

ILLUSTRATING VISION

THE EAST MULBERRY PLAN

by Morgan Gardner for Metta Urban Design (on behalf of the City of Fort Collins)

PROJECT OBJECTIVE

Develop a vision for three of the six Character Areas in the East Mulberry area: Airpark, Mulberry Frontage, and Future Development, emphasizing:

- preserving industrial character
- maintaining affordability
- encouraging economic development

THE EAST MULBERRY PLAN

Fort Collins staff are in the planning stages of the East Mulberry Plan, which will guide development in an area that is known for its large concentration of industrial uses and will see significant growth in the coming years.

Preliminary Plan Goals include:

Dedicated and Flexible Space for Industry

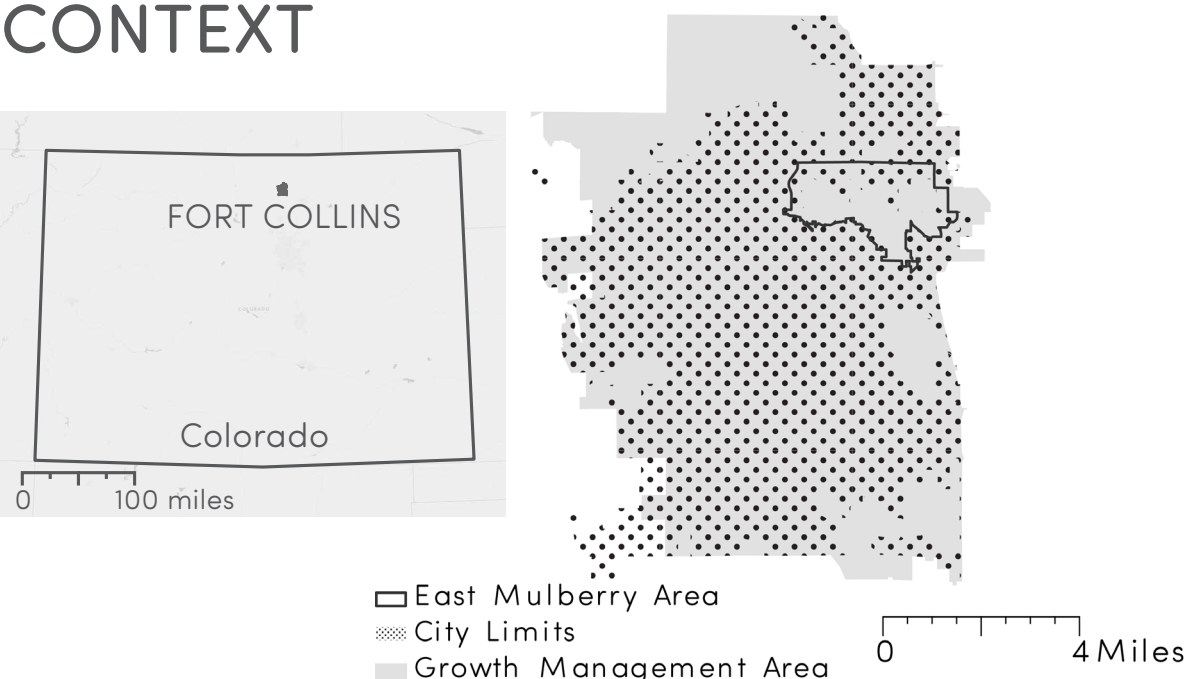
Safe and Functional Stormwater and Transportation Infrastructure

Integrate and Connect to Community Amenities & Services

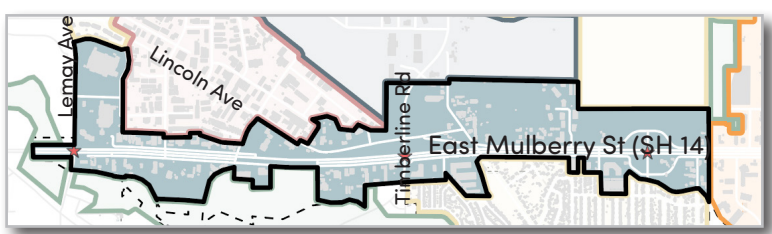
Protect and Promote Historic and Natural Features

