Appendix

Appendix A: February 20th Report Back

West Side Vision

Reporting Back on the February 20th Visioning Meetings

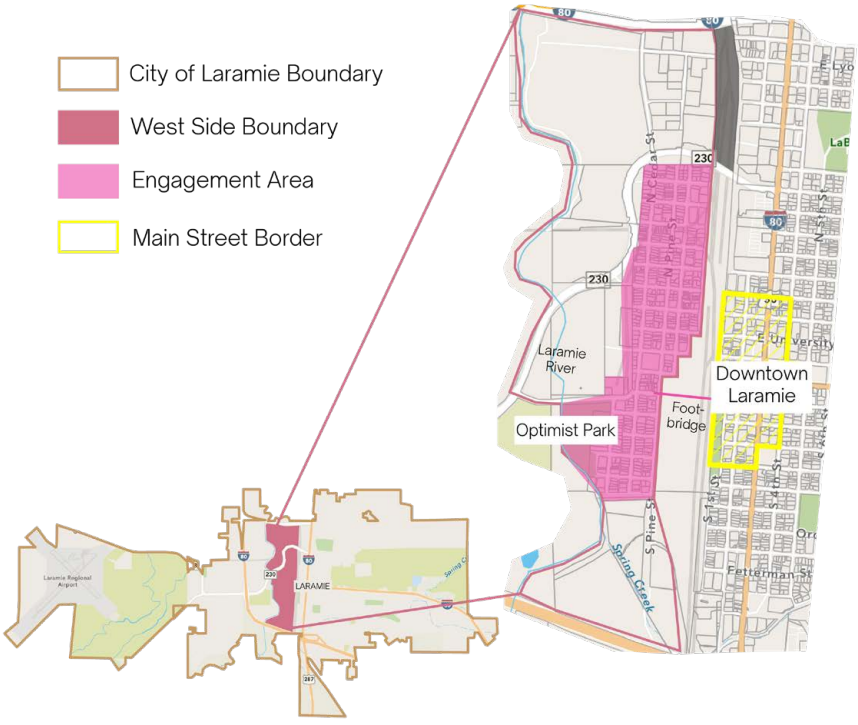
How We Got Here

West Side Vision is an engagement study started by the City of Laramie City Council and Planning Department. We will be hosting events to hear community voices and ideas about housing, green spaces, transportation, safety, and more in the West Side Neighborhood. This information will be collected and placed into a document called West Side Vision.

The final vision document will be a tool to show decision makers, like City Council, and any future developers what you and your neighbors want for your community. This is a proactive process, and, at this time, there are no projects or developments proposed in the West Side.

To help with data collection, facilitation, and writing the vision document, the Planning Department is working with two graduate students from the Urban + Regional Planning program at the University of Colorado Denver.

Learn more at the study's webpage by clicking here or by visiting cityoflaramie.org/1401/WestSide-Vision-Study



Do you agree with this boundary for the West Side? If not, what would you change?

What is West Side Vision?

We heard you love...

"The affordable, small scale housing & blue-collar character"

"The green spaces and environment." Optimist Park, the greenway, river wildlife, open air."

"The sense of community." Relationships with neighbors, the sounds of kids playing, trains, and church bells.

"The walkability and connectivity" 16 people at the evening session said they use the greenway daily to get around.

"The history of the neighborhood and its homes"

"The safety to play" The low traffic and seclusion of the bridges allow play outside and walking/biking around.

...about your neighborhood

What we heard on February 20th's Vision Session

We heard that...

"Protecting the small scale and history of the neighborhood and housing through...

...design concepts and regulations."
...updating zoning to decrease height and/or density."
...a historic district overlay."
...protections against tear downs."

"Protecting the character of the neighborhood through...

...limiting the number of lots a single developer can purchase."
...thoughtful, neighbor-led marketing."
...design concepts and regulations aimed at maintaining authentic and small- scale development."

"Keeping people in their homes through...

...the ability to make minor changes and repairs without it triggering other requirements."
...information about available resources for historic and affordable homeowners."

...would make the West Side better

We heard that...



...working with Union Pacific to clean up their property and/or allow the community to access the land to make it nicer."
...having better code enforcement to clean up yards and cars."



...evaluating what is causing flooding."
...addressing flooding in basements and first floors."
...stopping water and creating more places for it to go."
...adding more drainage points + gutters."
...fixing the West Side's infrastructure first before thinking about development."



...a small neighborhood grocer or market."
...exploring partnerships with local food providers to have a satellite or pop-up grocery events."
...a park on Hodgeman."
...fixing up currently vacant lots."

...would make the West Side better

We heard that...

"Improving maintenance and safety of access to/ on the greenway through...

...ensuring there is maintenance beneath the bridge, to remove snow."
...providing a protective crosswalk across Snowy Range Road."

"Improving connectivity through...

...improving sidewalk connections to and throughout the neighborhood, such as at the footbridge's entrance into West Side."
...public transportation to the neighborhood, with a stop at Lincoln Community Center."

"Improving the safety of neighborhood streets through...

...awareness and speed reduction tactics, particularly on Clark + Pine."
...installing stop signs every other block where there are none."
...a 4-way stop at Garfield."
...installing more off-street parking."

...would make the West Side better

45 neighbors invested $135 in the following*:



*neighbors were given 3 “dollars” each, to select areas they would like to see internal and/or external investment in the future.

$47 towards historic preservation for:

Preserving the historic nature of the West Side and pursuing a historic overlay.

Protecting the architectural history of the neighborhood through design and/or zoning constraints.

top two investments



- Placing the West Side on the National Register of Historic Places.
- Monetary support for saving and fixing historic homes.
- Teaching resources, such as historical markers and walking tours.

$30 towards streets and sidewalks for:

Sidewalk repairs and installations where there are none, such as near the pedestrian bridge.

Drainage and flooding issues



- Addressing speeding issues with stop/yield signs and other slowing tactics.
- Improving and expanding greenbelt infrastructure.

$135 invested total



$26 towards housing for:

Preservation of affordable, owner-occupied, and historic housing.

Protections and regulations to keep existing small-scale housing and ensure future development is compatible.

top two investments

- Old-home restoration and protection against tearing down small homes.
- Multi-family homes that align with current aesthetics.
- More housing.
- Avoiding overbuilding and the construction of cookie cutter homes on major development sites.



$13 towards local businesses for:

Small business typologies that serve the neighborhood, such as restaurants, coffee shops, bakeries, etc.

A grocery store or local food market.



- Mixed-use free for all.
- Enhancing small business opportunities.

$135 invested total



$9 towards “other” for:

Drainage improvement and flood mitigation.

Maintain and extend the greenbelt and open spaces.

top two investments



- Public transportation.
- Wildlife habitat conservation.

$7 towards public art for:

Public art that draws people into the neighborhood.

Art made by West Side and Laramie residents.



Direct public input on public art, not through an art commission.
Art that reflects the local history of the West Side.

$3 towards community wayfinding for:

West Side signage.



What we heard on February 20th’s Vision Session

What's next?

There will be another visioning session on April 1st! More details to come.

What we heard at this session will be used to create future scenarios that we will explore at the April 1st session. These future scenarios will include things such as different kinds of overlay districts, housing types that could be compatible with West Side, and an overview of the existing zoning with what changes could look like.

We will send another mailer to residents with additional details about this event!

Please share this report with your neighbors and let us know if you have any questions or concerns about what is in it.

Stay engaged by:

Taking the visioning survey HERE
Visiting the West Side Vision homepage HERE
Calling the hotline (Mondays and Fridays) at 307-721-5221
Emailing the graduate student engagement coordinators: Aislinn Droski (adroski@cityoflaramie.org) or Avery Knese (aknese@cityoflaramie.org)

Appendix B: April 1st Report Back



WEST SIDE *Vision*

REPORTING BACK ON THE APRIL 1ST OPEN HOUSE

How We Got Here

The West Side Vision project wrapped up its second and final community event, building on the engagement study launched by the City of Laramie City Council and Planning Department. In collaboration with two graduate students from the University of Colorado Denver, developed scenarios reflecting potential pathways for the West Side, based on your community's valuable input at the first event held on February 20th.

We listened closely to your priorities and concerns at the first event. This led us to create 12 scenarios across five key topics:

- Preserving Historic Homes and Design
- Preserving Existing Housing
- Exploring R1 Single-Family Zoning
- Housing that Fits the West Side's Character
- Effective Code Enforcement

The feedback you provided on these scenarios will be incorporated into the final West Side Vision document. This document will serve as a crucial guide for decision-makers like the City Council and future developers, ensuring your preferences and aspirations for the West Side community are reflected in future plans and developments.

DISCLAIMER: All scenarios and people represented in this report are fictional and only used to get the community's reaction to different possibilities

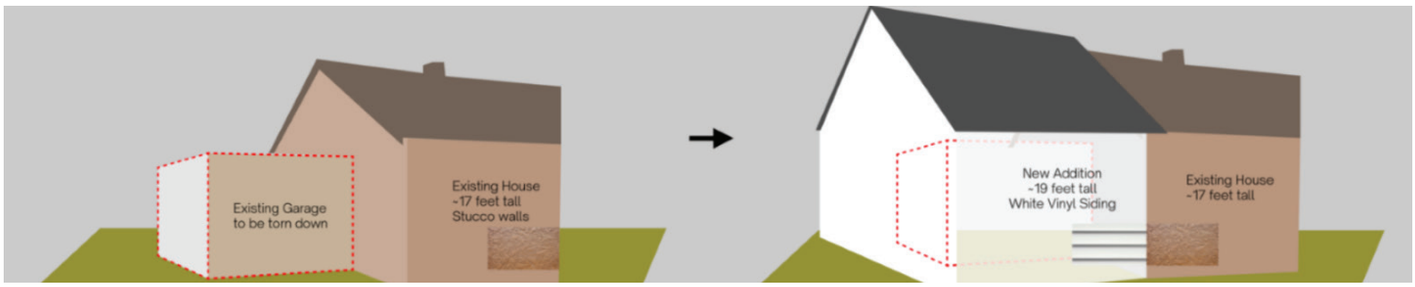
PRESERVING HISTORIC HOMES AND DESIGN

THE QUESTION WE'RE ASKING –

Would a historic preservation overlay ordinance accomplish the preservation of neighborhood character that residents are looking for?

SCENARIO I – DAVID AND JULIET RENOVATE W/O A HISTORIC ORDINANCE.

A couple in the West Side owns a small, one- bedroom home that was built in 1905. However, they're thinking about having a baby and want to add a one-room addition to the back of their house to plan ahead. Their house is on the corner, so people walking by can see both the front, side, and back of their house.





The design and permits for a large one-bedroom addition for the rear of the house show that it has white vinyl siding. The existing home is one-story and brown stucco. They demolish the existing garage and build a new addition taller than the existing house, which is currently about 17 feet tall.

Along with the addition the couple decide to widen a couple window openings and replace them with new windows. Right now, there are wood windows, and they decide to replace them with vinyl windows, which are the most affordable option for them.

> The addition needs to be in-like with the rest of the home! Changing materials makes me hesitate.

> Preserve what the neighborhood is all self built? Its so eclectic and weird!

QUESTIONS ASKED FOR SCENARIO I:

How do you feel about the ability for David and Juliet to build a large addition to their home?

How do you feel about the couple making window openings bigger and replacing the original wood windows with vinyl?

SCENARIO II – RENOVATION WITH A HISTORIC ORDINANCE IN PLACE

A new historic ordinance has been put in place in the West Side. It enacts the following conditions to



(1) Demolition of buildings.

- *If considered "contributing" the historic district, it cannot be demolished.*
- *If not considered contributing, it can be demolished.*

(2) Additions and Small New Construction

- *Any new addition built to the top, rear, side, etc. of the building.*
- *Any new construction on the site, such as new development on a* vacant site or a new shed on an existing property.

(3) Alterations:

- *This includes replacing a window, changing/building a porch, changing an opening size, etc.*

David and Juliet decide that they want to renovate their porch into a sun room. They're in a historic district and must apply to receive a Certificate of Appropriateness. Because this process requires plans to review, they have to hire someone to do the drawings, as well as a contractor. This adds to their budget, as they must also buy wood to replace materials on the porch, as required by the historic district guidelines.

The COA process also costs $50-$100 per application, for staff review, and takes about a month to get approved. However, if the commission doesn't like the design of the porch for the house, it may get delayed another month to make changes. David and Juliet are able to renovate, and it complements the house, but it took much longer than anticipated.

> I don't want someone to be forced to take on the extra costs.

> Fixing up your home you shouldn't have to follows these standards. But new homes should have to meet design standards.

QUESTIONS ASKED FOR SCENARIO I:

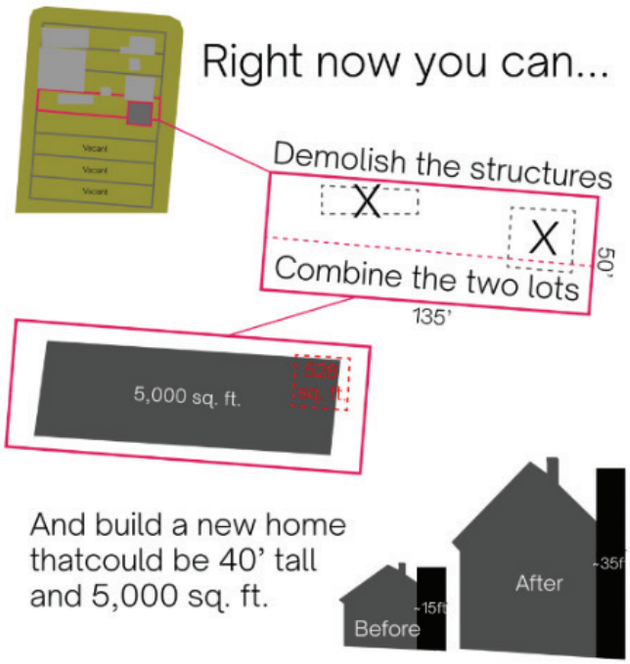
How do you feel about someone being able to combine these two lots and build a larger house on the property?

