

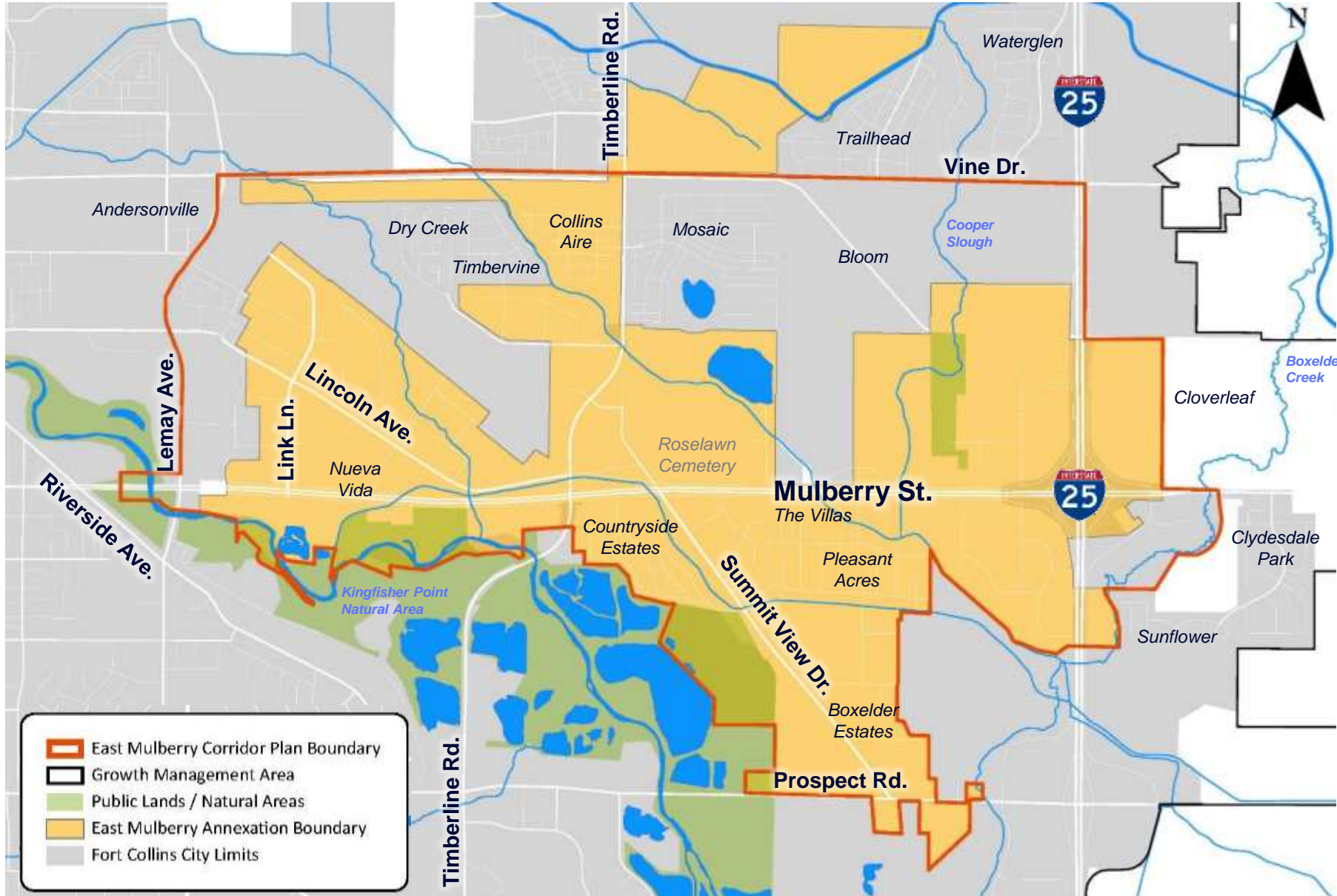


## East Mulberry Plan

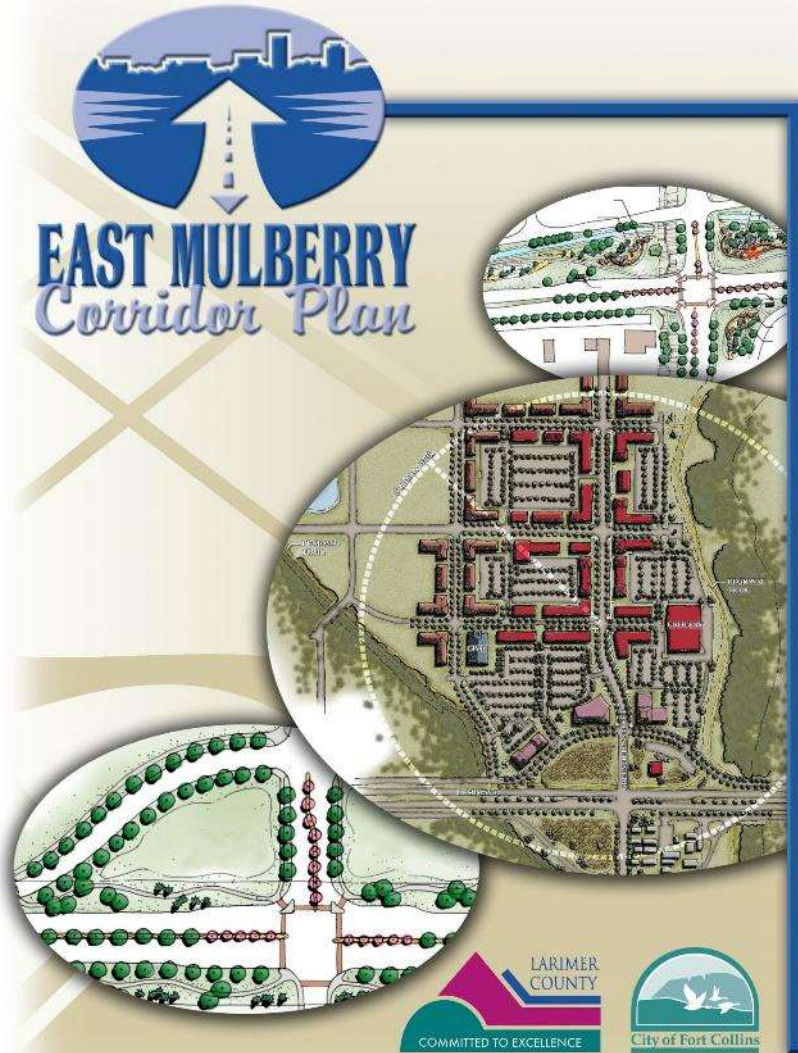
### Council Presentation

Travis Storin | Megan Keith | Sylvia Tatman-Burruss

November 21, 2023



## 2002 East Mulberry Corridor Plan



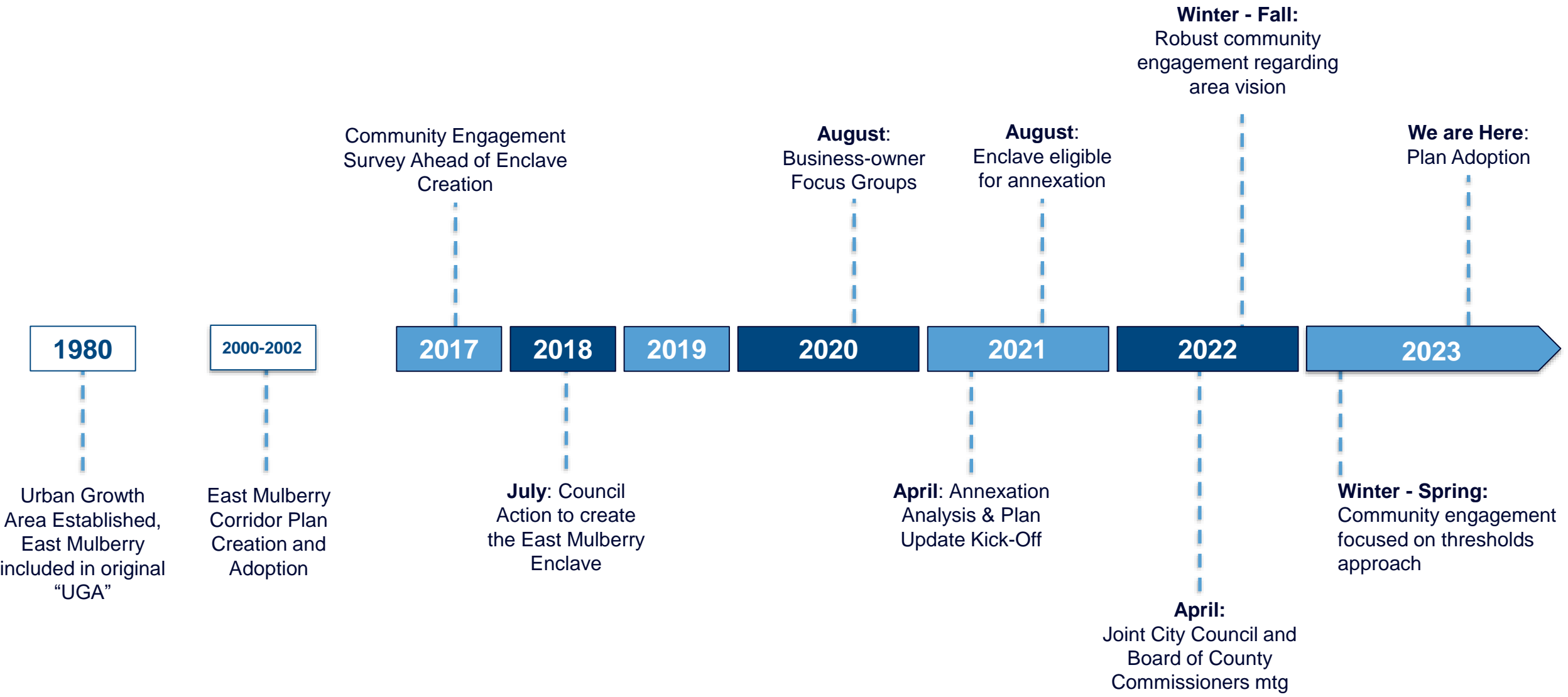
- Jointly adopted by Fort Collins and Larimer County
- Primary plan objective was to implement the 1997 City Plan for the East Mulberry Corridor. Plan acknowledges that continued growth and change may impact quality of life in the area

