



HISTORIC FIRESTONE NEIGHBORHOOD PLAN



BOARD OF TRUSTEES MEETING

Board of Trustees Meeting | 11.17.21



AGENDA

HISTORIC FIRESTONE NEIGHBORHOOD PLAN



- Introduction
- Draft Goals and Strategies
- Neighborhood Opportunities
- Land Use Concept
- Streetscapes
- Gateways
- Vacant Land Site Sketch
- Plaza Concept
- Next Steps

NEIGHBORHOOD BRIEFING BOOK

HISTORIC FIRESTONE NEIGHBORHOOD PLAN



- A thorough inventory of the neighborhood's **existing conditions is a key first step** in the planning process
- This **analysis informs decision-making** by allowing all community members to start with the same information
- Visit: FIRESTONECO.GOV/HFNP



KEY TAKEAWAYS FROM OUTREACH

HISTORIC FIRESTONE NEIGHBORHOOD PLAN



- Restaurants/cafes and retail stores
- More outdoor public spaces
- Better/more lighting, planters/trees and decorative paving
- **First Street:** reinvestment and redevelopment
- **Town Hall Area:** develop as attraction – “a place to do things”



KEY TAKEAWAYS FROM OUTREACH

HISTORIC FIRESTONE NEIGHBORHOOD PLAN



Community Meeting #1

- Establish a **Main Street w/ historic character**
- Create better places for **community gathering**
- Improve roadways, alleyways, utilities and landscaping - **"put a roof on it first"**
- Retain the **eclectic character of the neighborhood**, "tell the story of the neighborhood"
- **Develop vacant areas** (annexed land, Town Hall site)
 - Commercial – office, retail, restaurants
 - Affordable senior housing
 - New residential areas





HISTORIC FIRESTONE NEIGHBORHOOD PLAN



DRAFT GOALS AND STRATEGIES

DRAFT GOALS

HISTORIC FIRESTONE NEIGHBORHOOD PLAN

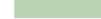
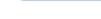
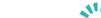
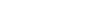


1. **Clean, Safe and Well-Maintained.** Ensure a safe, well-kept, and accessible environment for residents and property owners.
2. **Revitalize and Reinvest.** Revitalize and reenergize the Historic Firestone area to promote reinvestment.
3. **Preserved Character.** Celebrate the neighborhood's history and community life while increasing vibrancy with new amenities and destinations.
4. **Local and Regional Draw.** Attract new investment to the area that contributes to a well-connected and desirable place for locals and visitors.



