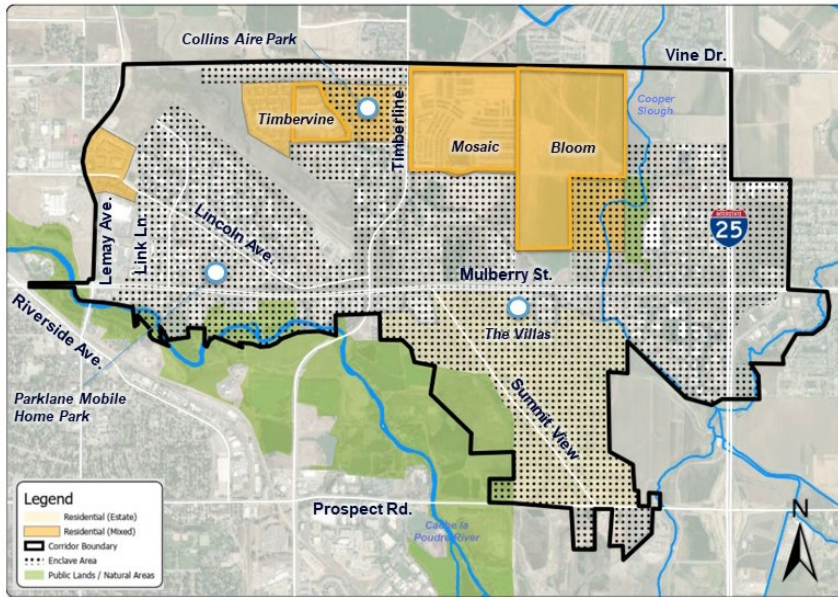


**East Mulberry Residential Character Area**



*Contains most of the existing and planned housing in the plan area, including existing mobile home parks.*

**Key Opportunities:**

- **Mobile Home Park Preservation**
- **Application of other Affordable Housing Preservation Tools**
- **Apply City development code and land use priorities to future projects**
- **Address infrastructure deficiencies**

**Key Tradeoffs:**

- **Limited sales tax generation**
- **Existing stormwater and street infrastructure to serve residential areas is sub-standard.**

**Mobile Home Park Preservation**

Within the East Mulberry area, there are multiple mobile home parks, one of which is currently for sale. These mobile home parks are not currently zoned for preservation. The City of Fort Collins recently created a zone district specifically for the purpose of mobile home park preservation.

Current number of residential units or mobile homes within each existing mobile home park:

- Collins Aire Park: 535 homes (currently for sale, as of 10/10/2022)
- The Villas: 48 homes
- Nueva Vida (formerly Parklane): 68 homes

**Application of other Affordable Housing Preservation Tools**

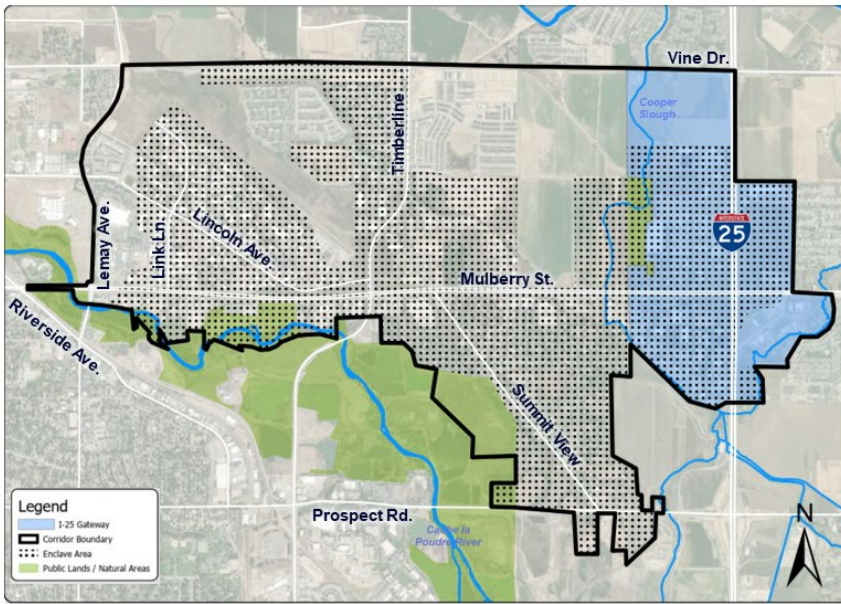
- Potential to utilize the City’s Land Bank program and to partner with a community land trust to preserve affordable housing in the area
- Application of potential future resources for affordable housing as implementation of the Housing Strategic Plan

