

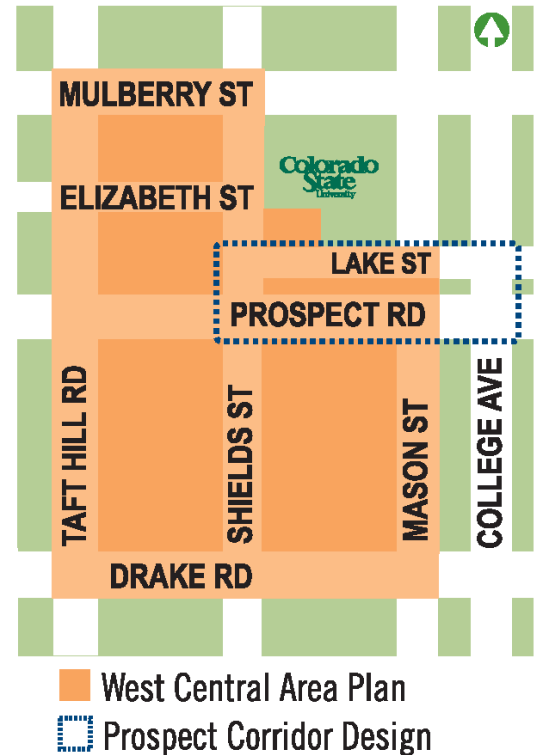
**West Central Area Plan – Draft Plan Open House and Comment Forms  
Summary  
February - March, 2015**

**Background**

The purpose of the West Central Area Plan (WCAP) update is to revisit and update the 1999 West Central Neighborhoods Plan based on emerging issues and trends. The Plan will incorporate new information from related planning efforts and will serve as a guide for:

- **Land Use & Neighborhood Character** (e.g., zoning, density, historic preservation)
- **Transportation & Mobility** (e.g., connections to the new MAX bus rapid transit system, bicycle and pedestrian enhancements, intersection safety)
- **Open Space Networks** (e.g., parks and open space, wildlife habitat, drainage and floodplain management)

The project will also include a **new conceptual design for Prospect Road** from Shields Street to College Avenue. Alternatives will be developed and evaluated to establish a preferred design that is functional, safe, and well-marked for pedestrians, bicycles, buses, and cars. The WCAP process began in March 2014. The plan is anticipated to be presented to Council for consideration for adoption in early 2015.



**Draft Plan Open House and Survey Overview**

In February, City staff released a draft version of the West Central Area Plan. To solicit feedback from community members, staff held an open house and collected comment forms. The open house was composed of dedicated stations for each section of the draft plan. Each station had a copy of the section of the plan, supporting materials, and one or more staff to answer questions and address any issues participants had. 162 community members were in attendance. To allow feedback opportunities for those who couldn't attend the open house, staff posted the draft plan online with an associated comment form. In total, 85 community members provided their feedback online through comment forms, both online and at the open house. What follows is a brief summary of the feedback received from community members who provided input at the draft plan open house and/or through comment forms.

Date	Time	Location	Participants
Feb 12	4 – 7 p.m.	Senior Center	162
N/A	N/A	Comment Forms	85

## ***Draft Plan Comment Form Summary***

### **Question 4 - Are there any policies or general information that appear to be missing from the Draft Plan?**

Commenters with suggestions for additional policies and information focused on two main themes. Some commenters expressed a desire for more information on transportation related issues, such as future traffic volumes, traffic from the CSU stadium, traffic from a growing student body at CSU, the potential for underpasses and overpasses on major roads, and improved Transfort service to areas outside CSU. Others had concerns with the lack of information regarding CSU-related activities. Specifically, these commenters desired more information about the CSU stadium, parking, student housing, and whether CSU will be funding any of the proposed implementation items of the plan.

### **Question 5 - What changes could be made to make the plan more understandable and easy to read?**

Most commenters had no proposed improvements to make the plan more understandable and easy to read. A couple of respondents noted the length of the plan and that they would prefer a less wordy, lengthy document.

### **Question 6 - Do you have any comments specific to the Prospect Corridor design?**

Many commenters were concerned about the impact of the stadium on the proposed design for Prospect. These respondents generally expressed concern about increased congestion when the stadium is in use and whether or not the new design can accommodate this increase in traffic volume. Some commenters were not supportive of medians and street trees throughout the corridor, with concerns about maintenance, visibility of pedestrians, and the effect of medians on safe travel for all users. Other commenters shared additional safety concerns, noting that there is still a need for more safe crossings for pedestrians across Prospect. Some of the proposed interventions included additional signalized crossings for pedestrians and under/overpasses.