PRESERVING EXISTING HOUSING

THE QUESTION WE'RE ASKING –

Should we work towards preserving existing housing and if yes, how?

SCENARIO I – MABEL SELLS HER HOUSE WITH NO ORDINANCE:



Imagine....someone purchases an existing home (528 sq. ft.) and the lot next door. They choose to demolish the existing house, combine the lots, and build a new single-family house to the current allowances of the zoning ordinance. This means their home could be up to 40 feet tall and 5,000 square feet large. They opt for 35 feet, next to their neighbor's house which is 15 feet tall.

> Being able to build up to 40ft is excessive, especially when the tallest building in the neighborhood is the old church.

> This would be a nuisance! A building that tall next to me would cast shadows on my home most of the day.

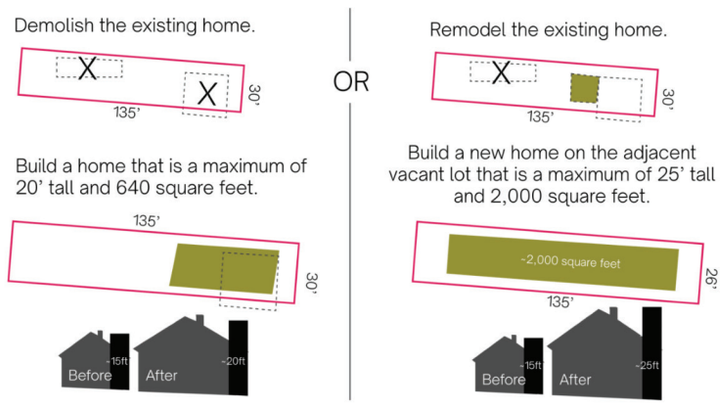
QUESTIONS ASKED FOR SCENARIO I:

How do you feel about someone being able to combine these two lots and build a larger house on the property?

SCENARIO II – MABEL SELLS HER HOUSE WITH AN ORDINANCE IN PLACE:

A different family buys the existing house, and instead of tearing it down, build a small addition on the back for their growing family. A local young professional ends up buying the small lot next to that house and builds a small home to live in. Where there could have been one large house, there are now two smaller ones.

WITH THIS ORDINANCE, YOU COULD...



An ordinance was put in place in 2024 that enacts the following:

1. An existing single-family home cannot be expanded more than 20 percent of its original footprint every 5 years.
2. A home replacing an existing home cannot be built more than 20% of the height of the building it replaced.
3. A new home on a vacant lot cannot exceed a height of 25'.
4. Existing small lots cannot be combined.
5. Can't expand an existing one-story house with a second story.

> I like the cap at 25ft. I think it should be enacted in the whole neighborhood.

> This ordinance is exactly what we need to keep the same human scale housing in the West Side.

QUESTIONS ASKED FOR SCENARIO II:

Do you think this fully addresses maintaining the character of the West Side or is there something missing?

Popular Answer: It's a necessity but people are worried about over-regulation

CHANGING TO R1 SINGLE-FAMILY ZONING

THE QUESTION WE'RE ASKING –

What if the zoning ordinance only allowed single-family residential in the West Side?

SCENARIO I – DAVID AND JULIET BUILD A NEW SINGLE-FAMILY HOME

A new couple have been looking at homes in the West Side for some time. The zoning of the neighborhood has changed to R1 single-family. After this change the couple bought two adjacent vacant lots and combine them to meet the 30ft lot width minimum in the R1 district. The home they are planning to build will be two stories, about 25-30-ft, with a two-car garage and a 40ft wide yard.

> The lots for R1 seem too big for this neighborhood and lots of two-story homes wouldn't fit the neighborhood.

QUESTIONS ASKED FOR SCENARIO I:

How do you feel about David and Juliet combining lots for a new single-family home?



SCENARIO II – MABEL SELLS HER HOUSE WITH AN ORDINANCE IN PLACE:

An elderly woman wants to move in with her daughter who lives in the West Side. Currently all the rooms in the house are full so to build a mother-in-law suite. But, with the recent change of zoning the daughter can't build another unit on her property without having more space to meet R1 accessory building standards.

QUESTIONS ASKED FOR SCENARIO II:

How do you feel about not being able to add an additional unit to an existing home?



FITTING THE CHARACTER

THE QUESTION WE'RE ASKING –

What new housing would fit the character?

SCENARIO I – DAVID AND JULIET CHANGE THINGS UP

A new couple have recently moved to Laramie. The couple bought a vacant, 4,000 sq. ft. lot in the West Side and are planning to build a new single-family home that is around 30 feet high. They're considering the following designs:

SCENARIO 1







WHY THIS CHOICE:

Popular Answer: This style home would fit best with what's currently here.

SCENARIO II – ROBERT SEES AND OPPORTUNITY

A long-time West Side property owner and resident owns a building that has been severely damaged by a flood. She sees this as an opportunity to demolish the old building and build a new duplex. She's considering the following designs:

SCENARIO 2







QUESTIONS ASKED FOR SCENARIO II:

How would you feel if a single family home was converted to a multi-family?

WHY THIS CHOICE:

Popular Answer: The older style of the home looks best.

SCENARIO III – WILLIAM BRINGS DENSITY TO THE WEST

A residential developer has purchased the brownfield off Snowy Range Road. He plans to get it zoned R3, a multi-family district. The development plan starts with single-family homes closest to the existing neighborhood, then moves up to quadplexes and then moves up to small scale apartments. The developer brought some initial ideas about how the small apartments could look to share with the community, shown below:

SCENARIO 3







WHY THIS CHOICE:

Popular Answer(s): This looks like it could be in a neighborhood./ This is just the best of the three options.

CODE ENFORCEMENT

THE QUESTION WE'RE ASKING –

What if code enforcement were to strongly enforce cleaning up yards and home repairs?

SCENARIO I – MABEL'S TALL GRASS

An elderly neighbor hasn't been able to cut their grass for some time. A few weeks have passed, and the yard is overgrown. Now they have five business days to cut their lawn or be fined no more than $750 and receive another violation for each day after the deadline which would incur a separate fine.

> Fees and fines don't solve the issue. The penalty often doesn't mean long term resolution.

QUESTIONS ASKED FOR SCENARIO I:

Do you feel they were fairly ticketed?

SCENARIO II – ROBERT'S "JUNKED CAR"

A neighbor works on their car from time to time but doesn't have a garage so they leave it in the street. When they aren't working on the car it stays parked on the street in front of their home. A notice came that says the car is a junked vehicle, meaning wrecked, dismantled, inoperative, or abandoned. If the car is not moved, they be fined.

> Remove your vehicles off the road and having junk vehicles on the street are not okay.

QUESTIONS ASKED FOR SCENARIO II:

Do you feel like this fine is deserved?



SCENARIO III –

Laramie considers a maintenance ordinance to improve neighborhood appearance. It might regulate health, safety, and sanitation through fines for issues like foundation cracks, overgrown yards, or fire hazards. Fines could be tiered, vary by severity, and accrue daily for unaddressed violations. This could be done through volunteer work or city staff taking a more active role in enforcement.

> We should increase enforcement related to safety issues (sidewalks, scary trees, falling down buildings).

> We need to have programs or assis-tance for people that need so they don't get violations.

QUESTIONS ASKED FOR SCENARIO III:

How would you feel about a higher standard of maintenance regulation in your community?



WHAT'S NEXT?

The community survey has been edited to reflect this past event. So please take the time to look at our new **Scenario Survey** so that we can hear from those who might not have had the chance to come to this event.

The feedback from both community events will be carefully considered in the final West Side Vision document. This document, set for release in early May, will be a tool that reflects the collective concerns, aspirations, and vision for the West Side's future.

To celebrate the project's completion and thank everyone involved, we're partnering with the Lincoln Community Center for their Cinco de Mayo celebration! More information to come please visit WEBSITE for more details.

Please share this report with your neighbors and let us know if you have any questions or concerns about what is in it.

Stay in touch by:

- Taking the survey
- Visiting the website
- Calling the hotline

  (Mondays and Fridays) at 307-721-5221

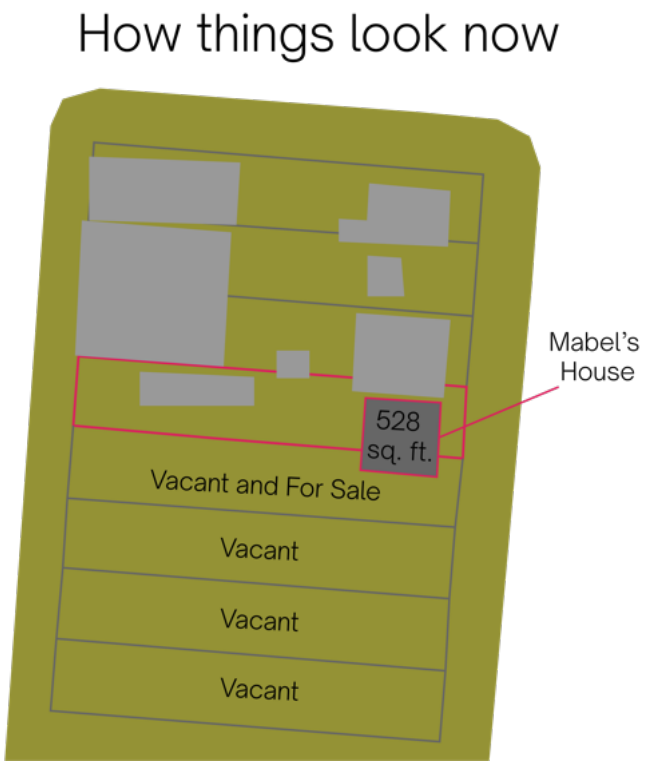
Appendix C: West Side Scenarios

Preserving Existing Housing

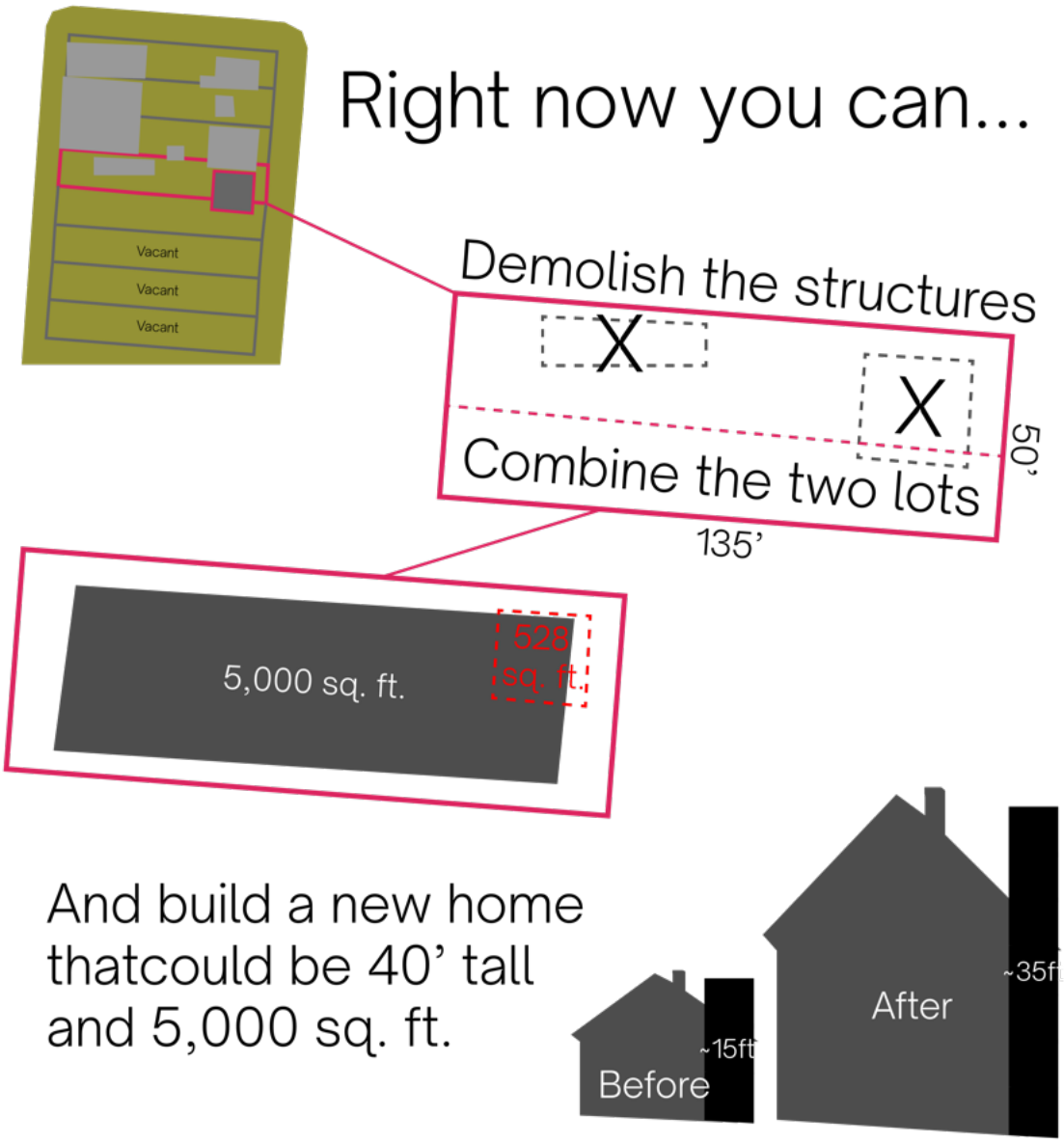
The Question We're Asking - Should we work towards preserving existing housing and if yes, how?

