



Wellington Land Use Code Update | Downtown Neighborhoods

ONLINE QUESTIONNAIRE RESULTS | JANUARY 2022

What is the purpose of this questionnaire?

During the Comprehensive Plan process, the community indicated that Wellington's Downtown contained two functional areas, the Commercial Core and the Downtown Neighborhoods. The location of each specific area is detailed on page 2 of this document. Information was gathered during the Comprehensive Plan process to determine the overall desired look and feel of each area by way of identifying general images of example building types. Desired residential densities were also determined based on several informed discussions with the steering committee, stakeholders, and the community. The Land Use Code focuses on the details that implement the desired vision and set the stage for right-sized infill development when requested by the property owner. The Downtown Neighborhoods questionnaire was launched to better understand what is desired for future new development and re-development requests in the Downtown Neighborhoods and seeks to identify specific design features such as roof forms and porches; dimensional standards such as building height; and land uses appropriate to preserve the desired look and feel of the area.

How many people took the questionnaire?

There were 112 community members that responded to the questionnaire. Approximately 67% of those responses were from community members that live outside the Downtown Neighborhoods but within Wellington town limits and 21% from community members that live in the Downtown Neighborhoods. The following pages represent the results of the questionnaire responses.

How was the questionnaire advertised?

The online questionnaire was launched on December 1, 2021 in the Town's monthly newsletter and was available through December 21, 2021. A link was placed on the Town of Wellington's website on the Land Use Code Update page and advertised through Facebook, Nextdoor, and Instagram. Additionally, table tents and coasters were distributed to businesses around town in late November and early December to bring attention to the project and online resources.

What did we learn and how will this inform the Land Use Code?

What we learned from this questionnaire is that the images represented in the comprehensive plan for the character of the area are still relevant and there is a preference for one- and two-story single-family residences with limited multi-unit dwellings. There is also a preference for allowing certain business uses that represent the scale and character of existing neighborhood with the potential for additional conditions or use standards to ensure compatibility. Roof styles do not seem as important as details such as porches and building height. Craftsman, Farmhouse and Victorian architectural styles are preferred. Duplexes, townhomes, and mixed-use dwellings were identified as potentially appropriate with specific conditions applied. Multi-family dwellings were identified as not an appropriate use in the Downtown Neighborhood zone district.

This information will serve as the foundation for design standards to be included in the Land Use Code to better define the overall desired character of new development or re-development requested by property owners in the Downtown Neighborhood zone district. Implementing standards in the Land Use Code will help homeowners, potential businesses, and builders understand the key elements needed for any new development or re-development to preserve the essence of the area while still allowing owners to make reasonable improvements to their properties and still be sensitive to the existing character of the Downtown Neighborhoods.

Welcome!

The Town of Wellington is currently working to update our Zoning and Subdivision regulations by combining the two sections in order to create a new unified Land Use Code. More information on the overall project can be found on the [Town's webpage](#).

As part of this update, one proposed change to the regulations includes clarifying the existing zone districts that are already in place and have been established throughout our community. Currently, the Town has a zone district called Transitional, which is "intended to encompass existing areas containing a mixture of residential and commercial and/or light industrial uses or areas which are currently older neighborhoods". Historically, this zone district has included the residential areas surrounding the downtown core, but the associated regulations are not specific as to how those neighborhoods are intended to be preserved or what the overall character of development within those areas should look like. Today, the unified Land Use Code is proposing that the Transitional zone district should be changed to a new Downtown Neighborhood zone district that is better suited for these areas that it was originally intended for.

What is the purpose of this questionnaire? To ask you, the residents of the Town of Wellington, what should be included in a proposed new Downtown Neighborhood zone district, both in terms of allowed land uses as well as the look and feel of new development or redevelopment that would be allowed within the zone district. This information is necessary to ensure that future development meets the vision of the Town's Comprehensive Plan and that there are adequate regulations in place to guide future development processes for all those impacted by new construction. Please take a few minutes to answer the following 10 questions in order to help guide the code update conversation.

