# 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.

Integrate and

Connect to

Community

Services

Amenities &

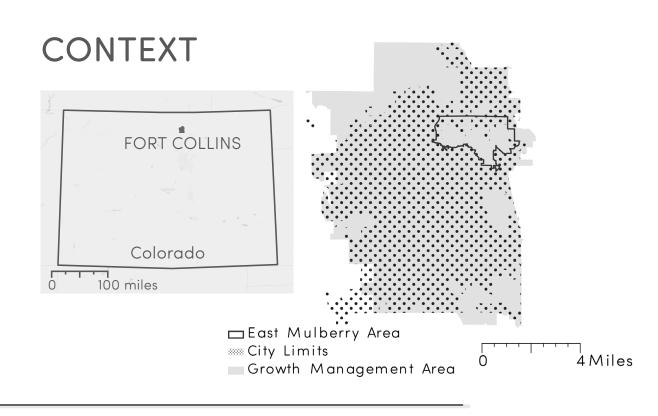
#### Preliminary Plan Goals include:



Safe and Functional Stormwater and Transportation Infrastructure Protect and Promote Historic and Natural Features

Pedestrians, and Vehicles

Improve
Placemaking of
East Mulberry
Commercial
Frontage



0.25 0.5

1 Miles  $\hat{N}$ 

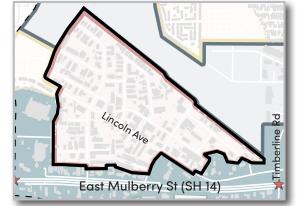
#### THE CHARACTER AREAS



#### MULBERRY FRONTAGE

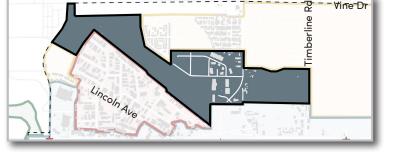
- "Gateway to the city" from I-25
- State highway
- Frontage roads provide access to businesses
- Primarily commercial and light industrial uses

#### AIRPARK



#### Lawrence con

- 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
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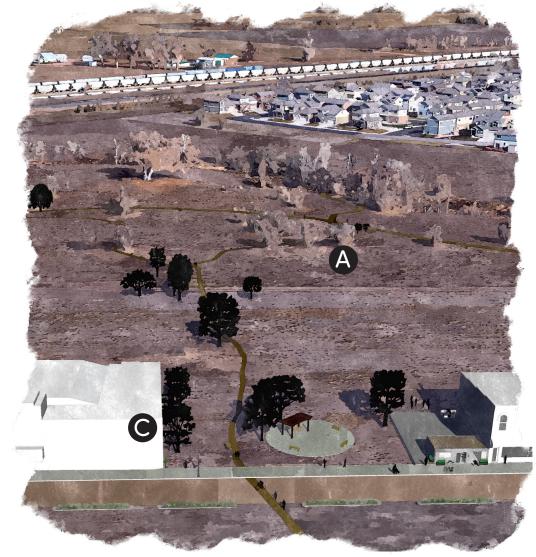
#### FUTURE DEVELOPMENT

- 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 D** The City Plan structure plan **D** The Dry Creek open space offers a prime A Flooding and floodplains affect existing designation for the Dry Creek opportunity to utilize floodprone areas buildings and new development. Aging for recreation and education. open space is Industrial, which infrastructure can't handle flooding but excludes preserving the area replacement is expensive. as greenspace. right-of-way offer opportunity for quality Intersections without infill and creative uses. appropriate The intersection at Lemay and infrastructure to support Mulberry offers a master class in high numbers of bicycles design: the Poudre trail passes and pedestrians. beneath both Mulberry and Lemay, and usage data shows users will Until it is annexed, travel out of their way to pass under much of the area is rather than use the intersection. unlikely to see **G** The East Mulberry improvements fromcorridor is surrounded by the Plan. wide right-of-ways offering flexible space for design and use. East Mulberry Area Parks Natural Areas Vacant Parcels Not yet within City Jurisdiction (to be annexed) Floodplain Areas of Conflict for Bicycles,

