



East Mulberry Plan

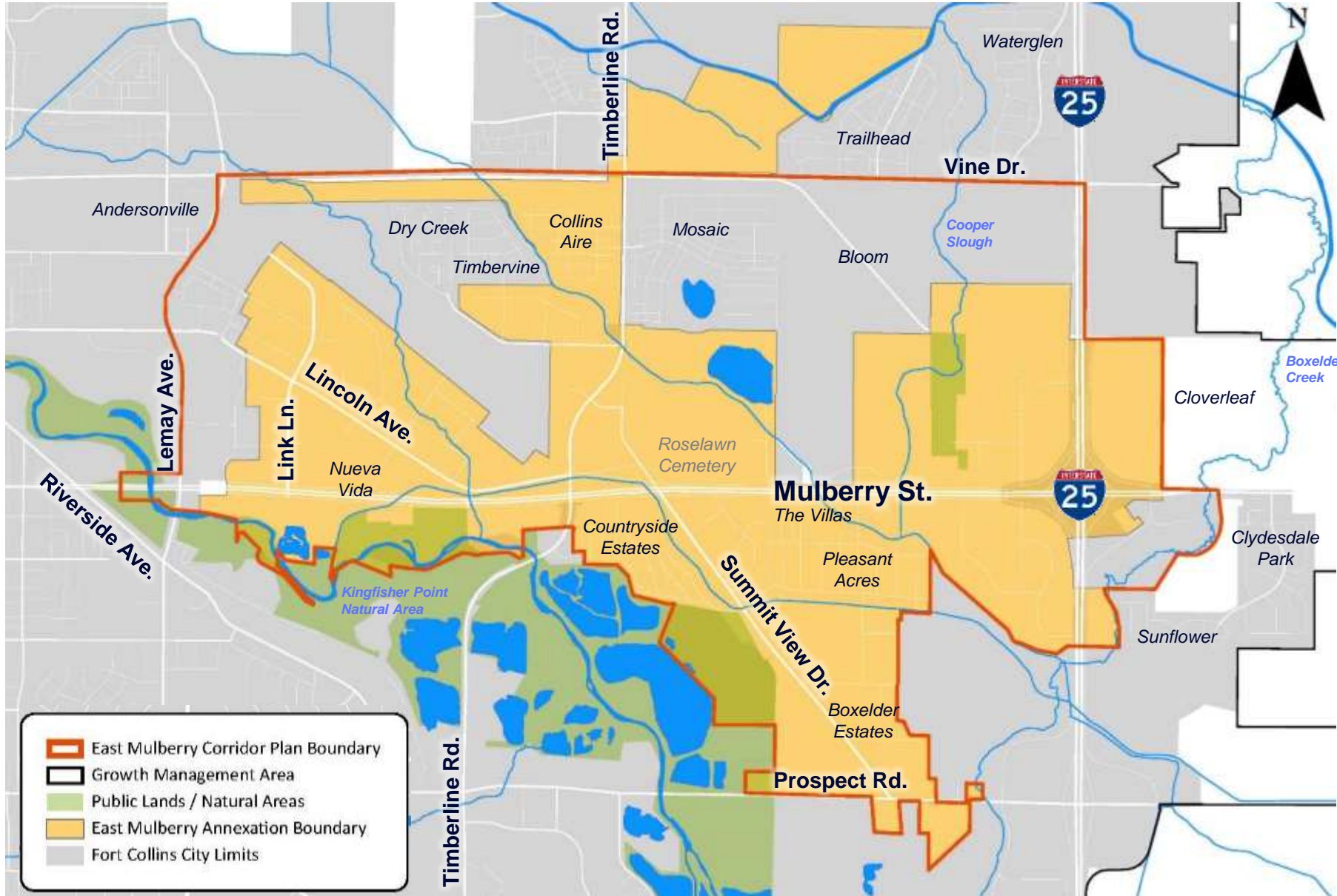
Council Presentation

Megan Keith | Sylvia Tatman-Burruss

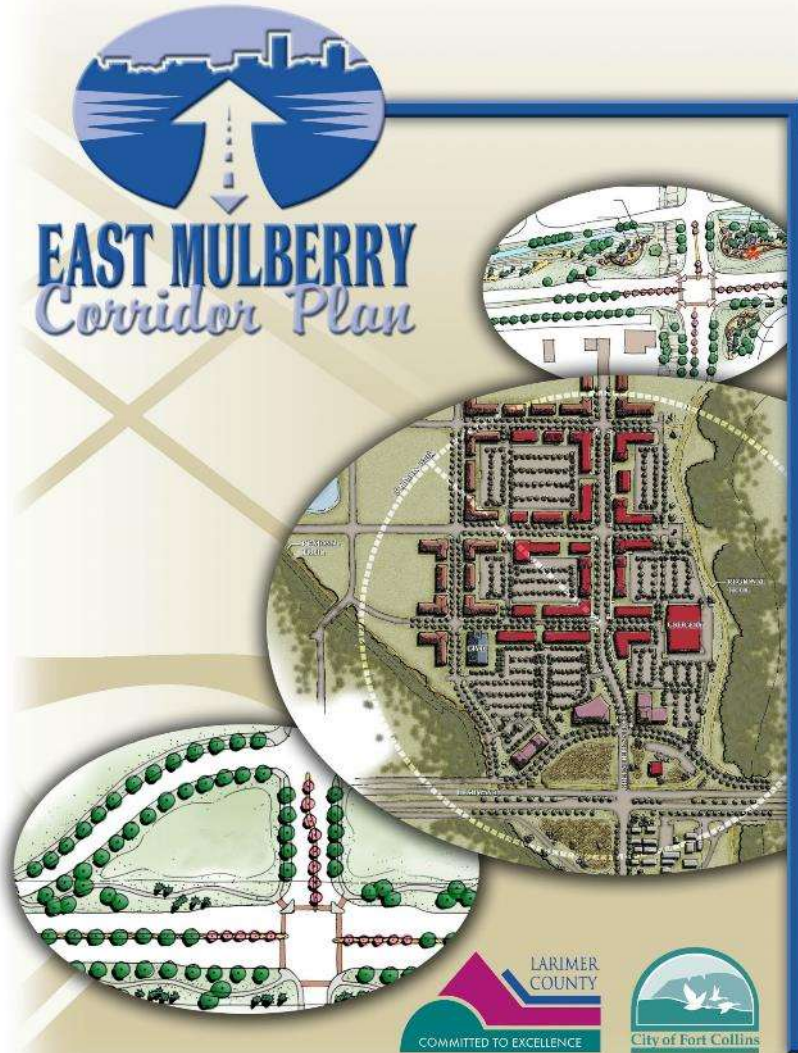
October 10, 2023

Questions:

- Do Councilmembers have feedback on the East Mulberry Plan?
- What additional information would Council require prior to adoption?