What We Want to Know/The Planning Outcome This scenario will help us to understand if the neighborhood would want an ordinance protecting the small-scale character of the existing homes and lots in the West Side.

Scenario I – Mabel sells her house with no ordinance:



Mabel has owned her home in the West Side for 40 years but is planning to move in with her son across town to be closer to her grandchildren. At the same time as she puts up her small, one-story bungalow for sale the small, empty lot next to her goes up for sale. Mabel gets a good offer on the house and sells it to a couple from out of town, who she hopes will enjoy it as much as she has for 40 years.

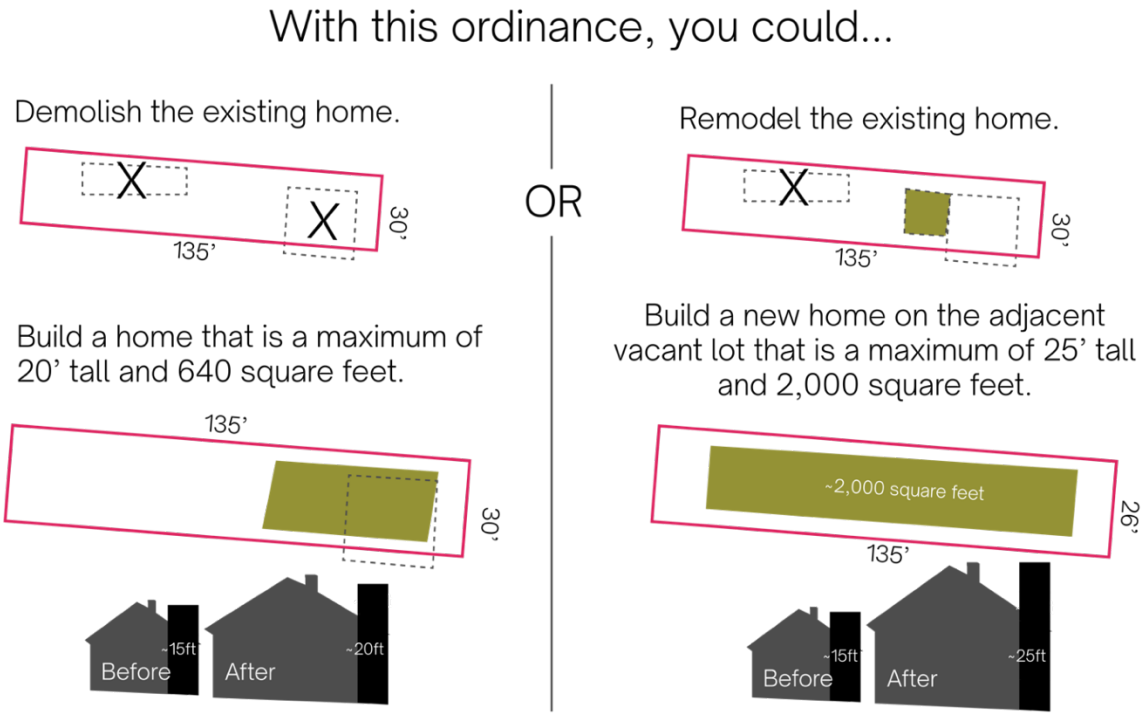


Mabel's home is in the R-2 zoning district. The person who bought her home also bought the lot next door and is planning on tearing her old house down, combining the lots, and building a home to about the max. dimensions allowed by current zoning. The home is allowed to be a maximum of 40 feet tall and about 5,000 square feet[1].

Scenario II – Mabel sells her house with an ordinance in place:

An ordinance was put in place in 2024 that enacts the following:

1. An existing single-family home cannot be expanded more than 20 percent of its original footprint every 5 years.
2. A home replacing an existing home cannot be built more than 20% of the height of the building it replaced.
3. A new home on a vacant lot cannot exceed a height of 25’.
4. Existing small lots cannot be combined.
5. Can’t expand an existing one-story house with a second story.



When Mabel sells her house, the ordinance is in effect. The buyer from the previous scenario receives information from the planning department that they could not recombine the lots and decides to not buy. A different family buys Mabel’s house, and instead of tearing down, build a small addition on the back for their growing family. A local young professional ends up buying the small lot next to Mabel’s house and builds a small home to live in. Where there could have been one large house, there are now two!

Preserving Historic Homes and Design

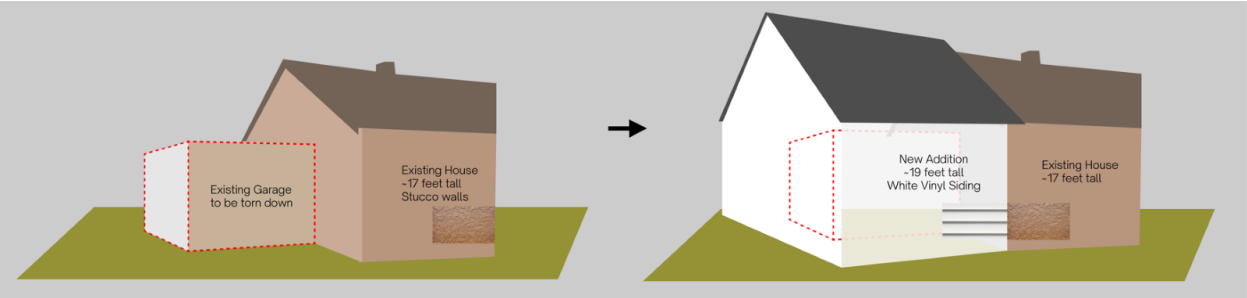
The Question We're Asking – Would a historic preservation overlay ordinance accomplish the preservation of neighborhood character that residents are looking for?

What We Want to Know/The Planning Outcome This scenario will help us to understand if the neighborhood would want an ordinance that protects the historic structures and their architectural features in the West Side.

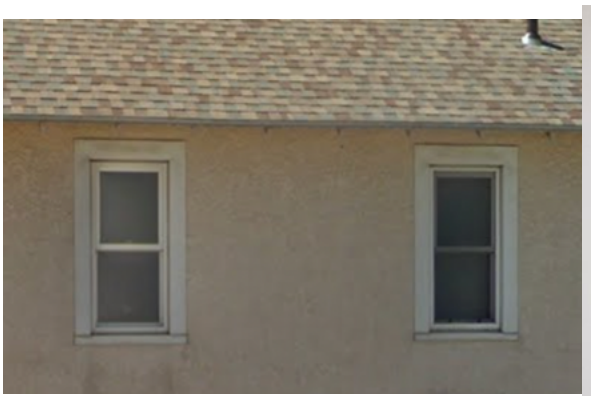
Instructions We will be following each of these scenarios to learn about what it would be like to implement a historic ordinance. The questions between scenarios should be quick and get some data, while discussion can occur at the end of going over the two scenarios.

Scenario I – David and Juliet renovate w/o a historic ordinance.

David and Juliet moved to the West Side about four years ago and love their small, one-bedroom home that was built in 1905. However, they're thinking about having a baby and want to add a one-room addition to the back of their house to plan. Their house is on the corner, so people walking by can see both the front, side, and back of their house.



David and Juliet design and get the permits for a large one-bedroom addition for the rear of the house that has white vinyl siding. The existing home is one-story and brown stucco. They demolish the existing garage and build a new addition taller than the existing house, which is currently about 17 feet tall.





David and Juliet also decide to widen a couple window openings and replace them with new windows. Right now, there are wood windows, and they decided to replace them with vinyl windows, which are the most affordable option for them.

Scenario II – Renovation with a historic ordinance in place

Let's say a historic preservation ordinance *was* enacted in 2024 after the local historic commission surveyed all local properties. The ordinance calls for the forming of a historic preservation commission for the West Side, on which some people in the neighborhood sit. The ordinance requires all property owners to get a Certificate of Appropriateness, through review process, for:

1. Demolition of buildings.
    a. If considered "contributing" the historic district, it cannot be demolished.
    b. If not considered contributing, it can be demolished.
2. Additions and Small New Construction
    a. Any new addition built to the top, rear, side, etc. of the building.
    b. Any new construction on the site, such as new development on a vacant site or a new shed on an existing property.
3. Alterations:
    a. This includes replacing a window, changing/building a porch, changing an opening size, etc.

David and Juliet decide that they want to renovate their porch into a sunroom. They remember that they're in a historic district and must apply to receive a Certificate of Appropriateness. Because this process requires plans to review, they have to hire someone to do the drawings, as well as a contractor. This adds to their budget, as they must also buy wood to replace materials on the porch, as required by the historic district guidelines.

The COA process also costs $50-$100 per application, for staff review, and takes about a month to get approved. However, if the commission doesn't like the design of the porch for the house, it may get delayed another month to make changes. David and Juliet are able to renovate, and it complements the house, but it took much longer than anticipated.

Changing to R1 Single-Family Zoning

The Question We're Asking - What if the zoning ordinance only allowed single-family residential in the West Side?

What We Want to Know/The Planning Outcome – These scenarios will help us understand the community's real reaction to the standards of single-family zoning.

Instructions - We will be following each of these scenarios to learn about the realities of what it would be like to implement a new zoning type. The questions between scenarios should be quick and get some data, while discussion can occur at the end of going over the two scenarios.

Scenario I – David and Juliet build a new single-family home:

David and Juliet have been looking at homes in the West Side for some time. Recently the zoning of the neighborhood has changed to R1 single-family. This will change [describe the R-1 zoning district].
After this change the couple decided to buy two adjacent vacant lots and combine them to meet the 30ft lot width minimum in the R1 district. The lots combined total 40ft wide, with a wide yard they are planning on building a larger home from them and their growing family. The home they are planning to build will be two stories, about 25-30-ft, with a two-car garage.

Scenario II – Mabel wants to move in with her daughter:

Mabel has been living by herself in the West Side for a few years. Fortunately, her daughter lives in the West Side as well and they are talking about moving Mabel in with their family. Currently all the rooms in the house are full so to give themselves and Mabel some space and independence they are wanting to build a mother-in-law suite. But, with the recent change of zoning Mable's daughter can't build another unit on her property without having more space to meet R1 accessory building standards.

Fitting West Side Character

The Question We're Asking - What new housing would fit the character?

What We Want to Know/The Planning Outcome – Through these scenarios and corresponding images we'll get a better understanding of design characteristics preferred by the community.

Instructions – These scenarios are just hypotheticals of ways new housing types might appear. The real focus is the response to the example images.

Scenario I – David and Juliet change things up:

A new couple, David and Juliet, have recently moved to Laramie from the East coast. The couple bought a vacant lot after the neighborhood was rezoned R1. They are planning to build a new single-family home on their 4000sqft lot that is around 30ft high. Once the home has been built it will have a modern façade and a garage that faces the street.

SCENARIO 1







Scenario II – Robert sees an opportunity:

Robert owns a property that has been severely damaged by a flood. He saw this as an opportunity to demolish the old building and build a new duplex. The new building will be of similar scale to the old home just with an additional unit. But to make it more attractive to renters Roberts wants the units to have a modern façade.



Scenario III – William brings density to the West Side:

William, a residential developer, has purchased the brownfield off Snowy Range Road. He plans to get it zoned R3, a multi-family district. He has proposed a phased growth plan to start building multi-family residences. The growth plan starts with single-family homes, then quadplexes and then moves up to small scale apartments. Trying to be good neighbor, William brought some conceptual designs to a city council meeting to share with the community. Some of the SF homes will be built with a local community land trust. These are organizations that make sure that a home is affordable for many years. The apartments will be a mix of bedrooms and price points, but many will be priced reasonably.



Effective Code Enforcement

The Question We're Asking - What if code enforcement were to strongly enforce cleaning up yards and home repairs?

What We Want to Know/The Planning Outcome – We will learn if the community really wants code enforcement to crack down on violations and educate them on what it means to get a notice of violation.

Instructions – We want to know at what point are things a nuisance. Do the residents understand the process of getting a violation and what it entails.

Scenario I – Mabel's tall grass

Mabel lives alone and it can be hard for her to get out and take care of her yard and in the summer months it can be too hot for her to get outside. Due to Mabel being unable to get out and manage her yard, her lawn has become overgrown, around six inches. After a few weeks of her yard being unmanaged a notice of violation was posted on her property. She now has five business days to clean up her yard or she will be fined no more than $750 and receive another violation for each day after the deadline which would incur a separate fine.

Scenario II – Robert's "junked car"

Robert likes to work on his classic car when the weather is nice. He does this on the street since he doesn't have a garage. When the weather isn't so great Robert puts away any spare parts and tool and the car is left it parked in front of his home until he can work on it again. Recently he received a notice in the mail about a violation for a "junked vehicle" on his property. A "junked vehicle" is defined as a wrecked, dismantled, partially dismantled, inoperative, abandoned, unregistered or is unable to perform the function for which it was originally constructed. Now Robert has to move the car before the provided deadline, or he will be charged for its removal.

Scenario III – Maintenance Ordinance

The City of Laramie is considering enacting a maintenance ordinance to help keep neighborhoods looking nice. This ordinance could bring new regulation to the neighborhood that haven't been seen previously. I could include things like health and safety regulations, sanitation standards, or fire safety guidelines. Examples of violations may include structural issues like cracks in foundation, loose railings, or trip and fall hazards. Other violations may be mold or mildew growth, uncollected garbage, or improper storage of flammable materials and blocked fire exits. In response to these violations residents could see:

- **Tiered fines:** A first offense might have a lower fine than a subsequent offense for the same violation.
- **Fines may vary by violation type:** Some violations, like those posing a serious health or safety risk, might carry a higher fine than violations for minor cosmetic issues.
- **There may be daily fines:** For ongoing violations, the fine may accrue each day the violation persists.

