**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:**

**THE CHARACTER AREAS**

**MULBERRY FRONTAGE**

- *Gateway to the city* from I-25
- *Slide 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 the 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
- Floodplains make development difficult
- Large open space frequently floods this area
- Largest concentration of industrial uses in region

**RECOMMENDATIONS**

- **AIRPARK**
  - Formerly empty lots are home to small-business co-ops using old storage containers to honor the site of the former Airpark, a commercial and industrial district.
  - The Airstrip, a commercial and industrial area. Floodplains make development difficult
  - The former municipal airport’s runway still remains
  - Large open space frequently floods this area
  - Largest concentration of industrial uses in region

- **MULBERRY FRONTAGE**
  - The Dry Creek Greenway, a trail in the East Mulberry St (SH 14) corridor is surrounded by wide right-of-ways offering flexible space for design and use.
  - East Mulberry redesign to multi-way transit space
  - The Airstrip commercial and industrial district opportunities
  - Small vacant parcels and unused rights-of-way offer opportunity for quality park and recreation uses.

- **FUTURE DEVELOPMENT**
  - Dry Creek Greenway drainage improvements address flooding and create a buffer.
  - The East Mulberry redesign to multi-way transit space
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**CONTRASTS**

- Pedestrian/bike crossing signal and protected bike lane
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- Innovative rerouting of westbound lanes to improve safety and efficiency of crossing
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**OPPORTUNITIES**

- The Dry Creek open space offers a prime opportunity to utilize flood-prone areas for recreation and education.
- Small vacant parcels and unused rights-of-way offer opportunity for quality park and recreation uses.
- The Dry Creek Greenway offers a master class in design. The Airstrip provides a reminder of both Mulberry and airway. Neighbors don’t own the spaces. Rather than use the intersection.
- The East Mulberry redesign is surrounded by wide right-of-ways offering flexible space for design and use.

**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.