Background & Context

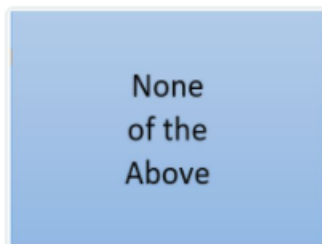
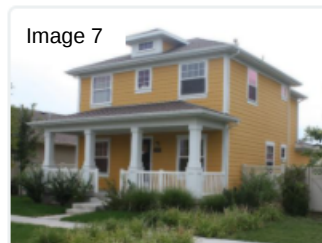
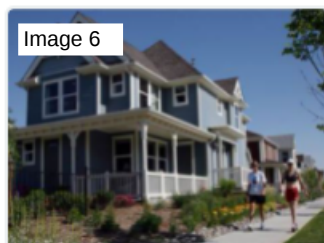
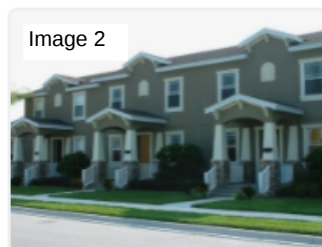
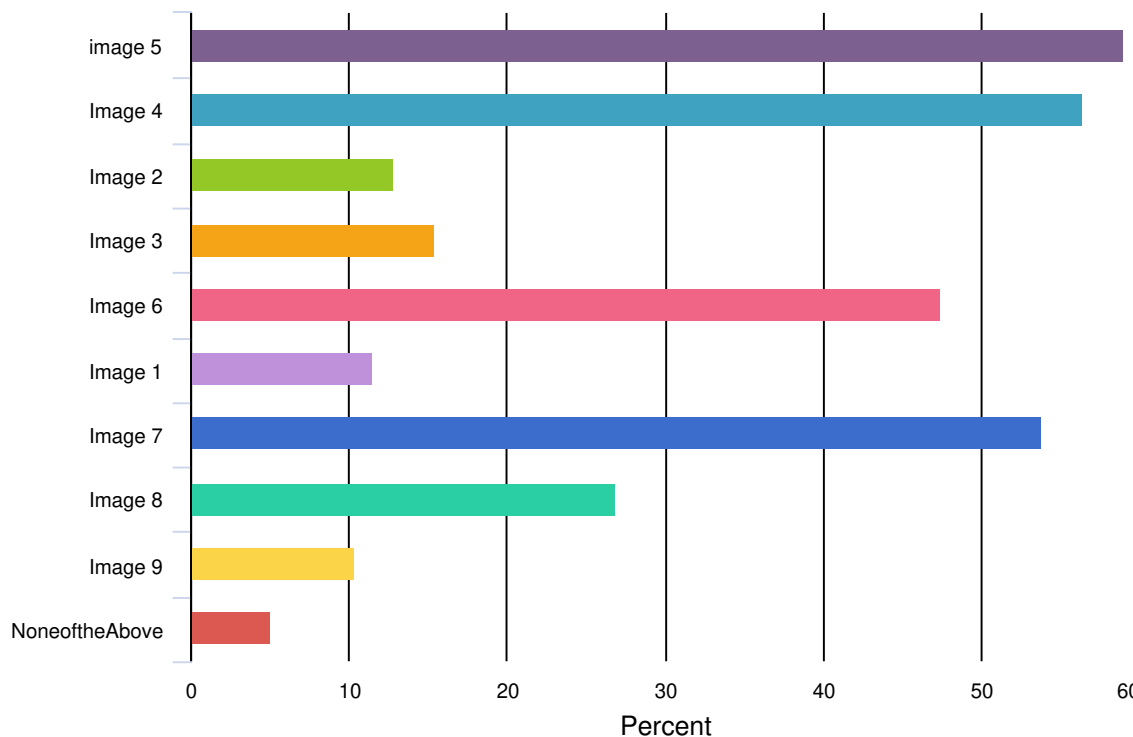
Wellington's recently-adopted [Comprehensive Plan](#) defines the general intent and guidance for the Downtown Core and Downtown Neighborhoods. Using the [snapshot](#) below as reference, the **Downtown Core** (in burgundy) is generally defined as Wellington's Main Street corridor, between I-25 and the railroad crossing, and extending north and south one block. **The Downtown Neighborhoods** (in pink) are generally defined as the areas outside the Downtown Core north to Washington Ave.; east to I-25; south to Jefferson Ave.; and west to the railroad.

For additional reference, further below are [images](#) of some of the residences found in the Downtown Neighborhoods today.

Downtown Neighborhood Area per Comprehensive Plan

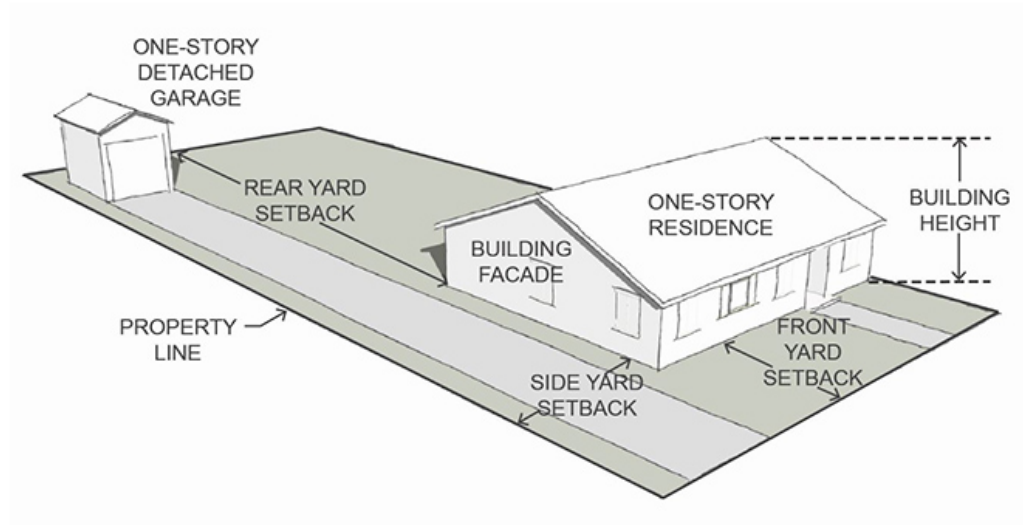


Click on the images* you believe are best suited for the Downtown Neighborhoods (select as many or as few as you desire) and you may use the comment box to describe your choices.*These images were included within the adopted Comprehensive Plan for guidance on the desired look and feel of housing within the Downtown Neighborhoods category.



Value		Percent	Responses
image 5		59.0%	46
Image 4		56.4%	44
Image 2		12.8%	10
Image 3		15.4%	12
Image 6		47.4%	37
Image 1		11.5%	9
Image 7		53.8%	42
Image 8		26.9%	21
Image 9		10.3%	8
NoneoftheAbove		5.1%	4

This is an illustration of some of the **terminology** found in the following questions. In addition to the multiple choice questions below, there is a comment box at the end of the questionnaire to capture any additional ideas you have.



