low Density Mixed-Use Neighborhood (LMN) Pockets</u>
- Staff has been reviewing the LMN pockets in the Westside Neighborhood based on feedback and results from the online surveys.
- Pockets evaluated one their consistency with adjacent zoning/land-uses, location, intent of the LMN zone district, and if the areas were potentially rezoned, would it create a high-degree of nonconformance.
- Potential impacts of rezonings could be nonconformance, which limits expansion opportunities, or may lead to the need for more variances, and less flexibility for land-uses (e.g. can no longer propose offices in a non LMN zone).
- See map of potential rezone areas (hatching indicates existing LMN areas that may make sense to rezone).
- Will be showing these potential options at the December event to show the neighborhoods and gather feedback and ideas.

<u>December Event – Neighborhood Options</u>
December 9th 6-8pm at First United Methodist Church, 1005 Stover St
Will be presenting potential options for land-use and transportation