



# UniverCity Connections

CSU, Downtown & the Poudre

## Description of Projects for Bus Tour January 11, 2007

### 1 Lincoln Center Remodel

- ◆ The Lincoln Center renovations address numerous deficiencies
- ◆ Accommodates over 275,000 attendees each year.
- ◆ Some of the areas to be addressed include restrooms, elevator, expanded lobby and walk-way space, dedicated gallery, renovations to conference rooms, and technical and back of house improvements in the theatre spaces.
- ◆ Voters approved \$4.85 million through the City Council's Building on Basics package in November of 2005.

Status: Planning in progress; construction 2010-11  
Lead: City of Fort Collins  
Website [www.fcgov.com/bob](http://www.fcgov.com/bob)

### 2 Mason Transportation Corridor

- ◆ The Mason Transportation Corridor will link major destinations and activity centers along the corridor including the Downtown commercial, cultural, and business centers, Colorado State University, Foothills Mall, and South College retail areas.
- ◆ Design work is progressing on the portion between Prospect Road and Laurel Street.
- ◆ The project is close to being funded; a local match is needed for federal and state funds.

Status: In progress  
Lead: City of Fort Collins  
Website [www.fcgov.com/transportationplanning/mason.php](http://www.fcgov.com/transportationplanning/mason.php)

### 3 Urban Living Lofts

- ◆ Near completion 17 high end loft units and main level commercial space for lease. Dramatic 12 foot ceiling and an observatory on the roof. Also has shared conference room for any in home business residents to use.

Status: Completion in Feb/March 2007  
Lead: Private Sector  
Website [www.loftsatmagnolia.com/](http://www.loftsatmagnolia.com/)

### 4 Howes and Mason Converted to Bi-directional Travel

- ◆ As part of the Mason Transportation Corridor project, Howes and Mason Streets will be converted from one-way to two-way streets. This will facilitate better property access and provide for safer travel for vehicles, bicycles, pedestrians and transit.

Status: Future  
Lead: City of Fort Collins

## 5 Fort Collins Business Incubator

- ◆ Fort Collins Business Incubator is a partnership between the Fort Collins Economic Development Corporation, the City of Fort Collins, Colorado State University.
- ◆ The purpose of the partnership is to provide start-up companies and rapidly growing young companies with the tools and support needed to grow and maintain their business.
- ◆ The Incubator is specifically devoted to high-tech and manufacturing companies.

Status: Ongoing  
Lead: City of Fort Collins  
Website [www.fcgov.com/citymanager/incubator.php](http://www.fcgov.com/citymanager/incubator.php)

## 6 Amphitheater

- ◆ Main venue of the Beet Street/Chautauqua Cultural Program. Serves as the town center for cultural programming.

Status: Future  
Lead: Downtown Development Authority

## 7 Civic Center Parking Structure

- ◆ Parking structure constructed at Laporte/Mason.
- ◆ 903 spaces, \$14 million
- ◆ Constructed in 1999

Status: Complete  
Lead: City of Fort Collins  
Website [www.fcgov.com/transportation/parking.php](http://www.fcgov.com/transportation/parking.php)

## 8 Downtown Transit Center

- ◆ Housed in the former C & S Freight Depot; built in 2001
- ◆ Service Routes: 1, 5, 8, 9, 14, 15, 91, and 92

Status: Complete  
Lead: City of Fort Collins  
Website [www.fcgov.com/transfort/transit-centers.php](http://www.fcgov.com/transfort/transit-centers.php)

## 9 Civic Center Master Plan

- ◆ Purpose is to reinforce the role of downtown Fort Collins as the primary governmental, office, finance, specialty, neighborhood retail, cultural, and entertainment center within the community.
- ◆ Intended to guide future development of the 12-block Civic Center area as a human-scale, walkable, mixed-use district, anchored by civic spaces and buildings, providing transportation choices and connections to the surrounding environment.
- ◆ Key concept is the Civic Spine, a formal, landscaped pedestrian element connecting significant civic destinations.

Status: Complete; partly superseded by Downtown Strategic Plan  
Lead: City of Fort Collins

## 10 Expansion of the Public Library

- ◆ Option to expand at existing site into the adjacent Carnegie Building (museum when it is relocated)
- ◆ Option to locate at the old creamery building near Laporte/Howes.
- ◆ No identified start date.