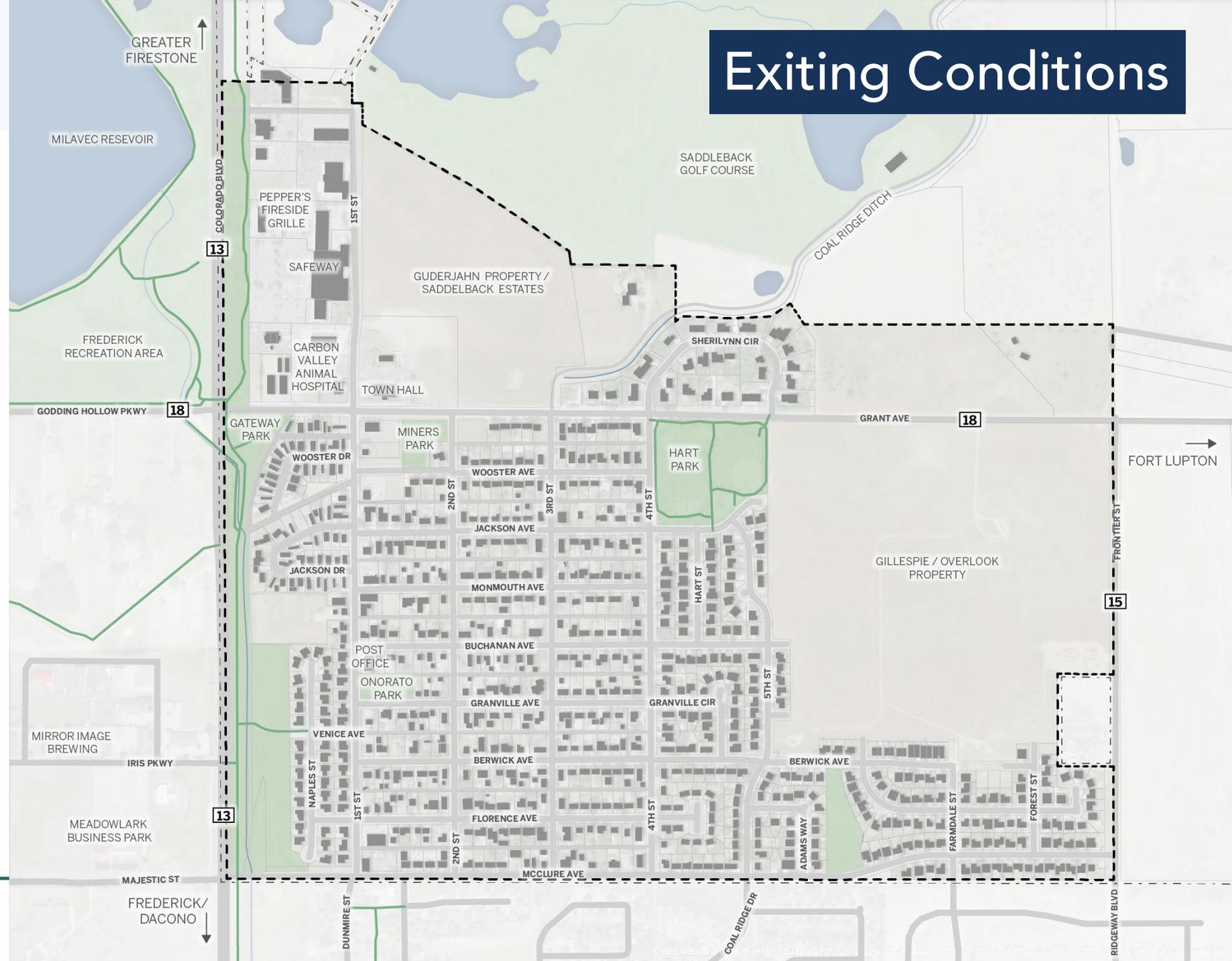
STRATEGY DIAGRAM

Legend

-  Subarea Boundary
-  City Limits
-  Roads
-  Buildings
-  Parcels
-  Trails
-  Park/Open Space/
Golf Course
-  Water Body
-  Stream/Ditch
-  Gateway Opportunity
-  Gateway Streetscape
-  Signature Streetscape
-  Enhanced
Neighborhood Street
-  Trail Connectivity
-  Alleyway Repairs
-  Roadway, Utility and
Landscaping
Improvements
-  Development
Opportunity
-  Public Space Node
-  Activity/Connectivity
Focus Area

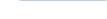
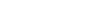


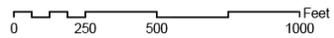
Exiting Conditions



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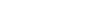