### **Question 7 - Do you have any additional comments on the Draft Plan?**

Funding was a chief concern among commenters. Many commenters would like further discussion about how the implementation items in the plan will be funded. Other commenters did not feel the plan will promote home ownership and compatible development, with a fear of greater instability and a higher prevalence of rental housing in neighborhoods. Others noted that the bicycle network is still incomplete and wanted an increased emphasis placed on connection bike lanes to trails and improved connectivity for cyclists.

### Draft Plan Open House Comments Summary

As part of the Draft Plan Open House, City staff encouraged community members to choose their top five highest priority implementation items from the plan. Below are the results of this exercise. Asterisks note that a community member picked that item as one of their highest priority implementation items. The items have been re-ordered based on the amount of support from open house participants.

#### Short-Term Actions (2015-2016)

Top Priority?	Action Item
*****	Update relevant sections of the Land Use Code to ensure that new development is compatible with adjacent neighborhoods.
****	Form a joint City-CSU committee that meets regularly to assist with communication and coordination related to the on-going planning efforts of both entities.
***	Coordinate among City departments to make specific improvements in the West Central area: Planning, Streets, Traffic Operations, Transport, Neighborhood Services, Engineering, Stormwater, and other relevant departments.
***	Evaluate recent development contributions for parks and determine how to best apply available funds to new or enhanced parks in the West Central area.
**	Review the current strategy for the escalation of fines and other enforcement measures for repeat code/public nuisance violations and update as needed.
**	Evaluate future West Elizabeth corridor transit needs in the upcoming West Elizabeth Enhanced Travel Corridor Plan.
**	Explore the potential for incorporating related stormwater and low-impact development (LID) improvements into street retrofits.
**	Determine a timeline for upgrades to the Spring Creek Trail underpasses at Shields Street and Centre Avenue.
*	Upgrade existing bridges to include sidewalks and safety railings, particularly over irrigation ditches.
*	Update the Land Use Code standards for the HMN zone district to clarify requirements related to mass, scale, and building design.
*	Evaluate the feasibility of incorporating car share and bike share options into the Land Use Code and/or Development Review process.
*	Integrate near-term bus stop improvements into the citywide Bus Stop Improvement Program.
*	Develop a template for widening sidewalks.
*	In conjunction with the implementation of Nature in the City, update open space standards in the Land Use Code to add clarity for developers and decision-makers related to the amount and type of open space required in conjunction with new development and redevelopment. Requirements should include a mix of qualitative and quantitative requirements that provide flexible options for the provision of functional natural spaces during a project's development or redevelopment.
*	In coordination with the implementation of Nature in the City, identify gaps in the open space network for both wildlife and recreation, and develop a list of short-term and long-term projects that help to fill the gaps.
	Update the City Code to clarify the enforcement of violations related to dead grass and bare dirt in front yards.

	Include educational information about City code requirements as part of the code violation letters sent to residents. A summary of the most common violations and strategies for avoiding them should be included.
	Update relevant sections of the Land Use Code to require variety in the number of bedrooms provided in multi-family developments.
	Determine a consistent strategy for applying the RP3 program and other parking management strategies to existing and new multi-family developments.
	Through the implementation of Nature in the City, develop a Design Guidelines document illustrating strategies for incorporating natural features and open space into new and existing developments.
	Conduct neighborhood outreach regarding potential improvements to Lilac Park.
	Coordinate with the Stormwater department, Ram’s Village Apartment complex, and other stakeholders to explore potential improvements to the stormwater detention site at Skyline and West Elizabeth.
	Coordinate with the Stormwater department to explore habitat and recreation improvements to the stormwater site at Taft Hill and Glenmoor.
	Through the implementation of Nature in the City, identify specific locations where wildlife habitat can be improved or added within the West Central area.
	Pilot a residential tree canopy improvement project in collaboration with local nurseries, non-profit organizations, and CSU student groups.