Status: Future  
Lead: City of Fort Collins  
Website [www.fcgov.com/library/district.php](http://www.fcgov.com/library/district.php)

## 11 Future Parking Structure

- ◆ A new parking structure may be needed at the southwest corner of Maple and Mason depending on new civic and
- ◆ Private sector construction in the area - new main library, block 23, commuter rail, Mason Transportation Corridor, Penny Flats, etc.

Status: Concept  
Lead: City of Fort Collins

## 12 Penny Flats

- ◆ Penny Flats is a public/private mixed-use development project lead by Coburn Development. The project is located at the corner of Mason and Maple streets. Coburn along with the city of Fort Collins has partnered to create a one of a kind project in downtown Fort Collins.
- ◆ Once completed, Penny flats will be home to 30,000 square feet of retail on the street level and 147 urban style residential units with balconies, covered parking and easy access to all of Fort Collins Downtown amenities.

Status: Construction scheduled to begin in first Quarter 2007  
Lead: Public/Private  
Website [www.pennyflats.com](http://www.pennyflats.com)

## 13 Commuter Rail Station

- ◆ As part of the North I-25 Environmental Impact Study option "A" of the study calls for Commuter rail along the Mason St. rail line which would connect all the way to Fast Tracks in Longmont allowing for connections all the way to Denver's Union Station. The north terminus for the commuter vehicle could be located in conjunction with the current transportation depot or in its own stand alone facility near Cherry & Mason St.

Status: Still in preliminary concept planning (EIS)  
Lead: Colorado Department of Transportation  
Website [www.cdof.info/northi25eis](http://www.cdof.info/northi25eis)

## 14 Block 23 Development

- ◆ Block 23 is a fully assembled entire city block in Downtown Fort Collins that poised to be Fort Collins's latest premier mixed-use development project. This site is 400ft X 400 ft or 3.67 acres of land which preliminary estimations indicate could facilitate approximately 500,000 square feet of Office, Retail, Residential and or Hotel uses. The site is zoned to be 7-9 stories

Status: Finalizing Development Program  
Lead: Private Sector Mike Jensen, Fort Collins Real Estate  
Website: [www.fortcollinsre.com](http://www.fortcollinsre.com)

## 15 Historic Trolley Barn/Trolley Tracks

- ◆ The Historic Trolley Barn has been proposed for a trolley museum.
- ◆ Expansion of the historic trolley along existing tracks has been discussed.

Status: Concept  
Lead: City of Fort Collins

## 16 Mason Street North

- ◆ Mixed-use project of 18,000 square feet of office and commercial space in three buildings, plus a total of 20 loft – type luxury residential units over the office space.

Status: Completed early 2007  
Lead: Private Sector  
Website [www.masonstreetnorth.com](http://www.masonstreetnorth.com)

## 17 Cherry Street Station

- ◆ This is a fully approved & entitled 15 unit residential loft project on the NW corner of Cherry & College that is currently for sale waiting for the right buyer/builder. It also would have approximately 2,000 sq ft of main level retail/office.

Status: For Sale  
Lead: Private Sector Mike Jensen, Fort Collins Real Estate  
Website: [www.fortcollinsre.com](http://www.fortcollinsre.com)

## 18 Discovery Science Center/Museum Facility

- ◆ Potential site for joint Discovery Center/Museum

Status: In progress  
Lead: Discovery Science Center  
Website: [www.dcsm.org/index.html](http://www.dcsm.org/index.html)

## 19 Poudre River Arts Center (PRAC)

- ◆ The Poudre River Arts Center is the first real living and breathing artist incubator in the heart of Downtown Fort Collins. This facility allows for both aspiring as well as established artists to be in the middle of the action for a fraction of the cost of maintaining a full size gallery. Rent is half price for artists, and the success has been overwhelming more than 30 artists call the facility home with a substantial waiting list.

Status: Complete/Active and Growing  
Lead: Private Mike Jensen, Fort Collins Real Estate  
Website: [www.fortcollinsre.com](http://www.fortcollinsre.com)

## 20 Gateways

- ◆ Gateways refer to the primary entrances of the downtown area enhanced by specialized landscape features or other physical improvements

Status: Future  
Lead: City of Fort Collins

## 21 Clean Energy Cluster/Old Power Plant

- ◆ CSU's Engine Testing Laboratory is housed at the Old Power Plant on North College
- ◆ Solix, a startup company based in Boulder, Colorado, is working with Colorado State University engineers to commercialize technology to produce biodiesel from oil derived from algae

Status: Ongoing  
Lead: Colorado State University  
Website: [www.greencarcongress.com/2006/12/solix\\_and\\_color.html](http://www.greencarcongress.com/2006/12/solix_and_color.html)

## 22 Fort Collins Riverpark (Whitewater Paddling Venue)

- ◆ A whitewater paddling course (kayak course) is proposed on the Poudre River just east of College Avenue.