## Why Update? Why Now?

- Respond to changed conditions after 20 years
- Creation of the enclave and eligibility for annexation occurred after the 2002 Plan was adopted
- Align with the 2017 City Plan update and other comprehensive plan documents
- Major new and planned developments that may be catalysts for other development in this area (Bloom and Peakview)



# East Mulberry Plan – Where We've Been



## 2022 Council Touchpoints

- March 8 Work Session
- April 13 Joint City Council/County Commissioner Meeting
- April 26 Work Session
- May 10 Council Priority Check-in
- August 1 Council Finance Committee
- October 20 Council Finance Committee
- December 13 Work Session

## Direction from Council

- Council wants to move slowly and deliberately
- Lessons learned from Southwest Enclave annexation
- Requests for additional analysis (costs, opportunities, tradeoffs)
- Landed on a strategy around **thresholds** for annexation (aka tipping points)



# East Mulberry Draft Plan

## Content

## The Draft East Mulberry Plan has five sections:

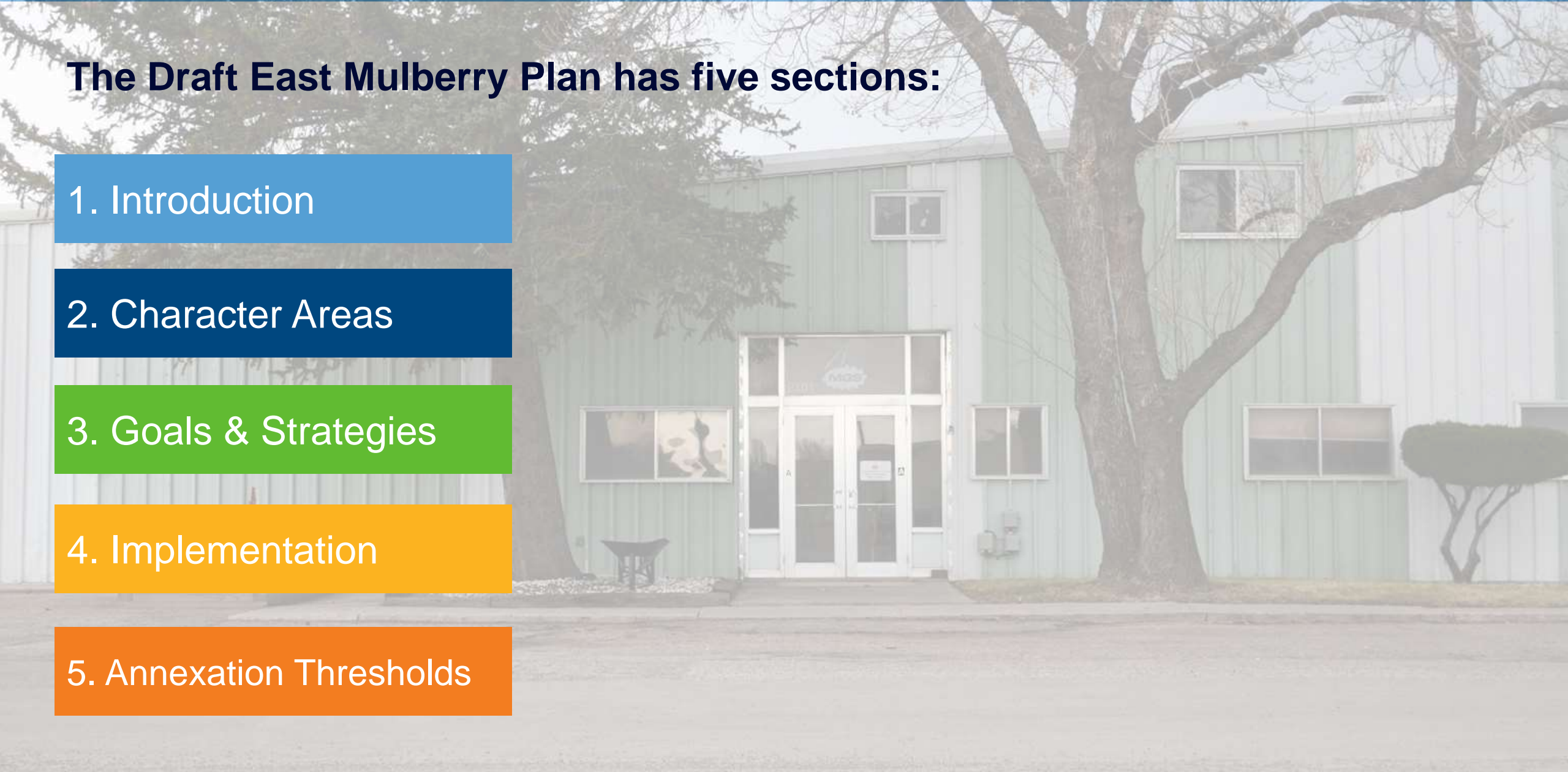
1. Introduction

2. Character Areas

3. Goals & Strategies

4. Implementation

5. Annexation Thresholds





# 1. Introduction

## About this Document

### An Introduction to East Mulberry

- History of East Mulberry

### Planning for East Mulberry

- Updating the 2002 East Mulberry Corridor Plan

### Why Update, Why Now?

- Existing & Changed Conditions
- Community Priorities & What We Heard
- East Mulberry Enclave: History of Policy Guidance



## Existing & Changed Conditions:

Existing and changed conditions in the plan area since the East Mulberry Corridor Plan in 2002, including infrastructure, growth, and development.



## Community Priorities & What We Heard

- Infrastructure & Development
- Gateway & Entry Aesthetic
- Corridor Character & Uses
- Amenities & Services
- Housing & Gentrification



## East Mulberry Enclave: History of Policy Guidance

- Enclave & Annexation Background
- Purpose of Annexation
- Introduction to Annexation Thresholds
- What changes during annexation? What doesn't change upon annexation?