Improve Placemaking of East Mulberry Commercial Frontage

CONTEXT

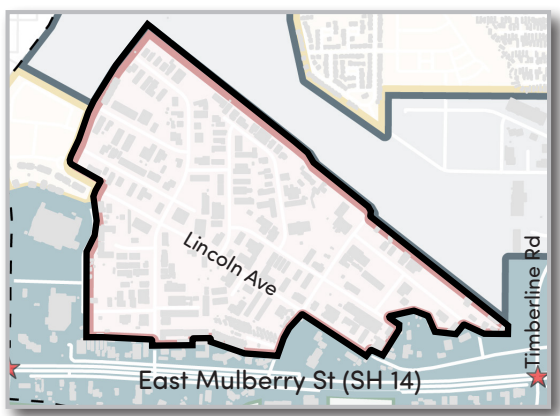


THE CHARACTER AREAS



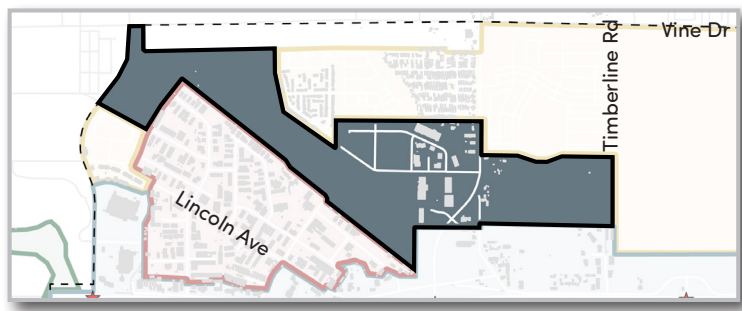
MULBERRY FRONTAGE

- "Gateway to the city" from I-25
- State highway
- Frontage roads provide access to businesses
- Primarily commercial and light industrial uses



AIRPARK

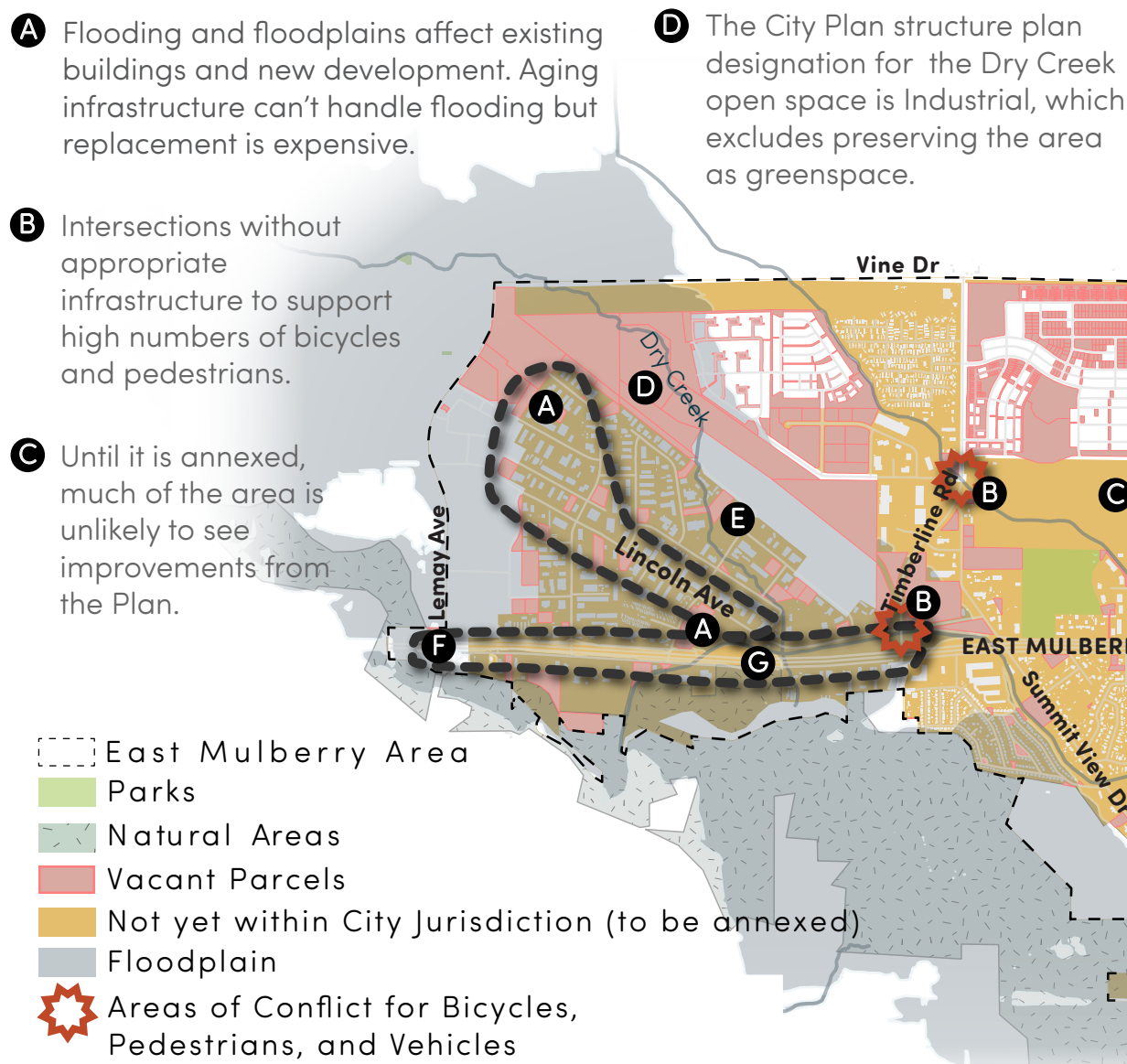
- Largest concentration of industrial uses in region
- The Dry Creek open space frequently floods this area
- Lincoln Avenue is primary connector to local roads
- Uses are primarily industrial and commercial
- Vacant lots are frequently used for storage of vehicles



