

01/10/2023

North College Projects

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Redevelopment Program Manager



1. History of North College
2. Current Projects
3. Future of North College
4. Feedback from Council

1. Are we focused on the right priorities with the next phase of North College's life?
2. How should staff navigate the tensions identified?
3. What more do you need to know as Council about North College?
4. Where else in the community would Council like to see a more focused, place-based implementation approach?

Strategic Plan

1.5 - Enhance the quality of life and sense of belonging in neighborhoods by connecting neighbors to City services, building community and fostering harmonious relationships.

3.4 - 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.

6.2 - Support an efficient, reliable transportation system for all modes of travel, enhance high priority intersection operations, and reduce Vehicle Miles Traveled (VMT).

Council Priorities

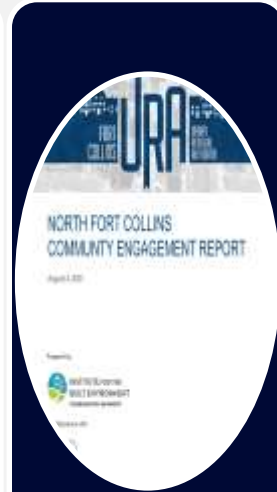
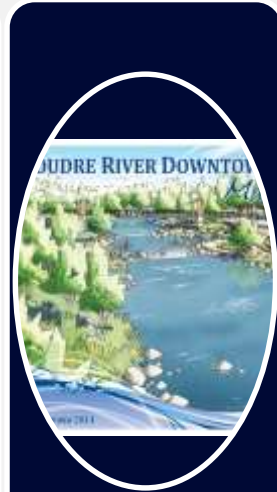
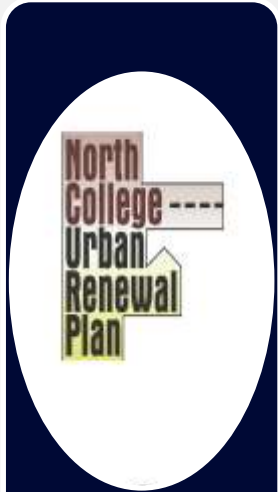
30 – Implementation of 15-minute community concept



History of North College



- Lack of infrastructure
- Covered by Dry Creek floodplain
- Disconnected from Fort Collins
- Residential = manufactured homes
- River seen as a barrier
- Affordable



North College Corridor Plan
1995

Urban Renewal Plan
2004

North College Corridor Plan
2007

Infrastructure Investment Plan
2010

Poudre River Natural Areas Management Plan
2011

Poudre River Downtown Plan
2014

URA Strategic Investment Plan
2017

URA Community Engagement
2019

North College MAX Plan
2023



- Safe connections throughout the corridor and to Downtown
- Distinct identity
- Resolve infrastructure deficiencies
- Integrate natural systems
- Recreation along Poudre River
- Retain local businesses
- Additional residential development and redevelopment
- Affordability





- 1,075 new residential units
- 400,000 + sq. ft. commercial development
- New grocery store (King Soopers)
- New park (Soft Gold)
- New natural areas
- Whitewater Park
- Trail connections to Poudre River and Downtown
- Floodplain mitigated
- Curb, gutter, sidewalk along North College
- Regional detention
- Railroad consolidation

2006



Bingo Planet

EVI EVENT PA
500 CASH
LIONS
ERI AT 1130
CKPOT 5108

ME-HE
GLASS & SCREEN

2018



Source: google.com

e Ave

2016



Source: google.com

2018



Source: urbanruralarch.com



Current Plans and Projects

Recent Projects

- 1. North College MAX Plan *
- 2. Mobile home park re-zoning
- 3. Land Bank
- 4. North Mason Street
- 5. Poudre River Zone Plan Update
- 6. Powerhouse II *
- 7. Jerome Street Station *
- 8. North College Marketplace
- 9. 24/7 Shelter
- 10. Sit and Stay Dog Bar
- 11. Albertsons *



