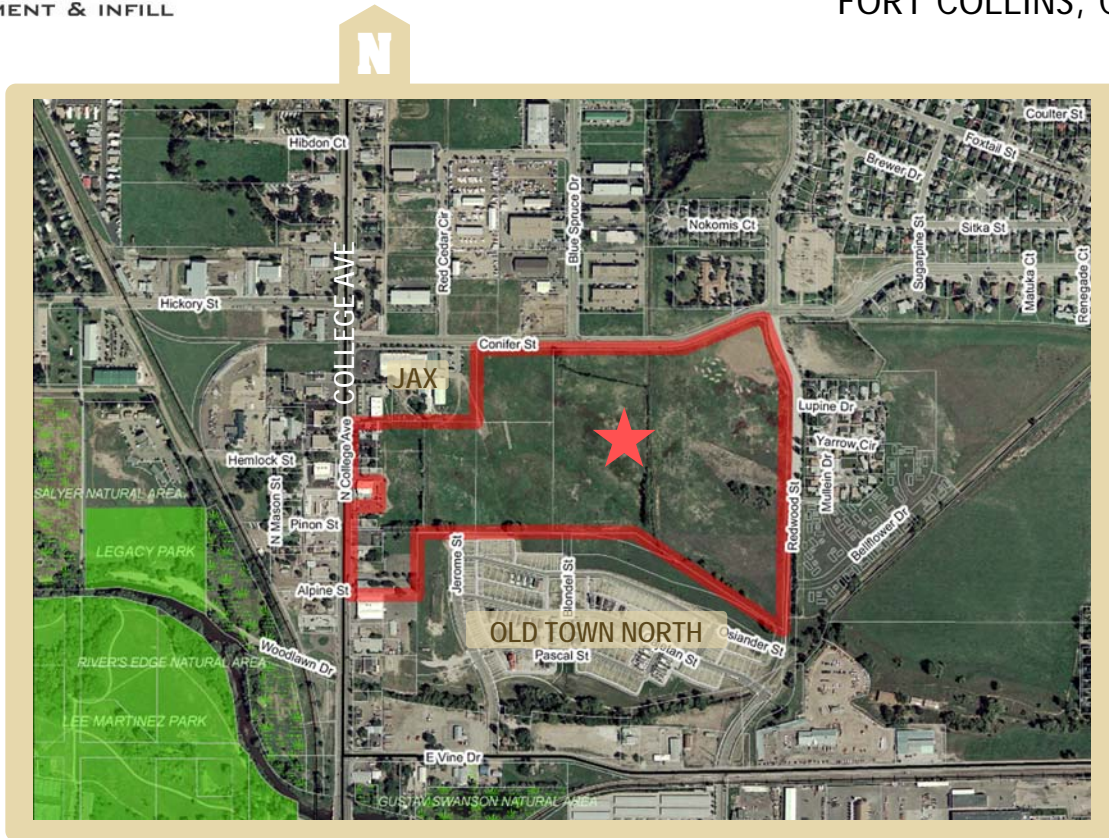


Mixed-Use Redevelopment and Infill Development Site

NORTH COLLEGE REDEVELOPMENT AREA
SEC COLLEGE AVE AND CONIFER ST
FORT COLLINS, COLORADO



OF PARCELS 13

OF OWNERS 7

BUILDINGS 19,567 sf

LAND 64.69 acres

DESCRIPTION Prime, mixed-use infill development site within the North College Corridor containing a mix of undeveloped land, vacant buildings, and several existing businesses

LOCATION Southwest corner of College Avenue and Conifer Street, between Autozone and Chipper's Lanes, extends west to Redwood Street

ZONING CC - Community Commercial (North College District) and CS - Service Commercial

