North College Corridor Plan
Implementation Status

City of Fort Collins — Advance Planning

Adopted Date: Mar 21, 1995   **Updated Status: Sept 15, 2009**   **Review Date: 8/12/2010**

#	Action Item	Status	Timeline 1-3 Years: Short 4-9 Years: Mid 10+ Years: Long	Comments
Goal 1: Construct Adequate Drainage System to Allow Building and Renewal of Area				
1	Seek and Find Funding for Area Detention Ponds and Other Crucial Components of the North College Drainage Improvements Design (NCDID)	On-Going	N/A	TIF, City Stormwater Fees, Building on Basics Incentive, Developer Investments & Special Improvement Property Tax District
2	Coordinate City Capital Improvement Projects and Collaborate Strategically with Developers, Affected Property Owners and other Agencies Involved in Capital Improvement Projects in the area	On-Going	N/A	URA Staff, Transportation Planning, Current Planning, Advanced Planning, Property Owners, Greeley & water district pipelines
Goal 2: Coordinate North College Ave Improvements				
3	Develop & Maintain an Operating Strategy to Maximize Benefits and Synergy of Multiple Projects Listed in North College Corridor Plan	On-Going	N/A	
4	Evaluate Key Intersections at Vine Drive, "New Vine Drive", and Conifer/Hickory can be developed in order to Strengthen Identity & Economic Activity in the Area		Short Term	Using BOB and other Sources
5	Clarify the Roles and Responsibilities of Private Development Projects in Relation to Capital Improvement Projects	On-Going	N/A	Determine whether Capital Projects Create an Incentive for Owners to Delay Development
6	Review whether City-Wide Street Standards or CDOT Street Standards Appear Problematic in the Uniquely Constrained Circumstances of the Corridor	Completed	Short Term	
6a	If Street Standards are Problematic, City Street Standards Should be Modified as Needed to Develop a Successful CSS Design Approach for Corridor	On-Going	N/A	Ex: Design Speeds, Lane & Median Widths, Auxiliary & Bike Lanes, Sidewalks, Landscaping, Driveways & Parking Setbacks
7	Analyze Hickory/Conifer Intersections to Determine Best Way to Combine into a Single Intersection	On-Going	N/A	As Per Access Management Plan

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Goal 3: Evaluation of River Floodplain Near North College/Vine Intersection				
8	Determine the Feasibility of Modification of the Floodplain in Conjunction with a land use vision for the area; Key questions Identified in North College Corridor Plan	On-Going	N/A	Proposed Land Use Concepts Need to Be Determined
9	Set Parameters for Redevelopment which would occur on Specially Created Sites in Area	On-Going	N/A	To Maximize the Vision and Goals of Area; Determined by the City and URA
10	Evaluate the Purchase of Properties to Use for Floodway Buffer and Determine Appropriate uses for Portions of the Floodway Outside Buffered Areas	On-Going	N/A	To Minimize Impact/Damages from Flooding in designated buffer zones & for City Beautification/Municipal Uses (per Vision and Goals Statement) outside designated buffer zone
Goal 4: Enhance Public Projects Near River				
11	To use design standards along/near river to highlight the river features	On-Going	N/A	Design Standards Similar to Gateway Bridge to Improve City Beautification & Sense of Place in Area
Goal 5: Landscaping of City-Owned Property in River Corridor				
12	Design of Bold Landscaping on City-Owned Property Along North College Ave Near Vine Dr Intersection		Mid Term	
Goal 6: Explore New Trail Connections Near River				
13	Evaluate Additions to the System of Soft Trails, Connections and Ped Bridge in Portions of the Corridor Devoted to Natural Areas, Parks and Habitat Buffers		Long Term	
14	Further Evaluate Possible Changes to Legacy Park		Long Term	
Goal 7: Explore Property Assembly to Create Redevelopment Sites of Significance				
15	Feasibility Analysis of Property Assembly for Redevelopment		Short Term	To Be Implemented In Urban Renewal Plan
16	Formulate Conceptual Plan For Promising Group of Properties Where Redevelopment Appears Beneficial		Short Term	
17	Test the Plan for Financial Feasibility with Pro Forma Analysis		Short Term	
Goal 8: Formulate an Image & Identify Program				

#	Action Item	Status	Timeline	Comments
18	Formulate Program of Themes & Elements to be Incorporated Into Various Projects, Signs, Banners, Marketing etc.		Short Term	Logos, Images, Typography, Name for Corridor, Decorations, Events etc.
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Goal 9: Adjust City Plan Redevelopment & Infill Map				
19	Revise the Targeted Redevelopment Areas Map in City Plan	Completed	Short Term	Expand North College Targeted Redevelopment Area East to Lemay Ave Along Proposed Realignment of Vine Dr.
Goal 10: Revisit Expansion of Urban Renewal Plan Area				
20	Revisit Expansion of the URP Area East to Lemay Ave Along Proposed Realignment of Vine Drive	Completed	Short Term	
Goal 11: Rezone Conifer Street (North Side)				
21	Change City Structure Plan and Rezone Properties with Conifer Street Frontage from I, Industrial to CCN	Completed	Short Term	
Goal 12: Explore Revisions to Commercial - North College Zone District				
22	Review Permitted Uses in the Commercial - North College (CN) Zone District for Implementation of the Vision and Goals	Completed	Short Term	
Goal 13: Explore Revisions to Community Commercial - North College Zone District				
23	Revise the Community Commercial - North College (CCN) Zone District to Add Large Retail Establishments	Completed	Short Term	
Goal 14: Update Building & Development Standards Special to the Corridor				
24	Repeal Existing Standards & Guidelines for the CN and CNN Zone Districts		Short Term	
25	Explore Possible New Design Standards to be Placed Into the Land Use Code as Appropriate to Implement Vision & Goals for Character and Image of Industrial Area		Mid Term	
26	Further Clarify Building Design for Area	On-Going	N/A	