### RECOMMENDATIONS

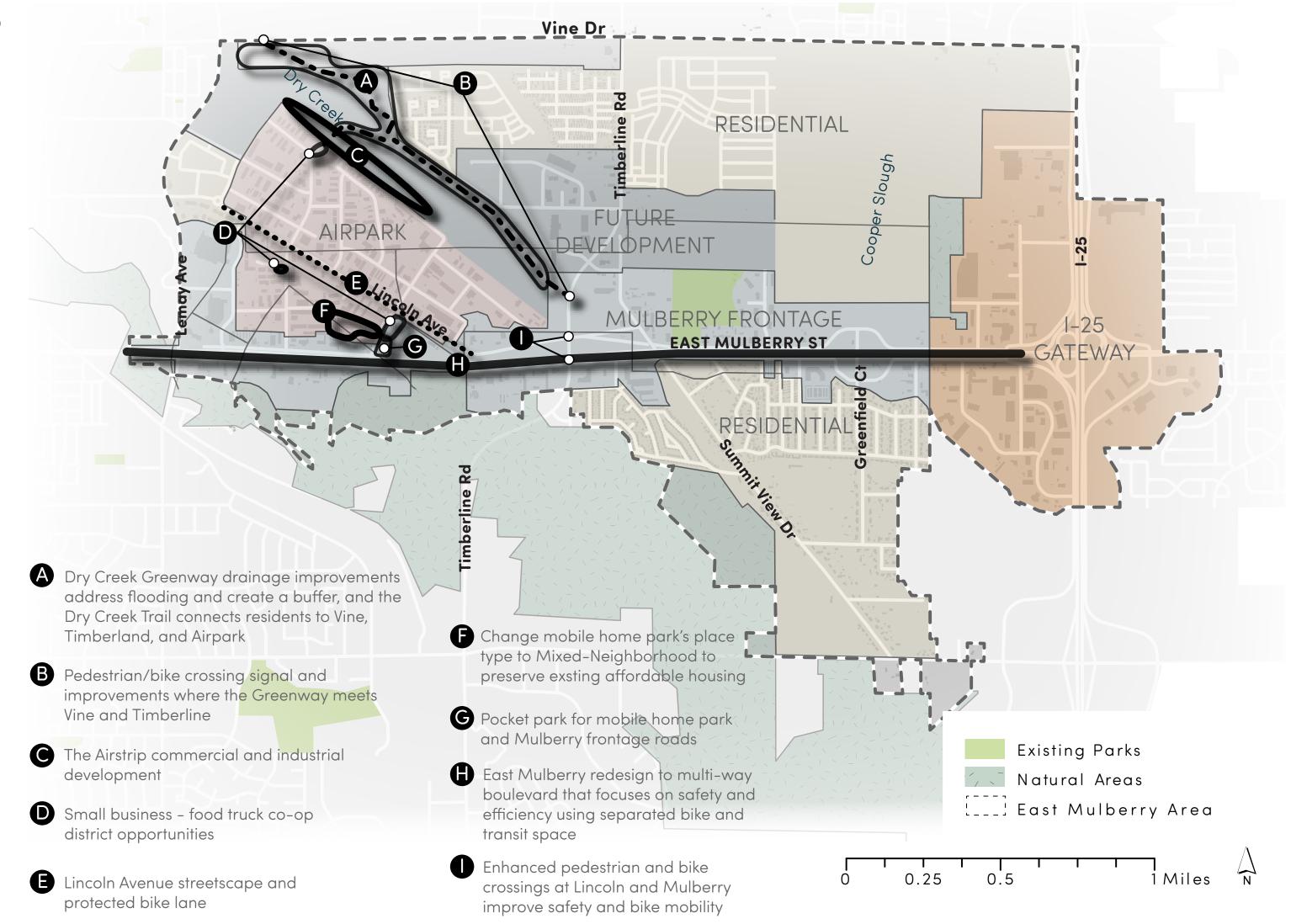
The Dry Creek Greenway, a trail in the Dry Creek open space connecting Vine Dr, Timberline Rd, neighborhoods, and Airpark.



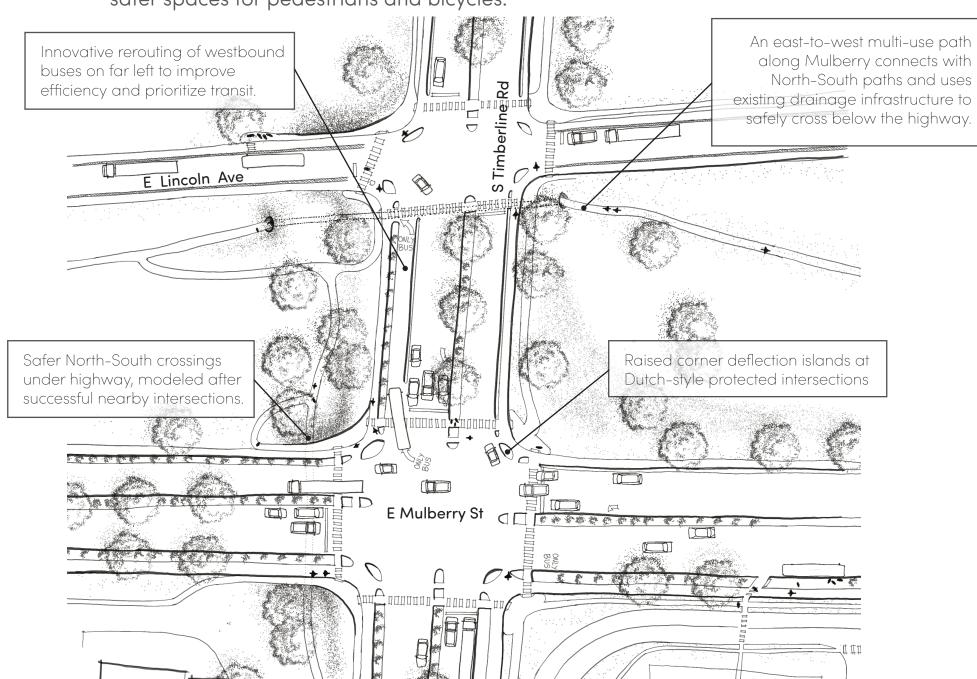
- The Airstrip, a commercial and industrial development honoring the site of the former city airport and acting as a buffer between the industrial uses and the neighborhoods.
- Formerly empty lots are home to small-business co-ops using old storage containers to honor Airpark's industrial character. Food trucks and restaurants feed local workers.







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.

