



EAST MULBERRY

Corridor Plan





East Mulberry Corridor Plan

Adopted September 2002

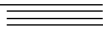


Larimer County Planning Dept
200 W Oak St/PO Box 1190
Fort Collins, CO 80522-1190
Tel: 970-498-7683
Web: www.larimer.org



City of Fort Collins Advance Planning Dept
281 N College Av/PO Box 580
Fort Collins, CO 80522-0580
Tel: 970-221-6376
Web: www.fcgov.com/advanceplanning

For additional copies, please download from our websites, or you may contact us using the information on the right.



Acknowledgements

Technical Advisory Committee

Project Managers

Pete Wray - City Planner, City of Fort Collins

Russ Legg - Chief Planner, Larimer County

City of Fort Collins

Erin Bergquist - Planning Technician

Katy Carpenter - GIS Analyst

Becca Henry - Urban Design Specialist

Troy Jones - City Planner

Susan Lehman - Administrative Support Supervisor

Doug Moore - Environmental Planner

Tom Reiff - Transportation Planner

Melissa Visnic - Administrative Secretary I

Timothy Wilder - City Planner

Larimer County

Sherry Albertson-Clark - Consultant

Jill Bennett - Senior Planner

Rex Burns - Drainage Administrator

Mark Peterson - County Engineer

EDAW Inc

Bruce Meighen - Project Manager

Jana Dewey McKenzie - Principal

Cales Givens - Principal

Tom Keith - Principal

Deana Swetlik - Associate

Felsburg Holt Ullevig

Richard Follmer - Sr Transportation Engineer

Leland Consulting Group

Bill Cunningham - Principal

Resolve

Mike Hughes - Principal

The Sear-Brown Group

Jeff Temple - Project Engineer

Larimer County

Board of County Commissioners

Kathay Rennels
Tom Bender
Glenn Gibson

Planning Commission

Ray Dixon Len Roark
Mark Korb Kimberly Stenberg
Roger Morgan Loui TerMeer
Rodney Nelson George Wallace
Duane Pond

Staff

Frank Lancaster - County Manager
Larry Timm - Planning Director
Marc Engemoen - Public Works Director
Jeannine Haag - Assistant County Attorney

City of Fort Collins

City Council

Ray Martinez - Mayor
Bill Bertschy - Mayor Pro Tem
Eric Hamrick
Kurt Kastein
Marty Tharp
Chuck Wanner
Karen Weitkunat

Planning & Zoning Board

Daniel Bernth
Jennifer Carpenter
Glen Colton
Sally Craig
Jerry Gavaldon
Judy Meyer
Mikal Torgerson

Staff

John F. Fischbach - City Manager
Greg Byrne - CPES Director
Joe Frank - Advance Planning Director
Cameron Gloss - Current Planning Director
Michelle Pawar - Natural Resources Director
Ron Phillips - Transportation Director
Paul Eckman - Deputy City Attorney
Claudia Haack-Benedict - GIS Manager

Acknowledgements

Citizen Advisory Committee

Mike Buderus - Northeast Business Association
Robert Couture - Countryside Homeowners Association
Sally Craig - Fort Collins Planning & Zoning Board
Gary Eastman - Fort Collins Nursery
Dan Eckles - Sandy's Convenience Store
Gail Elliott - Resident
John Gless - Citizen Planners
Robert Hendon - Countryside Homeowners Association
Dave & Steve Joyce - Supermarket Liquors
Wayne Kruse - Centennial Livestock Auction Company
David Marcy - Community First National Bank
Jeffrey McClure - Fort Fun
Clair McMillen - Fort Collins Airport Chairman
Christophe Ricord - Fort Collins Transportation Board
Len Roark - Larimer County Planning Commission
Ursula Tagliamonti - Mulberry Inn and Plaza Inn
Loui TerMeer - Larimer County Planning Commission
Carol Van Campen - Collinsaire Mobile Home Park Resident
Mary Warring - Urban Growth Area Review Board (UGARB)
Bob Weisser - Poudre Valley Air
Amy White - Resident

Table of Contents

Acknowledgements

Technical Advisory Committee.....	iii
Citizen Advisory Committee	iv
Map Index	x

1. Introduction

Purpose and Context of This Plan.....	1
The Need for this Plan.....	2
Study Area	3
Brief History of Study Area.....	4
Project Schedule	5
Technical Advisory Committee.....	5
Public Involvement Process.....	6
Citizens Advisory Committee.....	6
Public Outreach.....	7
Requested Information & Communication	7
Adoption.....	8

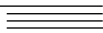
2. Existing Conditions & Issue Analysis

Introduction	11
Study Area Overview.....	11
Related Plans	12
Area Plans.....	12
Transportation Plans	13
Drainage Plans	13
Zoning.....	13
Land Use	14
Exisitng Development	14
Existing Ownership Patterns.....	15
Transportation	15
Infrastructure	15
Streets	15
Drainage	15