Below are comments related to the previous question

Any business allowed on a residential street should maintain a look same or similar to the style of the neighborhood. Existing homes should be allowed to improve and not be held to the current structure (size, appearance, etc.). Many older homes are in need of repair and/or replacement.

I think the Downtown Neighborhoods area should consist of single family homes or large homes that can be subdivided into apartments. This will preserve the look and feel of the area and limit noise and traffic as well.

Low density, no businesses

Muted colors, with landscape that looks natural rather than forced and formatted. Permanent, well-maintained signs and structures (benches, playgrounds, etc). Feels welcoming and stable.

Not commercialized or over grousing with apartments/condos

Keep it single family housing.

I have a strong preference for the old town feel of the Wellington down town area which is characterized by SMALL craftsman style bungalows with yards not giant redevelopments of apartment complexes. Trying to force fit that into old town doesn't make sense.

Mix of walkable neighborhood amenities, multi family housing with visually stimulating design characteristics, & space defining art & recreation installations

The residential area around "downtown" is really OLD TOWN and should be left that way.

We don't want to look like old town Fort Collins or Boulder

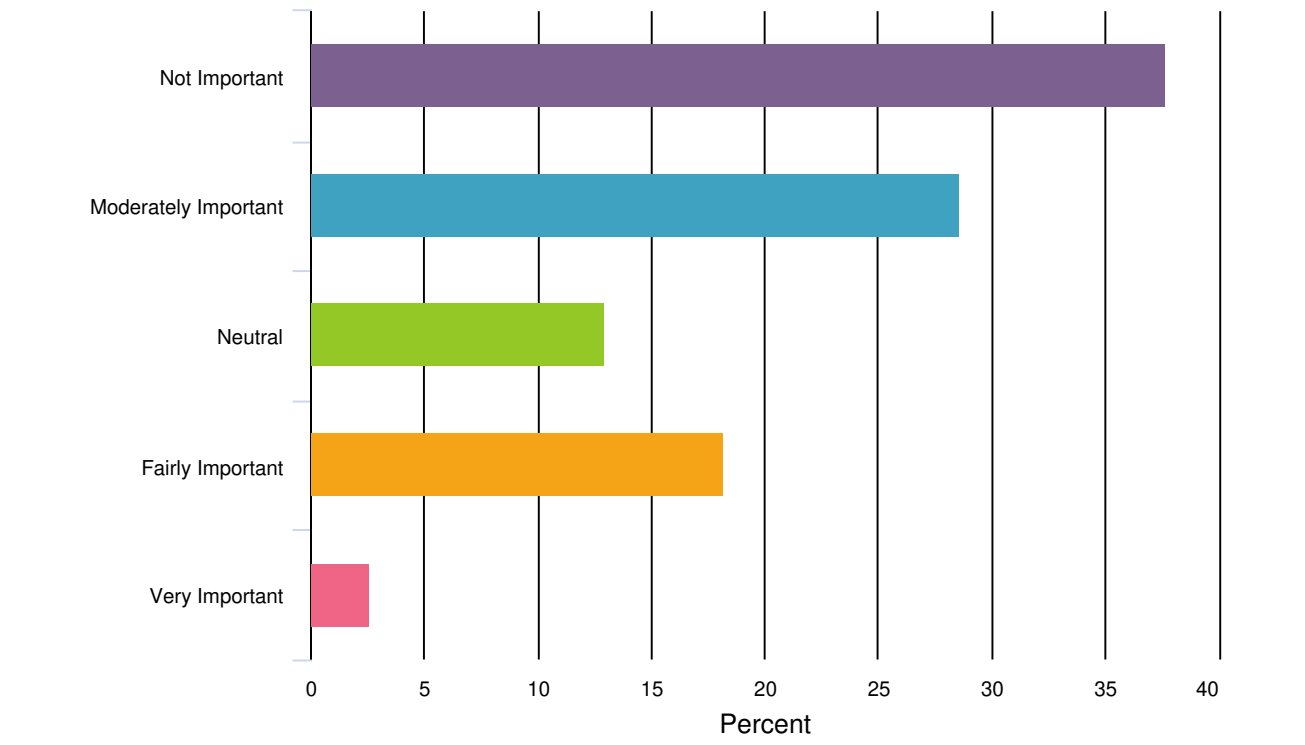
I think single story buildings, stand alone are appropriate. Especially craftsman cottage/bungalow style. If business, single story w a integrated urban walkway interspersed w green landscaping

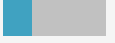
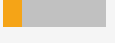
Single family homes.

I chose these images because they represent people being outside enjoying themselves and the nice Colorado weather. Trails are great for a community.

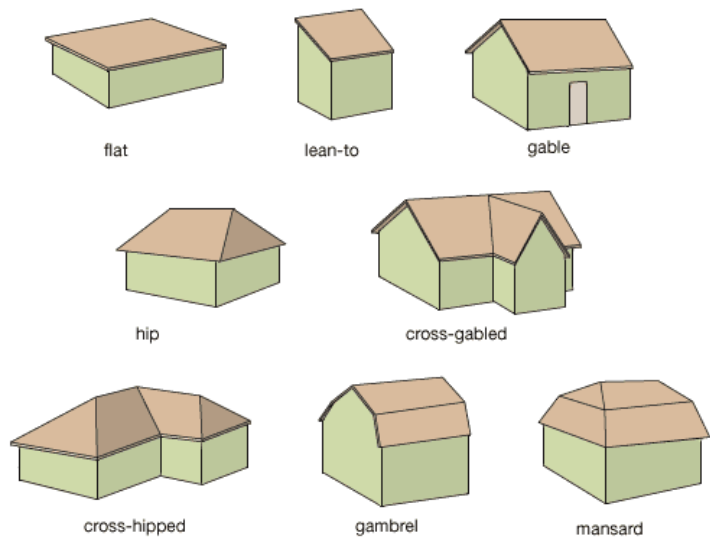
Single family homes, preferably not more than 2 story, although most are currently single story and keeping homes single story would preserve the original history and character of the neighborhood. None of those apartments or condos are appropriate for Harrison Avenue or McKinley Avenue.