Appendix D: Survey Data

Resident ID	Resident Status	Owner or Renter	Age	Gender	Race
1	Employed in West Side	N/A	56-65	Female	Prefer not to answer
2	Resident	Own	46-55	Male	White/Caucasian
3	Property Owner	Own	56-65	Male	White/Caucasian
4	Resident	Own	26-35	Female	White/Caucasian
5	Laramie Resident	Own	46-55	Male	White/Caucasian
6	Resident	Own	26-35	Male	White/Caucasian
7	Resident	Own	65+	Female	White/Caucasian
8	Property Owner	Own	56-65	Male	White/Caucasian
9	Resident	Own	65+	Female	White/Caucasian
10	Property Owner	N/A	46-55	Male	White/Caucasian
11	Resident	Own	56-65	Female	White/Caucasian
12	Resident	Own	26-35	Female	White/Caucasian
13	Resident	Own	26-35	Male	White/Caucasian
14	Resident	Own	65+	Female	White/Caucasian
15	Resident	Own	56-65	Female	White/Caucasian
16	Resident	Own	65+	Female	White/Caucasian
17	Resident	Own	46-55	Male	White/Caucasian
18	Resident	Own	26-35	Male	White/Caucasian
19	Resident	Own	65+	Male	Prefer not to answer
20	Resident	Own	26-35	Female	White/Caucasian
21	Resident	Own	26-35	Female	White/Caucasian
22	Resident	Own	56-65	Male	Prefer not to answer
23	Employed in West Side	N/A	36-45	Male	White/Caucasian
24	Resident	Own	46-55	Female	White/Caucasian
25	Resident	Own	46-55	Female	White/Caucasian
26	Resident	Own	46-55	Male	White/Caucasian
27	Resident	Own	36-45	Female	Native American
28	Resident	Own	65+	Male	White/Caucasian
29	Resident	Own	26-35	Female	White/Caucasian
30	Resident	N/A	56-65	Male	White/Caucasian
31	Resident	Own	56-65	Female	White/Caucasian
32	Resident	Own	56-65	Female	White/Caucasian

33	Resident	Own	26-35	Male	White/Caucasian
34	Resident	Own	26-35	Female	White/Caucasian
35	Property Owner	N/A	56-65	Male	White/Caucasian
36	Resident	Own	65+	Female	White/Caucasian

Question 1

ID	Compared to other parts of Laramie, what makes the West Side unique and special to you?	Small Architecturally Unique Homes, Affordable	History (railroad, blue collar, etc.)	Location (walkability, access, connection)	Weird' and 'Quirky'	Close Community	Low Traffic/Safe/Quiet	Other
1	This is a real neighborhood - and it should be preserved. This is a historic neighborhood with houses dating back to the beginning of Laramie		1					
2	Weird character				1			
3	History and close location to Downtown		1	1				
4	It's unique social history of working class people in Laramie		1					
5	history		1					
6	Quiet, walkable, quick access to downtown			1			1	
7	the close-knit community and history		1			1		
8	The history and location to the railroad tracks.		1	1				
9	I've lived here all but 3yrs of my life					1		
10	Family has lived here and owned property for many years					1		

11	Historically significant; many of its residents are generational; it is a quiet little jewel.		1			1	1	
12	I love that the west side is historic and has maintained its character, charm, and quirks		1		1			
13	Historic, small, and stays the same	1	1					
14	Lived here my entire life. Love Laramie					1		
15	People who live here, more of a blue collar neighborhood		1			1		
16	Quiet safe						1	
17	Location, history, architecture, railroad, less busy	1	1	1			1	
18	Quiet, quirky, a nice mix of long-time residents and newer folks like me				1	1		
19	i live here							1
20	The history and uniqueness of all of the homes/properties	1	1					
21	Quiet, proximity to bike path, proximity to downtown			1			1	
22	Older than dirt		1					
23	Work in west side and it used to be more affordable for run down houses with hopes I could move out of an apartment, but now the affordability is gone.	1						

24	It is a quiet neighborhood and I know many of my neighbors. The architecture is eclectic and not ticky-tacky, with the exception of the ugly and expensive duplexes on the north end. The history is interesting and important to the city and the region. I also like being close to the river as well as downtown.	1	1	1		1	1	
25	Some history, affordable housing, small town atmosphere, fantastic community, pedestrian bridge , low rise homes	1		1		1	1	
26	The tight knit community. Small houses with great neighbors. No large apartment buildings and low traffic	1				1		
27	It's character and great location			1	1			
28	Friendly neighbors, history, location		1	1		1		
29	Great proximity to downtown while still a quiet, close neighborhood; range of house and housing types, businesses interspersed in largely residential area, proximity to Laramie River	1		1			1	
30	interesting history, engaged residents, wonderful access to downtown Laramie		1	1		1		

31	less busy, fewer college students, history, parking		1				1	
32	Quiet & safe (limited traffic) neighborhood to live & for raising kids, but convenient to down			1		1	1	
33	Quiet, love the trains						1	1
34	I like how quiet it is and that it isn't heavily populated.						1	
35	It feels small with its own personality				1			
36	affordable, quiet, chill	1					1	
		9	17	12	5	13	13	2

Question 2

ID	In a sentence or two, describe what you currently love about the West Side:	Community	Homes	History	Quiet	Character (Unique, Un-Pretentious, Eclectic, Quirky)	Location/Amenities
1	My neighbors and the beautiful setting of this historic neighborhood	1		1		1	
2	Variety of homes and lot sizes, very eclectic		1			1	
3	Very quiet and closely contained without any condo's or apartments				1		
4	I love the open spaces, historic homes, and the general quietness of the neighborhood.		1		1		1
5	modest homes, close to downtown		1				1
6	It's a truely mixed use neighborhood, with businesses walking distance from my house					1	1
7	it's quiet and it is what it is w/ no pretensions				1	1	
8	I like the older homes, quiet neighborhoods. But also like the footbridge access to downtown.		1		1		1
9	its quite, friendly and free of ctime.	1			1		

10	The people!	1					
11	See above.	1					
12	HISTORIC, lots of character, proximity to Laramie river and historic downtown Laramie			1		1	1
13	Small houses, not much new development.		1				
14	I am proud of it's history and current businesses.			1			1
15	Limited traffic, quietness, friendly neighborhood	1			1		
16	Neighbors	1					
17	Location						1
18	Affordable, quiet, yet close to downtown. Friendly neighbors, low-key neighborhood. Unpretentious, down-to-earth	1	1			1	1
19	family neighborhood	1					
20	The character of the neighborhood, that its quiet and not filled with college rentals, and the ability to have quick access to downtown and greenbelt.				1	1	1
21	Feels like a real neighborhood that is not full of rentals like so many other places in Laramie.					1	
22	I know my neighbors	1					
23	More affordable, but housing is run down.		1				
24	It is a real neighborhood where people easily interact with each other. You can walk down the middle of the street and not fear for your life. I love the eclectic homes and neighbors.	1	1		1	1	
25	Aside from the most recent duplexes, all dwellings blend in. There's a true sense of community.	1	1				
26	It is mostly individual home owners, some having been here their entire lives. Small homes and quiet living.	1	1		1		
27	It's a quiet hidden gem neighborhood that anyone who lives here lives it. It's a nice quiet neighborhood .				1	1	
28	Quiet streets, friendly neighbors	1			1		

29	Quietness and safety of the neighborhood; great maintenance of the pedestrian bridge to get downtown on foot/bike; a neighborhood restaurant, bar, and community space (Lincoln)				1		1
30	potential!						
31	Quiet, fewer people, historical			1	1		
32	Know who neighbors are	1					
33	Very quiet neighborhood. I like that it feels separated from the rest of town. Feels like it's own little place				1		
34	I love how quiet it is. I also like that it is up and becoming and people are fixing up their properties.		1		1		
35	The Laramie River trail and the dog park. I love the easy walking access to downtown.						1
36	Friendly neighbors, hispanic influence, no dress code, no toy mansions (yet?)	1	1			1	
		15	12	4	15	11	11

Question 3

ID	In a sentence or two, describe your **dream for the future** of the West Side:	No or Very Little Change/Growth	Home Repairs/Cleaning Up Neighborhood	More Community Oriented/Events	Protect History and Character of Area	New Development Matches Character	More Neighborhood Amenities (Businesses, Green Space, Trees)	Development and New Builds	Improved Sidewalks/Connections
1	That the neighborhood should be left alone and that that the families that have owned the same houses for generations be able to pass their property on to there children. The neighborhood should	1			1				

	continue to document the historic houses and the neighborhood history.								
2	Homes that have fallen into disrepair are updated and kept going		1						
3	Keep it clean, continue to see newer builds or home improvement for the neighborhood		1					1	
4	I dream of a more united and community oriented west side, having more community events and things that bring us together. I don't wish for much change in the neighborhood.			1					
5	i don't understand the question								
6	That new development matches the current character of the neighborhood, with stand alone mixed use businesses scattered among private residences					1	1		

7	the continued improvement of the homes; the respect for its history; a continuation of its character; appropriate welcomed development		1		1	1			
8	Homes are kept up. Perhaps more neighborhood restaurants like Chelos. Opportunities at the Lincoln Center.		1	1			1		
9	not a lot of growth but maybe a couple of places to dine and maybe a gas station.	1					1		
10	Economic development without the city hindering growth/prosperity							1	
11	Why is the westside the focus of study after study. No one asked for it. Revitalize downtown instead. Maybe the tree area would like some of the same attention.								
12	That it stays historic and keeps its character. Absolutely NOT interested in a big development of apartments,	1			1				

	businesses, duplexes etc								
13	Keep it exactly the same. Maybe clean up some houses / areas.	1	1						
14									
15	Vibrant, lively with more community functions			1					
16	Stay as is	1							
17	Helping older citizens to stay in and improve their homes.		1						
18	Mostly, I want it to stay like it is, but perhaps a bit more welcoming, with fewer vacant lots and abandoned buildings	1	1						
19									
20	Maintain its character despite the inevitable growth				1	1			
21	The railroad property next to i80 at the very south end of Cedar St turns into a park or BMX park or rewilded grassland with walking paths... anything other than what it currently is. Would also like to see a couple cafes or bars.... A little						1		

	commerce to help spruce up the neighborhood.								
22	Have the street sweeper do his thing after 9am when people are at work & their cars are gone.		1						
23	Lots and lots of more housing opportunities.							1	
24	I want to maintain the feel and historic character of this place. Any growth needs to be well planned out and gentrification should be prohibited.				1	1			
25	I realize that growth and change are imminent. My dream is NO 3-4 story dwellings and to not be overrun by duplexes that shadows original homes.				1	1			
26	I would like to see new single family houses in any new developments. No					1			

	large multi story houses or apartments.								
27	For the city to care about the west side. Road maintenance and sidewalk updates. Need updates housing while still keeping the historic integrity of there neighborhood .updates		1		1				1
28	Limited development, historical recognition, road and gutter improvements	1							1
29	Weed management of the tumbleweed and matrimony vine - support for neighbors to do so, city support in vacant lots and along the railroad fences; continued repurposing/reopening of businesses in commercial spaces (e.g., vacant church and rectory on Pine possibly converted into coffee shop/art space/other community resource); sidewalk repair and making curb cuts more consistent across the neighborhood for		1						1

	more accessible walking/rolling; pipe dream: another pedestrian/bike bridge in place of the old Clark St. bridge; more public art is always wonderful!								
30	mixed residential and retail, vibrant walking community, shops, restaurants, bars, coffee shops						1		1
31	Leave the history. No more duplexes. Home improvements		1		1				
32	Would like some neighborhood amenities: more green space, trees, maybe a neighborhood coffee shop.						1		
33	No major changes. I like it the way it is	1							
34	I would like to see the city maintain roads better and enforce city regulations such as		1						1

	clutter, junk vehicles, etc.								
35	A continuation of the unusualness of the neighborhood that feels like people can just be who they are.	1							
36	Keep it as it is.	1							
		10	12	3	8	6	6	3	5

Question 4 – Vote for your top 5 priorities for the West Side.

