



## Adding South College to the Mix: The South College Corridor Plan

Take note of how the street and adjacent land uses change as you travel down College Avenue south of Harmony Road. Disconnected patterns of development grew up around the highway with little thought to “placemaking” - the concept of creating livable places for people.

How will the area change over time?

Should it continue to focus exclusively on the highway or should new connections be made to the rest of the community?

Who will be involved in the change?

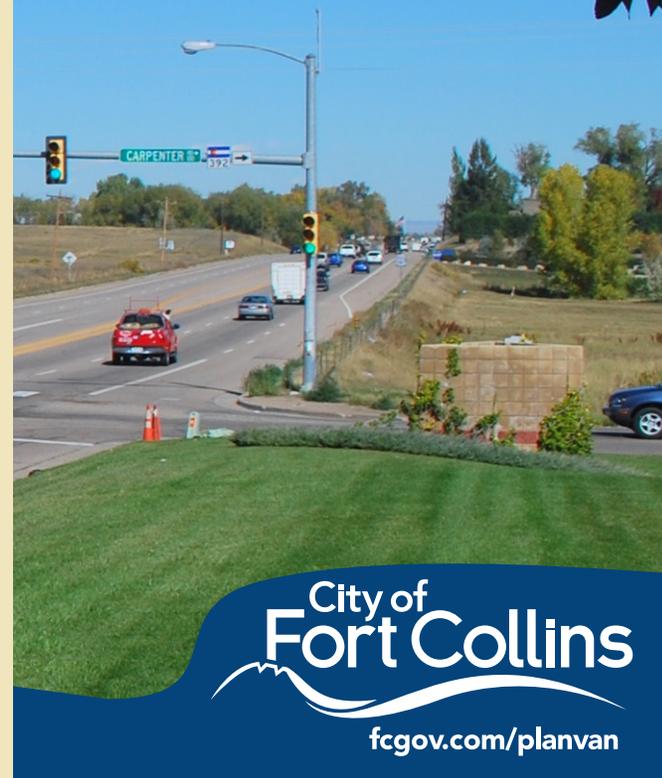
These are issues explored by the *South College Corridor Plan*. Ultimately, the integration of South College into the broader Fort Collins community - while retaining the area’s positive aspects - will take imagination, focus and resources.



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A SELF-GUIDED TOUR



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**Get on a Bus**  
Transit Oriented Development (TOD) is the term used to define development supporting a transit system. Typically, TOD contains a mix of uses, is designed to a

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pedestrian scale, and has additional amenities and connections to support walking. The idea is to bring people closer to the transit line so they are able to walk to the transit stations. Several locations south of Harmony provide good TOD opportunities, including Arbor Plaza (Old Wal-Mart store) and the South Transit Center sites.



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**What's Missing**  
From Fossil Creek Parkway south, this corridor is missing the most basic elements of an urban streetscape. It is especially difficult to walk and bike on the

corridor. A major project will be to upgrade South College Avenue with sidewalks, landscaping, bikelanes, curbs, gutters and drainage. It needs to be attractive and safe so people can travel around by foot and bike. Also, a new off-street trail system will make it easier for people to walk and bike away from the highway.



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**Gems in the Rough**  
South College contains several vacant properties with potential. About half of the corridor is vacant, and there are four natural areas directly bordering the

corridor (Redtail Grove, Prairie Dog Meadows, Pelican Marsh, and Longview Farm). This site, overlooking Fossil Creek, has excellent views of the foothills to the west and contains a unique rock outcropping.



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**Key Opportunity**  
Over the years, this 50-acre site was considered for neighborhood commercial, multi-family residential, and auto dealers. The factors hindering development included topography, storm water drainage, natural features, and transportation improvements. Whatever the eventual use of this site, it will likely influence the look and feel along this stretch of College Avenue.



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**Supermarket Hopes**  
This Neighborhood Commercial site is planned for a supermarket, a top priority for area residents. Direct street and trail connections

into nearby residential areas are critical, as is the site's future design as a city gateway.



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**Fort Collins' Southern Gateway**  
The College-Carpenter intersection is the southern boundary of the City's Growth Management Area. Unlike the generic commercial center on

the southeast corner, new development will have a higher quality design with better architecture, nicer materials such as brick or stone, and include extensive landscaping. The streetscape itself will accommodate pedestrians and bicycles, not just cars.



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housing types are a couple differences between the new development, and older Victoria Estates, Trilby Estates and Skyview subdivisions.



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**Out With The Old**  
Built long before the 2007 annexation, the Kel-Mar Strip is a late early 70s highway retail strip emphasizing the automobile, parking and convenient car access. The challenge now is how to retrofit older areas with basic infrastructure such as curb and gutter, sidewalks, and landscaping.



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**A Place for All**  
Despite its back-lot appearance, this area is an key place for new companies and low-traffic businesses. As Fort Collins grows, fewer areas like this exist. Just like you need a storage shed for your lawnmower, Fort Collins needs areas to warehouse goods, repair appliances and fix your car.



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**Use the Back Door**  
Future vehicle access along College Avenue will be limited with fewer locations under the Access Control Plan. In order for it to work, new rear access streets, like Snead Drive, will provide other ways to get to local businesses.



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