How important is it to standardize roof styles? (see the image below for examples)

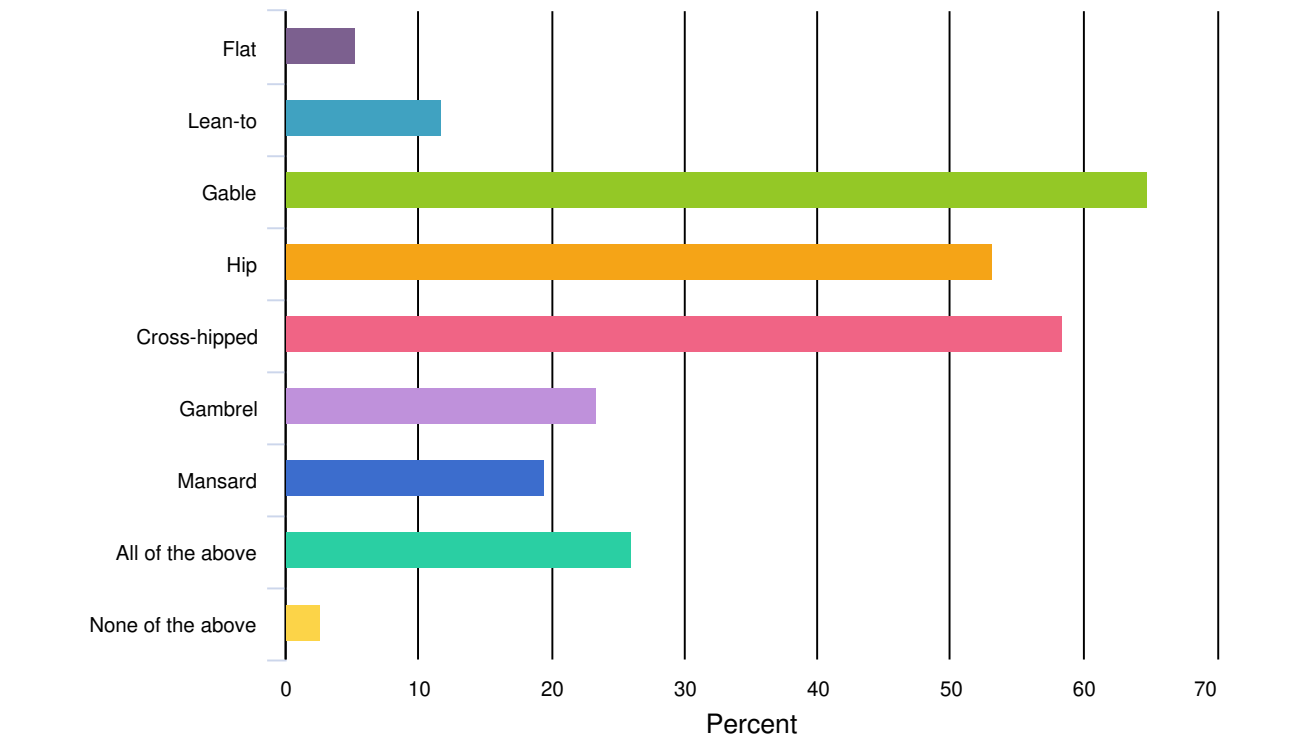


Value		Percent	Responses
Not Important		37.7%	29
Moderately Important		28.6%	22
Neutral		13.0%	10
Fairly Important		18.2%	14
Very Important		2.6%	2