ID	Protect Historic Qualities	Improved & New Connections	Creative and New Uses in Underutilized Buildings	Vibrant public art & mural installations	Improved amenities in green spaces and parks	More variety of businesses and restaurants	Enhanced safety and security	Housing Affordability
1	1							
2	1	1	1	1				
3	1				1	1	1	
4	1		1	1	1			
5								

6	1		1	1		1		
7	1		1					
8	1				1	1	1	
9	1				1	1		1
10			1			1		
11	1							
12	4				1			
13	1				1			
14			1			1	1	
15	1	1	1			1		1
16	1			1	1			1
17			1	1	1			1
18		1	1	1	1			1

19			1					
20	1		1		1	1		
21		1	1	1	1	1		
22	5							
23			1		1		1	1
24	1	1	1					1
25	1			1	1			
26	1	2			1		1	
27	1	1	1	1				
28	1		1	1	1		1	
29	1	1	1			1		1

30	1		1	1		1	1	
31	1				2		1	
32	1		1	1	1	1		
33	1				1	1		
34	1		1			1		
35	1			1	1	1		1
36	1							1

Question 5

Respondent ID	Please let us know, generally, why you chose the above 5 items as priorities, and how this helps the West Side reach your dream future:
1	As i stated earlier - this is a real neighborhood. We talk to each other, we know each other, and we help each other. If you destroy this neighborhood, you will have done something that is absolutely unforgivable.
2	Keep under utilized properties from becoming a blight and I just like art
3	Just want to make sure that apartments/condo's don't take over the area
4	I care immensely about preserving the historic fabric of the neighborhood as it is unique and represents an undervalued and underrepresented community of Laramigos. It is important to preserve this history for future generations. I also care about community spaces that anyone can afford to use like green spaces/outdoor recreation, because this benefit the whole community and not just developers or the tax base.
5	

6	They maintain and expand on the characteristics of the west side that make it desirable to live in in the first place.
7	I didn't choose 5; i don't think some of them will lead to my dream for the West Side, nor do I think that some of t he options are of interest to those of us who live here and know the neighborhood.
8	I enjoy being outside, in the neighborhood. Not a stay-at-home person.
9	Improvements but not in high volume
10	The city is hindering growth with their ridiculous change of use!
11	Don't infill the neighborhood with unattractive, multiple family housing in a style that does not represent the nature and feel of the neighborhood. Fill the empty store fronts near Safeway (which is in walking distance) instead of proposing to shoehorn businesses and restaurants in the westside. Open spaces filled and views obstructed is not improvement. Increased through-traffic will do nothing to enhance the charm of the neighborhood. The westside does not need or want to be a second ill-planned and dingy "downtown." Stop imagining the westside needs or wants what non-residents think will be improvements.
12	KEEP WEST SIDE HISTORIC
13	I moved to the west side for a quiet life that wouldn't change.
14	
15	Because we live here, enjoy the neighborhood very much and love to see people fixing things up
16	I like the west side because it is quiet and friendly
17	
18	Keeping things affordable for long-time residents should be the number one priority (I am mainly thinking of my neighbors--I've only lived here for ~7 years...). I would also like to see some minor improvements to vacant properties and lots--but nothing that puts a significant financial or regulatory burden on current residents--maybe some more welcoming green space in one of the tumbleweed-filled vacant lots in the northern part of the neighborhood(?). I like the historic, quirky, smaller buildings and am not a fan of the newer, bulky duplex construction. I don't really see the need for more business and restaurants, as downtown is so close (and Bernie's rocks!) Connections to surroundings: A crosswalk or watch-for-pedestrians sign would be helpful at the snowy range rd bypass and Flint--crossing the road to get to the nearby Green Belt from northern parts of the neighborhood can be treacherous. I have never felt unsafe in this neighborhood. Lastly, I love the big head sculpture, although admittedly that is partly because I am assumed by how it creeps out some people...embrace the big head!
19	
20	I would like for this side of town to remain a hub for walkable access to a variety of activities, while maintaining its character and slower pace.

21	We hope these things will incentivize homeowners to fix up their properties. We also hope to have the opportunity to help fix up our neighborhood or assist neighbors with needs they might have.
22	Actually there is 11 above items & I chose 2 & houses are no longer affordable here. I paid $30,000 for mine in 1981 + a 30 yr mortgage with flood insurance=over $100,000. & We have a park.
23	There is a need for 1,500 homes currently with the population increase in Laramie. The west side is completely run down. Who knows what the figures are, but when I drive through the neighborhood it seems like 75% of the homes are in poor condition. There needs to definitely be a revamp of the west side with more new housing that doesn't have mold, mildew, radon, asbestos, lead paint. The current housing is not big enough for a family to live in. Most houses are 2 bedrooms. There is no historical evidence for a run down shed that most the houses currently are. Highway 130 is one of the main roads that enters into Laramie. West Side could be an incredible sight for new tourists to view coming off I-80 with new development. Could be a new smart type of community.
24	Historically, this is the poor, non-white, and industrial neighborhood and as such has been disrespected and overlooked. This kept it affordable for many years but that is changing. I would like it to stay as affordable and welcoming as possible to lower income folks and those who appreciate the vibe and aesthetic of the place.
25	Same answer as “my dream for the future”
26	The west side has been underserved for a long time. In order to have any real expansion the infrastructure needs a serious overhaul. Any developer who puts a strain on the current infrastructure and causes any of the current residents problems with their properties should be sued in some sort of class action lawsuit.
27	Anything I didn't pick I feel is already a good part of the neighborhood. You have great green spaces, Safety, and I don't necessarily think we need businesses in the neighborhood.
28	I would like to keep the neighborhood close to what it is now with small improvements
29	The West Side's history as a working-class railroad community, and then a thriving Latinx community within Laramie, have led to a wonderfully eclectic set of old, funky buildings and a tight-knit neighborhood. Continuing to ensure access to residents seeking affordable houses/apartments to rent or buy, as well as finding ways to revive and revitalize vacant buildings, can both serve to maintain and make more accessible this unique-to-Laramie neighborhood feel. Unnecessary development detracts from this history and makes it less possible for Laramie's working class to still live so close to downtown and the heart of our larger community, and instead relegates this core of our community to the outskirts of town. Further development in the floodplain likewise will have negative impacts on a neat wildlife habitat in our town, while resources to support improving existing structures would minimize this impact. Each of my 5 selections to me serve as steps to maintaining, improving, and making more inclusive the West Side neighborhood.
30	Fits my statements about vision, above
31	I prefer not to increase the size and people but maintain and improve what we have.

32	Enhance vibrancy & livability for those living here
33	It currently feels like it's own small little town. I like that
34	I love the west side but would love to see something done with the abandoned properties as well as the abandoned vehicles or unregistered vehicles. I would like to see the west side protected but also small updates.
35	Keeping the West Side in reach for people with more options for connecting with the community if one desires.
36	They're important to me.

Question 6

Respondent ID	Use this box as a way to tell us any remaining concerns, considerations, knowledge, or dreams about the West Side that you think we should know.
1	Stop this project. Enough money has already been frittered away. We have other priorities - improve our school system, pay for school lunches, support Interfaith and the soup kitchen, provide housing for the homeless, repair streets, install new stoplights on streets that currently have four way stops. Improve the sewer system. Do not destroy Laramie's historic West Side.
2	Thanks for doing this
3	
4	
5	
6	Re-emphasize the importance of encouraging more mixed use development, with restaurants/coffee shops/retail on the same block as housing, like Bernie's or JSI Grill being detached businesses next door to housing. To me, this is the major strength of West Laramie and is a great jumping off point for a 15-minute city type development of West Laramie
7	Take it slowly and remember we are not like any other neighborhood in Laramie and like it that way.
8	Eager to see where this effort goes, thank you.
9	
10	The city is inhibiting many new businesses from coming to Laramie, especially west Laramie. Many buildings in west Laramie are older and any time a new business wants to bring jobs/new businesses to West Laramie, it is too cost prohibitive to comply with the unified building code. Many businesses have elected not to revitalize west Laramie due to the outrageous costs of the unified building code/change of use. The city has lost many businesses due to their unwillingness to budge on this outdated/unnecessary legislation.
11	

12	For the love of god please leave historic areas alone and build apartment complexes and duplexes literally anywhere else. Once you ruin a historic area there is no going back. I believe historic Laramie should stretch from the Territorial prison through the west side and end in downtown Laramie. Keep these areas as they are and celebrate and embrace their history rather than try to bring in the "new". My husband and I bought a house in this area specifically for the historic aspect and quiet neighborhood. If a big development gets built in the 4G Enterprise lot, the west side will lose all its charm and appeal and we very likely will move. Not just from this house but Laramie all together.
13	I am afraid the west side will get developed and lose its character / charm. I don't want new apartment complexes or duplexes in this neighborhood.
14	I am well connected with many realtors in town. They always say they lose out on many businesses coming to Laramie once they see the city's extremely strict rules on business development. The city has lost out on many businesses due to their unreasonable rules with older buildings and change of use. The realtors say that Derek Teini has caused many businesses to elect to move their business and jobs to other cities willing to be more business friendly. Unfortunately, I do not see a lot of growth/development in west Laramie due to the city being so unfriendly to businesses.
15	More code enforcement - snow removal, sidewalk replacement, junk removal
16	It does not matter how I feel you are going to do what you want anyway is that correct
17	
18	I couldn't make it to the visioning project sessions on Feb. 20--thank you for organizing!
19	
20	
21	
22	The West side is fine if you leave it alone & don't build things like the apt complexes on N cedar. Any rebuilding of homes should contrast the current layout unlike what Vasquez did at 409 S Cedar. 2 houses were rebuilt in the past on the 2 west corners of Clark at Cedar. They did a great job fitting in to what's already here. Set some rebuilding standards!
23	Don't let people that are scared of change stop development from occurring in a town that is thriving. So much potential here.

24	I want the neighborhood to be made a historic district and I want regulations in place to help us maintain what is special about this place. I want to avoid gentrification at all costs. Any new buildings should fit the neighborhood. They should not be allowed to crowd and overshadow their neighbors. Adequate parking per unit should be a big consideration. $350,000 duplexes are not affordable to the vast majority of the people who currently live here so smaller houses, including tiny homes, and low key apartment buildings should be the norm. Small business and restaurants would add to the neighborhood. I'm all for pubic art and encouraging creatives to take up residence. For example, I would love to see the old church near the Lincoln Community Center turned into an artist space and gallery. Enhancing the parks and greenspace will always be appreciated.
25	Please no 4 story buildings! Please no rash of duplexes same as the recent ones. These structures do not blend in.
26	We all know Laramie needs to grow. We see beyond the lie that the west side is the only place for Laramie to expand. I think if the city allows the development of the west side without putting in the infrastructure, we should hold the city accountable if they cannot uphold their obligations.
27	
28	Limiting building sizes and styles
29	Thanks very much for this digital opportunity to contribute ideas - I was unable to attend the Feb. 20th meeting, but am looking forward to future places/times to connect to this process. It will be helpful to learn more about the scope/possibilities the town currently has in mind, or more of how the organizers see this process as moving forward.
30	
31	
32	
33	This neighborhood doesn’t need gentrified
34	
35	
36	keep it affordable (I'm 72, have lived here 33 years, can't afford to move), no dress code, no mandatory improvements

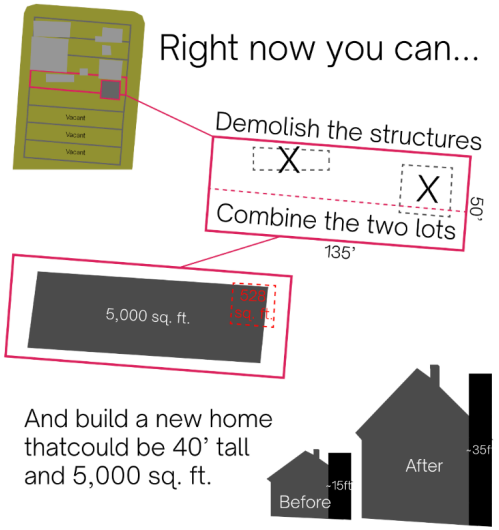
Survey – Version II
Overview of Respondents

ID	Resident Status	4.1 Session Attendee?	Owner or Renter	Age	Gender	Race
37	Resident	Yes	Own	56-65	Female	White/Caucasian
38	Resident	No	Own	26-35	Female	White/Caucasian
39	Property Owner	No	N/A	26-35	Female	White/Caucasian;Asian - Eastern
12	Resident	Yes	Own	26-35	Female	White/Caucasian
40	Resident	Yes	Own	36-45	Female	White/Caucasian
41	Resident	No	Own	26-35	Male	White/Caucasian
42	Resident	No	Own	36-45	Male	White/Caucasian
13	Resident	Yes	Own	26-35	Male	White/Caucasian
43	Resident	Yes	Own	36-45	Male	White/Caucasian
44	Resident	Yes	Own	26-35	Female	White/Caucasian
45	Laramie Resident	No	N/A	26-35	Male	White/Caucasian
46	Laramie Resident	No	N/A	36-45	Male	White/Caucasian
47	Resident	No	Own	Prefer not to answer	Prefer not to answer	Prefer not to answer.
7	Resident	Yes	Own	Prefer not to answer	Prefer not to answer	Prefer not to answer.
48	Resident	No	Own	65+	Female	White/Caucasian
49	Laramie Resident	No	N/A	56-65	Female	Hispanic
50	Resident	No	Own	56-65	Female	White/Caucasian
51	Laramie Resident	No	N/A	46-55	Female	White/Caucasian
52	Visitor	No	N/A	46-55	Male	White/Caucasian
53	Visitor	No	N/A	36-45	Female	White/Caucasian
54	Visitor	No	N/A	46-55	Female	Hispanic

55	Laramie Resident	No	N/A	56-65	Female	White/Caucasian
56	Property Owner	No	N/A	46-55	Female	White/Caucasian
57	Laramie Resident	No	N/A	26-35	Female	White/Caucasian
58	Laramie Resident	No	N/A	56-65	Female	White/Caucasian;Native American
59	Resident	No	Own	46-55	Female	White/Caucasian
60	Visitor	No	N/A	26-35	Female	American
61	Resident	Yes	Own	46-55	Male	White/Caucasian;Hispanic;
62	Laramie Resident	No	N/A	56-65	Female	White/Caucasian
63	Resident	Yes	Own	46-55	Female	White/Caucasian
64	Laramie Resident	No	N/A	56-65	Female	White/Caucasian
65	Resident	No	Own	36-45	Female	White/Caucasian
66	Laramie Resident	No	N/A	26-35	Female	White/Caucasian

Preserving Existing Housing Ordinance Scenarios

SCENARIO 1 - Imagine....someone purchases an existing home (528 sq. ft.) and the lot next door. They choose to demolish the existing house, combine the lots, and build a new single-family house to the current allowances of the zoning ordinance. This means their home could be up to 40 feet tall and 5,000 square feet large. They opt for 35 feet, next to their neighbor's house which is 15 feet tall.