2002 East Mulberry Corridor Plan



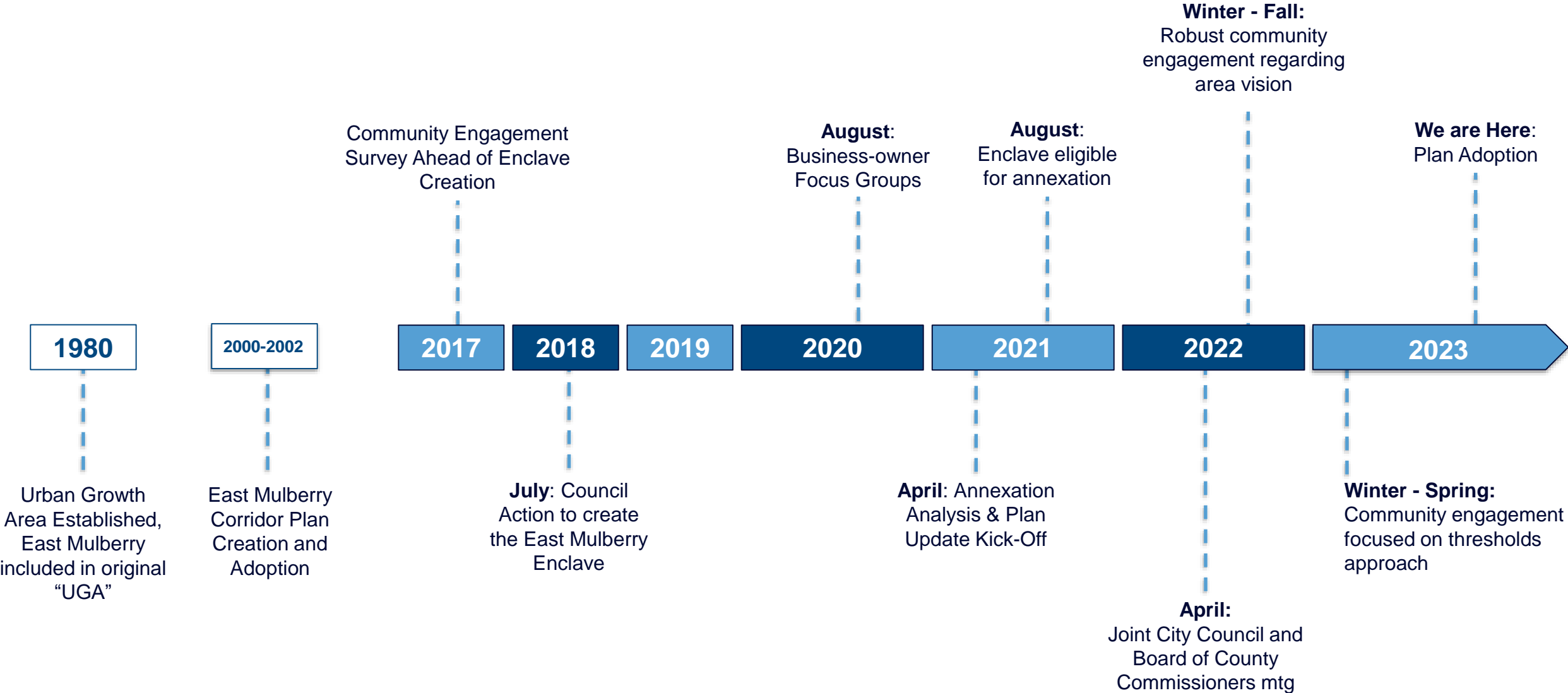
- Jointly adopted by Fort Collins and Larimer County
- Primary plan objective was to implement the 1997 City Plan for the East Mulberry Corridor. Plan acknowledges that continued growth and change may impact quality of life in the area

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:

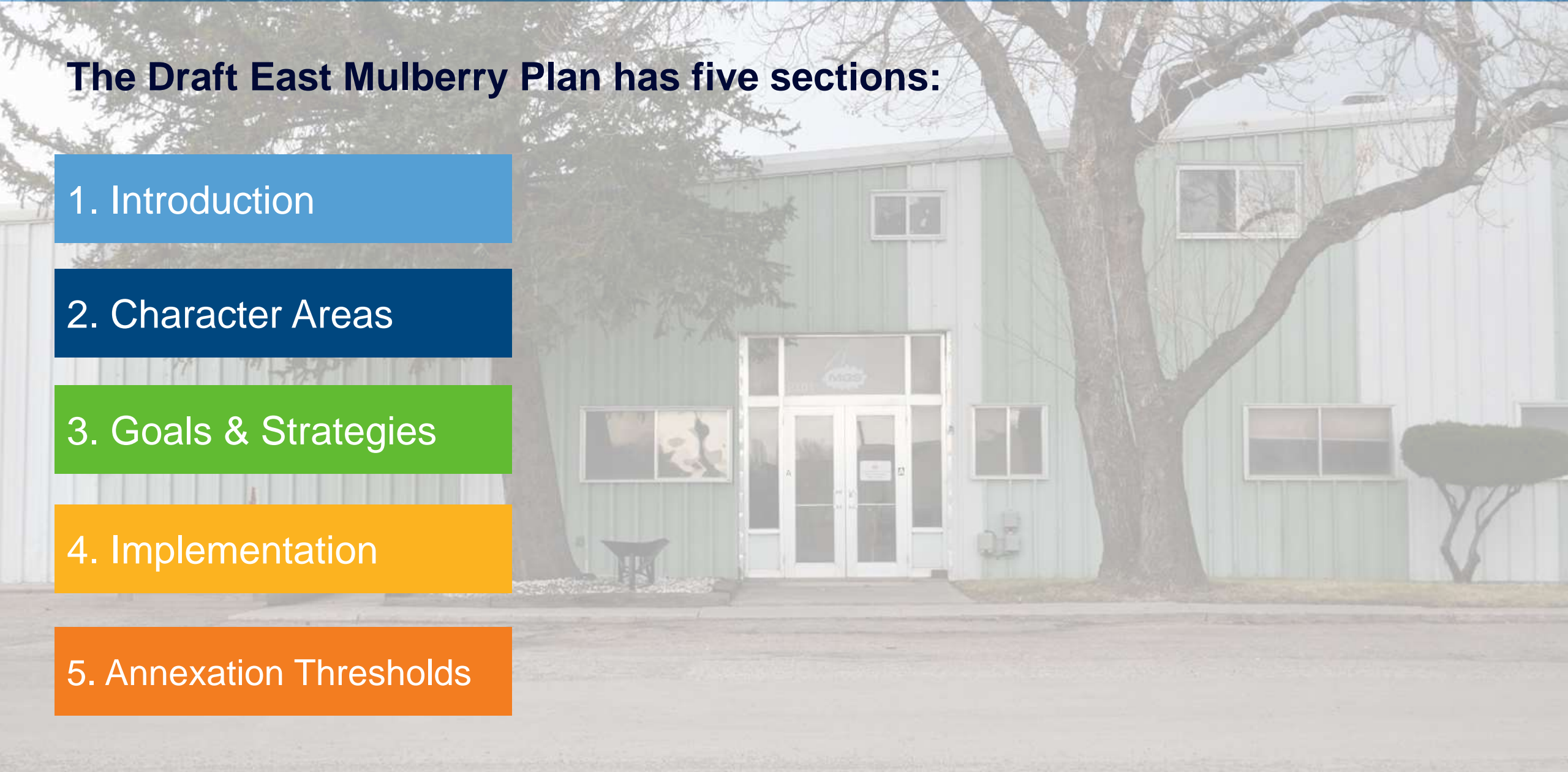
1. Introduction

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



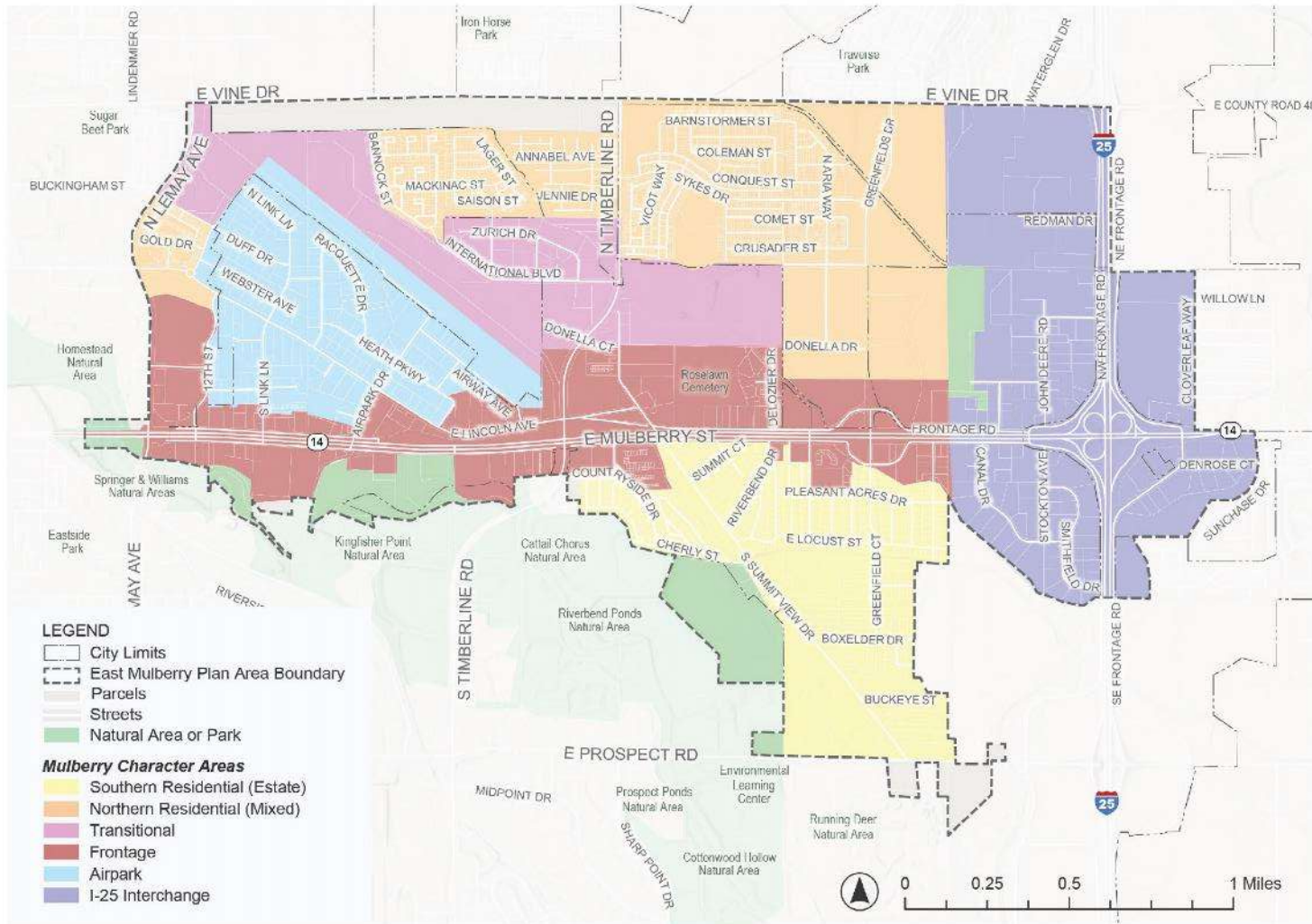