Totals: 77

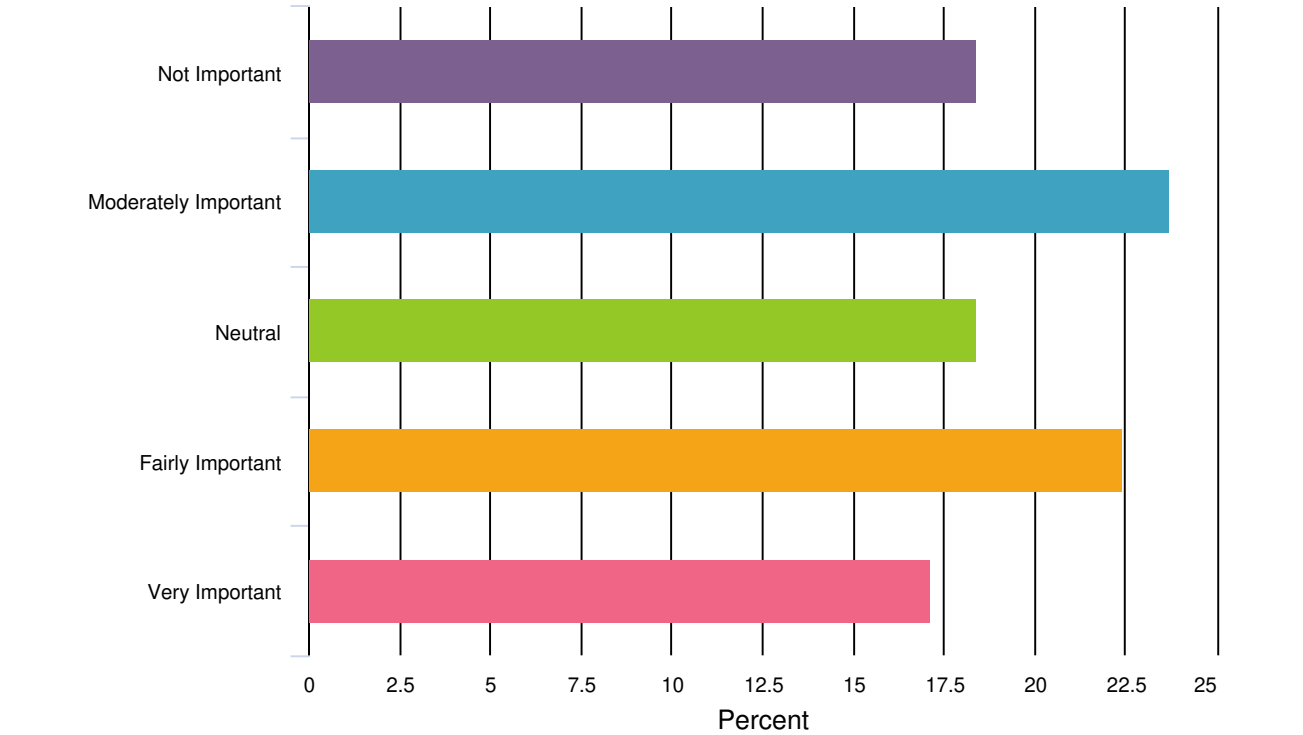


Which of the roof types below seem appropriate to the Downtown Neighborhoods? (select all that apply)



Value		Percent	Responses
Flat		5.2%	4
Lean-to		11.7%	9
Gable		64.9%	50
Hip		53.2%	41
Cross-hipped		58.4%	45
Gambrel		23.4%	18
Mansard		19.5%	15
All of the above		26.0%	20
None of the above		2.6%	2

How important is building height in the Downtown Neighborhoods?

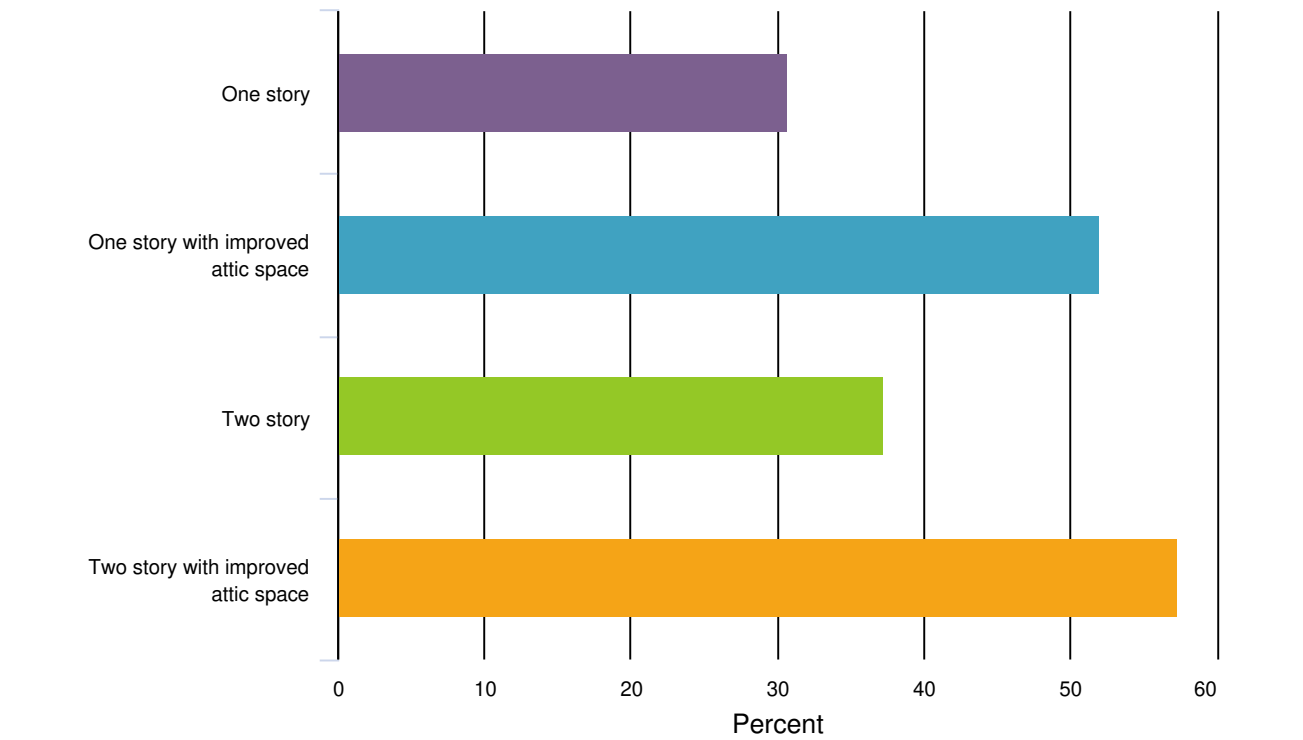


Value		Percent	Responses
Not Important		18.4%	14
Moderately Important		23.7%	18
Neutral		18.4%	14
Fairly Important		22.4%	17
Very Important		17.1%	13

