

Old Town Neighborhoods Plan Stakeholder Group Meeting

July 27, 2016

Short Term Rental Update

- Brought draft ordinance ideas to Council on 7/26/16
- Two categories of Short Term Rental
 - Primary (owner lives there)
 - Non-primary (owner does not live there) → Council was more concerned about this. Varying opinions about how to regulate.
 - Types of current short term rentals in the community: seems to be a fairly even split between primary and non-primary, but take this information with a grain of salt. Very hard to answer this question.
- Questions about how to bring existing operators into compliance
- Questions about concentration limits. Still thinking about this. Some options:
 - One per block face
 - Certain percentage per Census tract
- Next step: 5th work session with Council (late Fall)
- Adoption early 2017
- Who would enforce?
 - Probably Neighborhood Services. But would require more staff resources than we have right now.
 - Likely enforced on a complaint basis

Zoning and Arterial Open House Update

- Open House in late June to property owners and residents in potential rezoning areas. Lots of in-depth conversations, though not very well attended.
 - 50/50 support of the idea:
 - Concerns about loss of ability to build larger detached garages and/or ADUs
 - Concerns about loss of overall flexibility
 - Rezoning next to City warehouse building makes less sense to those property owners
- Open House also in late June for property owners and residents along Shields and Mulberry
 - There's been a change to segment 2 on Shields. Traffic Ops still concerned about this area. Might only be room for a bike lane on one side of the street; not sure with current traffic levels if lanes on both sides can work/where the shift should be
 - Will need to remove on-street parking on North Shields. Not sure on which side yet.
 - No changes to previous proposal shown for Mulberry/Magnolia.
 - Support: most "like" or "sort-of like" the options presented. More concern about Shields than Mulberry/Magnolia.

- Concerns about reduced lane widths (truck traffic)
- Concerns about vehicle speeds/need for traffic calming
- Concerns about usefulness of one-way bike lane
- Is there anywhere other than Shields for a parallel route?
 - Could do Loomis, but it is a few blocks away -- not a great parallel route.
- Has anyone considered making arterials off-limits for bikes?
 - Came up early in the process, but arterials are important routes to major destinations.
- Are complete streets a goal of the City?
 - Yes, but funding is always a challenge and right-of-way acquisition is difficult. We often need to work within the existing right-of-way to make the street as complete as we can.
- Is there a way to combine the bike lanes with sidewalks instead of with cars? Take the sidewalk widening all the way up Shields to make more of a trail-type system
 - Need to meet more with Traffic Operations to see what our options might be for Shields. This one is going to be tricky.
- We're thinking about these changes more as short-term to mid-term changes. We heard a lot about how much people wanted to see better bike/ped infrastructure on these corridors. These changes can help get us part of the way there, and the goal would be additional right-of-way acquisition and complete streets. Those bigger improvements will be expensive and will take time.

Policies/Action Items & Evaluation Criteria

- Went over the policy handout and a handout of the draft implementation action plan. Policies are more general goals, strategies and action items are more specific.
- Council will really be drilling into the Implementation Action Plan. We need your feedback on this – does anything need to be tweaked? Is anything missing?
- Livable
 - Key action items include the potential rezonings and design guidelines/standards for the transition areas.
 - Do you know about cost yet?
 - In some cases yes, in some cases no. Where we do know cost information we'll include that in the plan. Otherwise we'll have to include broader estimates.
- Transportation
 - Key action items include proposed corridor changes, local street improvements, and crossing improvements.
 - No recommendations for changes to parking. We include ongoing support of the RP3 program and will continue to work with the Downtown Plan.
- Sustainability
 - Wide range of implementation actions here, from supporting CAP in the neighborhoods to neighborhood greenways. Smaller, incremental environmental improvements.
 - Is this coordinated with existing design standards in the neighborhoods?

- It's not really related. Nothing is changing with the existing design standards. We don't have a lot of data from new homes built since those standards were put in place in 2012, so we may want to do an analysis in a few years. We're not recommending looking at this again in this plan, since the standards were adopted relatively recently.
- Character and Compatibility
 - Key action items include design guidelines for NCM/NCL, developing new standards for ADUs, and new design standards for the NCB zone district.
- Overall comment for the Implementation Action Plan: Fewer acronyms! Include a glossary to explain what all these things are!
- Evaluation criteria overview
 - How much flexibility is there in this tool, how things are defined, and how it's used?
 - The way this is presented might confuse Council. They'll get bogged down in what a half-filled circle means.
 - What about the positive impacts of climate action, or preserving the single-family neighborhoods, etc.?
 - Economic one is the hardest one. Some of these things are fiscal, not economic. If you want to do a cost-benefit analysis, it should be a complete one.

"Open Mic"

- Parking
 - The parking folks came to talk to us about the permitting process with RP3. Almost everyone loves it. We also talked about how RP3 pushes the parking issues out, to other neighborhoods. The whole problem will be forced on other neighbors instead of the folks causing the problem. We're trying to get a group together to deal with CSU and OtterBox directly. Ask them to be more proactive in dealing with the problem instead of pushing the problem on to us. Is anyone interested or does anyone have any great ideas?
 - TOD is tough. You don't want apartment complexes building a ton of parking, but we haven't made a cultural shift yet. Everyone has a car and wants it where they live, and that is a hard thing to manage. Chicken and egg.
 - A big part of the issue is the lack of a regional transit system. Getting to Denver, Boulder, Greeley - you still need a car, so you still need somewhere to park it. City could make it attractive, inexpensive, and safe to store your car somewhere instead of parking it where you live.
- Backyard burning/fire – Denver has had an outdoor burning ban multiple years now. Seeing the smoke-free zone downtown has been great. No one has air conditioning, and the air pollution is a concern. Bonfires, wood fires, leaves. If we understand that cigarette smoke is bad for you, why don't we understand that backyard wood fires are also bad?
 - Part of it is an education issue.

- Longmont had a way to recycle yard waste (tree limbs, etc.). Fort Collins should have something like that – will the new recycling center accept yard waste?
- We've hit a density threshold – with that many people, you can't have that many backyard fires. It's not safe, not healthy, and is an air pollution issue.
- ADUs
 - If they're short-term rentals, that's not helping affordability. It's also not cheap to build small. If it's expensive, the builder then passes the cost along to the renter. Then is it actually more affordable to the renter? Probably not. In my mind, we need to look a different direction for more affordable housing.
 - Need to work on the fees discussion.
 - Allow flexibility, but only if those units are set for affordable housing capped at a certain amount of rent.
 - Affordability in general – should we be looking at landlords with more than one property and treat them differently? Treat owner-occupied ADUs differently from rentals? How can we provide more options for first-time home buyers?
- Homelessness/Transients
 - This will spill into our neighborhoods, and already is on the Eastside.
 - Eastside Park – not a lot of stuff going on there, needs more scheduled activity. Parks and Rec is going to start scheduling soccer and some other activities there. Residents need to use the park more.

Next meeting: August, specifically to discuss policies and action items in-depth.

Recap of this meeting sent out Monday, and a reminder before the next meeting.

Send to group: Rezoning map, corridor poster, evaluation criteria spreadsheet