FUTURE DEVELOPMENT

- Largely undeveloped
- The Dry Creek open space dominates the character area. Floodplains make development difficult
- The former municipal airport's runway still remains at the boundary between Airpark and this area

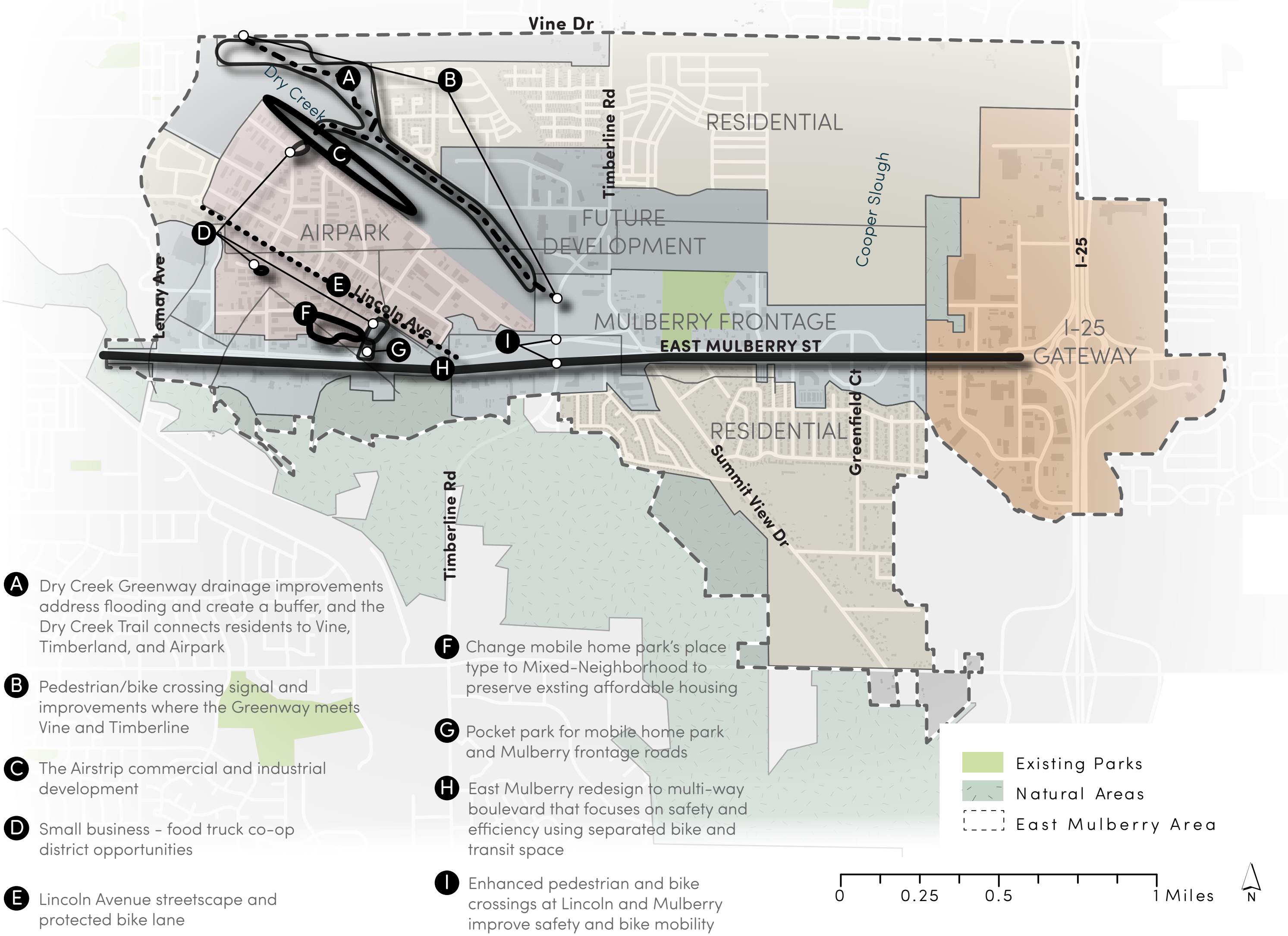