ID	Voted 1 - 2 : Do not like this scenario	Voted 3-5: Don't mind or like it	Answer if you voted 1 or 2 (you don't like it): Why does this scenario create upset or worry for you?	Answer if you voted 3 to 5 (you don't mind or you like it): What about this scenario makes you like it or not mind it?
	25	8		
37	1		All of the above.	
38		1		I don't mind just about anything with single family homes and think people should be

				allowed to make improvements to their spaces.
39	1		All of the above.	
12	1		All of the above.	
40	1		I don't like the potential height of the new building.	
41	1		All of the above.	
42		1		It would depend on the placement of the new house on the lot. Its nice that people could do what they want with their property. But people around them will be effected by a larger building so they should be able to have some say in that process.
13	1		All of the above.	
43	1		All of the above.	
44	1		All of the above.	
45	1		All of the above.	
46	1		I don't like the potential square footage of the building.	People should have the freedom to do what they like with their property.
47		1		People should have the freedom to do what they like with their property.
7	1		I don't like the potential height of the new building.	The new development would make the neighborhood look nicer.
48	1		I don't like any of the above and as the WS Historian I feel we are being encouraged to destroy our historical sid e of town.	
49	1		All of the above and this reduces the quality of life the affordability and character of the neighborhood as i am not a fan of cookie cutter nejghborhoods	

50	1		I don't like the potential height of the new building.	
51	1		All of the above.	
52	1		I don't like the potential height of the new building.	
53		1		Not enough information. Maybe the existing home is in poor condition and unworthy of restoration. 528 square feet as suggested in this scenario is VERY small and unrealistic for most single people, let alone a family. I do encourage revitalization of property to encourage more welcoming, livable neighborhoods. I think new development can be done intelligently and without destroying the character of the neighborhood. Further, Laramie has a severe housing shortage that has to be solved somehow.
54		1	I don't like the ability to tear down the existing house with no review.	People should have the freedom to do what they like with their property.
55		1		People should have the freedom to do what they like with their property.
56	1		I don't like the ability to tear down the existing house with no review.	
57		1		The ability to make a larger single-family home would be helpful.

58	1		I don't like that this is incongruent with the nature of the West side. It is wasteful for someone to build such a large and potentially unattractive building for a single family when the space could be used for smaller dwellings for multiple families or a multi-family building that could conform to the character of the West side.	
59	1		I don't like the potential height of the new building.	
60		1		It would depend on what the look of the new house is. It's not just about size.
61	1		All of the above.	
62	1		I don't like the potential height of the new building.	
63	1		I don't like the potential height or square footage of th building. I wouldn't want to be in the shadow of a taller building. Even if the building was to the north of me and not creating a shadow on my home, I still wouldn't want it towering over my home and property. Also, the house that is already there, if it is the same age as my home, was built with real lumber and craftsmanship. It would be short sighted and a waste to demolish it.	
64	1		All of the above.	
65	1		I don,Äôt like the height or the ability to tear down a potentially historic home	
66	1		I don't like the potential height of the new building.	

SCENARIO 2 - A NEW ORDINANCE

Imagine...an ordinance was put in place that enacts the following:

1. An existing single-family home cannot be expanded more than 20 percent of its original footprint every 5 years.
2. A home replacing an existing home cannot be built more than 20% of the height of the building it replaced.
3. A new home on a vacant lot cannot exceed a height of 25'.
4. Existing small lots cannot be combined.
5. Can't expand an existing one-story house with a second story.

ID	Voted 1 - 2 : Do not like this scenario	Voted 3-5: Don't mind or like it	Answer if you voted 1 or 2 (you don't like it): Why does this scenario create upset or worry for you?	Answer if you voted 3 to 5 (you don't mind it or you like it): What do you like about the ordinance? What might you change or add to it?	Does this ordinance do enough to protect the character in the West Side? What would you add or keep from what is written above?
	6	27			
37		1	I think any demolition should be reviewed but maybe the current structure isn't contributing and a new structure could be compatible. I believe it's impractical in most cases to build a new 640 sq ft house.	Same. A historically sensitive remodel could be successful. This would need to be considered on a case-by-case basis with neighborhood representation. I like that the new house is within 25 ft tall. Height and distance from existing homes should be part of new ordinances.	Add a review board. No ordinance would fit all circumstances. The overall objective is to retain the integrity of the West Side character.
38		1		It feels like it would help maintain the character of the west side.	Yes

39		1		I would say that it,Äôs a fine ordinance but I,Äôd rather protect these historical homes and put effort into restoring them instead of tearing down and building. This is the first neighborhood in Laramie after all! Do we not care about our history?	Homes cannot be new model homes. They must reflect the architecture and charm that is already there and has been there for many years
12	1		I don't like the demolishing in the first scenario and definitely don't like the massive footprint of the house in the second scenario. Both scenarios change the character of the neighborhood.		No. It still encourages and allows people to buy tiny historic homes just to tear them down and build something that fills the entire lot and still doesn't match the character of the neighborhood
40		1		Because people of lower income levels have the freedom to build a home within their financial means. And the height of the new smaller house will not block sun for neighboring houses.	I would like to add some zoning ordinances to keep any new houses from looking ticky tacky (plastic) and all the same.

41		1		This preserves home sizes and the spirit of Laramie,Äôs oldest neighborhood. It keeps space for primary resident homeownership, and makes an effort to protect historic homes (I believe there are 40 or more in the neighborhood?). Additionally, this sets guardrails in place. It could protect lots from development into large, multi-family or commercial units with high rent prices, allowing generational residents to stay in their neighborhood. Lots couldn,Äôt be consolidated, allowing for more access to an affordable single family home.	This would be a good step in preserving the neighborhood. However, the ability to increase size every 5 years still allows for development that could cause historic homes to be destroyed. I wonder if there could be a regulation on foundation expansion of the original footprint, extended to 15 years. Could there be a code around preserving the style of the home too? Is there a regulation in place for registered historic homes? This is great, I acknowledge that getting something to pass with the city is most important here.
42		1		What does the combination of small lots have anything to do with the rest of the supposed ordinance. The visualization of the scenario makes no sense.	Not really. There are no homes over here that are anywhere near the 2000 square foot footprint.
13		1	i like small homes on the west side. keep footprints small and setbacks large.	i don't like the combination of lots or making large, tall homes	it's the antithesis of the neighborhood to build mcmansions
43		1		The size fits with current homes in neighborhood.	Yes
44		1		I like that they are smaller homes staying within the character of the neighborhood	It will never be enough with the development that has already been allowed in.

45		1		I'm for compromise and don't mind people improving their homes, but want height to be restricted in the west side to ensure a protected view for all Laramie residents.	
46		1		No need for giant houses	
47		1			
7		1	The square footage (640) is too small to bother with and won't suit a family. Is that per floor?	A 2000 sq ft. house is out of the norm for here but it would suit a growing family.	The West Side is going to change and we will have to live w/ it. Insist on appropriate archi
48	1		The ideal ordanance would be to keep the West Side homes as single family homes and work with the Wyoming Historical and Preservation guides to rezone the West Side.		

49	1		This a little better but still makes me nervous since I'm not a builder I'm not totally certain how this would fit into my existing neighborhood I also do not know what the style of the building would look like. The character and feel of my neighborhood is important to me. The feel is unique and individual and it is important to me to maintain the historic quality so new builds I would want to maintain that appearance. I can live elsewhere in the city I choose the West Side for its character and I find it safe, uncrowded, friendly. Pedestrians bicyclists dog walkers are safe walking in the streets. The West Side represents a special way of life not enjoyed in large cities. Size height style have to enhance the character Of my neighborhood. I am so not a fan of plastic fences in my neighborhoid. I know why folks put them in but that is also a huge distraction to me when it comes to the character of my neighborhood.		Open space on the property should be taken into consideration. A private yard for pets children gardeners should not be destroyed just to accommodate a huge house. Its a lifestyle quality of life. Outdoor private space creates a safe and healthy environment for adults and children and teaches us what its like to live in freedom. That is my personal take and experience living in an environment where I had space to play and grow in.
50		1			
51		1			
52		1		Like height	No

53		1		I like the intent. However, I think it is very restrictive. 25' is very short, and not allowing a second story addition seems unnecessary. A two story house is common and could allow for two-unit dwellings (we have a housing shortage, more units on a lot can be good). I don't understand why we'd want to prohibit that. Further, there is no definition of a small lot, but if it is so small it's of little interest to investors, then there's the risk of a property that sits vacant and causes more detriment to the neighborhood than new development.	This ordinance needs both resident input (if it doesn't already) and expert review from people charged with protecting and revitalizing historic districts. Currently it seems too restrictive, even though I support preservation of the neighborhood.
54		1			
55		1			
56		1	I	I like affordable family housing. There isn,Äôt enough.	While I like the outcome. I think the ordinance is very restrictive.
57		1		More smaller housing vs one larger single family house might be a good thing - both looking for small rentals and seeing what small houses come up for sale, there,Äôs some but not a lot and they get rented/sold pretty fast in my casual observational experience.	I think it does enough to protect the west side.

58		1		This allows prudent use of the spaces by more people. We have a housing shortage in laramie. Or should I say an affordable housing shortage in laramie? Yes, that's more like it. There is absolutely no reason to continue to encourage waste and greed. There are people needing affordable housing. I am growing older and will not be able to go up the stairs of my own rental forever. Even for myself and my roommate, I am extremely concerned that we will not be able to find an affordable single level space to rent when the time comes. This may seem off topic, but it is absolutely not. It is the meat of why we Laramie residents need to speak up at this time on a number of potential projects and ordinances.	It seems to.
59		1		Height - it doesn't ‚Äòtower‚Äô over other structures	
60		1		I like it if it keeps the integrity of the area and the ability to also have more housing- yet people are also still able to expand on their own lots if they need to.	

61	1		Homes need to have similar characteristics to those built since 1800s.		No, City of Laramie needs to respect the existing owner investments. Developers should not be represented by City Planning Department directed by our elected officials out of balance.
62	1		Because there is no limit as to how many multi unit homes can be developed in a limited resource area.		No therefore west side need Z1 and then an HOA needs to focus on the historic aesthetics
63	1		Filling the lot with a new home that is significantly bigger than the original home, both the footprint and the height, would be out of place. The scenario on the left, slightly bigger footprint and slightly taller height, would be better than the scenario on the right where the new building fills the lot.		1. Take out the every five years part. There has to be a limit. 2. Change that to 10%. 3. We need to determine the height of an average house on the West Side. That should be the limit for height. 4 and 5 are good.
64		1		It still keeps the integrity of the neighborhood intact	Nothing

65		1		I like most of it. I would remove that small lots can,Äôt be combined. I think there are some situations where vacant lots have been sitting for years that would be beneficial to allow combining. They might be better taken care of/utilized if one of the neighboring houses could purchase them and increase the size of their lot.	I think it would do a pretty good job preventing situations like the duplexes on cedar. I would keep all but #3.
66		1		More affordable housing is needed in town.	

Compatible Housing in the West Side – Scenarios

SCENARIO 1 - Imagine...a new couple have recently moved to Laramie. The couple bought a vacant, 4,000 sq. ft. lot in the West Side and are planning to build a new single-family home that is around 30 feet high. They're considering the following designs:



ID	A	B	C	None of the above	Why did you select the home(s) you did? If none seem compatible to you, why? Please provide specific elements that you did or did not like.
	12	9	31	1	

37	1	1	1		I like B because it seems pretty and friendly and the density seems compatible while offering pleasant features such as balcony. Seems livable for a modern family. Garage is smaller than A. Driveway is less prominent. Setback seems side-walk-friendly. C. is nice and compatible but is there a garage? Does it need one? Is it too conventional? Like that it has a fireplace and saves old tree (presumably). A seems to have no landscaping. new interpretation of the West Side vibe could be successful. Scenario A does have compatible roofing masses, but it would depend on the lot and surroundings where it was placed. Should not look like standard run-of-the-mill suburban structures, e.g. garage as main feature.
38	1	1	1		
39				1	They do not reflect the existing architecture present in the neighborhood.
12			1		Is the most appropriate in size and style to existing houses in the neighborhood
40			1		The garage-forward designs are too suburban looking and do not maintain the character of the West Side houses. Craftsman design is better.
41			1		30 feet is too high for new construction. However, the lack of a garage/driveway and a 1-level house fits ok in the neighborhood.

42	1		1		I like the vision of style B, especially the attempt to incorporate a garage and still utilize the area above it for living space. But non of the classic homes in this area are a full 2 story design. My house has 2 stories but the lower story is 60%underground so the house doesnt loft to the full 2 story height.
13			1		craftsman, smaller height
43	1		1		Small size. Would fit in with existing houses in the neighborhood.
44			1		House c is the closest to the current aesthetic of west side
45			1		C is the closest to a small craftsman style of the three options.
46			1		Looks like more houses over there. But really the west side is kind of a hodgepodge of styles now . Really i just want new builds to be quality and have some style. I dont care that much about the aesthetic
47					
7			1		It's less obtrusive and the size can be less visible from the street. No garage in front!!
48			1		The one I chose is similar to the homes that are currently on the West Side.
49			1		C is a little more compatible it doesn't tower is not boxy I like A frame styles it had a more friendly face to me.
50			1		
51			1		

52			1		Closer to what us tgere
53	1	1	1		
54	1	1	1		
55	1	1	1		
56	1	1	1		They all seem appropriate for West Laramie
57	1	1	1		Don,Äôt particularly like A, but if it wasn,Äôt surrounded by homes that looked weirdly almost like it I think I would like the variety - conservation to me doesn,Äôt necessarily mean every single house retains a historic character, although it could if desired. I would be more supportive of stricter limitations on new construction in the west side if it was paired with more aggressive measures to increase housing elsewhere in Laramie.
58	1	1	1		I think any of those homes could work. C conforms best, but it's more size, I think at this time, that drives my decision.
59			1		C is more my taste
60			1		C looks the most like a classic older style home. Not modern.
61			1		Garages are not prevalent in our neighborhood. Design preferences should follow those prior builds since 1800s. Small homes are more affordable than big 4+ bedroom homes and multi unit complexes.
62			1		Because it is the least stringent regarding aesthetic in an historic district overlay where an HOA can easily address this issue in a timely fashion as an organized group acknowledged by the city.