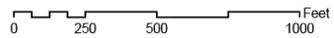
Development Opportunities



STRATEGY DIAGRAM

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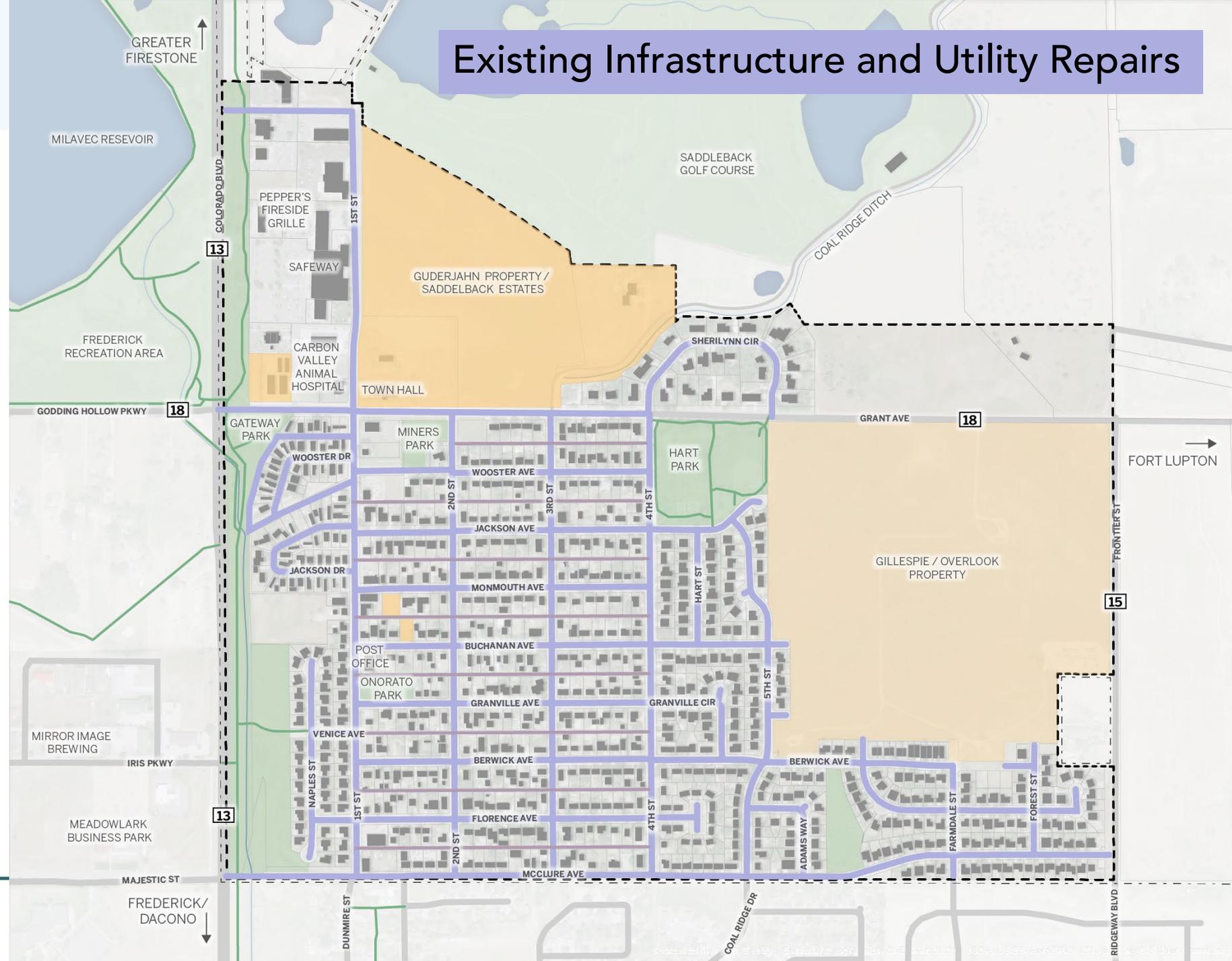
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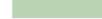
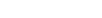


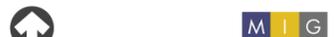
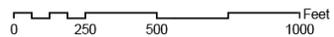
Existing Infrastructure and Utility Repairs



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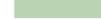


