

AGENDA ITEM SUMMARY

March 7, 2017

City Council

STAFF

Pete Wray, Senior City Planner

SUBJECT

Second Reading of Ordinance No. 036, 2017, Repealing Ordinance No. 013, 1996, Regarding Adoption of the Neighborhood Character Design Guidelines for the Eastside and Westside Neighborhoods in Fort Collins.

EXECUTIVE SUMMARY

This Ordinance, unanimously adopted on First Reading on February 21, 2017, repeals the 1986 East Side Neighborhood Plan and the 1989 West Side Neighborhood Plan. The Old Town Neighborhoods Plan, adopted on February 21, 2017, represents a combined update of the original East Side and West Side Neighborhood Plans developed in the 1980s. The Old Town Neighborhoods generally encompass the predominantly residential neighborhoods to the west and southeast of Downtown. The Plan provides a renewed vision and policy guidance for the two neighborhoods, and incorporates details on programs, strategies, and actions to support and implement the neighborhood vision.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on Second Reading.

ATTACHMENTS

1. First Reading Agenda Item Summary, February 21, 2017, (w/o attachments) (PDF)
2. Ordinance No. 036, 2017 (PDF)

AGENDA ITEM SUMMARY

February 21, 2017

City Council

STAFF

Pete Wray, Senior City Planner

SUBJECT

Items Relating to the Old Town Neighborhoods Plan.

EXECUTIVE SUMMARY

- A. Resolution 2017-022 Adopting the Old Town Neighborhoods Plan as an Element of the Comprehensive Plan (City Plan), and Repealing the 1986 East Side Neighborhood Plan, and the 1989 West Side Neighborhood Plan.
- B. Resolution 2017-023 Adopting the Old Town Neighborhoods Design Guidelines, Representing an Implementation Action of the Old Town Neighborhoods Plan.
- C. First Reading of Ordinance No. 036, 2017, Repealing Ordinance No. 013, 1996, Regarding Adoption of the Neighborhood Character Design Guidelines for the Eastside and Westside Neighborhoods in Fort Collins.

The purpose of this item is to adopt the Old Town Neighborhoods Plan (Plan) and the Old Town Neighborhoods Design Guidelines (Guidelines). The Old Town Neighborhoods Plan represents a combined update of the original East Side and West Side Neighborhood Plans developed in the 1980s. The Old Town Neighborhoods generally encompass the predominantly residential neighborhoods to the west and southeast of Downtown. The Plan provides a renewed vision and policy guidance for the two neighborhoods, and incorporates details on programs, strategies, and actions to support and implement the neighborhood vision. Extensive public engagement was conducted over the course of the planning process beginning in 2015. The process involved continuous feedback from residents in the neighborhoods, stakeholder groups, community organizations, and City leadership.

The Old Town Neighborhoods Design Guidelines represent a follow-up implementation item from both the 2013 Eastside Westside Character Study, and the Old Town Neighborhoods Plan. The Guidelines provide illustrations, ideas, and guidance on compatible design for historic resources, new construction, and home additions in the Neighborhood Conservation Low Density (NCL) and Neighborhood Conservation Medium Density (NCM) zone districts of the Old Town Neighborhoods. The application of the Design Guidelines is voluntary and advisory, not regulatory.

STAFF RECOMMENDATION

Staff recommends adoption of the Resolution and the Ordinance on First Reading.

BACKGROUND / DISCUSSION

I. The Old Town Neighborhoods Plan

The Old Town Neighborhoods Plan will become an element of City Plan, and is an important policy road map that provides a clear but flexible framework to guide positive neighborhood enhancements over the next 20 years. The Plan is an update and builds upon the original 1986 East Side Neighborhood Plan and the 1989 West Side Neighborhood Plan, which represented the first sub-area plans implemented by the City. The

adoption of the Old Town Neighborhoods Plan will repeal and replace the original East Side and West Side Neighborhood Plans.

