

Old Town Neighborhoods Plan Stakeholder Group Meeting
October 3, 2016

Discussion of RP3 Program

- Newest area – Old Town West (Otterbox). Enforcement begins October 3.
- All maps are available online – www.fcgov.com/parking/residential-parking-permit/zones.php

Plan Boundary Changes

- Old Town Neighborhood Plan boundary expand to incorporate residential properties along Riverside
- October 19 open house at the Library for residents to learn more about their ideas about rezoning along Riverside
- Some rezoned to NCB (Neighborhood Conservation, Buffer) and some rezoned to NCM (Neighborhood Conservation, Medium Density)
- What about the southwest corner of the triangle south of Mulberry? (Mulberry and Cowan) There's some retail there, which would become a nonconforming use if rezoned to NCB. Right now proposing keeping it CL as it's currently zoned. **Staff follow up: We will look into this in more detail.**
- We'd have policies in the plan referencing both rezonings, then the rezoning would be a short-term implementation action.
- General feedback – the additional rezonings along Riverside seem to make a lot of sense.
- Discussion of oldest house – on Eastside, 406 Stover Street. 1870s construction (except the skylight, obviously). Discussion about general architecture of the house and its landscaping.

Are there long term plans to reduce truck traffic along Riverside?

- There are plans to beef up landscaping and the gateway at Mulberry and Riverside
- Still plans for a multi-use path on the northeast side of Riverside and potential stormwater outfall project/underpass to connect to Udall natural area and the Poudre Trail – very long-term plans.

** Burrito Protection Fence Detour, Discussion of Campus West underpass **

Is there anything the City can do about property maintenance issues?

- If weeds more than 6 inches, trash in yard, junk storage, etc. – and neighbors complain – yes. We can't force a particular standard of property maintenance though, outside of what's outlined in the Municipal Code.
- What about 203 W. Myrtle? (Corner of Mason and Myrtle) - has been boarded up and abandoned for years.
- Can search CityDocs for citations and enforcement actions
- Enforcement is largely complaint-based. Access Fort Collins is one option, calling Code Enforcement is another. You can make an anonymous complaint, but it is more difficult for follow-up or for the City to get more information.
- Another option for serious/safety issues is the City Neighborhood Enforcement Team (NET) officers with the Police department.
- Additional positions for Code Enforcement are in the next City budget, and look like they have a good chance to be funded.

- People are afraid to call because of possible retaliation. How do we keep people safe and improve the neighborhood? It's difficult to tell your neighbor what to do. It would be easier if the City had more proactive enforcement instead of having things be complaint-based.
- Letters from Code Enforcement are too apologetic and too "fluffy." Some letters have been too harsh in the past. Need a better balance. "A Code Enforcement Officer has identified..." Letter's right now identify that a neighbor has complained. Why do we need to say a neighbor has complained? It can be positive. For example, "We appreciate your assistance keeping Fort Collins a safe and attractive place to live..."
- Can we change the way we're thinking about Code Enforcement complaints from a legal perspective? The City can be the complainant and the neighbor is simply providing a "tip" or a "request for enforcement." I've been told by the City attorney that someone who's had a formal complaint enforced has the right to know the name, address, etc. of someone who made a complaint against them.
- **Policy: Should we add language encouraging additional funding for Code Enforcement?**
- **Staff follow-up: Invite Delynn or someone else from Neighborhood Services/Code Compliance to a future meeting. Also think about inviting Jerry Schiager or another representative from the Police.**

Discussion about Policy LUT 1.4: Maintain and enhance neighborhood safety

- Draft policy language
- Neighborhood groups (via the Neighborhood Connections project) could be a good way to educate newcomers about accepted neighborhood norms. Opportunities to have conversations with the City in a more formal setting.
- General feedback: feel like this draft language reflects important topics to cover in the plan. First two bullet points are wonderful. The third is tough – what do you do when you identify the carrying capacity of the neighborhood?
- The point of the third bullet – let's identify real indicators that help us avoid detrimental impacts to human health from adding more people into neighborhoods. If paired with effective education and enforcement, it's less about carrying capacity and more about acceptable behavior.
- Maybe the question is more what we do at particular points – if we add x number of people, there's no more parking allowed on the street to maintain vehicle movement...or the sidewalks have to be x feet wide...
- **A few other cities are using the idea of "carrying capacity" – will send these links out with the notes.**

Discussion about policies for multifamily buildings

- Policy S 3.1 seems to encourage multifamily development. Doesn't this conflict with our desire to preserve the single-family neighborhoods?
- The multifamily we've identified as most appropriate in the NCB zone, while preserving the single-family zones (NCM and NCL) for single-family homes. Trying to balance a lot of competing priorities in this plan – affordability, housing choice, appropriate scale, character, etc.
- Should we change something in the language for that bullet point? Consider "low-impact." Make sure to highlight that this is the appropriate use. **Staff follow-up: Change to "In the NCB zone, encourage...."**

Discussion about Policy NCC 4.2

- We had talked about making the permitting process easier if you build a house with the voluntary design guidelines, what happened to that? **Staff follow up: Look into this.**
- Question about who would review that, what we could do financially?
- Need to look at what incentives we could actually include.

Timeline and Outreach

- Plan draft for internal review, late October
- Draft for public review, before holidays
- Outreach: combined with Downtown Plan. Open houses (one Eastside, one Westside) and coffee hours.
- Adoption: January 17

Next stakeholder group meeting: November. Will also schedule a separate meeting for Neighborhood Services/Police/Neighborhood Connections.