

Mixed-Use Redevelopment Site

MULBERRY BUS RAPID TRANSIT STATION AREA
NWC OF MULBERRY ST AND COLLEGE AVE
FORT COLLINS, COLORADO



OF PARCELS 14

OF OWNERS 8

BUILDINGS 125,957 sf

LAND 11.24 acres

DESCRIPTION Prime redevelopment location for high density uses at a major gateway into historic downtown.

LOCATION This site is on the northwest and northeast corners of the College/Mulberry intersection. Current uses consist of a bank, sporting goods store, supermarket, offices, 2-3 residences, a gas station, a parking lot, and several vacant buildings.

ZONING D - Downtown, Canyon Avenue Subdistrict

MAX HEIGHT 7-9 stories, 115 feet

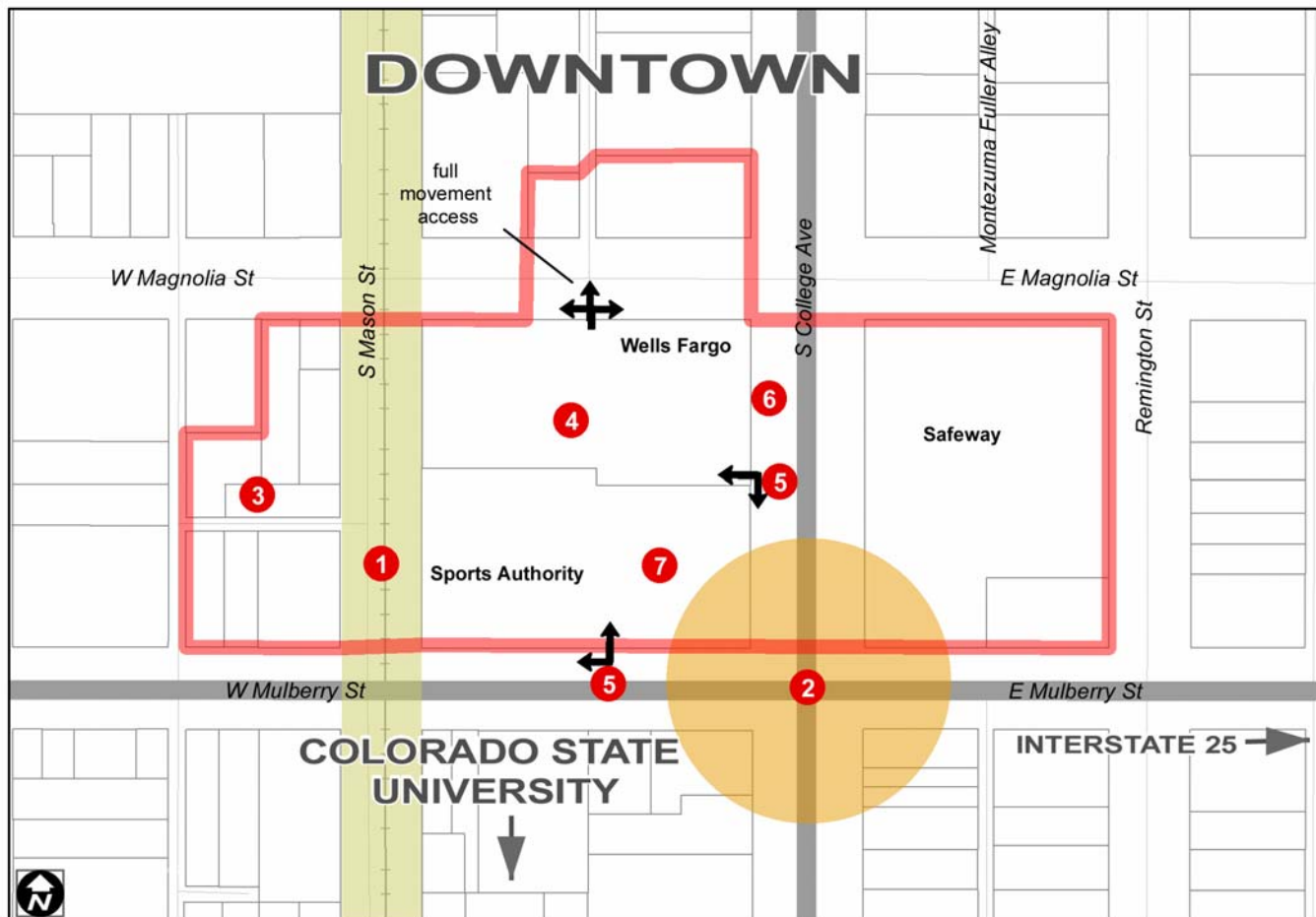
INCENTIVES Downtown Development Authority (Tax Increment Financing)