Relationship to City Plan and Other Plans

City Plan, last updated in 2011, provides the citywide policy direction for specific neighborhoods, with key policies highlighted below that are pertinent to the Old Town Neighborhoods:

Principle LIV 20: Subarea and corridor planning efforts will be developed and updated as needed, tailoring City Plan's citywide perspective to a more focused area of the community, such as individual neighborhoods, districts, corridors and edges."

Policy LIV 6.1 - Types of Infill and Redevelopment in Residential Areas: Infill and redevelopment in residential areas may occur through:

- a. The addition of new dwellings on vacant lots and other undeveloped parcels surrounded by existing residential development
- b. Dwelling units added to existing houses (e.g., basement or upstairs apartments)
- c. Small, detached dwellings added to lots of sufficient size with existing houses (e.g., "alley houses or "granny flats")
- d. Expansion or redevelopment of properties
- e. Neighborhood-related, non-residential development

Policy LIV 6.2 - Seek Compatibility with Neighborhoods: Encourage design that complements and extends the positive qualities of surrounding development and adjacent buildings.

Policy LIV 17.1 - Preserve Historic Buildings: Preserve historically significant buildings, sites and structures throughout Downtown and the community. Ensure that new building design respects the existing historic and architectural character of the surrounding district by using compatible building materials, colors, scale, mass, and design detailing of structures.

Principle LIV 26: Neighborhood stability should be maintained and enhanced. Most existing residential developments will remain largely unaffected by these City Plan Principles and Policies.

Policy LIV 26.3 - Promote Compatibility of Uses: Encourage low intensity residential uses within predominantly residential neighborhoods, including but not limited to single-family, low density multi-family, and group homes. Allow other compatible uses to the extent that they reinforce and do not detract from the primary low density, residential function of the neighborhoods.

Other related plans that contributed to the Old Town Neighborhoods Plan include the Bicycle Master Plan (2014), Pedestrian Plan (2011), Climate Action Plan (2015), and the update to the Downtown Plan (2017 adoption pending). The intent of this Plan is to build on the recommendations from the previously adopted plans to further support enhanced livability in the Old Town Neighborhoods.

The Old Town Neighborhoods Plan is consistent and aligned with the City Plan Policies listed above. The Plan is somewhat unusual compared to other subarea plans in that there isn't a lot of vacant land or the potential for large redevelopment areas. The Old Town Neighborhoods are unique, representing the community's original residential tracts and gridded street blocks. As a result, the Plan reinforces existing neighborhood character, supports compatible future changes and ways to enhance livability.

Main Components of the Plan

The plan document is organized by each phase of the planning process using four topic areas for consistency and more user-friendly formatting. The primary topic sections include Neighborhood Character and Compatibility, Land Use and Transitions, Circulation and Mobility, and Sustainability.

1. Overview
 - Background
 - Assessment of existing conditions, trends, related planning efforts
 - Key issues and opportunities
 - Summary of public outreach
2. Neighborhood Vision
 - Overview and structure
 - Vision/values by topic area
3. Plan Framework
 - Framework Map
 - Opportunities for change by topic area
4. Implementation
 - Policies, strategies and implementation by topic area
 - Action item summary tables
5. Appendix
 - Summary information
 - Technical data

The Plan document containing the appendix is available at the following link:
<http://www.fcgov.com/planning/otnp/index.php>

Implementation Recommendations

The Implementation chapter outlines the key policies, implementation strategies and action items to support achieving the neighborhood vision. The Old Town Neighborhoods Plan identifies action items for four time horizons: immediate, short term, midterm, and ongoing. Immediate actions will take place within 120 days of plan adoption. Short term actions target a completion date of 2018. Midterm actions have a target completion date of 2019-2026. Ongoing actions consist of items already in progress or actions that have no specified timeframe for completion that require ongoing coordination to implement.

