

Mixed-Use Redevelopment and Infill Development Site

RIVER DISTRICT REDEVELOPMENT AREA
LINDEN AND WILLOW STREETS
FORT COLLINS, COLORADO



OF PARCELS 38

OF OWNERS 21

BUILDINGS 89,645 sf

LAND 17.58 acres

DESCRIPTION Prime redevelopment site for housing, offices, retail and destination uses between historic downtown and the Poudre River

LOCATION Located along the Cache la Poudre River adjacent to historic downtown Fort Collins, this site is centered on the Willow/Linden Streets intersection and contains an eclectic mix of residences, industrial users, retail, restaurants, offices and outdoor storage

ZONING RDR - River Downtown Redevelopment

MAX HEIGHT 5 stories, with the first story stepped down from river and street frontages

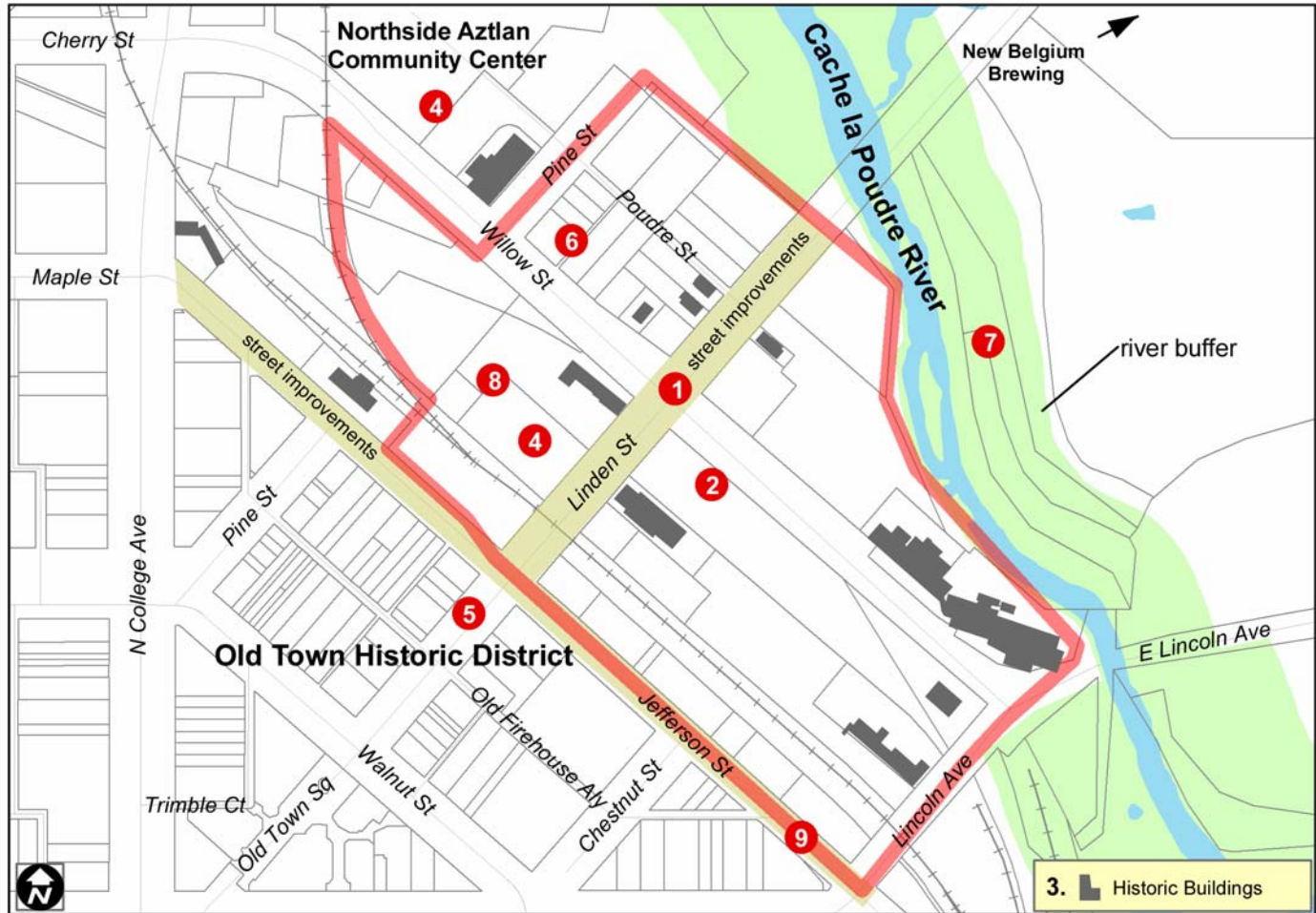
INCENTIVES Downtown Development Authority (Tax Increment Financing)

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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. Linden Street Improvements

Engineering and construction of Linden from Jefferson to the River is underway.

2. Catalyst Project Opportunities

Several infill parcels would be ideal for a catalyst development project.

3. Historic Buildings

Historic buildings provide a unique character to the area. Newer buildings will need to be compatible with historic buildings.

4. Newer Developments

New developments include: Northside Aztlan Community Center, Rooftops on the River, Bas Bleu, CTL Thomson, and Old Town Athletic Club.

5. Proximity to Downtown

The site is adjacent to historic downtown home to unique businesses and vibrant pedestrian activity.

6. Business Relocation

There may be a need to relocate some businesses in

the area to accommodate redevelopment.

7. Cache la Poudre River

This site is adjacent to the Poudre River, which is a unique community destination. There will likely be concerns raised about any development in the River Corridor, even though this site is outside of natural area buffers and the floodplain.

8. Relocation of Sewer and Storm Drainage Lines

There are several lines crossing private property requiring relocation to public rights-of-way. In particular, there is a sewer line crossing mid-block from west to east between Willow and Jefferson Streets.

9. Jefferson Street

Jefferson Street separates the River District from Downtown. The street is difficult to cross and carries a significant amount of truck traffic. An infrastructure project is underway to identify Jefferson Street designs, but currently there is no construction funding.

For more info on the River District, visit fcgov.com/riverdistrict.



Potential Development Elements and Vision

- Mixed-use, including residential lofts, offices, arts/cultural venues such as art galleries, theaters and museums, small-scale retail such as coffee shops, ice cream shops, restaurants, mixed live/work buildings, educational venues, industrial uses (such as those present today).
- Some vertical mixed uses with commercial ground floor with residential and/or offices above.
- Parking would be combination surface and structured.
- Potential for development of 214-285 housing units, 30,000 square feet retail space, 50,000 square feet office space.
- In addition to the landscape buffer, an additional undeveloped strip is needed along the river to accommodate stormwater runoff.
- Historic structures protected and new buildings compatible.

Demographics

	<u>1 mile radius</u>	<u>3 mile radius</u>	<u>5 mile radius</u>
2008 Population	10,678	76,056	138,411
2000 Households	4,933	29,683	49,301
2008 Median Age	28	28	30
2008 Median Household Income	\$37,127	\$46,597	\$57,125
2009 Businesses	2,165	5,381	8,213
2009 Employees	21,504	59,668	88,444

2008 Traffic Counts (vehicles per day)

College, north of Mountain	20,238
Riverside, west of Mountain	13,080

Possible vision for this site.