*Mid-Term Actions (2017-2020)*

<b>Top Priority?</b>	<b>Action Item</b>
*****	Explore the creation of a program that supports the retention of owner-occupied homes to maintain the stability of neighborhoods.
*****	Form an exploratory committee to evaluate the feasibility and potential effectiveness of a landlord registration or licensing program.
*****	Incorporate transit service recommendations for the West Central area into Transfort budget requests and future Transportation Strategic Operating Plan updates.
****	Improve underpass at the crossing of Shields Street and the Spring Creek Trail to improve visibility for bicyclists and reduce flooding issues.
***	Develop a strategy to proactively enforce sidewalk shoveling by property owners along important pedestrian routes (e.g., to schools, parks, and other major destinations)
***	Schedule annual meetings with neighborhood residents within the West Central area. As part of these meetings, attendees can share their experiences related to living in a diverse neighborhood and discuss expectations for property owners, landlords, renters, law enforcement, and City staff. Such meetings should be discussion-based, interactive, and fun.
**	Create an interdisciplinary group to explore the creation of “Preferred Landlord” and “Preferred Tenant” programs, or other incentive-based programs to improve property management.
**	Convene a group to explore potential locations and eventually establish a Police Services sub-station.
**	Retrofit Shields Street (between Prospect Road and Laurel Street) to include medians and other aesthetic and safety enhancements.
**	Improve underpass at the crossing of Centre Avenue and the Spring Creek Trail to better accommodate the high volume of users and reduce flooding issues.
**	Coordinate with the Forestry Department and local nurseries to develop and implement a

	residential tree canopy incentive grant program.
*	Create an online, publicly-accessible map of citywide code violation data to serve as a communication and education tool.
*	Explore the creation of a program that requires landlords to attend a class on rental property management in response to public nuisance ordinance violations.
*	Fund an additional staff position to support the Community Liaison position. Such a position would strengthen existing Neighborhood Services and Off- Campus Life partnership programs, as well as the implementation of new programs and strategies.
*	Work with Front Range Community College to develop a program for educating students about living in the community. Expand education efforts related to the impacts and requirements of occupancy limits in partnership with CSU and Front Range Community College (FRCC).
*	Retrofit street lighting in the Avery Park neighborhood (between West Elizabeth Street and Prospect Road, and between Taft Hill Road and Shields Street).
*	Explore strategies for better informing residents of the street sweeping schedule and the need to move vehicles from the street during sweeping operations.
*	Identify parking lots that generally have additional capacity at certain times or days of the week for shared parking opportunities.
*	Construct a crossing of the Arthur Ditch near Whitcomb and Wallenberg to connect the neighborhood to the Spring Creek Trail.
*	Identify locations (either within existing open space or new locations) that could potentially accommodate off-leash dog use.
*	Conduct a safety inventory along the Spring Creek Trail to account for safety needs, such as lighting, visibility around corners, and areas of potential conflict between bicyclists and pedestrians.
*	Proactively create additional tree cover in areas dominated by ash trees to mitigate the potential impacts of the emerald ash borer.
	Support the establishment of networking and professional development group for landlords and property managers that meets casually to socialize and discuss ideas and challenges related to property management.
	Create a program to provide annual education of residents related to unscreened trash to reduce the number of violations.
	Provide information to neighborhood residents about Access Fort Collins, an application that allows users to directly report issues to City departments.
	Explore the creation of a program that requires landlords to attend a class on rental property management in response to public nuisance ordinance violations.
	Review Light & Power's current policies for upgrading and adding street lighting to ensure that it allows for the adequate protection of public safety within neighborhoods.
	Improve neighborhood identity and aesthetics with entry signage.
	Establish Priority 1 routes for snow removal by Streets Department.
	Establish Priority 1 routes for snow removal with enforcement by Code Compliance and education on property owner responsibilities by Neighborhood Services.
	Communicate priority snow removal routes to CSU and the public.
	Provide education on safe crossings, purpose of the center turn lanes, and other infrastructure.
	Identify and provide strategically placed car sharing spaces.
	Work with CSU to explore shared Park-n-Ride arrangements south and west of campus.
	Retrofit Prospect Road (west of Shields Street) to include medians and other aesthetic and

	safety improvements.
	Identify gaps in transit service near existing or future parks and open space. Consider access to open space when making changes to Transfort bus routes and bus stop locations as part of the next update to the Transfort Strategic Plan.
	Coordinate with CSU on the planning, construction, and funding of a future trail connection between the intersection of Centre Avenue and Prospect Road and the Spring Creek Trail.
	Establish a wayfinding system for parks and open space, in conjunction with efforts to improve wayfinding along trails and bikeways throughout the city.
	Construct a crossing of Larimer County Canal Number 2 at Westview Ave. to improve neighborhood connectivity.
	Construct a crossing of Larimer County Canal Number 2 near Bennett Elementary to support Safe Routes to School.
	Raise the bridge on the spur trail to the west of the Sheely/Wallenberg neighborhood to mitigate flooding of the trail.