## 2. Character Areas



**Frontage**



**Airpark**



**I-25 Interchange**



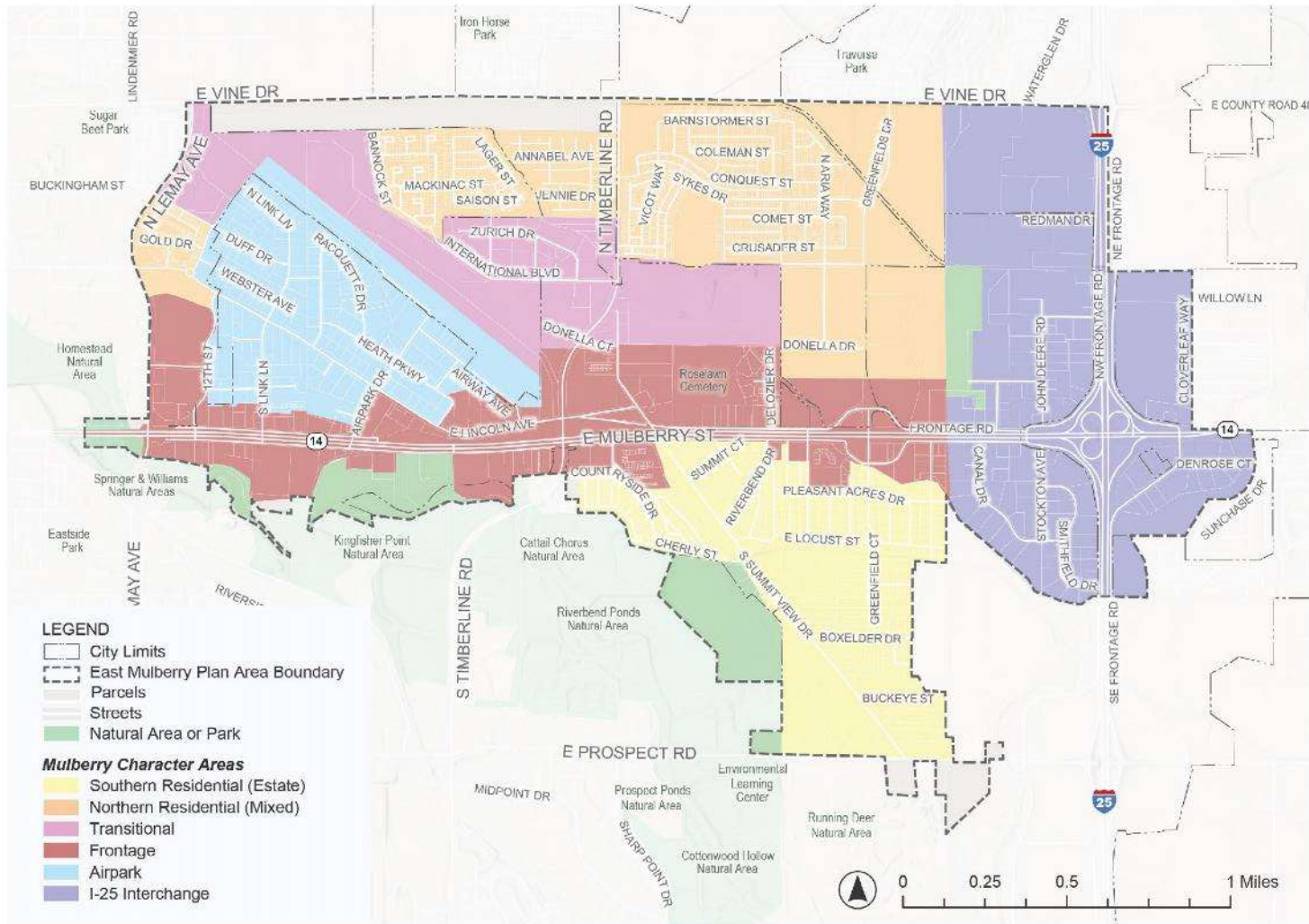
**Transitional**



**Northern Residential (Mixed)**



**Southern Residential (Estate)**



## Character Areas

- Character Areas were formulated to:
  - Ensure plan recommendations respect the context of each area
  - Define and strengthen each area's unique qualities