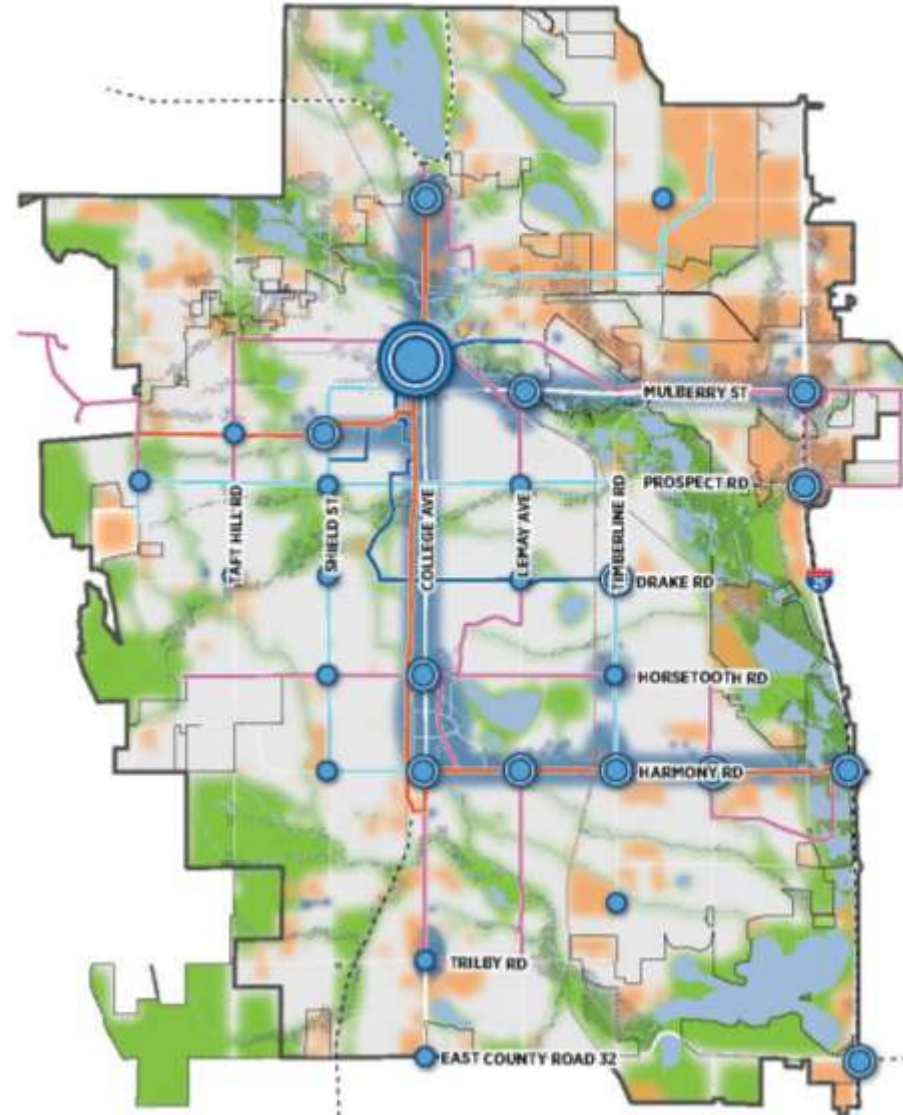


The Future of North College

WHERE WILL WE FOCUS OUR EFFORTS?

LEGEND

-  Downtown Activity Center
-  Community Activity Center
-  Neighborhood Activity Center
-  Bus Rapid Transit (BRT)
-  High Frequency Service (15-min. or better all day)
-  Frequent Peak Service (15-min. or better peak/30-min. off-peak)
-  Local service (30-min. service all day)
-  Remaining Greenfield Opportunity Areas
-  Infill/Redevelopment Opportunity Areas
-  Parks and Natural/Protected Lands
-  Flood-Hazard Areas