Status: Proposed  
Lead: City of Fort Collins  
Website: [www.themountainshop.com/projectscope0406.shtml](http://www.themountainshop.com/projectscope0406.shtml)

## 23 Northside Aztlan Community Center

- ◆ Construction on a new, ten million dollar, 50,000 square foot community center
- ◆ Funded through the Building Community Choices capital program and is scheduled to open in Aug. of 2007.
- ◆ Will offer a triple gymnasium, a cardio/weights/fitness area, multi-purpose rooms, kitchen, classrooms, running track, playground, skate-park and handball courts.

Status: November 2006  
Lead: City of Fort Collins  
Website: [www.fcgov.com/news/index.php?id=1763](http://www.fcgov.com/news/index.php?id=1763)

## 24 Brownfields Cleanup

- ◆ The Environmental Protection Agency completed a large cleanup project on the Old Fort Collins Heritage Park site along the Poudre River to address a contamination plume originating from a former gasification plant site along Willow Street.

Status: Complete  
Lead: Federal Government

## 25 Willow Street Lofts

- ◆ Willow Street Lofts is a residential project that is nearing complete entitlement thru the City. It is designed for 20 urban style townhouses as well as 9,280 square feet of commercial space located adjacent to the historic Giddings Building. (Bas Bleu Theatre)

Status: In Progress  
Lead: Private Sector

## 26 Bas Bleu Theatre

- ◆ The Bas Bleu Theatre Company completed a renovation to the Historic Giddings Building along Willow Street for its theater productions.

Status: Complete  
Lead: Non-profits  
Website [www.basbleu.org](http://www.basbleu.org)

## 27 Downtown River Corridor Implementation Program

- ◆ The Downtown River Corridor Implementation Program identified and prioritized projects in the downtown river corridor.
- ◆ Intended to spur redevelopment and other public or private projects in the river corridor through project collaboration and coordination.

Status: Complete  
Lead: City of Fort Collins  
Website [www.fcgov.com/advanceplanning/river.php](http://www.fcgov.com/advanceplanning/river.php)

## 28 Old Fort Site – Birthplace of Fort Collins

- ◆ Fort established in 1864; abandoned in 1866.

## 29 Westside Neighborhood

## 30 Downtown River District Infrastructure

- ◆ Project funded by DDA and co-managed by the City to examine the future public infrastructure needs in the Downtown River District
- ◆ Project intends to identify street patterns, paving materials, on street parking possibilities, and intersection improvements

Status: Ongoing  
Lead: City of Fort Collins

## 31 CTL/ OTAC Office Building

- ◆ This project brings nearly 40 jobs to Downtown Fort Collins. It has recreated one of the Old Town landmarks known as the Sears-Trostel building on Linden Street.
- ◆ Through redeveloping this building Old Town Athletic Club and CTL Thompson have occupied this entire building which is a 17,000 square foot structure.

Status: Complete  
Lead: Private Sector

### **32 Linden Street Gateway (see project 20)**

### **33 Poudre River Trail**

### **34 Poudre River Enhancement Project**

- ◆ A conceptual design was developed to guide habitat restoration and bank stabilization projects in the river corridor between Linden St. and Lincoln Ave

Status: Partially complete  
Lead: City of Fort Collins

### **35 Oxbow Music Project Site**

- ◆ The Oxbow Music Project Site is being funded and developed by the Bohemian Foundation.

Status: Future  
Lead: Bohemian Foundation  
Website [www.bohemianfoundation.org](http://www.bohemianfoundation.org)

### **36 Old Fort Ram**

- ◆ The Old Fort Ram and adjacent properties along Linden Street are possible sites for a unique destinations and redevelopment opportunities.

Status: Concept  
Lead: Private Sector

### **Ram Storage Redevelopment Site**

- ◆ This site is an exciting Redevelopment opportunity near the Poudre River. Currently operate as a self storage facility, the site is just over 2 acres and boasts nearly 700 feet of Poudre River frontage. The city trail system meanders between the site and the river allowing for many unique development opportunities as this area matures.