## 3. Goals & Strategies

 **Goal 1: Commercial & Industrial Hub**

 **Goal 5: Housing**

 **Goal 2: Stormwater**

 **Goal 6: Historic, Cultural, & Natural Features**

 **Goal 3: Transportation**

 **Goal 7: Mulberry Gateway**

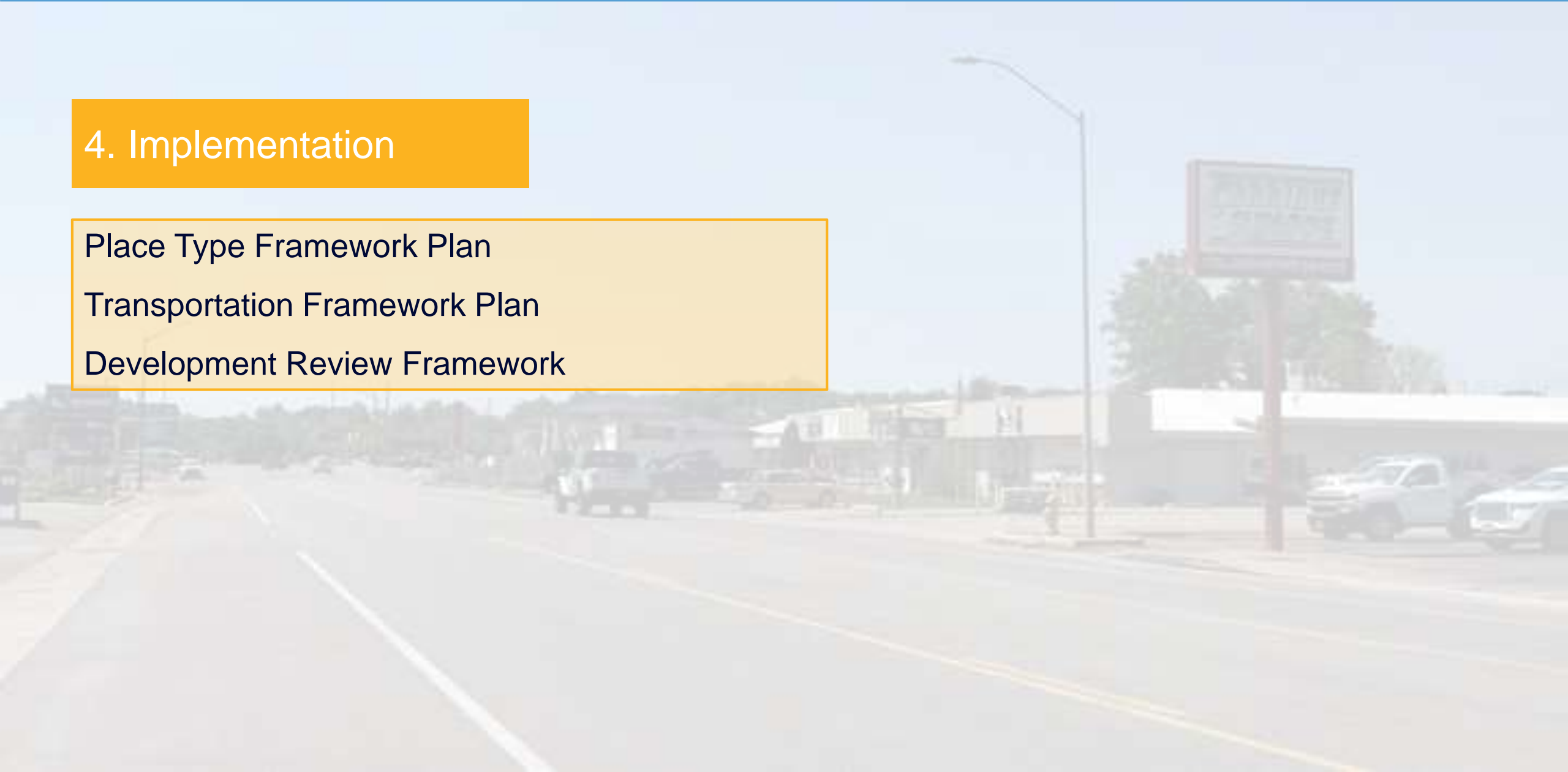
 **Goal 4: Community Amenities & Services**