**Address Infrastructure Deficiencies**

- Stormwater infrastructure, pedestrian access and transit availability are very limited or absent in many areas within the enclave.
- With over 2,500 units of housing planned or recently developed (Mosaic, Timbervine, and Bloom), multi-modal connections and access will become increasingly necessary to accommodate existing and future residents.

Opportunity	Council Priority	Strategic Plan	City Plan
Mobile Home Park Zoning		1.8: Preserve and Enhance mobile home parks as a source of affordable housing	Increase availability of affordable housing
15-minute community concept	#30: Implementation of 15-minute community concept	6.5: Maintain existing and aging transportation infrastructure	Supporting a sustainable pattern of development

**East Mulberry I-25 Gateway Area**



*The primary eastern gateway into Fort Collins houses a variety of existing uses including unique industrial uses.*

**Key Opportunities:**

- Improve Mulberry as a regional connector
- Improve aesthetics and safety at eastern gateway
- Enhance and preserve natural features

**Key Tradeoffs:**

- City assumes responsibility and cost associated with higher police call volume

**Improve Mulberry as a Regional Connector**

The E Mulberry corridor and I-25 intersection is an important gateway into the northernmost portion of the Fort Collins community. While CDOT maintains the I-25 and E Mulberry intersection, several changes could be made to improve the interchange along with modifications to the entire corridor to better accommodate multi-modal transportation.

**Improve Aesthetics and Safety at Eastern Gateway**

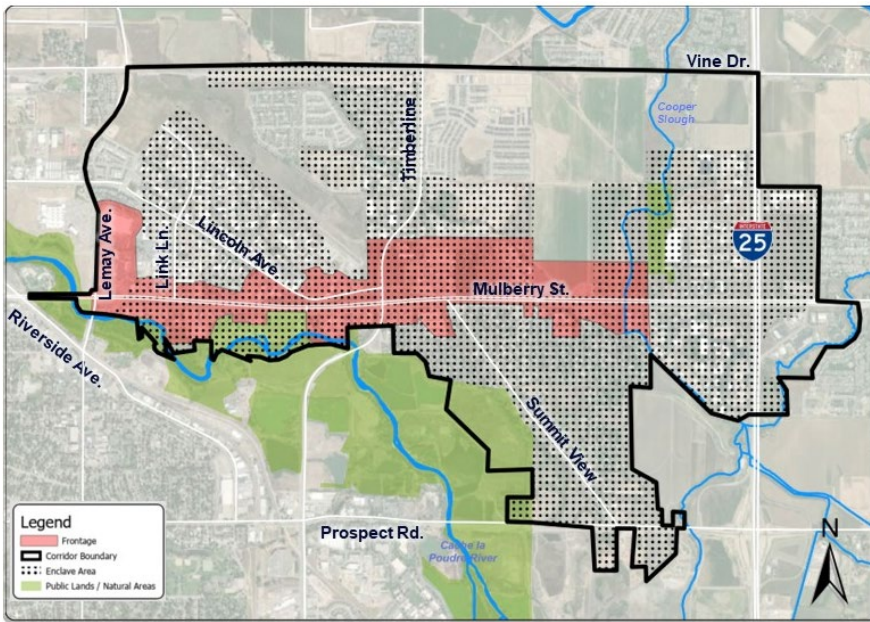
- Upon annexation, Land Use Code standards would apply to new developments and businesses would need to come into compliance with some City codes after an amortization period, including lighting and signage.
- While Land Use Code standards would apply upon annexation, City staff is focused on preservation of existing businesses. Therefore, flexibility in standards and additions of uses in the Industrial zone district will be explored in the update to the East Mulberry Plan.
- Upon annexation, the City of Fort Collins could begin to partner on the redesign of the E Mulberry interchange
- Upon annexation, Fort Collins Police Services would begin to service the area at a level more consistent with urban level needs.

