A. SE OF HARMONY AND CLUB
B. NE OF HARMONY AND CLUB
C. NW CORNER OF HARMONY AND CLUB
D. NORTH OF WALKER MANUFACTURING
E. MILL BROTHERS
F. FEWELL
G. CURRENT SITE
H. SOUTH OF STONEFLY
I. NORTH OF HARMONY AND SIGNAL TREE
J. 4TH AND TIMNATH PARKWAY
K. POUDRE SCHOOL DISTRICT
L. WEST OF MAIN NORTH OF BUSS GROVE
M. MAIN AND CR42

PROPERTIES FOR ADDITIONAL REVIEW
PROPERTIES DID NOT MEET MINIMUM CRITERIA
E. MILL BROTHERS

SITE VARIABLE |
--- | --- | --- |
Site Size | x4 | 16 |
Improved Site Access | x3 | 12 |
Site Security | x2 | 9.5 |
Access to Infrastructure | x2 | 10 |
Land Acquisition Cost | x2 | 9 |
Community Presence | x2 | 7 |
Zoning | x1 | 4.75 |
Geographic Location | x2 | 8.5 |
Existing Conditions | x2 | 6 |

SCORE - 83/100

RANK #2
E. MILL BROTHERS

SCHEME 2

SITE INFORMATION (APPROX)
SITE AREA: 4.2 ACRE
BUILDING AREA: 30,000
① PUBLIC PARKING: 48
② SECURE PARKING: 55
DISTANCE TO RR: 1275 FT
E. MILL BROTHERS

SCHEME 1

PRO'S
- UTILITIES ARE AVAILABLE
- OFF-SITE DETENTION AVAILABLE
- SITE IS LARGE ENOUGH FOR FINAL BUILDING
- LOCATED NEAR EXISTING POLICE / PUBLIC WORKS BUILDING
- OVERFLOW PARKING AT PUBLIC WORKS IS AVAILABLE

CON'S
- PROPERTY IS NOT OWNED BY THE TOWN
- REQUIRES CONSTRUCTION OF OFF-SITE ROADWAY
- NOT A FOCAL POINT LOCATION, DEPENDING ON DESIRED EXPOSURE
### F. FEWELL PROPERTY #6

#### RANK #3

<table>
<thead>
<tr>
<th>SITE VARIABLE</th>
<th>MULTIPLIER</th>
<th>SCORE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Size</td>
<td>x4</td>
<td>17</td>
</tr>
<tr>
<td>Improved Site Access</td>
<td>x3</td>
<td>11.25</td>
</tr>
<tr>
<td>Site Security</td>
<td>x2</td>
<td>6.5</td>
</tr>
<tr>
<td>Access to Infrastructure</td>
<td>x2</td>
<td>8</td>
</tr>
<tr>
<td>Land Acquisition Cost</td>
<td>x2</td>
<td>10</td>
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<tr>
<td>Community Presence</td>
<td>x2</td>
<td>10</td>
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<tr>
<td>Zoning</td>
<td>x1</td>
<td>3.25</td>
</tr>
<tr>
<td>Geographic Location</td>
<td>x2</td>
<td>10</td>
</tr>
<tr>
<td>Existing Conditions</td>
<td>x2</td>
<td>6.5</td>
</tr>
</tbody>
</table>

**SCORE** - 82.5/100
F. FEWELL PROPERTY #6

SCHEME 1

SITE DATA (APPROX)
SITE AREA: 4.2 ACRE
BUILDING AREA: 33,160
PUBLIC PARKING: 30
SECURE PARKING: 50
DISTANCE TO RR: 415 FT.
F. FEWELL PROPERTY #6

SCHEME 1

PRO’S
• SITE IS OWNED BY THE TOWN
• EASY CONNECTIONS TO HARMONY ROAD
• UTILITIES ARE AVAILABLE
• GOOD COMMUNITY EXPOSURE ON HARMONY ROAD
• OFF-SITE DETENTION AVAILABLE
• SITE IS LARGE ENOUGH FOR FINAL BUILDING
• LOCATED NEAR TOWN CENTER BUILDING
• BUILDING ON HARMONY ROAD MAY STIMULATE FUTURE GROWTH
• OFF-SITE PARKING AVAILABLE AT TOWN CENTER

CON’S
• COULD BE USED AS HARMONY ROAD RETAIL
• MAY REQUIRE PAYMENT INTO METRO DISTRICT
• TEMPORARY ACCESS ROAD NEEDS IMPROVEMENT
F. FEWELL PROPERTY #6

SCHEME 2

SITE DATA (APPROX)
SITE AREA: 4.2 ACRE
BUILDING AREA: 30,335
PUBLIC PARKING: 29
SECURE PARKING: 70
DISTANCE TO RR: 70 FT
F. FEWELL PROPERTY #6