Transitional



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**

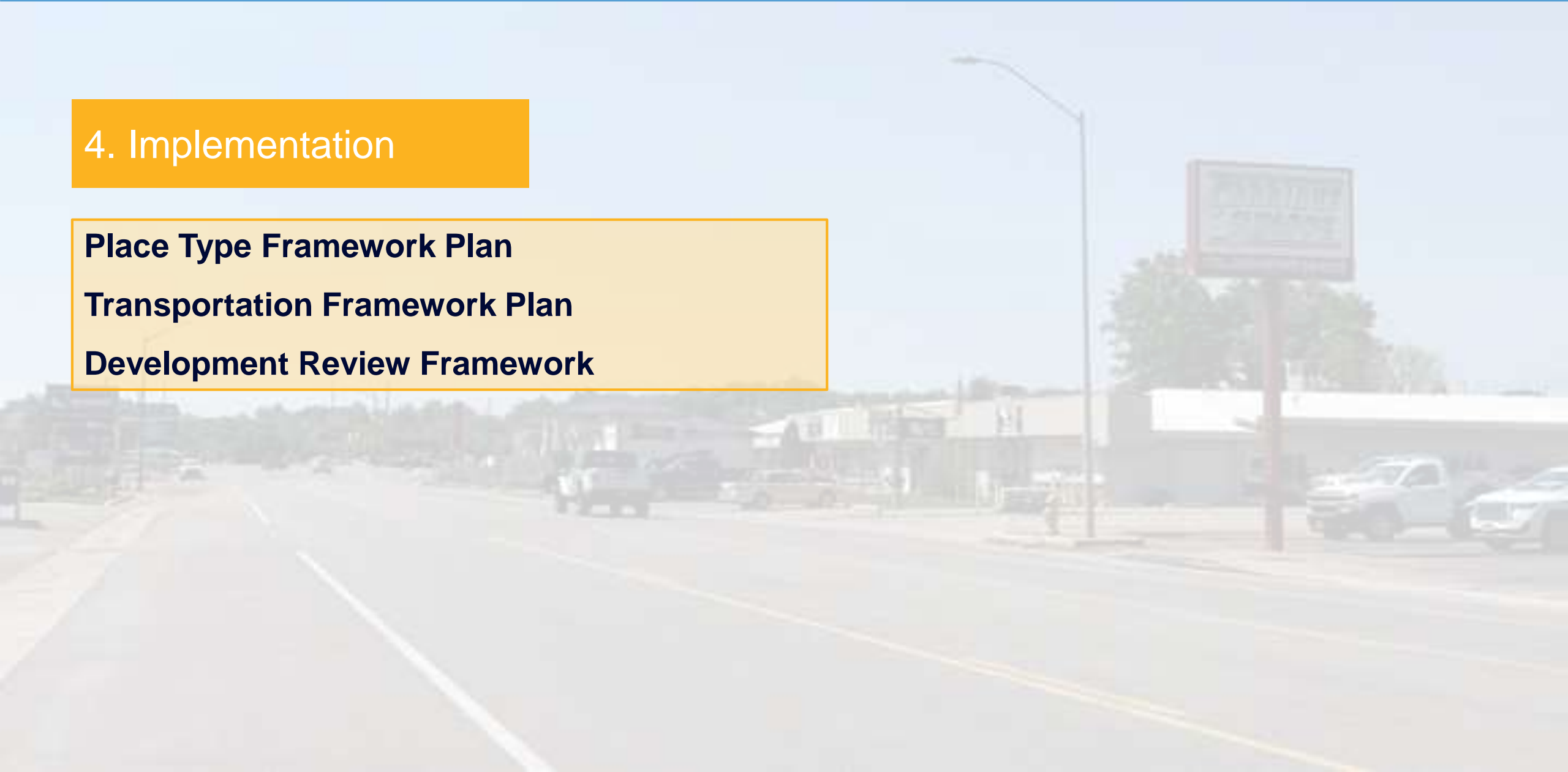
 **Goal 4: Community Amenities & Services**