**Address Infrastructure Deficiencies**

- The I-25 and E Mulberry interchange should be upgraded to safely accommodate increased traffic, stormwater run-off, and multi-modal transportation.
- The area lacks sufficient stormwater infrastructure, creating burdens on existing business owners. These burdens include increased risk of flooding in a large weather event and expensive stormwater containment requirements if a business owner wants to expand.

Opportunity	Council Priority	Strategic Plan	City Plan
Improve Mulberry as a regional connector	Advance regionalism by supporting and investing in regional transportation connections	3.2: Work with key partners to grow diverse employment opportunities in the community	Support local, unique and creative businesses
Enhance and preserve natural features like the Cooper Slough and Dry Creek	Protect and Enhance Instream River Flows	4.6 Sustain and improve the health of the Cache la Poudre River and all watersheds within Fort Collins	Supporting a sustainable pattern of development

**Frontage Character Area**



*Mulberry Street and parallel frontage road is a key corridor for travel and business access.*

**Key Opportunities:**

- Improve accessibility, safety, aesthetics, environmental health, and water quality along the Mulberry frontage. Improve aesthetics and safety at eastern gateway
- Address infrastructure deficiencies

**Key Tradeoffs:**

- City assumes increased maintenance responsibilities.

The East Mulberry corridor is a prominent gateway into the northernmost portion of the Fort Collins community and is a major transportation spine for warehousing, manufacturing, fabrication, and maintenance businesses that serve the Northern Colorado region and the State of Colorado. While CDOT maintains the East Mulberry roadway, several changes could be made to improve truck access and better accommodate multi-modal transportation.

**Improve accessibility, aesthetics, and water quality**

- Upon annexation, the City of Fort Collins could begin to partner on the redesign of the E Mulberry corridor
- Improvements would include upgrades to stormwater infrastructure to protect the Cache la Poudre waterway
- Upon annexation, Land Use Code standards would apply to new developments and businesses would need to come into compliance with some City codes after an amortization period, including lighting and signage.
- Improvements to access along the frontage roads could be achieved as future redevelopment occurs and the Fort Collins Master Street Plan is applied to prominent intersections and frontage access points.
- Upon annexation, Fort Collins Police Services would begin to service the area at a level more consistent with urban level needs.