Some of the immediate action items stemming from this plan include:

- Coordinating the restriping of Shields Street, north of Laporte Avenue in conjunction with the repaving project to accommodate buffered bike lanes.
- Initiation of a further outreach and re-zoning process for select pockets of Low Density Mixed-Use Neighborhood (LMN), Downtown (D), and Limited Commercial (CL) zoning within the neighborhoods to one of the Neighborhood Conservation zones to better match the existing and desired land use patterns.
- Examination of signal timing at existing intersections in the neighborhoods to reduce excessive waiting and ensure adequate and safe crossing times.
- Identification of additional locations for new or enhanced crossings along the Mulberry Street and Shields Street corridors.
- Further outreach to explore Land Use Code options for allowing greater flexibility for Accessory Dwelling Units (ADUs) in the neighborhoods.
- Implementation of an update to design guidelines for the Neighborhood Conservation, Low Density (NCL) and Neighborhood Conservation, Medium Density (NCM) zone districts.

Of this list of key Plan implementation actions, the Design Guidelines are the only action being considered for approval concurrent with the Old Town Neighborhoods Plan item.

Additional follow up implementation action recommendations (2017-2018) in the Plan include:

- Develop new design guidelines and standards for compatible design and transitions for the areas near the Downtown and Neighborhood buffer areas.
- Install new pedestrian push-button signal (or other appropriate crossing treatment) at Shields Street and Magnolia Street.
- Complete additional outreach to review new standards for Carriage Houses or other Accessory Dwelling Units in the NCB, NCM, and NCL zone districts to support opportunities for additional housing options while maintaining neighborhood character.

II. Old Town Neighborhoods Design Guidelines

The Old Town Neighborhoods Design Guidelines (Guidelines) provide updated voluntary guidance for compatible rehabilitation, additions, and new construction projects in the Eastside and Westside Neighborhoods. The effort to update the Guidelines began in January 2015. The Guidelines represent an implementation action included both the Old Town Neighborhoods Plan and the 2013 Eastside Westside Character Study. The project was managed by Planning Services alongside consultants from Winter & Company. The Design Guidelines will replace the 1996 Neighborhood Character Design Guidelines and reflect conclusions from the 2013 Character Area Study. Because the 1996 Neighborhood Character Design Guidelines were adopted by ordinance, their repeal is by ordinance.

Outreach for the Design Guidelines was integrated with the public engagement process for the Old Town Neighborhoods Plan. In each phase of the planning process, residents and stakeholders provided feedback and input about the Design Guidelines.

The Design Guidelines are an implementation action of the Old Town Neighborhoods Plan. In particular, the Design Guidelines help implement the vision for neighborhood character and compatibility: “Celebrating and enhancing the qualities that make the neighborhoods unique and which foster ‘Old Town Charm.’” Policy NCC3 in the Old Town Neighborhoods Plan sets policy guidance to “support compatible building design for new construction and remodels” and contains three action items specific to the development and implementation of the Design Guidelines.

The overarching goal of the Design Guidelines is to encourage and support both the rehabilitation of historic structures and the compatible design and construction of new homes and additions in the Neighborhood Conservation, Low Density (NCL) and Neighborhood Conservation, Medium Density (NCM) zone districts. The Design Guidelines are a voluntary and advisory document, and are intended to be a user-friendly resource for neighborhood residents, design and building professionals, realtors, boards and commissions, City staff, and others. The guidelines supplement, but do not replace, the existing Land Use Code design standards that were adopted in 2013.

To ensure that the Design Guidelines are a useful resource to the community, staff plans to promote and publicize the document following its adoption. City departments including Zoning, Building, and Historic Preservation will distribute the Design Guidelines in electronic and print formats. The Design Guidelines will also be shared with realtors, design professionals, building professionals who work in the Old Town Neighborhoods and with neighborhood leaders and the stakeholder group for the Old Town Neighborhoods Plan. Staff will broadcast promotion on Next Door, fcgov.com, with the Design Assistance Program, and to the Old Town Neighborhoods Plan email list.

Copies of the guidelines will be made available to the development community during the early stages of the development review process so that the recommendations can readily be incorporated into building and site designs.