63			1		A and B are hideous. C at least looks like a Craftsman house, though it has a bigger footprint than most homes on the West Side.
64	1		1		Fits within the existing character
65			1		C seems smaller/shorter than the others and has more of a historic feel
66	1	1	1		

SCENARIO 2 - Imagine... a long-time West Side property owner and resident owns a building that has been severely damaged by a flood. She sees this as an opportunity to demolish the old building and build a new duplex. She's considering the following designs:



ID	A	B	C	None of the above	Why did you select the home(s) you did? If none seem compatible to you, why? Please provide specific elements that you did or did not like.
	12	17	15	3	
37			1		Scenario C. is a nice blend of the vernacular vibe with a modern aesthetic. Looks as if parking is in the back. Garage is not main feature. Some variation of B could be compatible. ;Twin homes could be compatible, but A. is too suburban-looking.

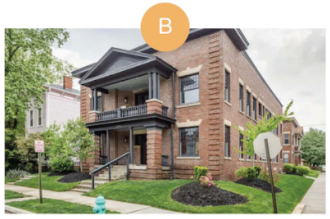
38	1	1	1		Again, I just don't want big complexes with multiple living quarters. the duplex here is fine.
39	1				It,Äôs not too tall
12		1			B again seems to fit the current style best
40		1	1		They fit with the character of the neighborhood.
41		1			The design is the better fit for the neighborhood, the others are more modern, ‚Äúsuburban‚Äù in nature. The style should aim to match existing homes.
42		1			Selection A would prove to be too large a footprint appropriate for the neighborhood. I like the attempt at selection C to be more compact and provide more square footage without being too large.
13		1			smallest height, lowest footprint
43	1				Height is appropriate.
44				1	They are all too large or too tall. House b is probably the closest to the current large houses.
45	1				Keeps the height low.
46	1		1		
47					
7		1	1		No garage in front; subtle - it's not obvious they are duplexes.
48		1			There are a few homes similar to the one I chose.
49			1		Seems to.have a smaller footprint simple design not as "busy" as the other two styles
50	1	1			
51				1	
52	1				Closer to what is there
53	1	1	1		Their property, their choice.
54	1				It provides two homes
55	1	1	1		

56		1	1		
57	1	1	1		They're all fine for the same reasons as the previous answer.
58				1	This question has nothing to do with the character of the West side and everything to do with the fact that all three of these options do not allow for flood control in the future. This is not a very smart idea.
59			1		
60		1			B is a classic style home that fits in with the older historic houses.
61			1		Scan our neighborhood and see the styles, none of the above are present save maybe C.
62			1		aesthetic is more historic and narrow lot oriented again an HOA can address this.
63		1			A is an eyesore. B looks like a Craftsman home, though it also looks too big. C is better than A, but looks like it would be a crowded duplex and it might be too tall.
64		1	1		They still reflect the character
65		1			Same reasoning as above, B has a lowe profile than C but is more historic looking than A
66	1		1		

SCENARIO 3 - Imagine... a residential developer has purchased the brownfield off Snowy Range Road. He plans to get it zoned R3, a multi-family district. The development plan starts with single-family homes closest to the existing neighborhood, then moves up to quadplexes and then moves up to small scale apartments. The developer brought some initial ideas about how the small apartments could look to share with the community, shown below:

SCENARIO 3







ID	A	B	C	None of the above	Why did you select the home(s) you did? If none seem compatible to you, why? Please provide specific elements that you did or did not like.
	4	13	12	15	
37	1	1	1		C. is my first choice. It is modern yet has compatible dimensions and materials. Location is a big consideration. Since the Brownfield area is set apart and distinct, I think A is compatible, particularly because it is only three stories. B. looks like an old-fashioned style that might not be desirable for modern builders or renters.
38				1	This is obnoxious and I don't think there needs to be complexes like this in our area, these can stay closer to campus with the other similar structures.
39				1	There shouldn,Äôt be tall apartment buildings there
12				1	It is impossible for any of these to be compatible with the west side. The size alone makes them incompatible
40		1	1		They are more classy looking than the plastic-sided suburban look.

41				1	Commercial, quad-plex apartments in that space would change the character of the neighborhood. This would block open space, views, and affect property values. New developments can come at a higher housing cost for residents.
42		1	1		the classic nature of B and C fit with the town of laramie. Selection A is a minimalist monstrosity that should be left in the soviet union.
13		1			most classic
43				1	Would prefer more single family homes.
44		1			The brick matches the historic aesthetic
45				1	I don't think that area should be developed. It should be preserved green space, especially given its proximity to the Laramie River.
46	1	1	1		
47					
7				1	They are not architecturally compatible. They belong elsewhere.
48				1	None of these structures conform to what is now the Historic West Side!
49			1		I'm not in favor of building on the brownfield but maybe -- maybe C as it resembles the style of the Bath houses I have seen in town I live near a stone house
50			1		
51		1			
52				1	
53	1	1	1		
54				1	They aren,Äôt a style that would catch my eye
55				1	
56				1	Those seem too big and would look Out of place

57	1	1	1		It seems excessive to let historical considerations affect housing across Snowy Range road. If some developer was interested in building apartments in that location and didn,Äôt because of some kind of restrictions to protect the neighborhood character across the road, I think that would be a lost opportunity to increase our housing supply.
58		1			B looks more like something you'd find in a Denver neighborhood and not Laramie's west side, but I do respect the idea of small-scale affordable multifamily housing. I would like to emphasize here affordable, because I just don't trust where this is going.
59			1		
60		1			I think it could be altered to look a bit more historic- but it does have an older design look that could fit historic Laramie with some alterations.
61				1	
62				1	apartments do not fit within the aesthetic presented by the west side league of neighbors
63				1	A and B are too big and boxy. C reminds me of the back of our downtown buildings. I like the look of these buildings in downtown alleys, but not as housing in our neighborhood.
64		1	1		They still feel like designs that are timeless
65			1		I,Äôm not entirely convinced that there should be apartment buildings on the west side but C matches the style of some of the buildings around Laramie more than the others.
66		1	1		

SCENARIO 4 - Imagine....your neighbor is thinking about building a "tiny" home on the lot they own next to their house. Their daughter will live in it until she's done with college, and then they'll likely rent it out or sell it. They're considering the following designs:

SCENARIO 4







ID	A	B	C	None of the above	Why did you select the home(s) you did? If none seem compatible to you, why? Please provide specific elements that you did or did not like.
	17	20	11	5	
37	1	1	1		Any of these might work, depending on the site. I like C. the best. Neither B nor C look all that tiny. These both look compatible to other houses in the West Side. All three are shown on suitable lots. Scenario A abuts a garage? It is critical not to block windows/sunlighting in people's homes!!!!
38	1	1	1		Single family homes don't bother me at all.
39	1	1			They‚Äôre small and won‚Äôt be too tall
12		1			Closest to what is already in neighborhood
40	1	1			The garage-forward house looks too suburban. Funkier, smaller designs fit the neighborhood better.
41		1		1	Adding a 2nd structure to a lot could have a negative impact as it would drive up the value of the lot, making it more difficult for someone to purchase it in the future. However, option B would still fit the look of the neighborhood.

42	1	1			selection A. A newer modernist design in a minimal form isn't a bad addition to the neighborhood. Selection B fits the current mid 40s design of the neighborhood. Selection C is no longer considered a tiny home because it has an attached garage. with a different layout on a narrow lot. or a narrow aesthetic with an alley garage would be ideal for parking concerns.
13		1	1		fits style of neighborhood
43	1	1			Appropriate height and size. Would fit into neighborhood.
44	1				Matches current aesthetic
45			1		It's a craftsman style.
46	1	1	1		
47					
7		1			What's so tiny about those houses? At least B fits in the West Side more than the others.
48				1	I've seen some tiny homes that might match the history of our side, but none of these look compatible to me.
49			1		A frame style seems to be about the size of existing homes.
50		1			
51	1				
52		1			Closer to what us thetr
53	1	1	1		I don't think we should be policing what someone decides to do on their own property.
54	1		1		More modern
55	1				
56	1	1	1		I think they look nice.

57	1	1	1		They are all SO CUTE. In my not representative experience, really small homes are the hardest to rent, and I,Äôve been watching the housing market this year, and there,Äôs not a whole lot of small houses up for sale (although that gets into can you split your lot and sell your ADU so a bit beside the point).
58	1				B&C are not tiny homes.
59		1			
60				1	Honestly all those options look too modern. They don't fit into the historic look.
61				1	
62				1	aesthetic is wrong.
63		1			B looks like it would fit into the neighborhood the best. It has a lower profile, nice windows with flower boxes, and a porch.
64		1	1		
65	1				A doesn't look especially historic but it is more aesthetically pleasing than the others
66	1	1			

Design Review and Historic Preservation Scenarios

SCENARIO 1 - A Historic Preservation Ordinance

Imagine... a new ordinance calls for the forming of a historic preservation commission for the West Side, on which some people in the neighborhood sit. The ordinance also requires all property owners to get a Certificate of Appropriateness for exterior renovations, demolitions, new construction, and additions. Historic homes, built from 1890 to 1930, have a stricter standards. The process takes about a month or two for each and costs an extra $50 per application, plus might require some extra drawings of what someone is proposing to do to their house. The historic preservation ordinance covers the following:

1. **Demolition of buildings:** If considered "contributing" the historic district (in the time period above and in good/original conditions), it cannot be demolished. If not considered contributing, it can be demolished.
2. **Additions:** Covers any new addition built to the top, rear, side, etc. of the building. Cannot be larger than the existing home and must be compatible in materials/design.
3. **New Construction:** Covers any new construction, such as new development on a vacant site or a new shed on an existing property. Must be compatible in design and height.
4. **Exterior Alterations:** Covers all exterior changes beyond minor repairs. This includes replacing a window, changing/building a porch, changing an opening size, etc. Historic buildings cannot be altered too much. Changes, if they happen, must be compatible with the historic building.

ID	Voted 1 - 2 : Do not like this scenario	Voted 3-5: Don't mind or like it	Answer if you selected 1 or 2 (you don't like the ordinance): What concerns you about the historic ordinance?	Answer if you selected 3 to 5 (you don't mind or would actively encourage the ordinance): What do you like about the historic ordinance?
	12	20		

37		1		It ensures that historic homes are preserved.;It gives some level of design review to new construction.;It ensures that materials are compatible with the historic ones used in the neighborhood.;It provides for residents' input and design review.
38	1		I think people should be able to do what they want with their home.;It would make exterior changes, repairs, and additions too expensive.;It is too focused on materials and doesn't do enough to protect the West Side or share its history.	
39		1		It ensures that historic homes are preserved.;It ensures that materials are compatible with the historic ones used in the neighborhood.
12		1		It ensures that historic homes are preserved.;It gives some level of design review to new construction.;It ensures that materials are compatible with the historic ones used in the neighborhood.
40	1		The houses aren't nice enough to preserve the historical integrity.	

41		1		It ensures that historic homes are preserved.;It gives some level of design review to new construction.;It ensures that materials are compatible with the historic ones used in the neighborhood.
42		1		It gives some level of design review to new construction.;i wouldnt mind newer age materials that simulated old style looks
13		1	It is too focused on materials and doesn't do enough to protect the West Side or share its history.;it's really hard to enforce. in an ideal world i'm all for it, but it is not very pragmatic	It ensures that historic homes are preserved.;It gives some level of design review to new construction.;It ensures that materials are compatible with the historic ones used in the neighborhood.
43		1		It ensures that materials are compatible with the historic ones used in the neighborhood.

44		1		It ensures that historic homes are preserved.;It gives some level of design review to new construction.;It ensures that materials are compatible with the historic ones used in the neighborhood.
45		1		It ensures that historic homes are preserved.;It gives some level of design review to new construction.;It ensures that materials are compatible with the historic ones used in the neighborhood.
46	1		I think people should be able to do what they want with their home.;A lot of the houses in the west side are in terrible shape and people should be able to renovate without red tape	
47	1		I think people should be able to do what they want with their home.	
7		1		It gives some level of design review to new construction.;It's too encompassing; it could inhibit people from improving their homes to improve life-style and safety.
48				I believe working with the Wyoming HIstoric Preservation and Register a good ordinance could be developed.

49		1		It ensures that historic homes are preserved.;It gives some level of design review to new construction.;It ensures that materials are compatible with the historic ones used in the neighborhood.;I would wznt to see the process easy and the devil is in the details so id want to understand how a property owner would navigate the process. process

50	1		I think people should be able to do what they want with their home.;It would make exterior changes, repairs, and additions too expensive.	
51		1		It ensures that historic homes are preserved.;It gives some level of design review to new construction.;It ensures that materials are compatible with the historic ones used in the neighborhood.
52	1		I think people should be able to do what they want with their home.	
53	1		I think people should be able to do what they want with their home.;It would make exterior changes, repairs, and additions too expensive.;It is too focused on materials and doesn't do enough to protect the West Side or share its history.;I would support this ONLY if it has support from 2/3 of the current residents. Would also be good if it's grandfathered in to new property owners.	
54	1		I think people should be able to do what they want with their home.	
55		1		It ensures that historic homes are preserved.

56	1		Restrictive	
57	1		I think people should be able to do what they want with their home.;It would make exterior changes, repairs, and additions too expensive.	