Totals: 76



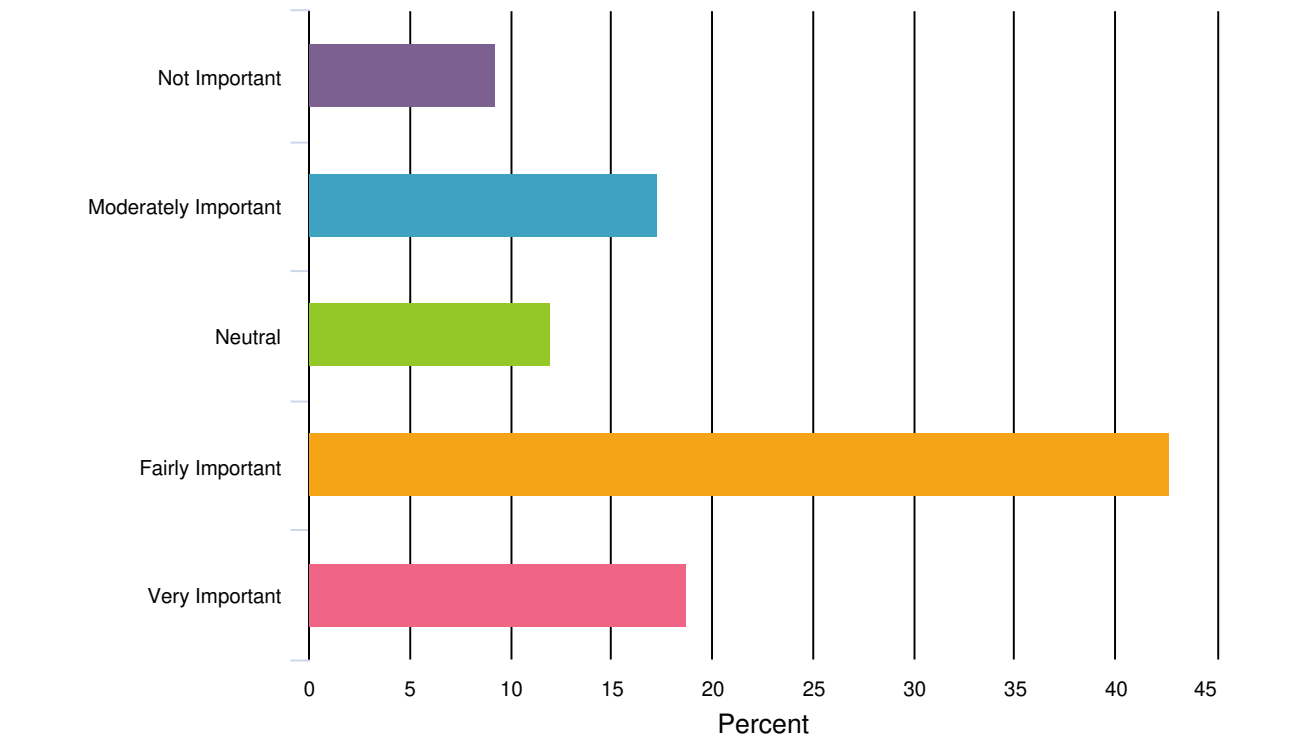
What is the desired maximum height for the Downtown Neighborhoods? (Select all that apply).



Value		Percent	Responses
One story		30.7%	23
One story with improved attic space		52.0%	39
Two story		37.3%	28
Two story with improved attic space		57.3%	43



How important are front porches (some examples shown below) to the overall look and feel in the Downtown Neighborhoods?