CITY FINANCIAL IMPACTS

Most of the action items identified in the Old Town Neighborhoods Plan Implementation Summary can be accommodated within the existing budgetary framework for the various departments and service areas. Action items are spread out into a variety of timeframes (immediate, short-term, mid-term, and ongoing), so there remains flexibility on the funding sources.

Smaller capital projects may seek to leverage opportunities afforded by grants from a variety of state and federal sources or from existing programs such as the Street Maintenance Program, Pavement Management Program, and annual Pedestrian Plan implementation. Additional funding could also be pursued as upcoming Budgeting for Outcomes (BFO) offers, or from existing funded capital projects wherever a rational nexus allows.

No direct financial impacts are associated with the voluntary Design Guidelines.

BOARD / COMMISSION RECOMMENDATION

The Plan has been presented to the City Council at two work sessions in conjunction with the Downtown Plan and the Design Guidelines items in August, 2015 and March, 2016. Summaries of these two work sessions are included in the list of attachments.

The Transportation Board and the Landmark Preservation Commission have taken formal actions to support the Plan. (**Attachments 3 and 4**)

On February 16, 2017, the Planning and Zoning Board will meet to make a recommendation to City Council. Results of the Board's decision will be provided to the Council prior to the Council meeting.

On December 1, 2016, the Affordable Housing Board met to discuss this project. Results of the Board's decision will be provided to the Council prior to the Council meeting.

PUBLIC OUTREACH

The Old Town Neighborhoods Plan effort began in early 2015. The project was managed collaboratively between Planning Services and a consultant team led by MIG, Inc. The planning process included the continuous involvement of representatives of numerous City departments and outside agencies in the form of a Technical Advisory Committee, as well neighborhood representatives forming a dedicated Neighborhood Stakeholder Group. Outreach activities were varied, from traditional open houses and workshops, listening sessions and surveys, to more interactive events like neighborhood walking and bike tours, online wiki-mapping, and events at festivals.

In total, outreach for the Old Town Neighborhoods Plan included 21 workshops, open houses, or general events, 10 stakeholder meetings, 4 technical advisory committee meetings, 6 coffee chat get-togethers, and thousands of individual interactions, survey responses, and comments. The Plan's Neighborhood Stakeholder Group was comprised of neighborhood residents, property owners, renters, landlords, design professionals, and employees from both the Eastside and Westside Neighborhoods. The group met on a regular basis to help review and guide the renewed neighborhood vision, policies, strategies, and implementation actions.

Plan outreach also included numerous updates and consultations with community organizations and City boards and commissions:

City Boards and Commissions

- Affordable Housing Board
- Building Review Board
- Bicycle Advisory Committee
- Landmark Preservation Commission
- Planning and Zoning Board
- Transportation Board

Community Organizations

- Board of Realtors, Government Affairs Committee
- Chamber of Commerce, Local Legislative Affairs Committee

ATTACHMENTS

1. Work Session Summary, August 11, 2015 (PDF)
2. Work Session Summary, March 16, 2016 (PDF)
3. Landmark Preservation Commission Recommendation (PDF)
4. Transportation Board Recommendation (PDF)
5. Powerpoint presentation (PDF)

COPY

ORDINANCE NO. 036, 2017
OF THE COUNCIL OF THE CITY OF FORT COLLINS
REPEALING ORDINANCE NO. 013, 1996, REGARDING ADOPTION
OF THE NEIGHBORHOOD CHARACTER DESIGN GUIDELINES FOR THE
EASTSIDE AND WESTSIDE NEIGHBORHOODS IN FORT COLLINS

WHEREAS, on February 20, 1996, Council adopted on second reading the “Neighborhood Character Design Guidelines for the Eastside and Westside Neighborhoods in Fort Collins” attached hereto as Exhibit “A”; and

WHEREAS, the Old Town Neighborhoods Design Guidelines adopted by Resolution 2017-023 replace the Neighborhood Character Design Guidelines for the Eastside and Westside Neighborhoods in Fort Collins; and

WHEREAS, the City Council has determined that the repeal of the Neighborhood Character Design Guidelines for the Eastside and Westside Neighborhoods in Fort Collins and replacement by the Old Town Neighborhoods Design Guidelines in the best interests of the City and its citizens.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. That the City Council hereby makes and adopts the determinations and findings contained in the recitals set forth above.