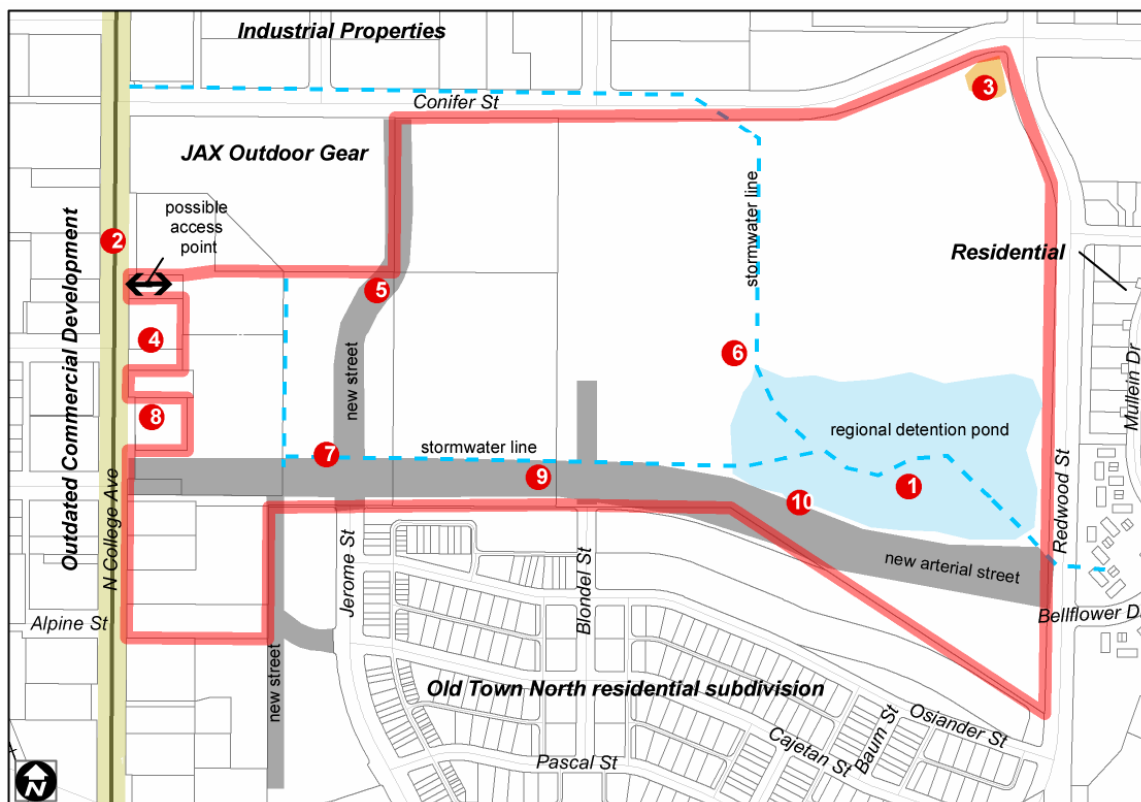
MAX HEIGHT 3 stories in CS and 5 stories in CC-N

INCENTIVES Fort Collins Urban Renewal Authority (Tax Increment Financing)

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Opportunities and Constraints



1. Northeast College Corridor Outfall (NECCO)

This project is a planned, regional stormwater drainage and detention system east of College Avenue. A large, 10-acre detention pond is planned at the corner of Redwood St. A drainage swale and pipe bisects the site north to south about 450' east of Blue Spruce and drains into the regional detention pond. The swale/pipe system could be crossed by streets with an appropriate bridge or pipe design. NECCO is not yet funded.

2. US 287/North College Improvements

This construction project will improve safety, operations and aesthetics between Vine Drive and Hickory Street. The project includes curb, gutter and minor street patching; redefinition and consolidation of driveways; bike lanes and sidewalks; new streetscape; and other necessary improvements. Total funding is approximately \$5.5 million. The project is funded through a Building on Basics 1/4 cent sales tax. Development may be required to repay its share of these improvements. For more info, visit fcgov.com/northcollege.

3. Underground Electric Vaults

These occupy a 2.5-acre area near Conifer and Redwood and need to be avoided or relocated (at significant expense).

4. Multiple Ownership

There are seven owners total, with five separate owners along the College Avenue frontage. One owner is not interested in selling.

5. Lack of a Complete Street Network

Jerome Street needs connection from the south. The extension of realigned Vine Drive needs to be built between these parcels and

Old Town North. Development will provide its share of the cost of these improvements.

6. Project Specific Stormwater Needs

Development is required to provide stormwater drainage, detention and water quality treatment. Detention could temporarily be accommodated in the area planned for the regional detention pond.

7. Site Access

Currently, access is limited to right-in, right-out off College Avenue. Full access is needed from the extension of realigned Vine Drive, Conifer Street, and Redwood Street.