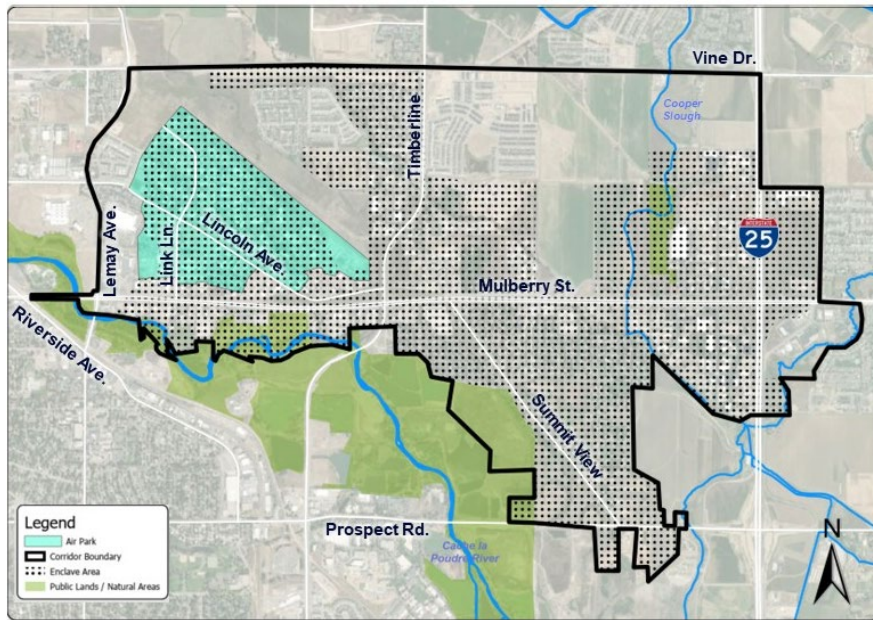
**Address Infrastructure Deficiencies**

- Stormwater infrastructure is especially problematic along the E Mulberry corridor, affecting businesses and residents to the north and existing residential neighborhoods to the south where flooding often occurs.
- Frontage road access is limited and dangerous along the E Mulberry corridor creating access issues for existing businesses and creating significant barriers to pedestrian and bicycle access.

Opportunity	Council Priority	Strategic Plan	City Plan
Improve accessibility, safety, aesthetics, environmental health, and water quality along the E Mulberry frontage	Improve safety for all modes and users of the transportation system	6.5: Maintain existing and aging transportation infrastructure	Supporting a sustainable pattern of development
Enhance and preserve natural features like the Poudre River and Cooper Slough	Protect and Enhance Instream River Flows	4.6 Sustain and improve the health of the Cache la Poudre River and all watersheds within Fort Collins	Supporting a sustainable pattern of development



**Airpark Character Area**



*The Airpark includes a mix of industrial services, housing, restaurants, breweries, and serves as a new and small business incubator.*

**Key Opportunities:**

- Ability to support establishment, retention and expansion of existing small businesses.
- Support new business incubation, start-ups, and creative industries.
- Coordinated approach to stormwater improvements.

**Key Tradeoffs:**

- Risk of displacement and gentrification of existing businesses.
- City would inherit severely deficient or non-existent stormwater and roadway infrastructure, including frequent flooding issues.

The Airpark is home to a high concentration of industrial businesses that serve Northern Colorado and beyond. businesses are housed within warehouses and on large lots that provide easy truck access, outdoor storage, and access to I-25. The Airpark area also has several infrastructure deficiency issues related to stormwater, pedestrian access, deterioration of roadways, and aging overhead power lines.

**Support Existing and New Businesses**

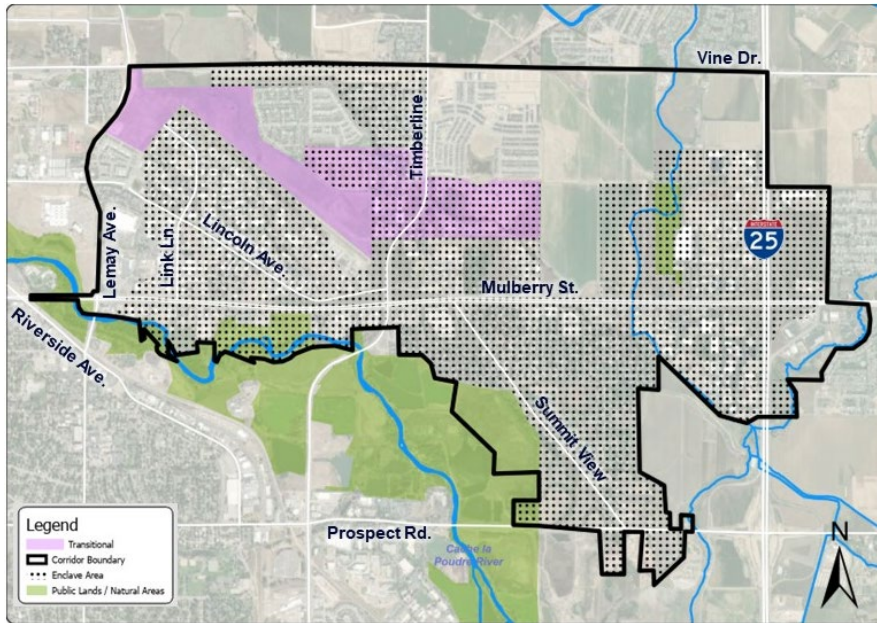
- While Land Use Code standards would apply upon annexation, City staff is focused on preservation of existing businesses. Therefore, flexibility in standards and additions of uses in the Industrial zone district will be explored in the update to the East Mulberry Plan.
- Due to site constraints and infrastructure deficiencies, staff is focused on creating requirements that address health and safety concerns in the case of business expansions, building upgrades and other minor improvements that would trigger site upgrades.
- City of Fort Collins staff could work closely with businesses to create Improvement Districts for improvements to local roads and help improve access to other City-led businesses support tools.
- Improvements could include upgrades to stormwater infrastructure to protect the Cache la Poudre waterway