## 4. Implementation

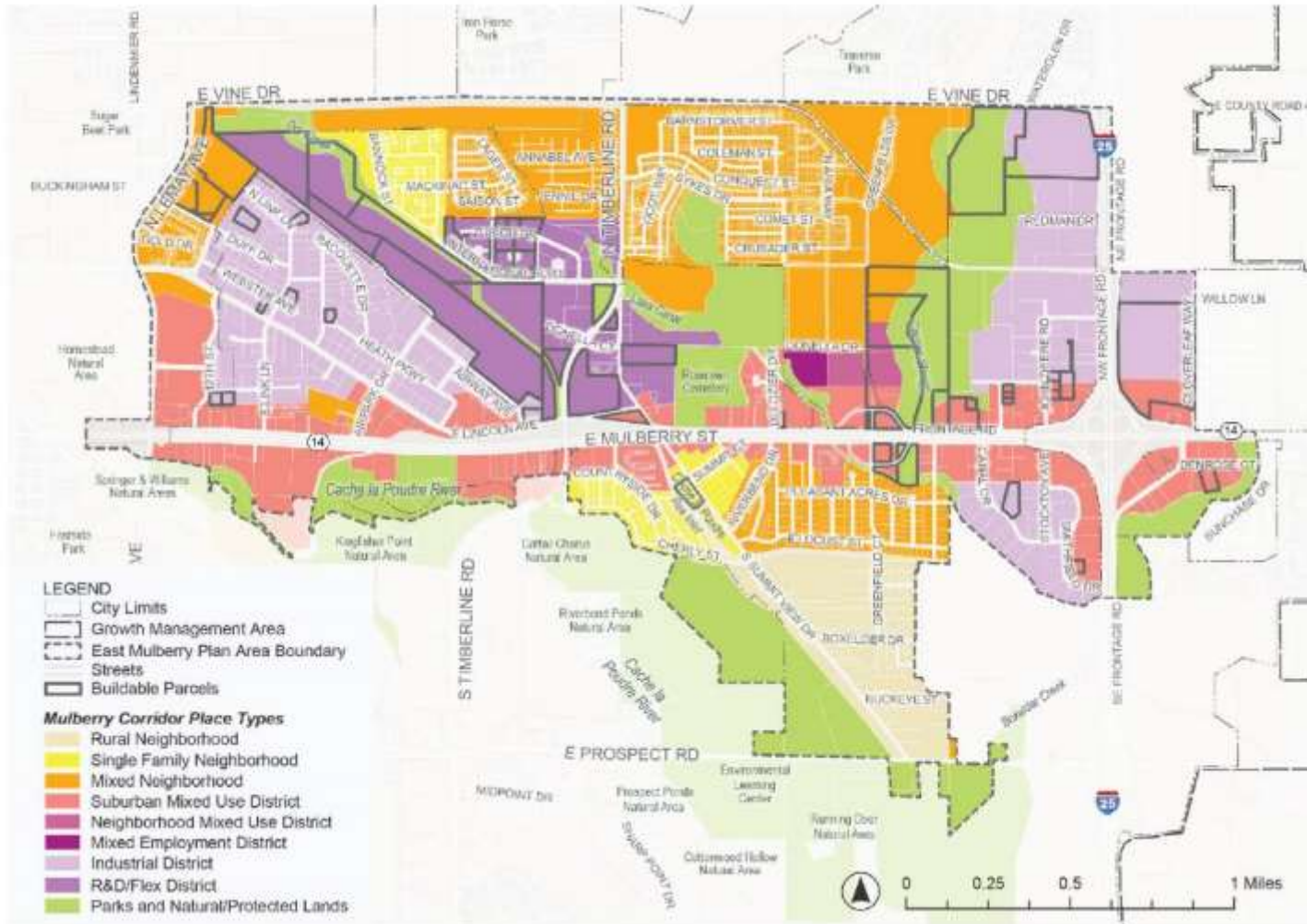
Place Type Framework Plan

Transportation Framework Plan

Development Review Framework



## 4. Implementation



## Place Type Framework Map

- Place Types match land use guidance in City Plan and can be more flexible than a framework map based on zone districts

## Transportation Framework Map

- Depicts connectivity needs, proposed streets for augmentation, and areas for future evaluation and improvement