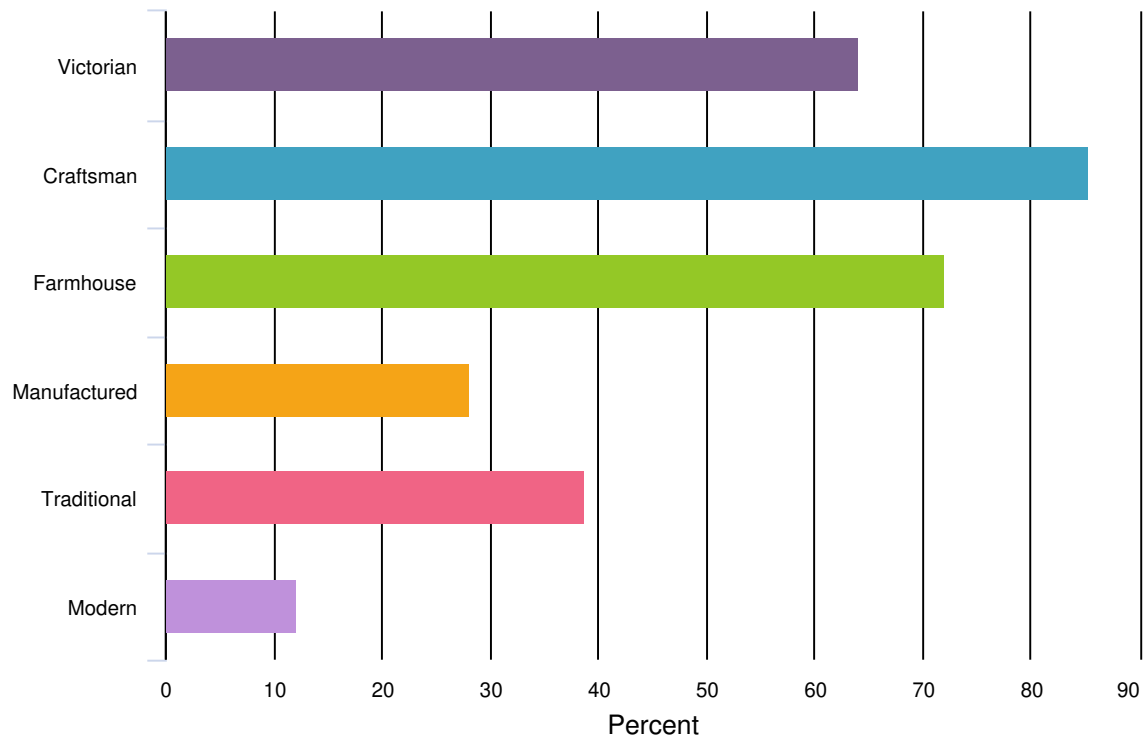


Value		Percent	Responses
Not Important		9.3%	7
Moderately Important		17.3%	13
Neutral		12.0%	9
Fairly Important		42.7%	32
Very Important		18.7%	14

Totals: 75



The following architectural styles can be found throughout Wellington and the Northern Colorado region. Which seem most characteristic of the Downtown Neighborhoods? (click on all of the images that apply)



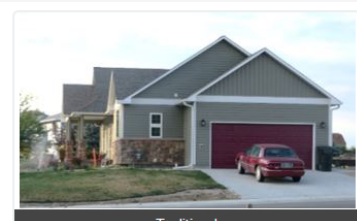
Value		Percent	Responses
Victorian		64.0%	48
Craftsman		85.3%	64
Farmhouse		72.0%	54
Manufactured		28.0%	21
Traditional		38.7%	29
Modern		12.0%	9



Victorian



Farmhouse



Traditional



Craftsman



Manufactured



Modern

Please share your thoughts concerning which of the uses listed below should be allowed, not allowed, or allowed with conditions in the new zone district. Currently, the Downtown Neighborhood area includes single family homes, duplexes, townhomes, manufactured homes, civic spaces, and home occupations. Below is a list of uses that could be allowed in the Downtown Neighborhoods as part of the code update. Some uses might be more appropriate as a conditional use (such uses would be required to meet a specific set of standards) and others should be an allowed use by right. If you have no opinion either way, please select "no opinion"

	Yes	No	Yes with Conditions	No Opinion	Responses
Single Family Home Count Row %	58 80.6%	2 2.8%	10 13.9%	2 2.8%	72
Duplex Count Row %	27 38.0%	17 23.9%	24 33.8%	3 4.2%	71
Townhome Count Row %	15 20.8%	29 40.3%	25 34.7%	3 4.2%	72
Multi-family Dwelling Count Row %	9 12.7%	44 62.0%	17 23.9%	1 1.4%	71
Mixed-use Dwelling (commercial/office on ground floor with residential above) Count Row %	26 36.1%	15 20.8%	29 40.3%	2 2.8%	72
Manufactured Home Count Row %	17 23.9%	35 49.3%	13 18.3%	6 8.5%	71
Accessory Dwelling Unit Count Row %	12 17.6%	20 29.4%	23 33.8%	13 19.1%	68
Bed and Breakfast Count Row %	32 44.4%	5 6.9%	30 41.7%	5 6.9%	72

	Yes	No	Yes with Conditions	No Opinion	Responses
Boarding House Count Row %	13 18.3%	36 50.7%	13 18.3%	9 12.7%	71
Childcare Center Count Row %	24 33.8%	15 21.1%	27 38.0%	5 7.0%	71
Civic Space (parks and municipal buildings like Town Hall) Count Row %	44 62.0%	6 8.5%	16 22.5%	5 7.0%	71
Home Occupation Count Row %	36 50.0%	5 6.9%	16 22.2%	15 20.8%	72
Religious Land Use (church) Count Row %	37 52.1%	15 21.1%	14 19.7%	5 7.0%	71
Small Business Office Count Row %	38 54.3%	5 7.1%	23 32.9%	4 5.7%	70
Boutique Restaurant or Coffee Shop Count Row %	44 62.0%	7 9.9%	18 25.4%	2 2.8%	71
Hair/Nail Salon Count Row %	43 60.6%	6 8.5%	21 29.6%	1 1.4%	71
Single Family Residence Converted to Retail or Office Count Row %	31 43.7%	14 19.7%	23 32.4%	3 4.2%	71
Totals Total Responses					72

This questionnaire tries to anticipate a variety of options based on what we have heard from the community to date. If there are additional options you think we should consider please share them with us by uploading images that you think define the character of the Downtown Neighborhoods and/or by sharing any additional comments.

0 Files Uploaded

This questionnaire tries to anticipate a variety of options based on what we have heard from the community to date. If there are additional options you think we should consider please share them with us by uploading images that you think define the character of the Downtown Neighborhoods and/or by sharing any additional comments. - comments

ResponseID Response

Prefer a welcoming downtown with plenty of parking, sidewalks, family friendly spaces, and ADA access.

Downtown already has many 2-story homes. 2-story or the attic option should be allowed to maximize space on the smaller lots. Manufactured homes are ok if they meet some standards for looking like other homes. Many existing manufactured homes or trailers are in poor condition and should be allowed/encouraged to be replaced. Downtown streets can be crowded with vehicles - If any business use or multi-family is considered, bike parking and pedestrian network should be a factor.

It seems a little odd to try to dictate what someone's house looks like when they don't live in an HOA. My main concern is that the area avoid being overly commercial and absolutely no apartment buildings.

