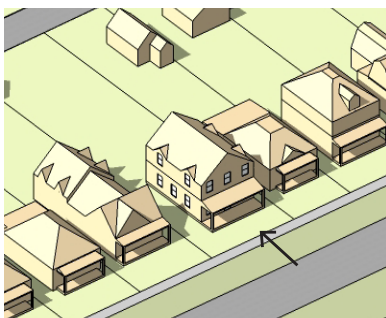
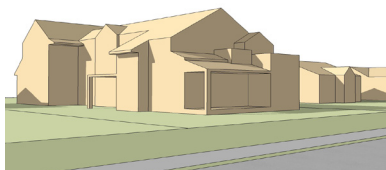


NEIGHBORHOOD PLANNING

FORT COLLINS, COLORADO



A strong historic context exists in much of the Eastside and Westside neighborhoods.



Digital models illustrate the effects on compatibility.

East Side and West Side Neighborhood Character Study

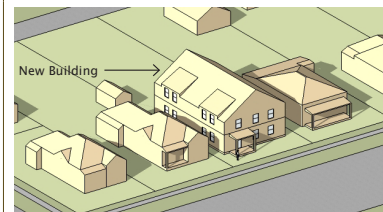
As a fast-growing university town with a vibrant downtown, Fort Collins is experiencing significant pressure to demolish, renovate or expand homes in centrally-located neighborhoods. Disagreement existed in the community about the impacts of new development and how, or whether, to address it.

In a series of steps, Winter & Company helped participants develop a shared vocabulary to discuss the issues and provided factual data about traditional development patterns and trends. Stakeholders helped define different contexts in which varying policies might be crafted. This helped focus the conversation and ease tensions. We then modeled alternative scenarios for these different contexts and helped craft a strategy for addressing the issues. A steering committee was actively engaged throughout the process. Public process for the project included surveys, online communication forums and public workshops.

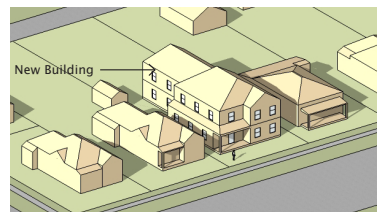
Visual Survey Design Scenarios

The visual survey presented five design scenarios modeled with simple building forms that were intentionally limited in their detail. Note that some participants felt that all of the models were too large. Overall, survey participants felt that scenario D was the most compatible.

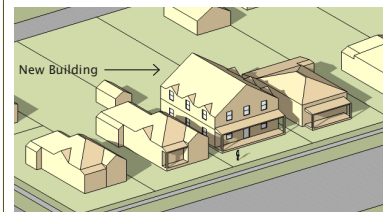
Scenario A



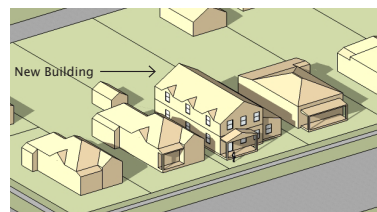
Scenario B



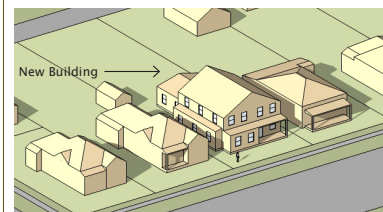
Scenario C



Scenario D



Scenario E



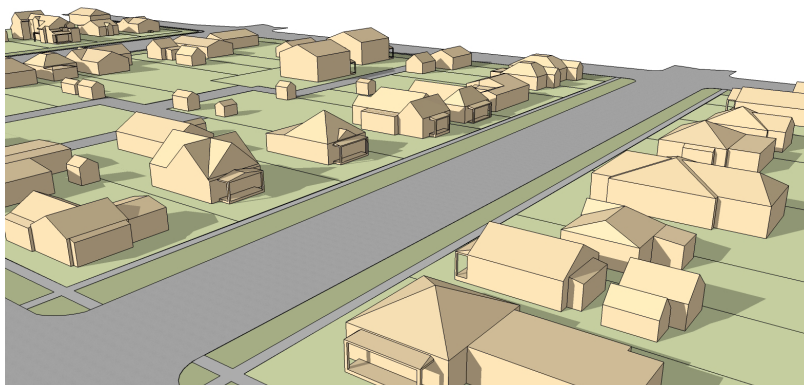
NEIGHBORHOOD PLANNING

FORT COLLINS, COLORADO

7. Some citizens have emphasized these reasons why some new construction and demolitions can create negative impacts in the neighborhoods. Please mark any with which you agree.

		Response Percent	Response Count
Some new construction and demolitions diminish the unique character and context of the neighborhoods		61.6%	90
Some new construction is too large relative to existing neighboring houses		69.9%	102
Some new construction is too tall relative to existing neighboring houses		62.3%	91
Some new construction creates excessive shading of existing neighboring houses		52.1%	76
New construction is allowed to use incompatible design features/material relative to existing neighboring houses		50.7%	74
Some new construction results in the loss of heritage buildings and historic charm		48.6%	71
Some new construction results in decline of affordability as modest homes are demolished or dramatically expanded		43.8%	64
Not sure/no opinion		0.7%	1
I don't think new construction or demolitions create any compatibility problems		14.4%	21
Other (please specify)			21
answered question			146

A neighborhood-wide questionnaire helped determine the issues occurring with infill in the Old Town area.



Models of several contexts were used to test compatibility across areas with distinguishable characteristics.

SERVICES:

- » Analysis of existing character and zoning regulations
- » Neighborhood questionnaires and surveys
- » Computer-generated modeling
- » Community workshops and stakeholder meetings

CLIENT:

Pete Wray, Sr. City Planner
City of Fort Collins

DATE:

2012



In a hands-on activity, residents chose pictures of alternative infill prototypes that would be compatible. This information helped form a vision for Old Town.