## Development Review Spectrum

- Provides a structured and strategic approach for revitalizing and improving properties over time as they come through the City's development review process

## 5. Annexation Thresholds

What are Thresholds?

Identification of Thresholds

Thresholds Strategy Long-Term Management

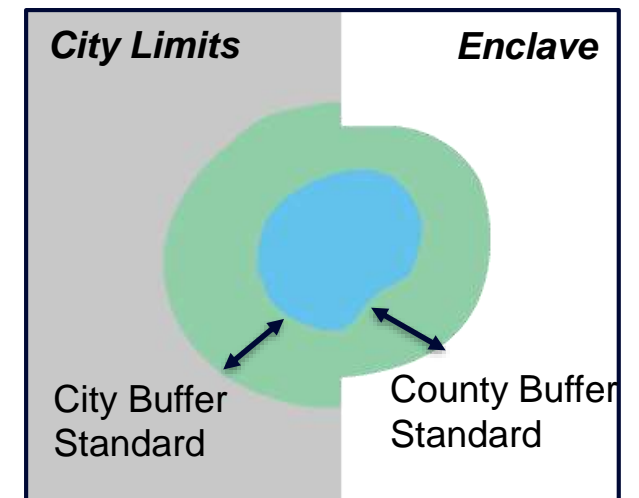
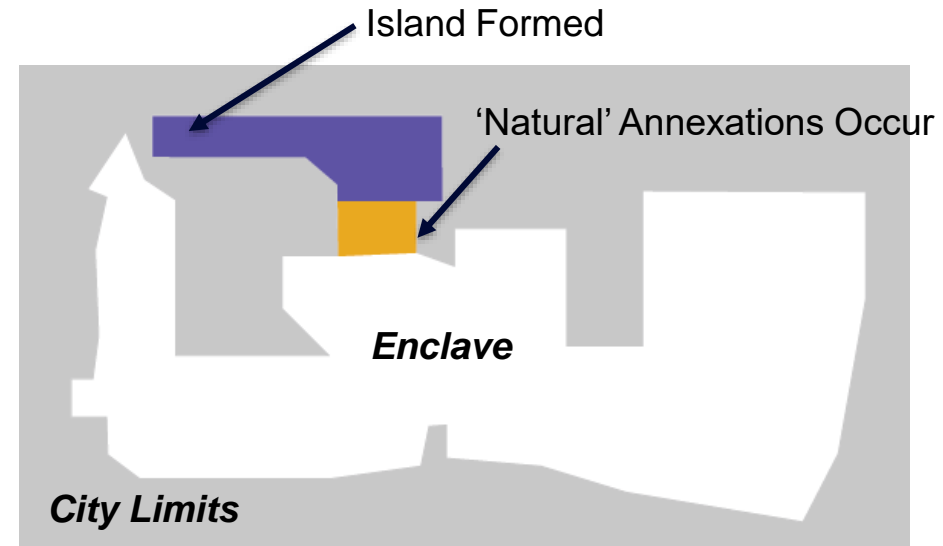