Status: Brainstorming Phase  
Lead: Private Sector Mike Jensen, Fort Collins Real Estate  
Website: [www.fortcollinsre.com](http://www.fortcollinsre.com)

### **37 New Belgium Packaging Hall**

- ◆ A new packaging hall is under construction

Status: In Progress  
Lead: Private Sector  
Website [www.newbelgium.com](http://www.newbelgium.com)

### **38 Buckingham Neighborhood**

### **39 In-Situ Office Building**

- ◆ In-Situ Inc. completed construction of a 30,000 square foot, state-of-the-art design manufacturing facility in 2004.

Status: Complete  
Lead: Private Sector  
Website [www.in-situ.com](http://www.in-situ.com)

#### **40 Link-N-Greens**

- ♦ Various concepts have been discussed over the years about development on the Link-N-Greens Golf Course.

Status: Concept  
Lead: Private Sector

#### **41 Lincoln Avenue Gateway (see Project 20)**

#### **42 Historic Lindell Mills (Ranchway Feeds)**

- ♦ Flour mill first constructed on site in 1867 by Auntie Stone and Henry C. Peterson
- ♦ A mill race along Willow Street carried water to power the mill.

#### **43 Historic Harmony Mill**

- ♦ Brick mill constructed in 1866-67.

#### **44 Udall Natural Area/Stormwater Outfall**

- ♦ A joint Natural Resources Department/Stormwater Department project to improve the quality of stormwater runoff before it enters the Poudre River.

Status: Complete  
Lead: City of Fort Collins

#### **45 Poudre River Habitat Restoration**

- ♦ Several projects have been proposed to restore river habitat from Lincoln to Mulberry.

#### **46 Natural Area Purchases and River Protection**

- ♦ Includes Gustav Swanson Nature Area and the Udall Natural Area
- ♦ The Land Use Code prescribes a 300 foot protection buffer for the river

#### **47 State Highway 14 – Trucks and Design (see Project 30)**

#### **48 Eastside Neighborhood**

#### **49 Historic Passenger Rail Depot**

- ♦ Built in 1910.

#### **50 Pine Street Lofts**

- ♦ Residential project consisting of 18 units constructed in 2005.

Status: Complete  
Lead: Private Sector  
Website <http://www.pinestreetlofts.com>

#### **51 City Office Building**

- ♦ Possibility of City selling property.

#### **52 Old Town Historic District, Old Town Square**

### **53 Tenney Court Alley Improvements**

- ◆ convert select alleys into a pedestrian network to encourage additional building investment and greater connectivity between key nodes and attractions in the downtown.
- ◆ Tenney and Trimble Courts completed.

Status: Ongoing  
Lead: Downtown Development Authority  
Website [www.downtownfortcollins.org](http://www.downtownfortcollins.org)

### **54 Trimble Court Alley Improvements (see Project 53)**

### **55 Old Town Parking Structure**

- ◆ 323 Parking spaces, constructed around 1984.

### **56 Oak Street Plaza**

- ◆ Recently updated.

### **57 Restaurant Row**

- ◆ Dining is becoming the predominant function of properties along West Oak Street, leading to the moniker, "Restaurant Row".

Status: In Progress  
Lead: Private Sector

### **58 Museum of Contemporary Art (MOCA)**

- ◆ The MOCA is a private, non-profit organization supported in part by its members, corporate sponsors, and private and public grants.

Status: Year round  
Lead: MOCA Board of Directors

### **59 Old Town Lofts**

- ◆ This 32,000 square foot structure is wrapped on the ground floor with the offices of Northern Engineering the remaining 4 stories are comprised of 17 residential units of which only a few remain available.

Status: Completed  
Lead: Private Sector  
Website: [www.fortcollinsloft.com](http://www.fortcollinsloft.com)

### **60 New Hotel**

- ◆ Corporex of Cincinnati, OH was selected by the City & DDA to negotiate the development of a new hotel.

Status: Ongoing  
Lead: Downtown Development Authority

### **61 Historic Armstrong Hotel**

- ◆ Rehabilitated in 2004.

### **62 Bell Claire**

- ◆ Mixed use residential/commercial project with 31 housing units and 23,322 square feet of commercial.

Status: Approved  
Lead: Private Sector

### **63 Wells Fargo Site/Sports Authority**

- ◆ Over the years this site has been discussed as a prime location for redevelopment and as a key gateway into Downtown.