Neighborhood Street Enhancements and Trails



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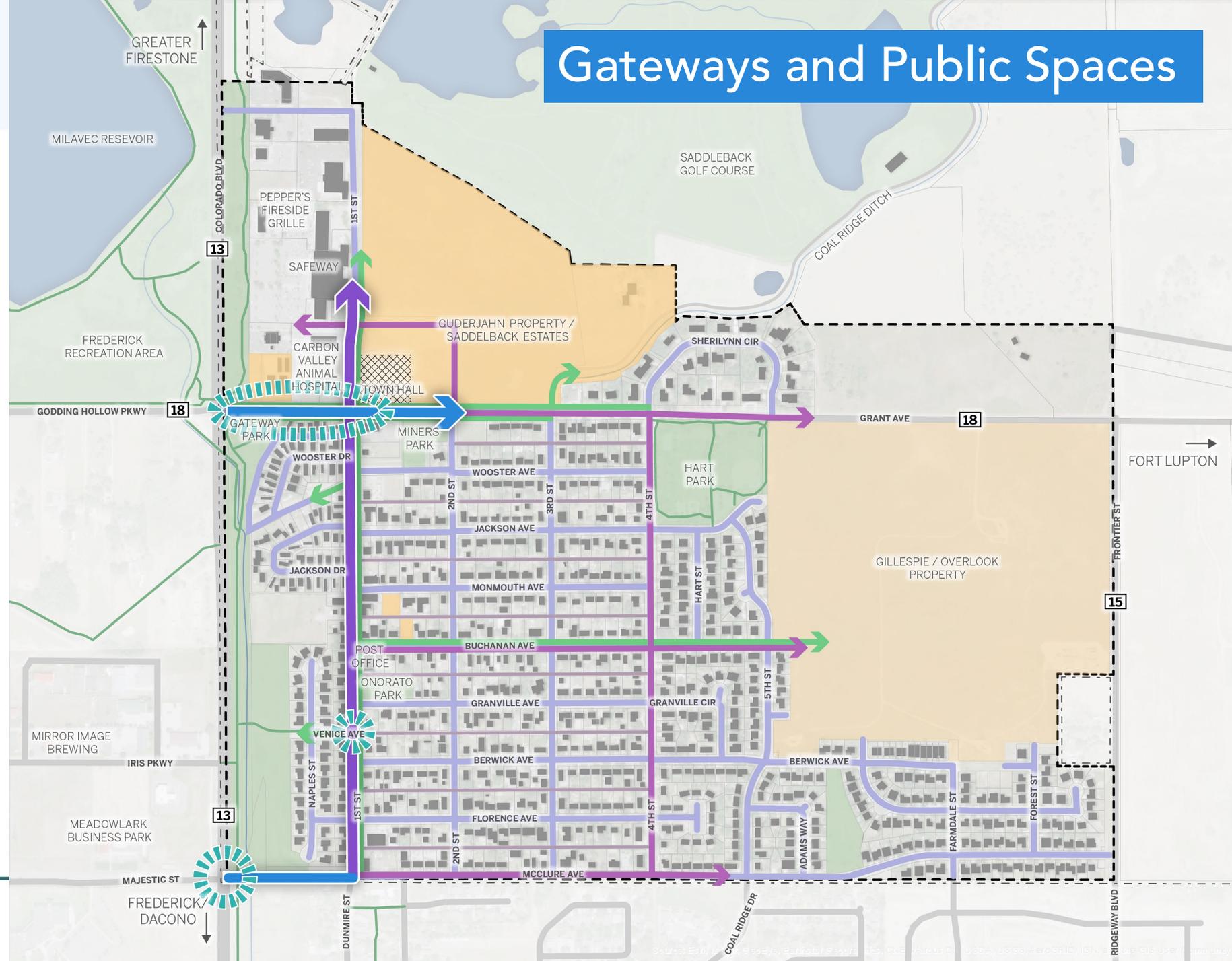
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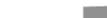
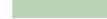
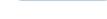