## What are thresholds?

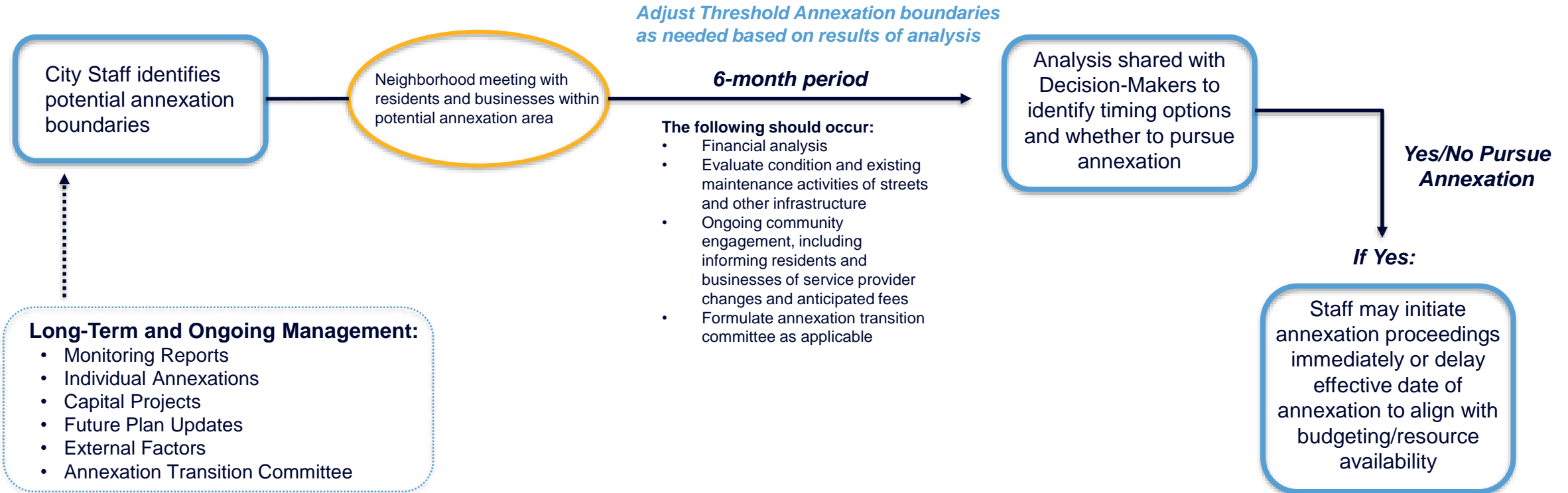
*A set of conditions that when reached, may represent an opportune time to consider annexation of portions of the enclave.*

## Threshold Categories

- Maintenance of Logical Boundaries
- Achievement of Citywide Policy Priorities
  - Proactive Resource Protection
  - Redevelopment Risk
  - Other Proactive/Strategic Goal Alignment
- External Funding and Capital Project Alignment



# What happens when a threshold has been identified?



Do Councilmembers wish to adopt Ordinance No. XXX, 2023, for the East Mulberry Plan on First Reading?