Josh Birks
Economic Advisor
970-221-6324
jbirks@fcgov.com
fcgov.com/refill



The information in this brochure was obtained from public sources. The purpose of the brochure is to encourage reinvestment into targeted redevelopment areas. The properties contained within this site are not owned by the City of Fort Collins. The City's sole intent is promote redevelopment by providing information, assistance and financial and infrastructure incentives in areas that have the greatest potential for new commercial and residential development.

Opportunities and Constraints



1. Mason Corridor Bus Rapid Transit (BRT)

This site is located along the Mason Corridor and includes a transit stop. Construction of the BRT is completed by fall 2011.

2. Gateway to Historic Downtown

The College-Mulberry intersection is a heavily-traveled, southern entry into our vibrant, historic downtown.

3. Assembled Parcels

There are three primary owners, including

- Peterson Street Partners on the west side of Mason St,
- Wells Fargo between Mason St. and College Ave, and
- GCP RP Plaza, Inc east of College Ave.

The areas along Mason St. offer the best, short-term redevelopment opportunities.

4. Existing Businesses

The area contains a number of viable businesses, several might need relocation.

5. Site Access

Changes in the site access would be required, possibly consisting of right-in, right-out only access off College and Mulberry. The most likely location for full site access would be Magnolia Street. CDOT and the City would determine the ultimate access configuration based on a Transportation Impact Study.

6. College Avenue/Mulberry Street Improvements

Right-of-way improvements would be determined by CDOT and the City on the basis of a Transportation Impact Study. They could include right-of-way widening, turn lanes, sidewalk improvements or other improvements depending on the level of development.

7. Stormwater

A portion of the site is within the flood fringe. Some of the floodplain depth will be reduced by planned stormwater improvements. However, there may be some remaining floodplain which will need to be mitigated through flood proofing or other means.

A simulation of Mason Corridor: for more info on Mason Corridor, visit fcgov.com/mason.



Potential Development Elements and Vision

- Wells Fargo site could contain a mix of uses: offices (32,000 sf), bank with drive-thru (8,000 sf), retail (26,000 sf), housing (350 units), five-storied residential & non-residential buildings, and structured parking.
- Safeway block could contain retail and residential uses: 90,000 sf of retail and 270 housing units, building heights of 2-4 stories, and structured parking.
- 1/2 Block on west side of Mason could contain: mixed-use buildings, up to 60 dwelling units, 6,000 sf retail (ground floor), 6,000 sf office, building heights of up to 4 stories and structured parking for residents. This area will accommodate future BRT stop at Mason/Mulberry.

Demographics

	1 mile radius	3 mile radius	5 mile radius
2008 Population	16,670	87,880	141,544
2000 Households	5,864	34,764	50,397
2008 Median Age	24	28	30
2008 Median Household Income	\$33,867	\$48,037	\$58,281
2009 Businesses	2,145	5,986	8,403
2009 Employees	19,966	64,037	89,968

2005 Traffic Counts (vehicles per day)

East/West bound at Mason/Mulberry22,100
 North/South bound at College/Mulberry30,300