58		1		Okay, so a couple people who live in the neighborhood will be on the board. Who else will be on the board? I'm going to historian. To me it's more important that the people ensuring houses conform to this ordinance be historians, be apprised of historical architecture and preservation and specifically the history of this neighborhood,Å∞. I don't have a problem with the ordinance. If a person doesn't like it, they can go live somewhere else.
59		1	I think people should be able to do what they want with their home.	It ensures that historic homes are preserved.
60		1		It ensures that historic homes are preserved.;It gives some level of design review to new construction.;It ensures that materials are compatible with the historic ones used in the neighborhood.;It will help keep the integrity of the historical homes.
61	1			

62		1		It ensures that historic homes are preserved.;It gives some level of design review to new construction.;It ensures that materials are compatible with the historic ones used in the neighborhood.;all of the above are equally important!
63		1		It ensures that historic homes are preserved.;It gives some level of design review to new construction.;It ensures that materials are compatible with the historic ones used in the neighborhood.;I support it with modifications. 1 No ordinance will pass that doesn't allow people to tear down their home. 2. An addition will increase the footprint. A porch or a sunroom might be a nice addition to many homes. 3 and 4 Make sense. Why does there need to be a $50 fee?
64		1		It gives some level of design review to new construction.
65		1	It would make exterior changes, repairs, and additions too expensive.	It ensures that historic homes are preserved.;It gives some level of design review to new construction.

66	1		It would make exterior changes, repairs, and additions too expensive.	

SCENARIO 2 - Design Review

Imagine....that instead of a historic preservation ordinance, your neighborhood decides to create a design guidebook for new housing and major renovations. Over a couple months, residents meet and decide what homes are considered representative of the neighborhood and place them into a book. They also choose a variety of new-build homes that they find compatible to suggest designs for new buildings. This guidebook also includes information on where to find people in Laramie to help with renovations of historic homes.

When developers inquire about building in the West Side, the planning department is able to use this guidebook to show developers what many in the West Side find to be compatible. They are not, however, required to follow these design suggestions.

ID	Yes	No	Other/Comments	Do you think the design guidebook will do enough to ensure compatible housing? Or do you think design guidelines need to be created and regulated throughout the neighborhood?
	15	16		
37	1		A design book is a good idea to go with review but not as standalone guidelines.	I would prefer any design guidelines be enforceable in my neighborhood, for all new exterior renovations and new buildings.

38	1		I would prefer it more but do not want an HOA	I think the design guidebook would be enough to ensure compatible housing, along with community pressure.
39	1			I would prefer any design guidelines be enforceable in my neighborhood, for all new exterior renovations and new buildings.
12		1		I would prefer any design guidelines be enforceable in my neighborhood, for all new exterior renovations and new buildings.
40	1			I think the design guidebook would be enough to ensure compatible housing, along with community pressure.
41		1		I would prefer any design guidelines be enforceable in my neighborhood, for all new exterior renovations and new buildings.
42		1		i would prefer both. a guidebook would help developers without making that task over burdensome as well as giving a secondary look by neighborhood concerns.

13			i want the west side rezoned and have height restrictions. although i like the historic overlays for academic purposes, i think they are largely ineffective and not pragmatic	I would prefer any design guidelines be enforceable in my neighborhood, for all new exterior renovations and new buildings.
43		1		I would prefer any design guidelines be enforceable in my neighborhood, for all new exterior renovations and new buildings.
44		1		I would prefer any design guidelines be enforceable in my neighborhood, for all new exterior renovations and new buildings.
45		1		I would prefer any design guidelines be enforceable in my neighborhood, for all new exterior renovations and new buildings.
46	1			I think the design guidebook would be enough to ensure compatible housing, along with community pressure.

47	1			I think the design guidebook would be enough to ensure compatible housing, along with community pressure.
7	1			I think the design guidebook would be enough to ensure compatible housing, along with community pressure.
48			I'd have to have legal advice to answer this question.	I believe the neighborhood needs legal & WY Preservation Board advice to ansswer this.

49		1		I'd need to explore this more. From what i see now developers would Not care at all and would do whatever tgey p!ease. Before the townhomes built on cedar went up i knocked on doors nearest the development i received letters snd i submitted them as i recall many wanted new builds to fit the chsracter of the neighborhood i have no idea what happened to those neighbors letters i submitted them to the city and we see the new builds do not fit i to the neighborhoid. So i hsve zero confidnce thatdeve!opers will follow a guidelines Why should they they will not live in Our neighborhoid they are bere to make money and im left with the impression that developers think they are doing my neighborhoid a favor by "cleani g it up" and cookie cutter buildings do that. I am not opposed to development Abd there are new builds in the neighborhoid that i do like. The 2 houses at the corner Of cedar and snowy range one is a renovation with an addition the other is a new build theyboth work for me. Wush tbe nes build didnt hsve a plastic fence but i can live with jtand both houses make me feel at home !
50	1			I don't care either way.

51	1			I would prefer any design guidelines be enforceable in my neighborhood, for all new exterior renovations and new buildings.
52		1		I would prefer any design guidelines be enforceable in my neighborhood, for all new exterior renovations and new buildings.
53	1			I think the design guidebook would be enough to ensure compatible housing, along with community pressure.
54		1		I would prefer any design guidelines be enforceable in my neighborhood, for all new exterior renovations and new buildings.
55		1		I don't care either way.
56	1			I think the design guidebook would be enough to ensure compatible housing, along with community pressure.

57			Yes, I would say if it was my neighborhood. Since it,Äôs not, I wouldn,Äôt prefer one over the other: I would just very carefully consider if it was worth buying property there, if some house I liked came up for sale, knowing that renovations would be difficult under the ordinance.	I think the design guidebook would be enough to ensure compatible housing, along with community pressure.
58		1		It's a neat idea as a reference guide, but let's be perfectly transparent here. Developers for the most part don't really care. And I have heard people in city government say Laramie needs to get big or die. That's really disturbing to me. That does not indicate concern about an historic neighborhood.
59	1			It wont matter to some developers, but creation of enforceable guidelines is too close to an HOA

60		1		I would prefer any design guidelines be enforceable in my neighborhood, for all new exterior renovations and new buildings.
61	1			I would prefer any design guidelines be enforceable in my neighborhood, for all new exterior renovations and new buildings.
62		1		All guidlines in this historic area should be enforceable by the west side league of neighbors!
63		1		I would prefer any design guidelines be enforceable in my neighborhood, for all new exterior renovations and new buildings.

64	1	1		I think the design guidebook would be enough to ensure compatible housing, along with community pressure.
65		1		I would prefer any design guidelines be enforceable in my neighborhood, for all new exterior renovations and new buildings.
66	1			I think the design guidebook would be enough to ensure compatible housing, along with community pressure.

First Choice Outcome of the West Side Vision Study Process

	First Choice of Outcome from West Side Vision Study							
ID	Design Guidebook	Height + Footprint Overlay Ordinance	Rezoning to R-1	Historic District Overlay Ordinance	Understanding Flooding + What Can Be Done	Design Guideline Overlay Ordinance	Installing Safety Tools (stop signs, crosswalks, etc.)	Left as is.
Unweighted	9	9	6	7	3	0	1	1
Weighted (West Side residents count for 2 votes)	**15**	**15**	6	7	3	0	1	1
37		2						
38					2			
39				1				
12		2						
40	2							

41		2						
42		2						
13		2						
43			2					
44			2					
45		1						
46	1							
47	2							
7		2						
48				1				
49			1					
50	2							
51		1						
52				1				
53	1							
54				1				
55								1
56	1							
57					1			
58				1				
59	2							
60				1				
61	2							
62			1					
63		1						
64				1				
65	2							
66							1	

Second Choice Outcome of the West Side Vision Study Process

	Second Choice of Outcome from West Side Vision Study							
ID	Design Guidebook	Height + Footprint Overlay Ordinance	Rezoning to R-1	Historic District Overlay Ordinance	Understanding Flooding + What Can Be Done	Design Guideline Overlay Ordinance	Installing Safety Tools (stop signs, crosswalks, etc.)	Left as is.
Unweighted	6	6	3	8	1	4	1	2
Weighted (West Side residents count for 2 votes)	**9**	7	6	**13**	1	5	2	3
37	2							
38	2							
39		1						
12				2				
40		2						
41			2					
42			2					
13			2					
43				2				
44				2				
45				1				
46								
47								
7	2							

48		1						
49						1		
50							2	
51				1				
52								1
53					1			
54	1							
55		1						
56				1				
57	1							
58		1						
59				2				
60						1		
61								2
62		1						
63						2		
64						1		
65				2				
66	1							

Additional Comments

ID	Additional Comments and/or if Ideal Outcome is not Listed
37	Understanding flooding potential should happen along with these steps. As with sunlighting, reviewing designs isn't helpful if neighbors' properties are diminished.
38	
39	

12	
40	Rezoning the industrial area to residential.
41	
42	
13	i would like to meet with the planning commision to get R-1 and height / area restictions submitted to city council
43	
44	
45	
46	I dont want red tape to do renovations on crappy old houses. Dont want ugly new houses but just want things to have good style. They could be modern or old fashioned just not bland. This will be hard to enforce and probably better accoplished theough a guidebook. More dense and cheaper but decent housing needed. Fan of tiny houses and apartments and condos, just want them to be built tastefully and not look like a milk carton with windows
47	
7	Let's have some transparency regarding what the Planning Dept. knows is coming so we're not too late to the game.
48	My concern is not disturbing the history of the West Side in a way that we keep single family homes that conform to our historical neighborhood. The history of our side is based on our Western Heritage and the many eithnic groups that have settled here in single family homes and I want it to stay that way. HIstory is being destroyed throughout the United States and to me it is crying shame that our city representaties, planning people and developers obviously want to ignore history in order to fill up the empty lots where many of us have chosen to live.

49	Flooding and jnfrastructure in my neighborhood is incredibly importsnt to me so i chose a guidline ordinance be ause i feel kur neighborhood is under aggressive attack to over develop it so i feel urgency to control the frenzy but i do think Conversation withtbe laRamie river conservation district and Public works is very important as well esoeviakky with development
50	
51	
52	
53	
54	
55	
56	
57	
58	Tbh, I couldn't slide over to read the entirety of each of these options so I am facing my answers on the first few words of each.
59	
60	
61	Advise current owners like you truly care to keep their interests.
62	
63	Learning about drainage ang flooding is also important. We need this information to fight further development near the river. We need the city to listen to us and respect our neighnborhood. Those of us who bought homes on the West Side and chose to live there love the charm of our small homes and the safety of the neighborhood. We don't want dense housing and increased traffic and noise. We also don't want unattractive oversized buildings hovering over us. The ugly boxy housing should be built near Walmart where it would fit in better. I'll stop now.

64	
65	
66	

Appendix E: Demographics Data

Overview of Demographics of Survey Respondents

Version I

Relationship to the West Side	#	%
Resident	29	80.6%
Property Owner	4	11.1%
Employed in West Side	2	5.6%
Laramie Resident	1	2.8%
Total	36	100%

Household Status	#	%
Owner	31	86.1%
Renter	0	0.0%
N/A	5	13.9%
Total	36	100%

Age	#	%
Under 25	0	0.0%
26 - 35	10	27.8%
36 - 45	2	5.6%
46 - 55	7	19.4%
56 - 65	10	27.8%
Over 65	7	19.4%
Prefer not to answer	0	0
Total	36	100.0%

Gender	#	%
Female	19	52.8%
Non-Binary	0	0.0%
Male	17	47.2%
Prefer not to answer	0	0.0%
Total	36	100.0%

Race	#	%
White/Caucasion	32	88.9%
Asian - Eastern	0	0.0%
Black	0	0.0%
Native American	1	2.8%
Hispanic	0	0.0%
Prefer not to Answer	3	8.3%
Total	36	100.0%

Version II

Relationship to the West Side	#	%
Resident	17	51.5%
Property Owner	2	6.1%
Employed in West Side	0	0.0%
Laramie Resident	10	30.3%
Visitor	4	12.1%
Total	33	

Household Status	#	%
Owner	16	48.5%
Renter	0	0.0%
N/A	17	51.5%
Total	33	

Age	#	%
Under 25	0	0.0%
26 - 35	10	30.3%
36 - 45	6	18.2%
46 - 55	7	21.2%
56 - 65	7	21.2%
Over 65	1	3.0%
Prefer not to answer	2	6.1%
Total	33	100.0%

Gender	#	%
Female	23	69.7%
Non-Binary	0	0.0%
Male	8	24.2%
Prefer not to answer	2	6.1%
Total	33	100.0%

Race	#	%
White/Caucasion	26	78.8%
Asian - Eastern	1	3.0%
Black	0	0.0%
Native American	1	3.0%
Hispanic	3	9.1%
Prefer not to Answer	2	6.1%
Total	33	100.0%

Total

Relationship to the West Side	#	%
Resident	46	66.7%
Property Owner	6	8.7%
Employed in West Side	2	2.9%
Laramie Resident	11	15.9%
Visitor	4	5.8%
Total	69	

Household Status	#	%
Owner	47	68.1%
Renter	0	0.0%
N/A	22	31.9%
Total	69	100.0 %

Age	#	%
Under 25	0	0.0%
26 - 35	20	29.0%
36 - 45	8	11.6%
46 - 55	14	20.3%
56 - 65	17	24.6%
Over 65	8	11.6%
Prefer not to answer	2	2.9%
Total	69	100.0 %

Gender	#	%
Female	42	60.9%
Non-Binary	0	0.0%
Male	25	36.2%
Prefer not to Answer	2	2.9%
Total	69	100.0 %

Race	#	%
White/Caucasion	58	84.1%
Asian -Eastern	1	1.4%
Black	0	0.0%
Native American	2	2.9%
Hispanic	3	4.3%
Prefer not to Answer	5	7.2%
Total	69	100.0 %