SCHEME 2

PRO'S
• SITE IS OWNED BY THE TOWN
• EASY CONNECTIONS TO HARMONY ROAD
• GOOD COMMUNITY EXPOSURE NEAR HARMONY ROAD
• OFF-SITE DETENTION AVAILABLE
• SITE IS LARGE ENOUGH FOR FINAL BUILDING
• LOCATED NEAR TOWN CENTER BUILDING
• BUILDING MAY STIMULATE FUTURE GROWTH

CON'S
• CLOSE TO RAILROAD TRACKS
• COULD BE USED AS HARMONY ROAD RETAIL / OFFICE
• MAY REQUIRE PAYMENT INTO METRO DISTRICT
• LONG NARROW SITE IS NOT AS EFFICIENT
F. FEWELL PROPERTY #6

SCHEME 3

SITE DATA (APPROX)
SITE AREA: 3.8 ACRE
BUILDING AREA: 30,000 SF
PUBLIC PARKING: 32
SECURE PARKING: 48
DISTANCE TO RR: 345 FT
F. FEWELL PROPERTY #6

SCHEME 3

PRO'S
• SITE IS OWNED BY THE TOWN
• EASY CONNECTIONS TO HARMONY ROAD
• UTILITIES ARE AVAILABLE
• SITE IS LARGE ENOUGH FOR FINAL BUILDING
• LOCATED NEAR TOWN CENTER BUILDING
• BUILDING NEAR HARMONY ROAD MAY STIMULATE FUTURE GROWTH
• OFF-SITE PARKING AVAILABLE AT TOWN CENTER
• OFF HARMONY ALLOWS FOR RETAIL GROWTH

CON'S
• COULD BE USED AS HARMONY ROAD RETAIL
• MAY REQUIRE PAYMENT INTO METRO DISTRICT
• PLAT NEEDED
• ACCESS TO NORTHEAST NEEDS BUILT
• ON-SITE DETENTION REQUIRED, FOR 12 ACRES
### J ARTISAN DISTRICT

**J ARTISAN DISTRICT**

**RANK #4**

**SITE VARIABLE** | **MULTIPLIER** | **SCORE**
--- | --- | ---
Site Size | x4 | 15
Improved Site Access | x3 | 9
Site Security | x2 | 7.5
Access to Infrastructure | x2 | 8
Land Acquisition Cost | x2 | 8.5
Community Presence | x2 | 8.5
Zoning | x1 | 4
Geographic Location | x2 | 8.5
Existing Conditions | x2 | 7

**AVERAGE SCORE -** 76/100

**17.2 ACRES**

**RANK #4**
J ARTISAN DISTRICT

SITE DATA (APPROX)
SITE AREA: 5.5 ACRE
① BUILDING AREA: 32,280 SF
② PUBLIC PARKING: 36
SECURE PARKING: 55
DISTANCE TO RR: 145 FT
J ARTISAN DISTRICT

SCHEME 1

PRO'S
• SITE IS OWNED BY THE TOWN
• EASY CONNECTIONS TO TIMNATH PARKWAY
• SITE IS LARGE ENOUGH FOR FINAL BUILDING
• BUILDING MAY STIMULATE FUTURE GROWTH OF ARTISAN VILLAGE
• PROXIMETY TO ARTISAN DISTRICT AND PROPOSED DEVELOPMENT MAY BE DESIRABLE

CON'S
• CLOSE TO RAILROAD TRACKS
• REQUIRES CONSTRUCTION OF OFF-SITE ROADWAY
• LIMITED ACCESS UNTIL TIMNATH PARKWAY RAILROAD CROSSING IS CONSTRUCTED
J ARTISAN DISTRICT

SCHEME 2

SITE DATA (APPROX)
SITE AREA: 4.4 ACRE
BUILDING AREA: 30,000 SF
① PUBLIC PARKING: 36
② SECURE PARKING: 55
DISTANCE TO RR: 500 FT
PRO'S

- SITE IS OWNED BY THE TOWN
- EASY CONNECTIONS TO TIMNATH PARKWAY
- SITE IS LARGE ENOUGH FOR FINAL BUILDING
- BUILDING MAY STIMULATE FUTURE GROWTH OF ARTISAN VILLAGE
- PROXIMETY TO ARTISAN DISTRICT AND PROPOSED DEVELOPMENT MAY BE DESIRABLE

CON'S

- REQUIRES CONSTRUCTION OF OFF-SITE ROADWAY
- CLOSE TO RESIDENTIAL
- LIMITED ACCESS UNTIL TIMNATH PARKWAY RAILROAD CROSSING IS CONSTRUCTED