4. Implementation

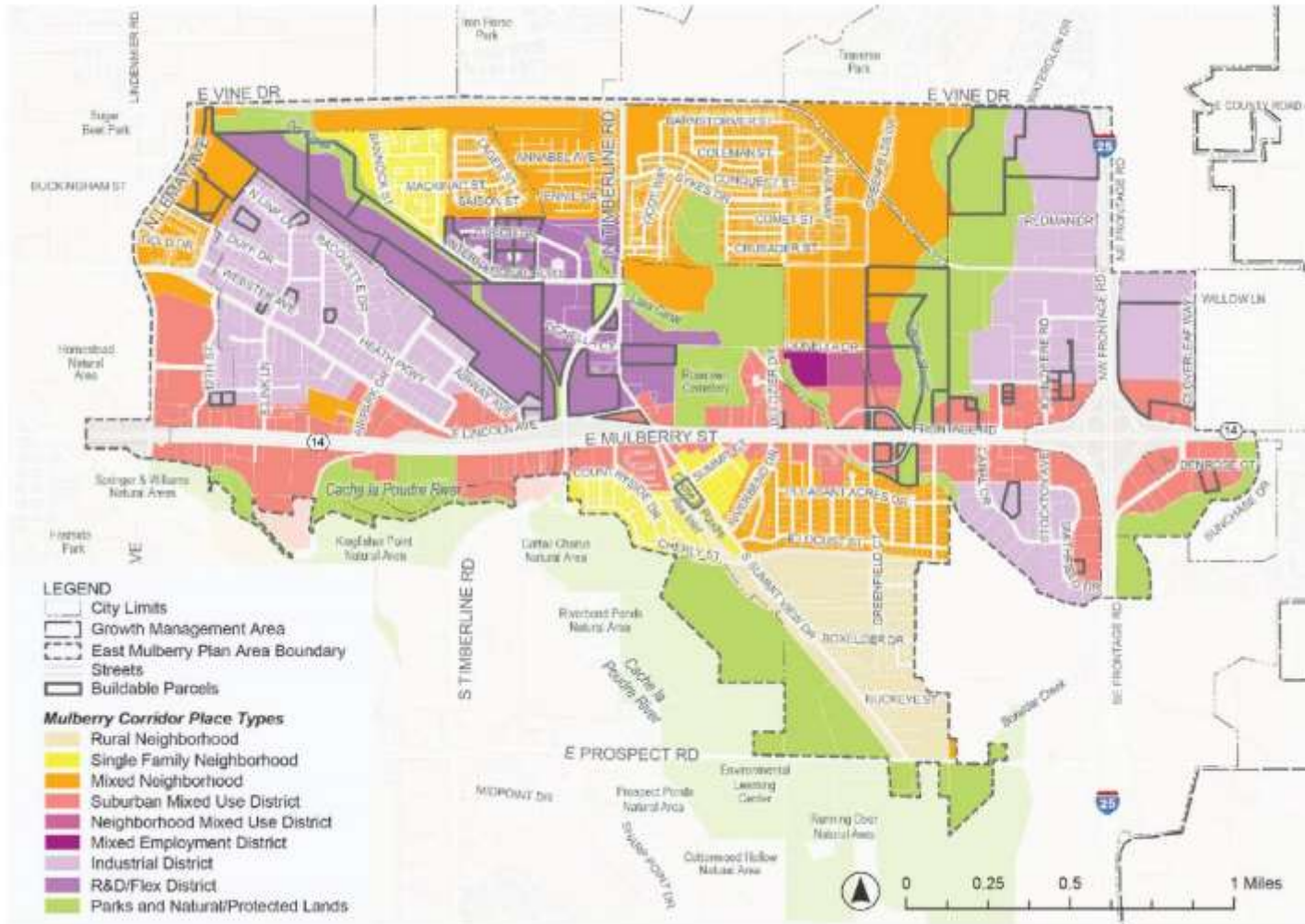
Place Type Framework Plan

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

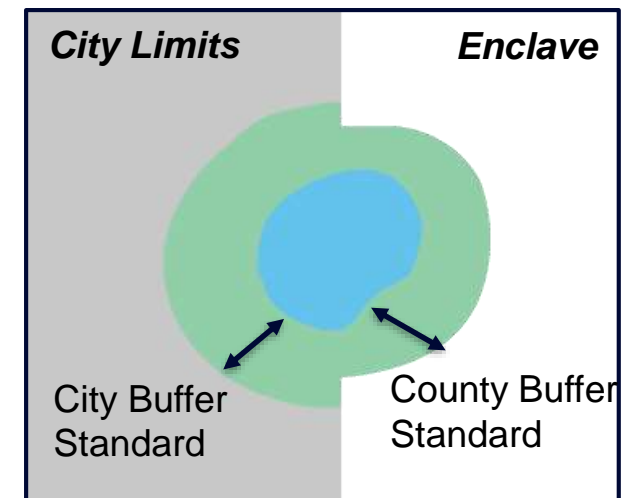
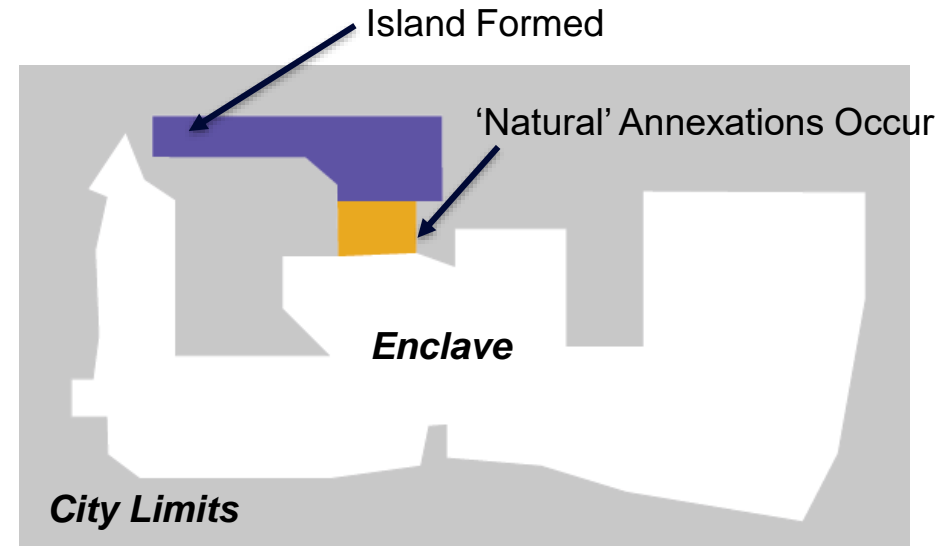
Thresholds Strategy Long-Term Management

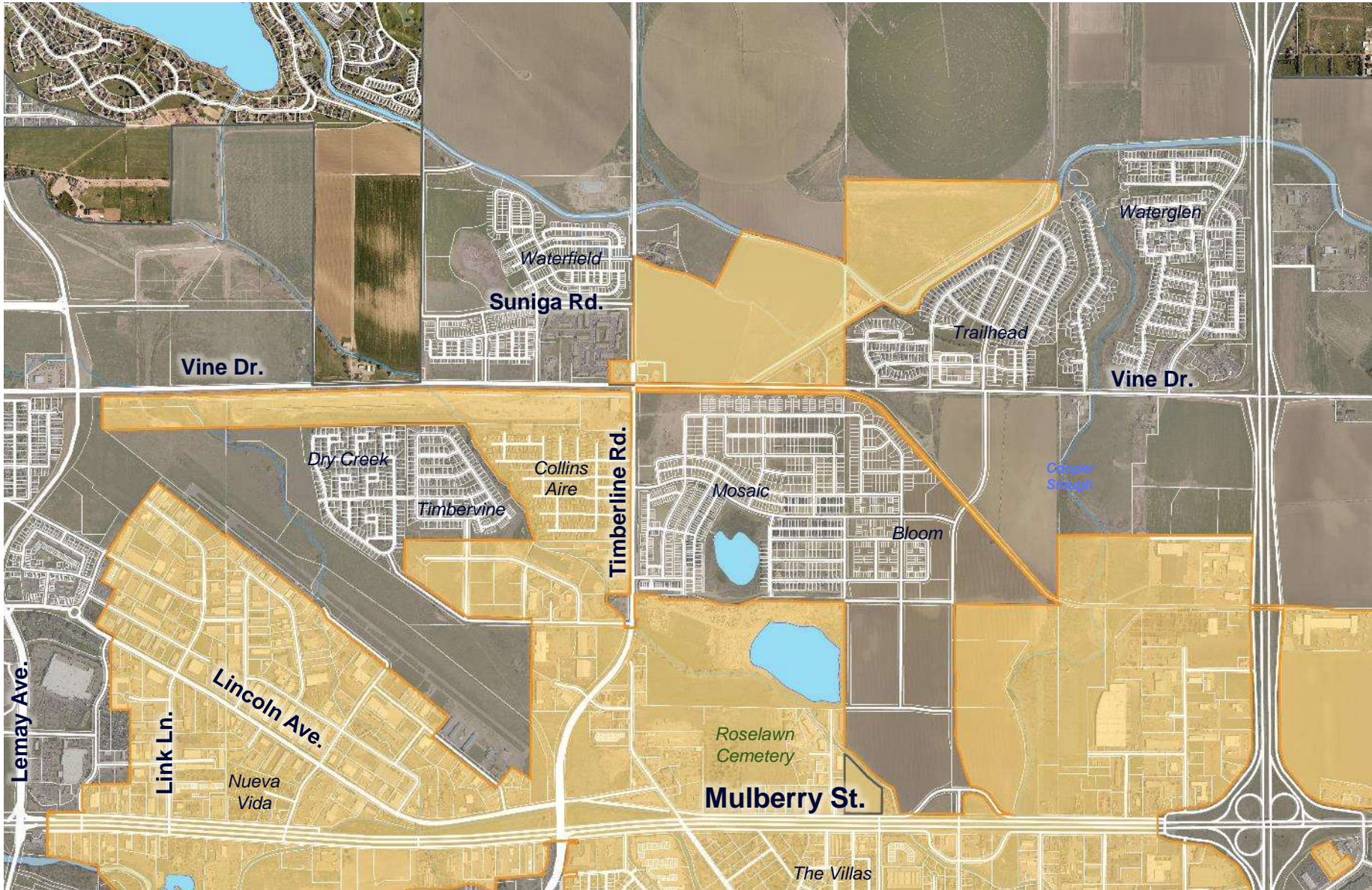
What are thresholds?