Utilities	16
Public Services	18
Parks and Recreation	18
Schools	18
Poudre Fire Authority.....	18
Police Services.....	19
Civic Services.....	19
Cultural Resources	19
Affordable Housing	19
Urban & Streetscape Design	20
Natural Areas & Open Lands.....	20
Issues Identification	20
Opportunities and Constraints	22
1. Land Use	23
2. Transportation.....	24
3. Infrastructure & Public Services	26
4. Urban & Streetscape Design.....	27
5. Natural Areas & Open Lands.....	28

3. Market Analysis

Introduction	37
Socioeconomic Forecast	38
Market Area and	39
Supply and Demand	39
Office Supply Characteristics.....	40
Retail Supply Characteristics	41
Industrial Supply Characteristics	44
Housing Supply Characteristics.....	45
Summary of Market Opportunities	48
Opportunities by Land Use Type:	48
Enhanced Development Areas – Neighborhood	
Commercial Centers	49
Market Support Conclusions.....	50
Support for Neighborhood Retail Development.....	51
Support for Office/Industrial Development	54
Land Use Programming Considerations.....	55



4. Vision and Goals

Introduction	57
The Vision.....	58
The Goals	59

5. Framework Plan

Introduction	63
Planning Objectives.....	63
Land Use	63
Transportation.....	65
Open Lands.....	65
<i>City Plan's</i> Structure Plan Comparison	66
Housing, Employment and Population Projections	67
Land Use Composition	69

6. Transportation

Introduction	75
Existing Transportation System.....	75
Existing Street Network.....	76
Existing Road Conditions	76
Lane Assignment.....	77
Existing Transit Service	77
Existing Bicycle Network.....	77
Existing Pedestrian Network.....	78
Existing Railroad Operations	78
Related Plans	78
US 287/SH 14 Access Management Report.....	78
Interstate 25 / SH 14 Interchange Area Study.....	78
Northern Colorado Truck Mobility/SH 14 Relocation Study.....	79
Other Related Projects	80
Transportation Modeling Assessment.....	80
Traffic Forecasting.....	81
Level of Service	81
"What if" Scenario	84
Proposed Street Network and Classification	85
Master Street Plan Changes	87
Proposed Bikeway Network	88

Proposed Pedestrian Network	91
Proposed Transit Service	91
Multi-modal Facilities	93

7. Open Lands and Natural Areas

Introduction	103
Natural Areas Protection	103
Poudre River Corridor	104
Cooper Slough	104
Lake Canal.....	105
Other Natural Areas	105
Wildlife Habitat.....	106
Sensitive Wildlife Habitats	106
Wildlife	108
Sensitive Wildlife	108
Parks and Trails	110

8. Urban and Streetscape Design

Introduction	113
Existing Corridor Character and Analysis	113
Zone A: I-25 to One-Half Mile West	114
Zone B: One Half-Mile from I-25 to Timberline Road.	115
Zone C: Timberline Road to Riverside Avenue	116
Objectives.....	117
Urban Design.....	117
Streetscape Concept Plan	118
Section A	121
Section B	121
Section C.....	123
Other Concept Areas.....	124

9. Principles and Policies

Introduction	127
Principles and Policies	127

10. Implementation

Introduction	137
Implementation Plan Strategies	138
1. Land Use	140

2. Transportation	141
3. Natural Areas & Open Lands	143
4. Public Facilities	144
5. Parks & Trails	149
6. Urban & Streetscape Design	150
7. Marketing and Economic Development	151
Funding Sources and Mechanisms	152
Funding Principles	152
Public and Private Funding Sources	152
Existing Special Districts/Enterprise Zone	153

Appendix

A. Related Goals	A161
B. History of the East Mulberry Street Area	A169
C. Issues & Options Questionnaire	
Response Highlights	A175
D. Larimer County/City of Fort Collins	
Adoption Resolutions	A177
E. Existing Transportation Conditions Summary	A181
Approximate Existing Roadway Widths	A182
Existing Road Conditions	A183
US 287 / SH 14 Access Management Report	A184
F. Larimer County Urban Street Standards - Policy and Standards for Maintenance & Improvement of Annexed Infrastructure (Fort Collins) -	
Appendix G (pp G1-G5)	A193
G. Annexation Assessment	A199
H. Transfer of Density Unit Program	A203

Map Index (Alphabetical by Title)

Areas of Lower Costs & Affordable Housing.....	35
City Zoning	30
County Zoning	29
Existing Land Use.....	31
Existing Lane Assignments.....	95
Existing Master Street Plan	96
Existing Utilities Inventory	33
Existing Traffic Control Measures	94
Framework Plan.....	73
Framework Plan Overlay.....	157
Improvement Districts & Enterprise Zone	158
Natural Resources Inventory	111
Neighborhood Community Center Concept.....	74
Opportunities & Constraints	36
Projected Year 2020 Traffic Volumes & LOS.....	97
Proposed Bikeway Network.....	100
Proposed Street Classifications	98
Proposed Street Network.....	99
Proposed Transit Service	101
Streetscape Concept Plan	119
Structure Age Inventory	34
Study Area Map	10
Vicinity Map.....	9
Water Features Inventory.....	32