Section 2. That Ordinance No. 013, 1996, which adopted the Neighborhood Character Design Guidelines for the Eastside and Westside Neighborhoods in Fort Collins is hereby repealed.

Introduced, considered favorably on first reading, and ordered published this 21st day of February, A.D. 2017, and to be presented for final passage on the 7th day of March, A.D. 2017.

Mayor

ATTEST:

City Clerk

Passed and adopted on final reading on the 7th day of March, A.D. 2017.

Mayor

ATTEST:

City Clerk

ORDINANCE NO. 13, 1996
OF THE COUNCIL OF THE CITY OF FORT COLLINS
ADOPTING THE "NEIGHBORHOOD CHARACTER DESIGN GUIDELINES
FOR THE EASTSIDE AND WESTSIDE NEIGHBORHOODS IN FORT COLLINS"

WHEREAS, the Council, pursuant to Resolution 86-58, adopted the Eastside Neighborhood Plan and incorporated said plan into the Comprehensive Plan of the City; and

WHEREAS, the Council, pursuant to Resolution 89-135, adopted the Westside Neighborhood Plan and incorporated said plan into the Comprehensive Plan of the City; and

WHEREAS, in pursuance of the policies established in the aforesaid Plans, certain "Neighborhood Character Design Guidelines for the Eastside and Westside Neighborhoods in Fort Collins" (hereafter referred to as "the Guidelines") have been prepared; and

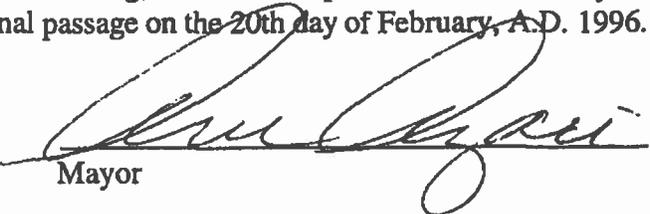
WHEREAS, the Guidelines were presented to and reviewed by the Planning and Zoning Board (the "Board") at a public hearing on January 22, 1996, and the Council has received and considered the Board's recommendation with regard to the same; and

WHEREAS, the Council has determined that the proposed Guidelines would be a valuable tool in promoting the objectives of the Plans; and

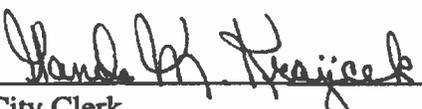
WHEREAS, the Council has further determined that it is in the best interest of the citizens of the City that the Guidelines be adopted for implementation.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS that the "Neighborhood Character Design Guidelines for the Eastside and Westside Neighborhoods in Fort Collins" be and hereby are adopted as tools for furthering the goals of the Eastside Neighborhood Plan and the Westside Neighborhood Plan by implementation pursuant to Sections 29-521(4), 29-525 and 29-526 E (5) to the Code of the City (as applicable).

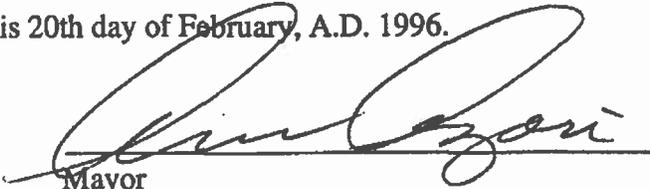
Introduced, considered favorably on first reading, and ordered published this 6th day of February, A.D. 1996, and to be presented for final passage on the 20th day of February, A.D. 1996.


Mayor

ATTEST:

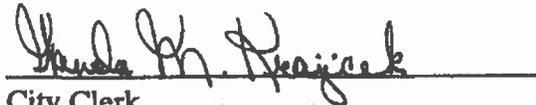

City Clerk

Passed and adopted on final reading this 20th day of February, A.D. 1996.



Mayor

ATTEST:



City Clerk