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



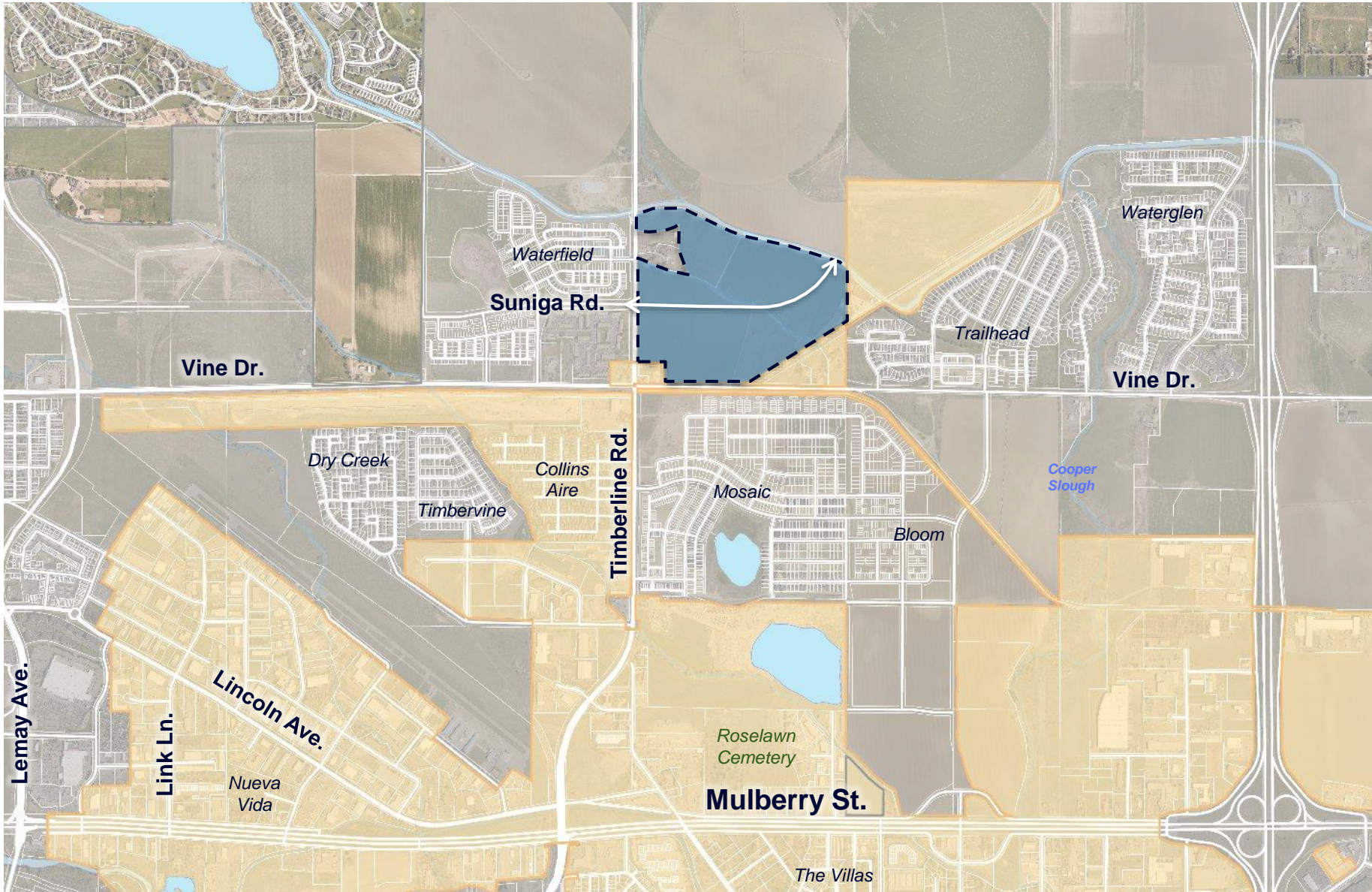


- This map depicts the northern extent of the East Mulberry Enclave as it exists now

Legend:

-  East Mulberry Enclave
-  Fort Collins City Limits





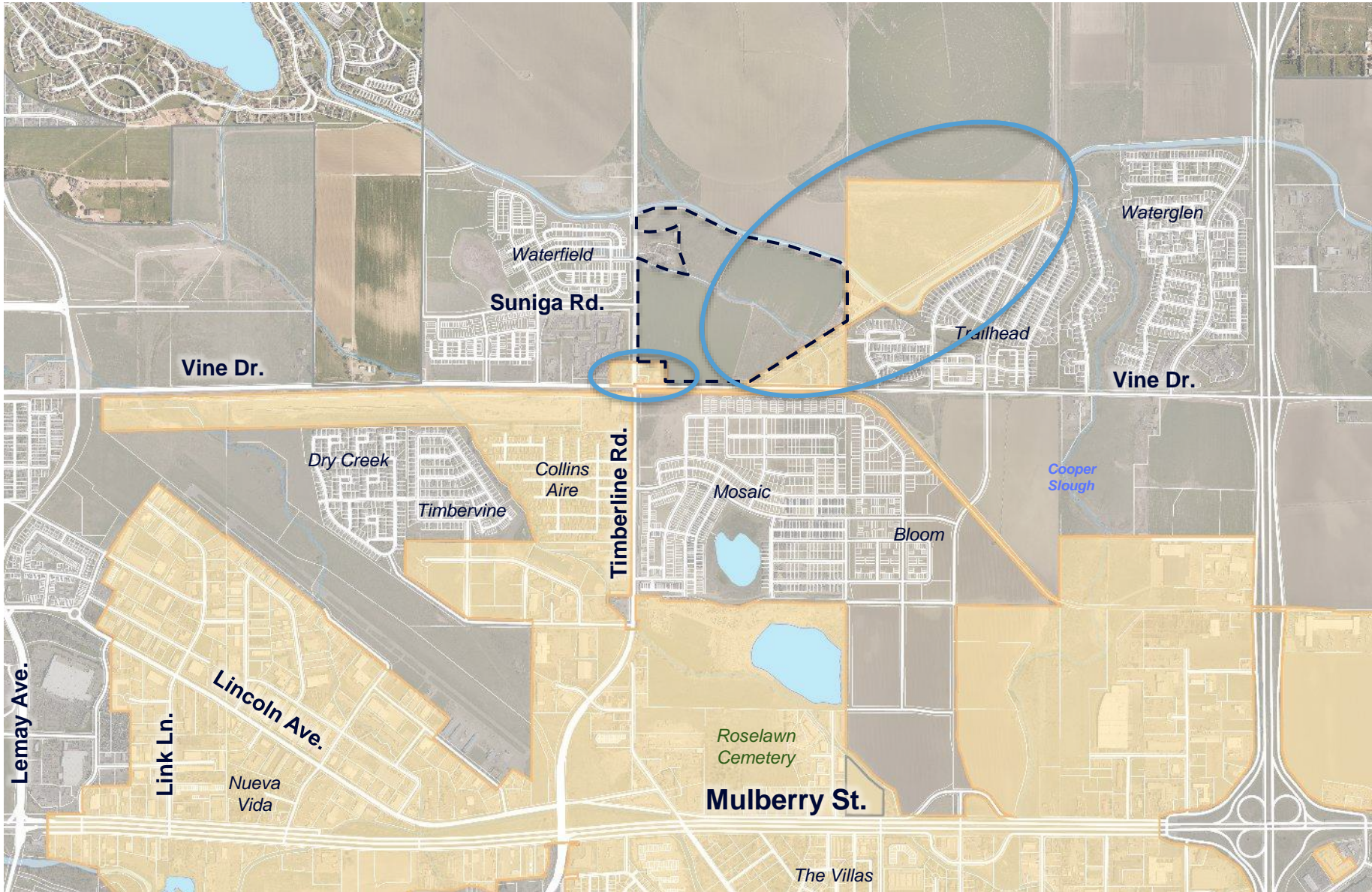
Considerations & Sequencing:

- **Development Activity:**
 - The City has received a Preliminary Design Review submittal for a property near Vine Dr. and Timberline Rd.
 - Development would require annexation

Legend:

- East Mulberry Enclave
- Fort Collins City Limits

N



Considerations & Sequencing:

- **Potential Threshold met:**
 - Annexation of the parcels near Vine and Timberline create ‘islands’ of parcels now physically disconnected
- ↓
- Maintaining logical boundaries threshold
- +
- Proactive resource protection/Achievement of Citywide Policy Priority

Legend:

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- Fort Collins City Limits





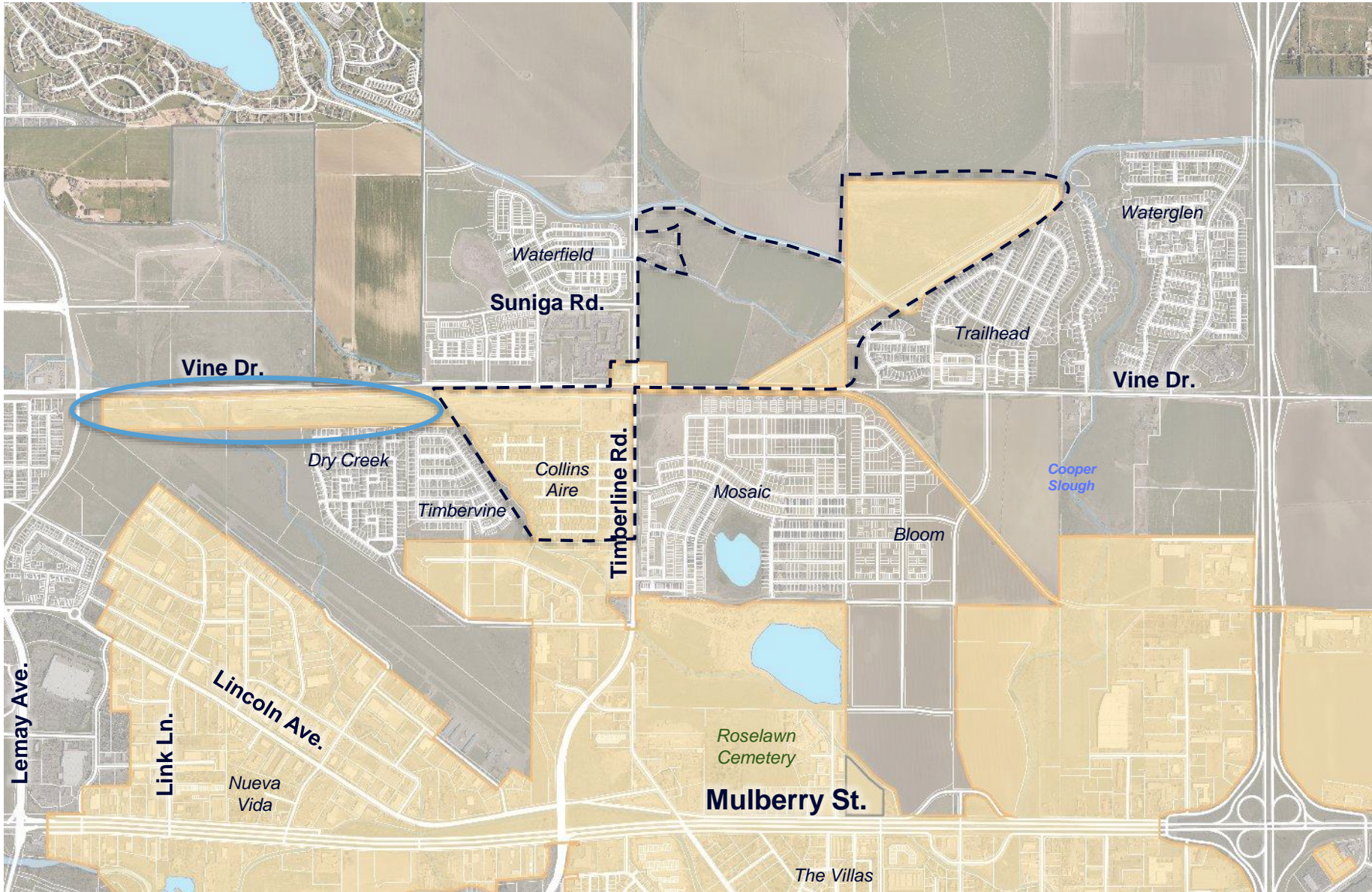
Considerations & Sequencing:

- **Potential Threshold:**
 - Proximity of the Collins Aire Mobile Home Park may offer an opportunity to bring this community into City Limits
- ↓
- Proactive resource protection/Achievement of Citywide Policy Priority

Legend:

- East Mulberry Enclave
- Fort Collins City Limits





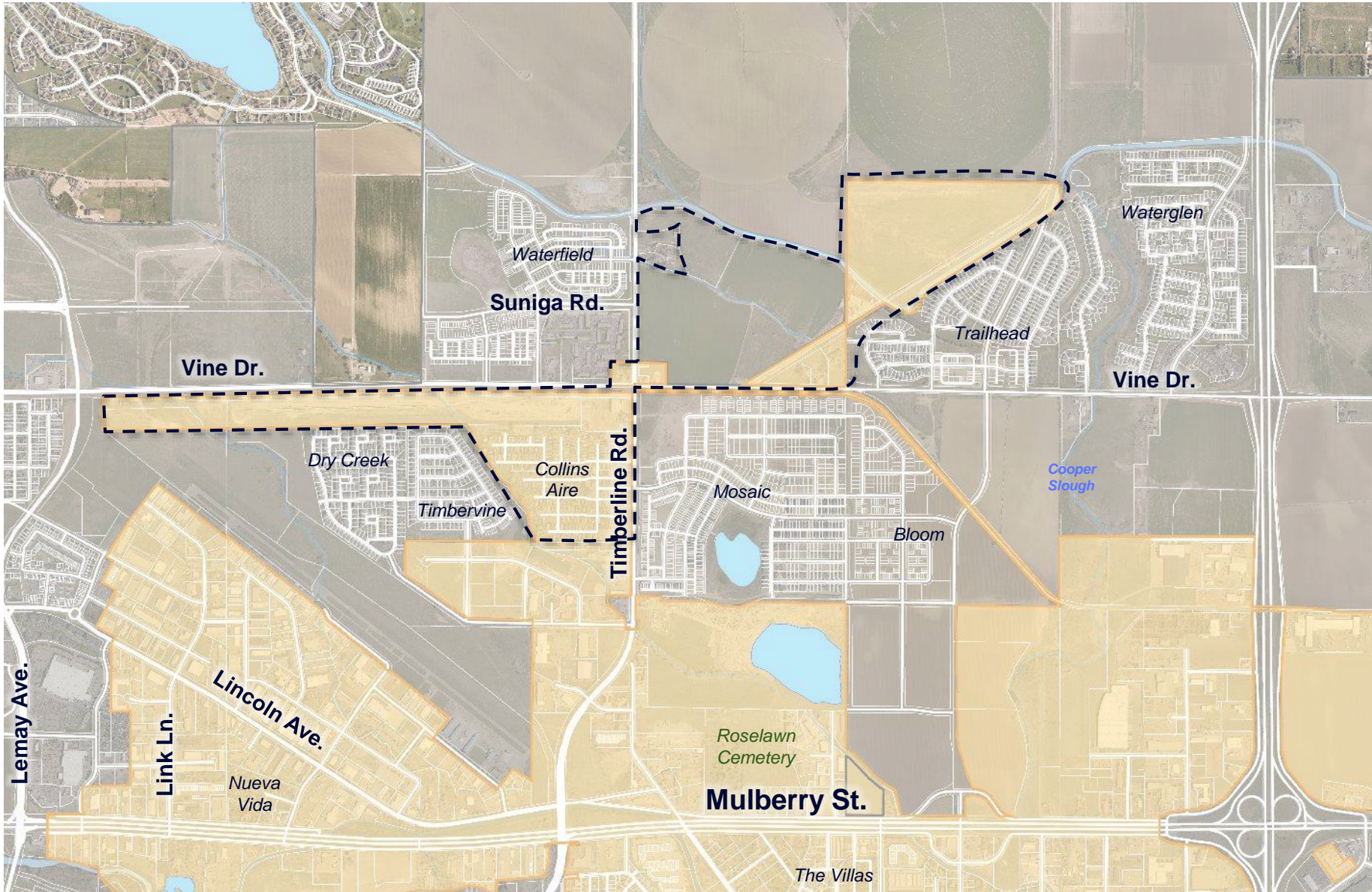
Considerations & Sequencing:

- **Potential Threshold met:**
 - The addition of the Collins Aire Mobile Home Park for annexation consideration would create another 'island' along Vine Dr.
- ↓
- Maintaining logical boundaries threshold

Legend:

- East Mulberry Enclave
- Fort Collins City Limits

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Considerations & Sequencing:

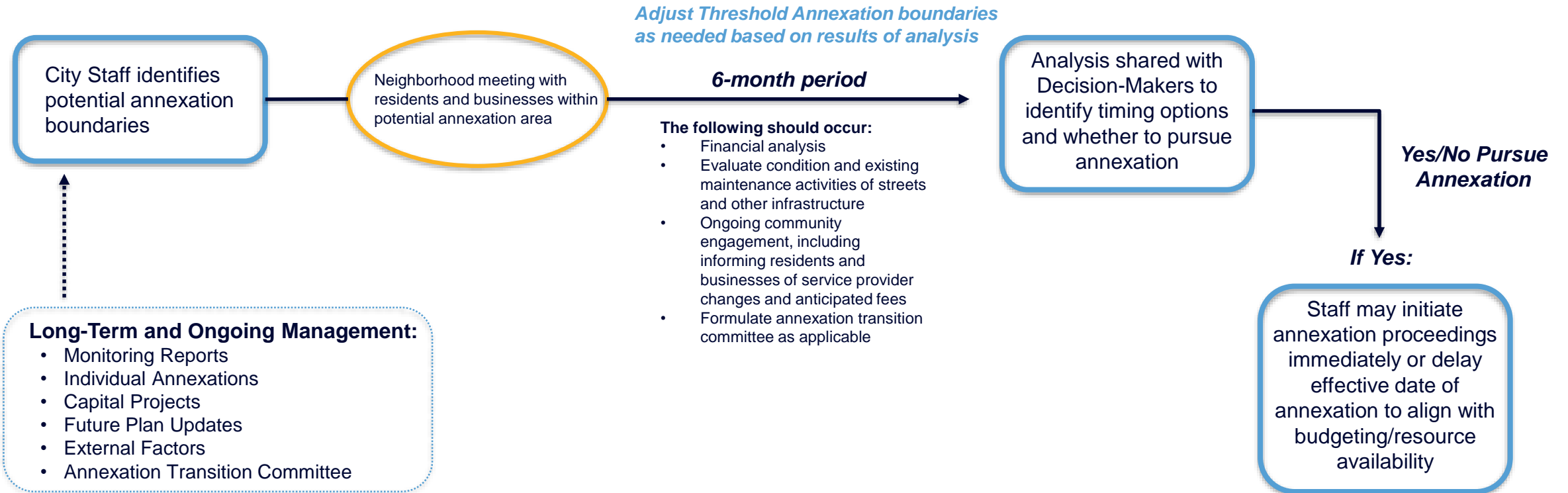
- In this case, multiple thresholds are combined to establish potential annexation boundaries for further analysis and City Council decision

Legend:

-  East Mulberry Enclave
-  Fort Collins City Limits



What happens when a threshold has been identified?





Next Steps

- Public Review Period ahead of Adoption
- First Reading of the East Mulberry Plan is scheduled for November 21, 2023, at a City Council Regular Meeting



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