Status: Concept  
Lead: Private Sector

### **64 Storefront Rehabilitation/Renovation**

- ◆ Noodles restaurant and other projects

### **65 University Center for the Arts (Old Fort Collins High)**

- ◆ Largely funded through private and student support, the conversion of Old Fort Collins High School for Music, Theatre, and Dance programs

Status: Complete  
Lead: Colorado State University  
Website [www.sota.colostate.edu/facilities/uca.html](http://www.sota.colostate.edu/facilities/uca.html)

### **66 University Expansion**

- ◆ The Campus Master Plan identifies potential long-term expansion of the University to the south.

Status: Concept  
Lead: Colorado State University  
Website [www.facilities.colostate.edu/index.asp?url=reports/maste](http://www.facilities.colostate.edu/index.asp?url=reports/maste)

### **67 South Campus Planning**

- ◆ CSU is expanding the Veterinary Medical Center to include new animal care and diagnostic facilities, a Regulated Materials Building, and other possible facilities on the South Campus.

Status: Planning  
Lead: Colorado State University  
Website [www.cvmb.colostate.edu](http://www.cvmb.colostate.edu)

### **68 Summit Hall**

- ◆ Summit Hall is CSU's newest residence hall and was completed in 2004 and home to 473 students.

Status: Complete  
Lead: Colorado State University  
Website <http://www.housing.colostate.edu/halls/summit.htm>

### **69 New Academic Village**

- ◆ The Village is a new 400-bed residence hall and dining commons that combine on-site academic programs for Honors and Engineering programs. Opens Fall 2007.

Status: In Progress  
Lead: Colorado State University  
Website [http://www.housing.colostate.edu/halls/academic\\_village.htm](http://www.housing.colostate.edu/halls/academic_village.htm)

### **70 Recreation Center Expansion**

- ◆ This project is in the program planning stage and will renovate 70,000 square feet of space and the addition of 60,000 square feet to provide a state-of-the art facility to the campus and community. Not yet funded.

Status: Planning  
Lead: Colorado State University

## **71 Athletics Academic and Training Center**

- ◆ Support facility for CSU sports program.
- ◆ This project is in the program planning stage and not yet funded.

Status: Planning  
Lead: Colorado State University

## **72 Athletics Multi-purpose Indoor Facility**

- ◆ Multi-sport training facility.
- ◆ This project is in the program planning stage and not yet funded.

Status: Planning  
Lead: Colorado State University

## **73 Animal Sciences Renovation and Expansion**

- ◆ Major upgrade for key academic programs.
- ◆ This project is in the program planning stage and not yet funded.

Status: Planning  
Lead: Colorado State University  
Website <http://ansci.colostate.edu>

## **74 Shepardson Hall**

- ◆ Renewal and expansion of Ag Sciences program.
- ◆ This project is in the program planning stage and not yet funded.

Status: Planning  
Lead: Colorado State University  
Website <http://www.agsci.colostate.edu>

## **75 Computer Science Building**

- ◆ Student-funded computer science labs and classrooms including 24-hour computer lab and support services.

Status: Summer 2007  
Lead: Colorado State University  
Website <http://www.cs.colostate.edu>

## **76 Warner College of Natural Resources Building Expansion**

- ◆ Plans underway for major building expansion.

Status: Planning  
Lead: Colorado State University  
Website <http://www.warnercnr.colostate.edu>

## **77 CSU Transit Center**

- ◆ Federally funded Transit Center to serving students using City bus services.
- ◆ Opened August 2006.

Status: Complete  
Lead: Colorado State University  
Website <http://www.fcgov.com/transfort/transit-centers.php>

## **78 Engineering Building Front Entrance Remodel**

- ◆ Front entrance remodel.
- ◆ This project is in the program planning stage and not yet funded.

Status: Planning  
Lead: Colorado State University  
Website [http://www.engr.colostate.edu/contact\\_us.shtml](http://www.engr.colostate.edu/contact_us.shtml)

## **79 New Alumni Center Facility**

- ◆ This project is in the program planning stage and not yet funded.

Status: Planning  
Lead: Colorado State University  
Website <http://www.csualum.com>

## **80 Rockwell Hall - College of Business**

- ◆ Student fee funded addition to the College of Business to meet the needs of students seeking a minor in Business degree.

Status: In Design  
Lead: Colorado State University  
Website <http://www.biz.colostate.edu/visit.htm>

## **81 Ammons Hall**

- ◆ New admissions and welcome center for students and parents.

Status: Planning  
Lead: Colorado State University  
Website <http://www.career.colostate.edu/index.html>