**Gentrification Risk**

- City staff is sensitive to the risk of gentrification due to improvements within the area. While there are multiple factors involved in gentrification, the City would focus on limiting barriers to business expansion and working with business owners to identify and execute creative solutions that fit their needs while addressing citywide standards and priorities.

Opportunity	Council Priority	Strategic Plan	City Plan
Improve accessibility, safety, aesthetics, environmental health, and water quality along the E Mulberry frontage	Improve safety for all modes and users of the transportation system	6.5: Maintain existing and aging transportation infrastructure	Supporting a sustainable pattern of development
Enhance and preserve natural features like the Poudre River and Cooper Slough	Protect and Enhance Instream River Flows	4.6Sustain and improve the health of the Cache la Poudre River and all watersheds within Fort Collins	Supporting a sustainable pattern of development

## Transitional Character Area



*Transitional Areas are primarily undeveloped areas that could help unify and connect land uses in the Mulberry corridor.*

### Key Opportunities:

- Opportunity to address area-wide stormwater issues with key interventions in this area.
- Proactive zoning to meet current and future land use demand.
- Strategic roadway connections built to city standards.

### Key Tradeoffs:

- Funding for investments such as new roadways and other infrastructure may be dependent on new development.

The Transitional area is important to stormwater infrastructure, especially for businesses and residents within the Airpark area, and in relation to water quality and runoff to the Poudre River. International Boulevard is also planned for extension from the Bloom neighborhood and through the existing airport airstrip, creating an additional access point for residents of Timbervine and other surrounding neighborhoods to the rest of the community (including downtown area).

### Address Stormwater Infrastructure and Land Use

- Improvements are planned within this area and master planning for stormwater upgrades would begin upon annexation of the Airpark area and surrounding properties.
- Annexation of properties adjacent to the former airport area would provide an opportunity for rezoning
- Parcels that are still available for development could be rezoned to better match the industrial land uses within the Airpark area.

### Address Access Deficiencies

- As the area grows, requirements for access to new developments and existing neighborhoods will increase, putting pressure on existing roadways.
- While these access points will only be created as new development occurs, annexation and rezoning can encourage redevelopment and investment.

Opportunity	Council Priority	Strategic Plan	City Plan
Analyze the area for potential rezoning to better fit the needs in the area	Advance regionalism – collaboration regionally while maintaining the unique character of Fort Collins	3.2 Work with key partners to grow diverse employment opportunities in the community	Utilize tools and partnerships to leverage infill and redevelopment opportunities to achieve development consistent with City Plan and supporting the City’s broader strategic objectives
Enhance and preserve natural features like the Poudre River and Cooper Slough	Protect and Enhance Instream River Flows	4.6 Sustain and improve the health of the Cache la Poudre River and all watersheds within Fort Collins	Supporting a sustainable pattern of development