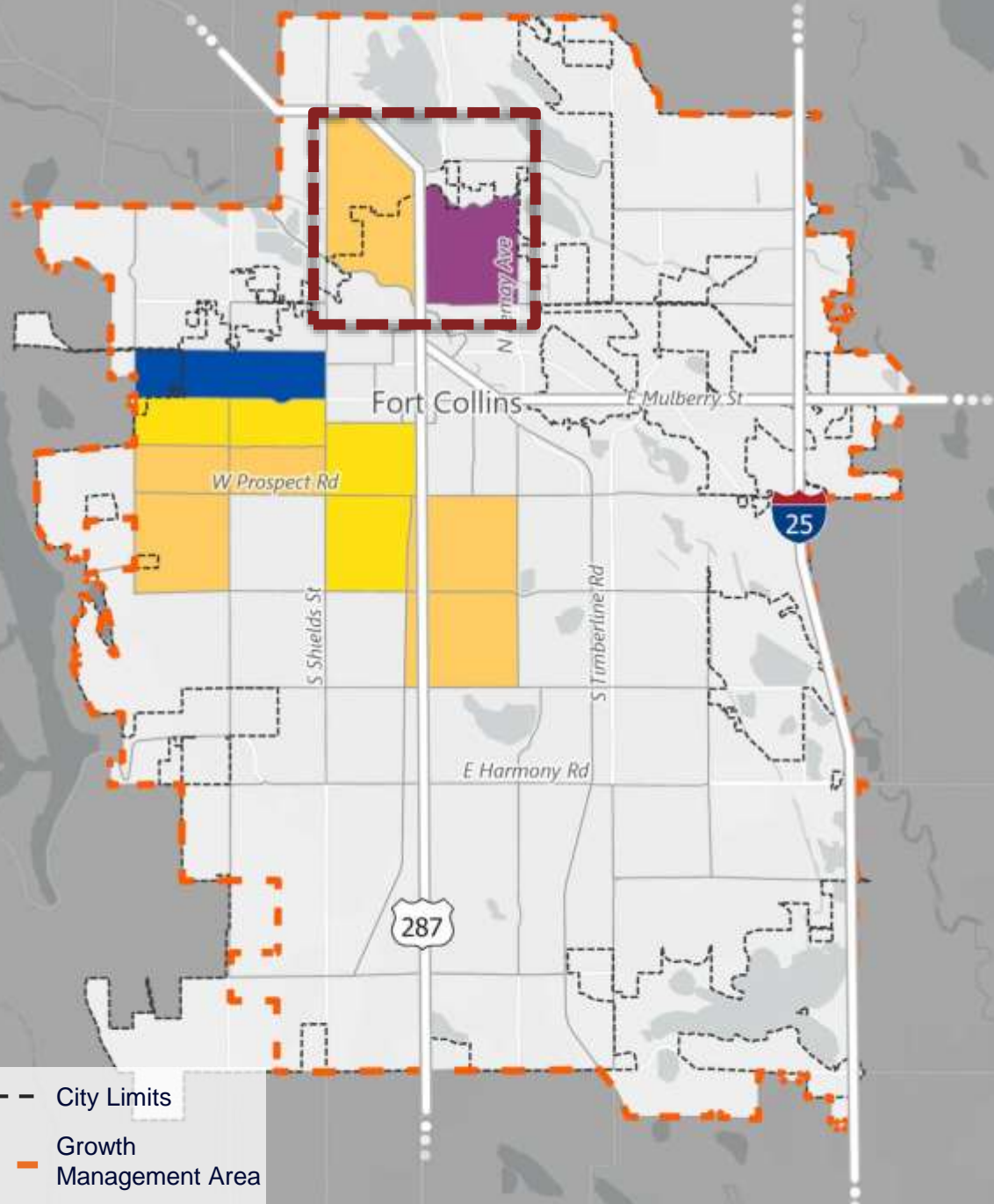


Gentrification typology:



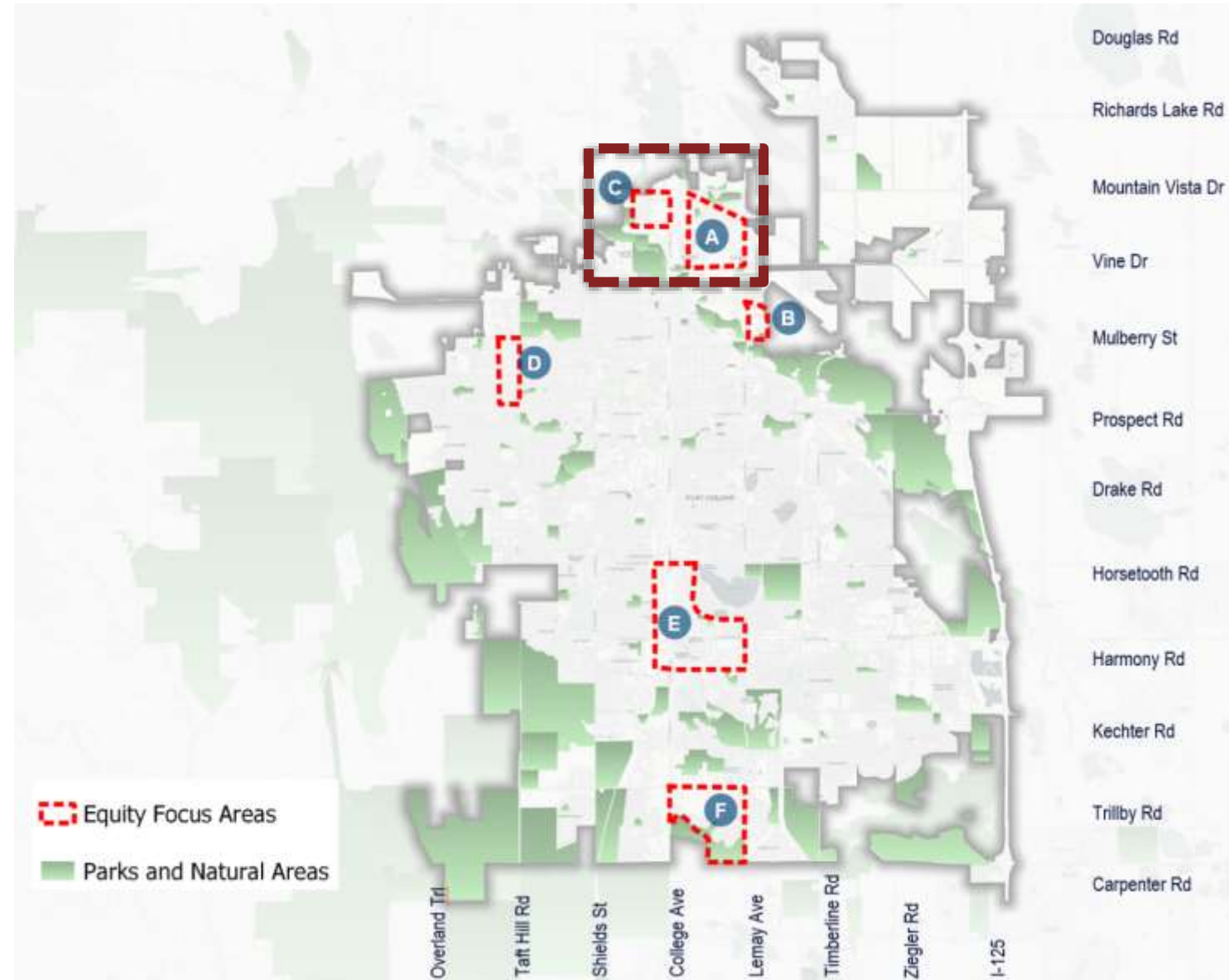
Observation:

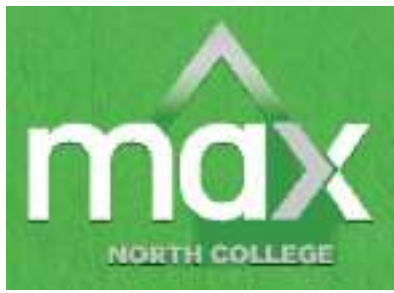
Tract 13.05 along North College, is in a “Dynamic” Mid-stage of gentrification, experiencing current and ongoing significant gentrification pressures.



--- City Limits
 - - - Growth Management Area

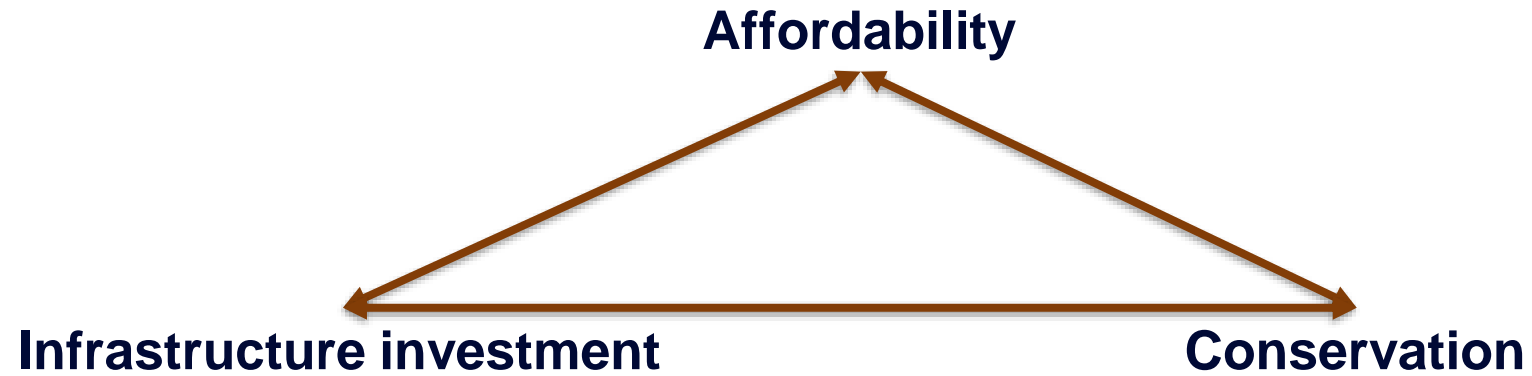
- Two equity focus areas
 - Lack bike and pedestrian facilities
 - Destinations inaccessible
- Framing could help with implementation
 - Prioritization
 - Inform zoning
 - Target community members in need





- New Transit Routes:
- MAX on North College Ave
 - Route 8 to remain
 - Microtransit

New Bicycle and Pedestrian Infrastructure



Additional amenities ← → Retain existing character

Safe, comfortable, accessible mobility options ← → Fast vehicular movement

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THANK YOU!





- Rezone North College Mobile Home Park (MHP) to the Manufactured Housing (MH) zone district
 - Last remaining large MHP not designated under MH district
 - Limits redevelopment potential to encourage ongoing use as a MHP
 - Rezoning delayed by conflicting policy guidance
 - North College MAX BRT Study, if adopted, resolves conflicts and encourages rezoning

Next Steps

- Neighborhood Meeting (Jan 2023)
- Planning & Zoning Recommendation (Feb 2023)
- Council Consideration (Mar 2023)