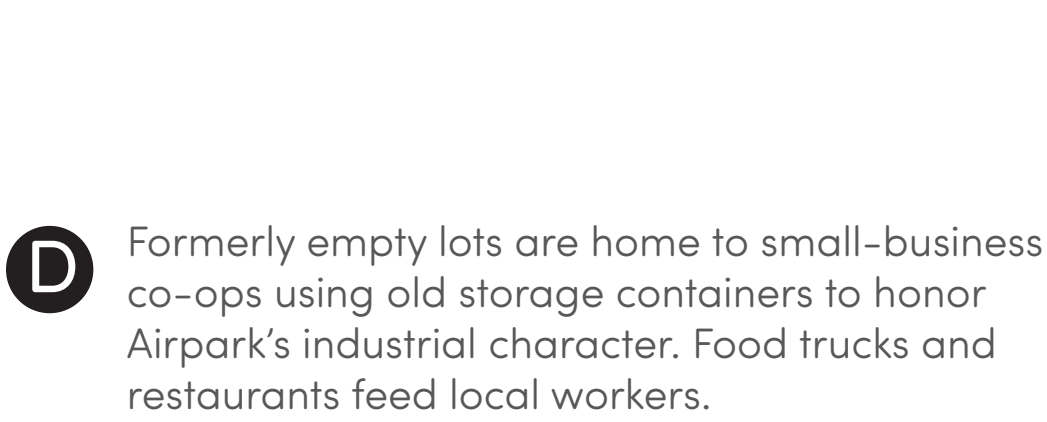
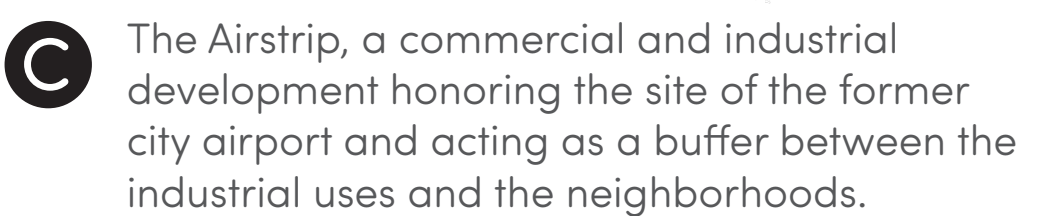
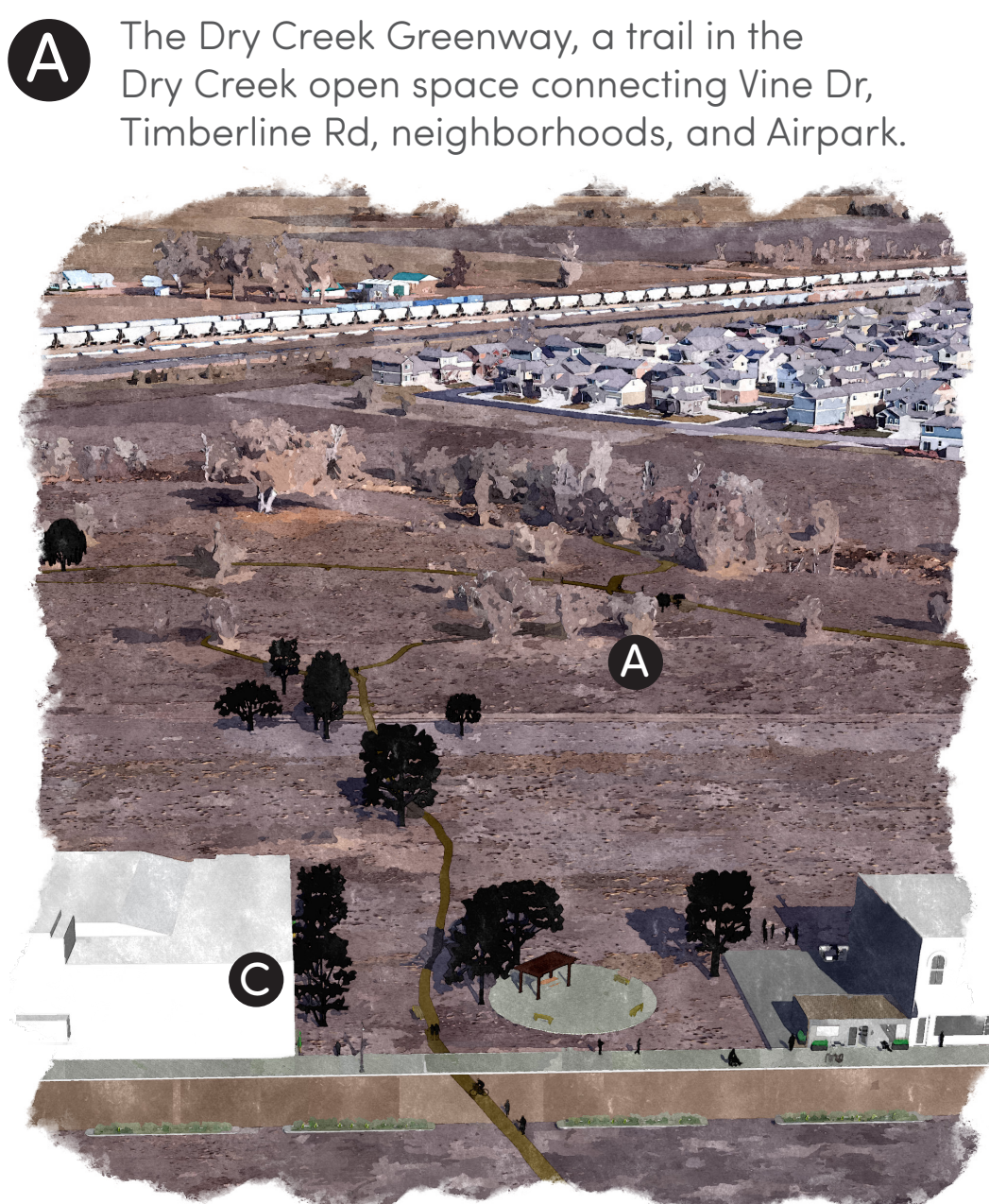
CONSTRAINTS



