

Airpark Village Summary of Neighborhood Outreach

As soon as we secured the option to purchase the Fort Collins Downtown Airpark, we realized that the redevelopment plan will have such a huge potential to affect a large number of neighboring properties, we decided to be proactive, and engage the neighbors by conducting a series of neighborhood information meetings, which were held on:

- August 18, 2004 (53 attendees)
- September 15, 2004 (21 attendees)
- October 13, 2004 (19 attendees)
- November 17, 2004 (11 attendees)
- December 15, 2004 (13 attendees)
- February 15, 2005 (21 attendees)

Throughout the neighborhood outreach process, we asked the neighboring property owners to participate in several polls to evaluate their preferences on several key issues that were fundamental to the initial layout our concept. The results were as follows:

Poll Issue #1

The Dry Creek flood plain goes through the site. The City of Fort Collins is planning a floodway improvement that will channelize most to the Dry Creek flood waters. Early in the process, we decided to ask the neighboring properties their preference for whether to locate this channel on the east side or the west side of our redevelopment plan . Results: Eastern Floodway Alignment 22 / **Western Floodway Alignment 38**.

Poll Issue #2

We contemplated two potential scenarios of street connectivity, a loop road around the edges of the development, or a central boulevard down the middle. We presented the pros and cons of either scenario. Results: Loop Road 11 / **Parkway 40**.

Poll Issue #3

We wanted to make sure that the development of Airpark Village was compatible with the surrounding properties, but also wanted to provide the opportunity for a new enhanced character. We presented photographic examples as well as detailed descriptions of several diverse land use scenarios. Results: **Main Street 26** / Campus 10 / Village 15 / No Residential 9;

Poll Issue #4

Finally, we wanted to be sure that the intensity of development was appropriate with the surrounding developed areas. We presented photographs, drawings and descriptions of several scenarios of varying intensities of development ranging from suburban in character to the very urban scenario of the core area of a city. Results: Suburban 21 / **Urban 22** / Core 3.

Conclusion

As a result of our neighborhood outreach, we now have well balanced, documented input from key stakeholders for a specific small area within the larger East Mulberry Corridor planning area, indicating that it would be entirely appropriate to refine the adopted East Mulberry Corridor plan, as proposed. The East Mulberry Corridor didn't have the same scope as our outreach, ours was more refined for a smaller area. We encourage Council to support what the majority of our neighbors told us, and allow the East Mulberry Corridor Plan to be amended to incorporate these refinements.