Leave it as is do not commercialize

What is "home occupation?" The nearest neighbors should have the right to nix any business going in on their block. Parking is a big problem. Small one-at-a-time services like a small hair salon would not need more than one or two parking spots whereas a restaurant or coffee shop, boarding house, townhouses and apartments (sneakily called "multifamily housing") would require parking LOTS. And child care centers would increase traffic a bunch at certain times of day. I am considering a home that provides child care to only a small amount of kids as different from a building built or remodeled to serve a large number of kids (and needing more employees.)

Parking Parking Parking! The character of downtown Wellington is already at risk because of the city vehicles swamping centennial park all day long and with the new structure going up behind the Mexican restaurant that has no additional parking and destroyed the character of a beautiful little old single family home. This is extremely disrespectful to residents with driveways being blocked and dangerous for kids going to and from the park having to navigate so many cars. Many of the old houses don't have driveways and garages. Please respect the nature of the small somewhat affordable houses in downtown that actually let families and young people afford to live in Colorado.

Keeping the small town vibe would be great. No apartment buildings, making crossing the streets safer for pedestrians.

ResponseID Response

Concentrate on Cleveland Ave development and leave residential property off of Cleveland alone. Maintain the old town atmosphere. There never will be enough safe parking around Cleveland ave until Hwy 1 is rerouted.

Please consider cleaning up the downtown neighborhoods and enforcing ordinances for existing homes to look presentable!

I believe if we are not deliberate as a town to create a charming/attractive character we will continue to struggle with identity and be very "hodge-podge" looking. Businesses like a chain auto parts store on a main corner do not promote a sense of historic and community identity but rather continue a "strip-mall" non cohesive identity.

REC CENTER

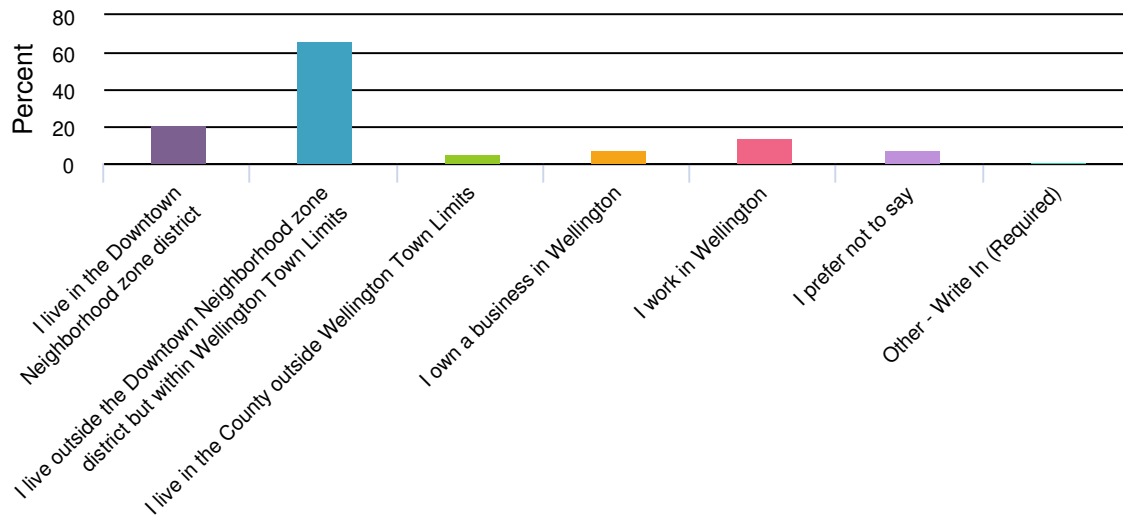
Going back to Question 3 , "cross-gabled" was left out as an option, I would have chosen it

Thanks for asking. You have some great ideas. I personally believe they more walkways, trails, bike lanes, and parks would be a great addition to Wellington.

I think an emphasis should also be placed on encouraging or promoting beautiful food gardens. Everybody bonds with food. Wellington could take the lead in this. It would draw people from surrounding communities.

Harrison and McKinley Avenues are RESIDENTIAL areas. It is also one of the most historical areas of the entire town. It is where Wellington was founded. Nor do I believe there should be big apartment or townhome units installed. Totally wrong for this area of town. Times have changed and many people work from home, so I can understand an in-home office. However, I am against homes being converted into retail space, coffee shops, salons, brew pubs, etc. People LIVE THEIR LIVES HERE. Any new retail areas should consider you the area west of the railroad tracks on Cleveland, potential retail space near the new new high school, or the Ridley's area ,the 6th Street business corridor which extends down the frontage road almost to the next overpass. Also the 1 st Street business corridor. But the core area, from the east side of 1st and Harrison to the west side of 6th Street and Harrison should REMAIN RESIDENTIAL, as it should for the east side of 1st Street and McKinley to the west side

Please tell us a little more about yourself so we can better understand who we are hearing from. (Select all that apply).



Value		Percent	Responses
I live in the Downtown Neighborhood zone district		20.8%	15
I live outside the Downtown Neighborhood zone district but within Wellington Town Limits		66.7%	48
I live in the County outside Wellington Town Limits		5.6%	4
I own a business in Wellington		6.9%	5
I work in Wellington		13.9%	10
I prefer not to say		6.9%	5
Other - Write In (Required)		1.4%	1

Other - Write In (Required)	Count
My family helped build this town and helped build the community and friendships that still exist today. Please do not take away the very thing that has always made Wellington so special.	1
Totals	1