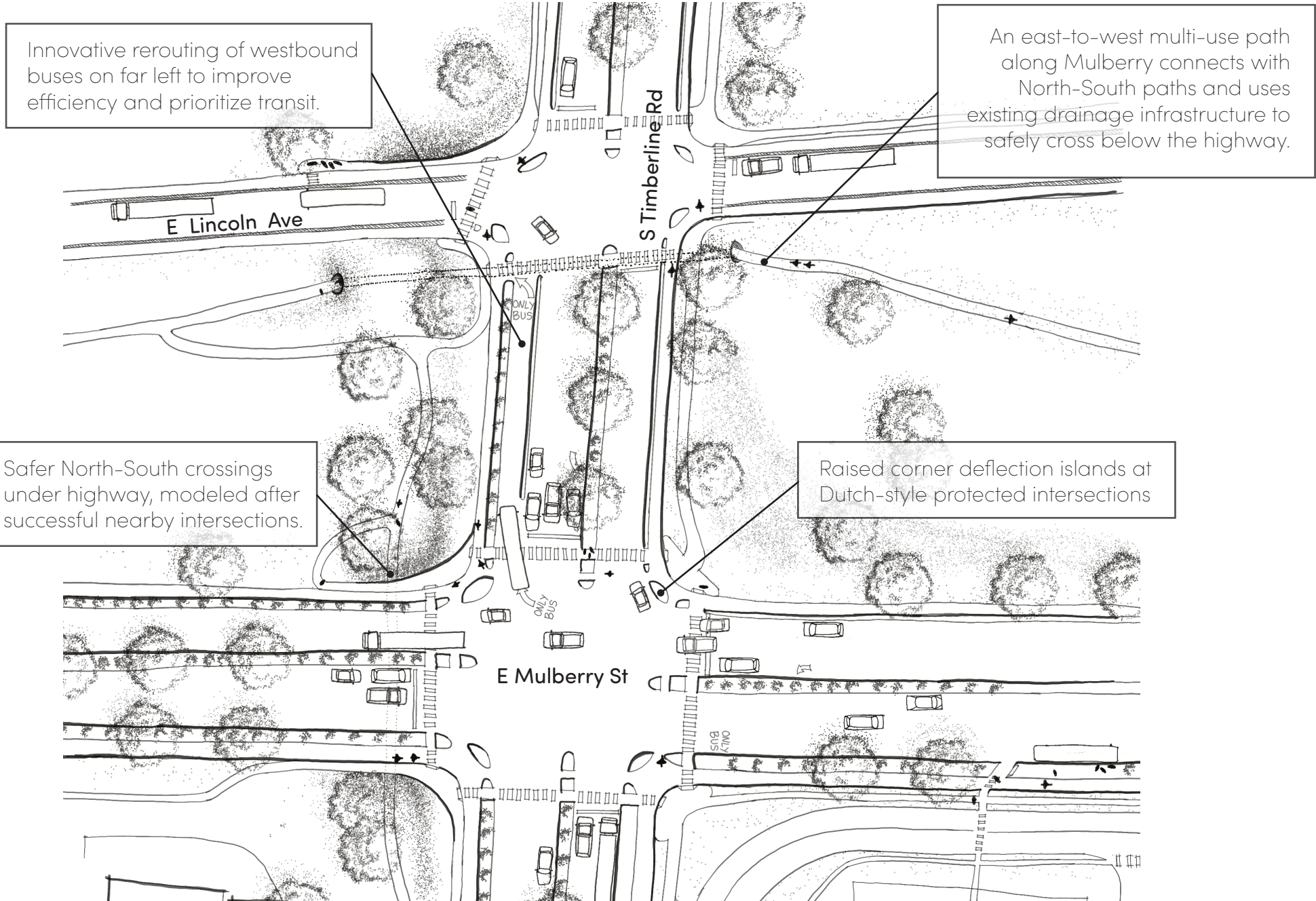
OPPORTUNITIES

- The Dry Creek open space offers a prime opportunity to utilize floodprone areas for recreation and education.
- Small vacant parcels and unused right-of-way offer opportunity for quality infill and creative uses.
- The intersection at Lemay and Mulberry offers a master class in design: the Poudre trail passes beneath both Mulberry and Lemay, and usage data shows users will travel out of their way to pass under rather than use the intersection.
- The East Mulberry corridor is surrounded by wide right-of-ways offering flexible space for design and use.

RECOMMENDATIONS



H A redesign of East Mulberry St and two key intersections at Timberline improve traffic flow, especially for large delivery vehicles and buses, as well as provide safer spaces for pedestrians and bicycles.



ADDITIONAL RECOMMENDATIONS

- Character area-specific design guidelines to guide development to best serve the neighborhoods.
- Strategies to target and prevent gentrification for residents and businesses.
- Green infrastructure tools that can help handle the frequent flooding while adding much-needed greenspace to the urban tree canopy.
- Uses for empty lots and potential parks.



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