

for the latest news:
fcgov.com/advanceplanning



fcgov.com/advanceplanning

SPRING 2008 NEWSLETTER

Advance Planning
 281 N College Av
 PO Box 580
 Fort Collins, CO 80522-0580



BUSINESS FORUM

Thursday, April 10th
 6-7:30 pm
 SouthGate Church
 6541 S College Ave

Want to find out about business resources in Fort Collins?
 Interested in networking with neighboring businesses?
 Wondering about how other businesses have been working together to control their future?

Attend our Business Forum for South College! This special event is for businesses along South College between Harmony and Carpenter. You'll learn about business associations and their opportunities and challenges. You'll network with your peers. You'll see what resources are available to locally-owned businesses. You'll get the latest market trends from local experts. Come share your ideas about how to make the corridor more successful and find out what other business leaders think!

For information, visit our website fcgov.com/advanceplanning.

Sponsored by Fort Collins Area Chamber of Commerce and City of Fort Collins.

SPEAKERS

David May, President & CEO
 Fort Collins Area Chamber

Dean Hoag, President
 North Fort Collins Business Association

Mike Freeman, CFO
 City of Fort Collins

Dan Guimond
 Economic Planning Systems



Project Planner Timothy Wilder, pictured here on the left, can be reached at 970-221-6756 or twilder@fcgov.com.

What's The Plan?

The City invites you to participate in the South College Corridor Plan. Through 2008, we will be working with you to create a guide for this area's future.

What is a plan and what does it do?

A plan is a policy document between the citizens and City of Fort Collins to put into action a community-based vision. The plan is a statement of how the community views itself, what the community envisions for the future, and what actions are needed to make the vision a reality. Due to the thin strip, highway-orientation of this area, the plan is called a corridor plan. Particular attention will be paid to the unique characteristics and issues of South College, with a focus on land use, open space, transportation, urban design, building, zoning, and infrastructure.

- Guide growth and development and plan for a desired future.
- Develop a plan to guide the City in its decisions for this area.
- Revise policies to be more appropriate to the unique circumstances of the South College area.

FUN FACTS



This is a historic photo of picking time on the McClelland apple orchard in 1922. Which national retailer "picked" this site for a store in 1986?

Wal-Mart



What major event occurred near Trilby Road in 1907?

The southbound Flyer of the Colorado & Southern Railroad derailed after colliding with a work train.

How is this corridor plan different than the South College Access Control Plan?

The South College Access Control Plan was developed to improve safety and reduce congestion along the corridor. It will only be implemented when funding becomes available or through new development, and only after extensive public outreach. The South College Corridor Plan, on the other hand, deals mostly with land use issues and is concerned with how to guide changes desired by the community.

How far along is the South College Corridor Plan?

Last November, we began this planning effort with a kick-off open house. Since then, we've gathered background information and started talking with people one-on-one about important issues. The next public event is a Visioning Workshop on Thursday, April 24 from 6-8 pm at Fossil Ridge High School in the Commons Area. We need your participation to make this a success. Refreshments will be provided.



What are some of the issues we've heard?

The following are just a sample of some of your concerns:

- South College Avenue access issues and the Access Control Plan
- Lack of sidewalks
- Protecting unique and local businesses
- Improving visual appeal and lack of landscaping
- Need to continue smooth traffic flow along corridor
- Desire for more service-oriented businesses such as banking and restaurants
- Concern over change-of-use requirements for commercial properties
- Need for improvements to local streets

A complete list of issues from the first public meeting is available at fcgov.com/advanceplanning. Do you have comments not already mentioned? Email us at aplanning@fcgov.com!

What are the current trends and conditions?

- **635 Acres**
The plan covers 635 acres entirely within city limits, along College Avenue from Harmony Road to Carpenter Road.
- **Our Southern Edge**
Our Growth Management Area (GMA) boundary marks where unincorporated Larimer County and City of Loveland begin. The plan will address this city gateway.
- **Naturally Yours**
There are two natural areas, Redtail Grove and Prairie Dog Meadow, plus other natural areas and parks close by.
- **Cross Town Traffic**
26,000 average trips per day at Carpenter Road and 36,750 at Harmony (CDOT 2006)
- **Land Use, Break It Down**

Vacant	= 319 acres	50%
Commercial	= 149 acres	23%
Infrastructure	= 90 acres	14%
Residential	= 59 Acres	9%
Public	= 18 acres	3%
- **See What Develops?**
Three large vacant land tracts along College Avenue are under consideration for private non-residential development. Located west of Cameron Office Park is the Redtail project, which is under construction and will consist of 4 office buildings.



How Can You Participate?

There are many ways you can have your say and contribute to the plan:

- 1) Call us
- 2) Email us
- 3) Come to meetings and events
- 4) Fill out comment forms at events
- 5) Check fcgov.com/cityplanning for information and updates
- 6) Request a meeting

What are the steps?



NEXT

A Visioning Workshop will take place on Thursday, April 24 from 6-8 pm at Fossil Ridge High School (5400 Ziegler Road) in the Commons Area. We need your participation to make this a success. Refreshments will be provided.

FALL / WINTER 2008

- Plan Document**
Public Close Out Event
Planning Commission Public Hearing
City Council Public Hearing
Draft Plan Document