



Mason Corridor / MAX BRT Project Economic Development

The project is anticipated to stimulate development and redevelopment along the corridor. A comprehensive study of the economic impact of the Mason Corridor evaluates construction, residential and commercial opportunities. Visit fcgov.com/mason for the detailed report.

Economic Development Opportunities

Mason Corridor Economic Analysis Downtown Re/Development Opportunities

Label Name	Land (sq ft)	Residential		Non-Residential	
		Stories	Units (1,200 sq ft)	Stories	Space (sq ft)
1 200 Block of College	58,300	4	140	1	42,000
2 Block 23	131,000	4	300	1	40,000
3 Oak & Mason	18,300	3	30	1	12,000
4 Perkins Site	27,600	4	80	1	20,000
5 1st National Bank Parking	14,100	4	30	1	5,000
6 Safeway	118,300	4	250	2	90,000
7 Mason & Magnolia	13,300	3	30	1	8,000
8 Wells Fargo	160,700	5	350	1	40,000
9 Steele's Market	79,700	3	140	---	---
10 Lee's Cycles	54,800	4	130	1	40,000
11 DDA Hotel Site	54,000	---	---	---	---
Total	682,900	---	1,460	---	295,000

Source: Economic & Planning Systems
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Economic & Planning Systems
Public Housing Medium-Density Residential Regional Development Land Use Policy
Mason Corridor Economic Analysis

Mason Corridor Economic Analysis University Re/Development Opportunities

Label Name	Acres	DUs/Acre	Beds	Units
Colorado State University				
1 Proposed Gateway Development	24.48	---	---	---
2 Dorm Redevelopment ¹	12.02	---	400	---
Subtotal	36.57	---	400	---
Private Redevelopment Opportunities				
3 Prospect South	4.77	25	---	120
4 Mobile Home Park/Strip Commercial	8.64	25	---	220
5 NRC/CAU University Mall North	10.29	25	---	260
6 Riosco Cesar Site	5.65	25	---	170
Subtotal	30.33	---	---	770
Total	66.90	---	400	770

¹ Redevelopment includes 800 beds; 400 beds replace existing facility
Source: Colorado State University, City of Fort Collins, Larimer County, Economic & Planning Systems
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Economic & Planning Systems
Public Housing Medium-Density Residential Regional Development Land Use Policy
Mason Corridor Economic Analysis

Mason Corridor Economic Analysis Southern Segment Re/Development Opportunities

Label Name	Location	Acres
Near Term Opportunities		
1 Drake North	NWC Drake & College	18.44
8 West End Site	DWC Hamony & College	17.80
9 South Transit Center	NWC Fairway & College	13.90
Subtotal		49.97
Mid-Term Opportunities		
2 Drake South	DWC Drake & College	15.31
7 Lumber Yard	NEC Hamony & Mason	4.97
10 Target Site	DWC Treadan Pkwy & College	3.62
Subtotal		23.97
Long Term Possibilities		
3 Swallow South	DWC Swallow & College	6.24
4 Monroe & College	NWC Monroe & College	8.83
5 Horsetooth North	NEC Horsetooth & Mason	1.97
6 Horsetooth South	NWC Bousswalek & College	10.51
Subtotal		27.56
Total		101.44

Source: City of Fort Collins, Larimer County, Economic & Planning Systems
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