8. Existing Businesses

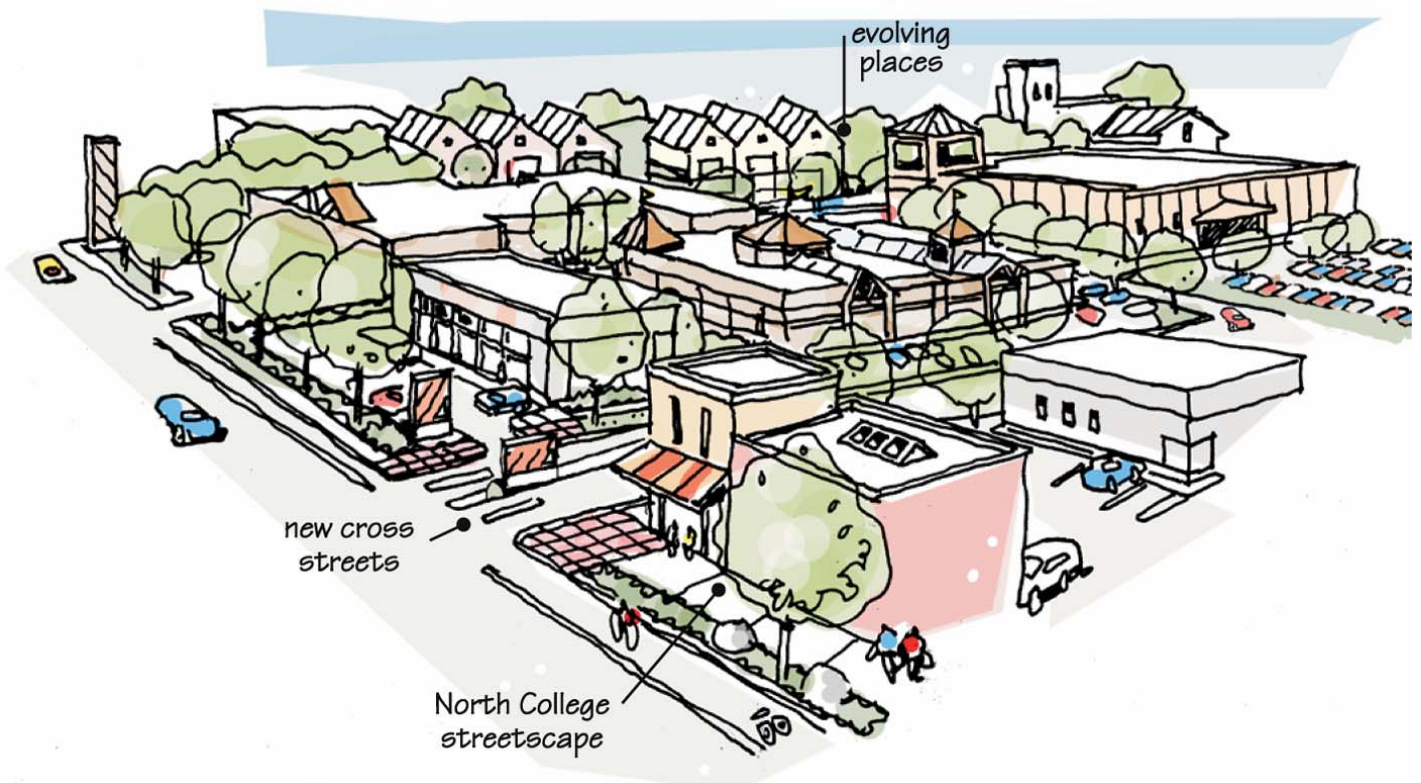
Several businesses along the College frontage may need relocation if this frontage is needed for redevelopment.

9. Extension of Realigned Vine Drive

Construction of the extension of realigned Vine Drive will remove about 7 acres from the development potential, yet it also will create an opportunity for better access into this site from the south. Construction of this new street is not yet funded. Development is responsible for costs of its portion of this new local street.

10. Non-Developable Land

Approximately 20-25 acres of this site is not developable due to stormwater, transportation projects, utility projects, and other constraints; leaving approximately 40 acres for development. Vision sketch from the *North College Corridor Plan*, page 33.



Potential Development Elements and Vision

- Retail along College Ave, and east to the extended Jerome St.
- Mixed-use (multi-family residential, retail, offices) east of extended Jerome St.
- Residential east of the storm line into detention pond.
- Approximately 200,000 sf retail, 300-400 dwelling units, 12-15 units/ac, and about 30,000 sf office.
- Building heights from 1-5 stories.
- Surface parking and long term structured parking.
- Jerome St. extended from the south, east of JAX.
- Blondel St. extended from the south through middle of site.
- Access from Friesen's Auto Center, Jerome St, Blondel St,
- Rear access roads parallel to College Ave, Conifer St, and Redwood St.
- Site plan would accommodate a regional detention pond and storm lines, electric vaults at Conifer/Redwood, and the extension of realigned Vine Dr.

Demographics

	1-mile radius	3-mile radius	5-mile radius
2008 Population	8,689	62,910	125,145
2000 Households	3,379	24,037	44,765
2008 Median Age	32	27	30
2008 Median Household Income	\$44,502	\$44,177	\$54,921
2009 Businesses	1,672	4,496	7,304
2009 Employees	18,488	49,225	77,778

2008 Traffic Counts (vehicles per day)

College, south of Conifer	27,190
Conifer, east of College.....	3,977