Gateways and Public Spaces



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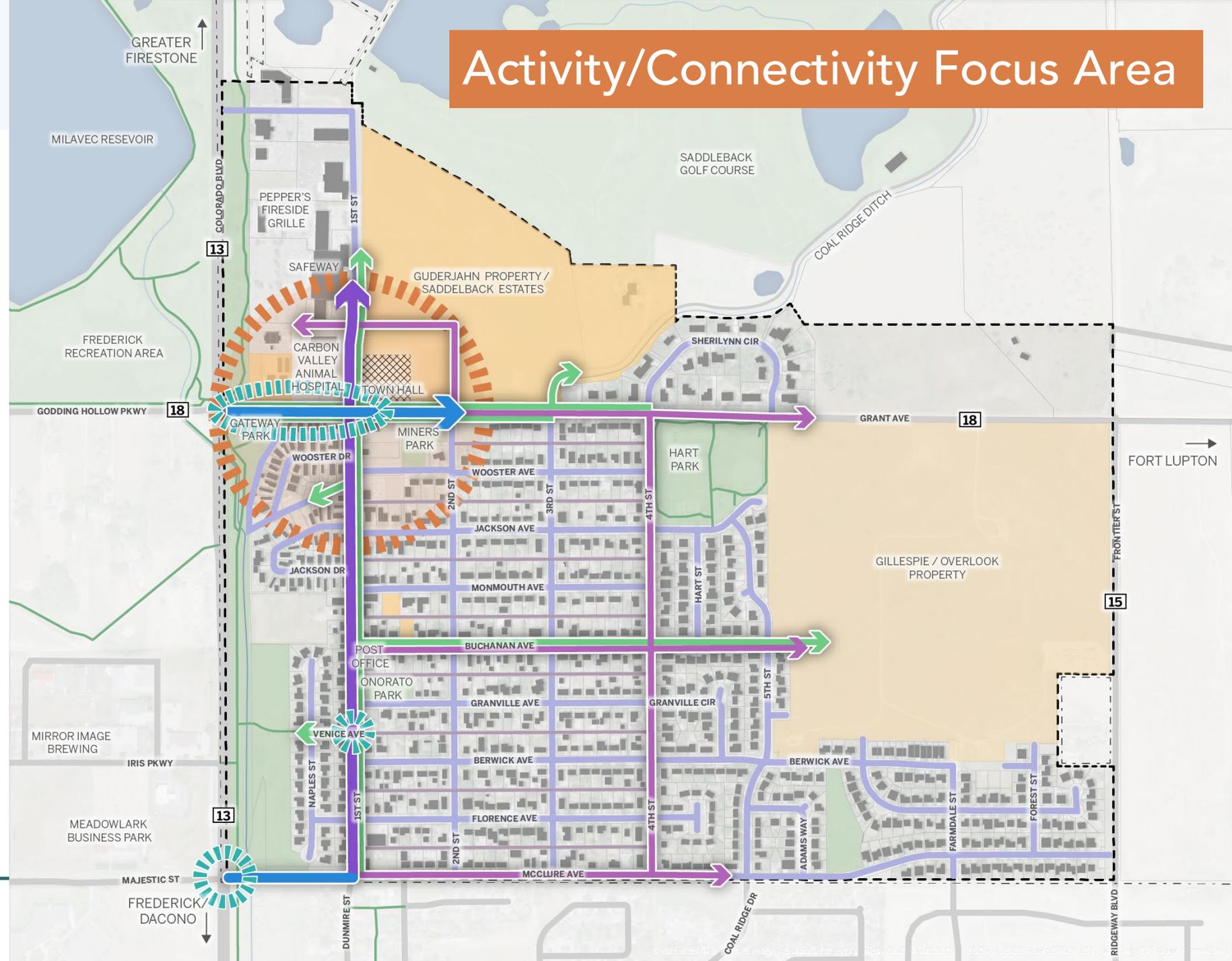
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Activity/Connectivity Focus Area





HISTORIC FIRESTONE NEIGHBORHOOD PLAN



NEIGHBORHOOD OPPORTUNITIES

Infrastructure & Utilities

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- Underground utility lines
- Alley paving program
- Sidewalk / alley ramp repair and care
- Upgrade water lines
- Drainage improvements (1st and Wooster area)
- Bike sharrows



Resident Support

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- ILC program (Improvement Location Certificate)
- Residential façade program
- Reestablish HF Coalition award program
 - Best lawn, best improvement, holiday decorations
- ADUs (Accessory Dwelling Units or carriage homes)
- Home upkeep programs for seniors
- Tracking/addressing of code violations
- Revitalization volunteer program



First Street Commercial

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- Encourage economic development
 - Incentive programs, catalyst projects, funding opportunities, etc.
- Programs to help revitalize commercial structures
 - Façade improvements, asbestos abatement, demolition, etc.
- Guidelines for aesthetic character
- Guidelines to ensure compatibility with residential uses



Town Hall Site

- Civic Plaza
- Programming, active place, flexible space
- Compatibility (not competition) with Central Park

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Catalytic Sites Charrette

HISTORIC FIRESTONE NEIGHBORHOOD PLAN



- August 17, 2021
- 10 participants
(staff, stakeholders)
- Developed concepts for:
 - Future Land Use
 - Primary Streetscapes
 - Town Hall Site
- Public Open House



KEY TAKEAWAYS FROM OUTREACH

HISTORIC FIRESTONE NEIGHBORHOOD PLAN



Community Meeting #2

- Streetscapes

- Prioritize existing street improvements
- More targeted approach to First Street improvements
- Retain wide pathway on Grant

- Plaza Concepts

- Examine reuse of former Town Hall Site
- Prefer open concept on First and Grant
- Emphasized community-oriented building uses

- Gateway Features

- Keep it simple
- Incorporate historic features





HISTORIC FIRESTONE NEIGHBORHOOD PLAN



LAND USE CONCEPT

RESIDENTIAL

HISTORIC FIRESTONE NEIGHBORHOOD PLAN



Single Family
Residential



Townhomes



Cottage
Homes



Multi-family



PARKS / OPEN SPACE & TRAILS

HISTORIC FIRESTONE NEIGHBORHOOD PLAN



**More Facilities
(Hart Park Extension)**

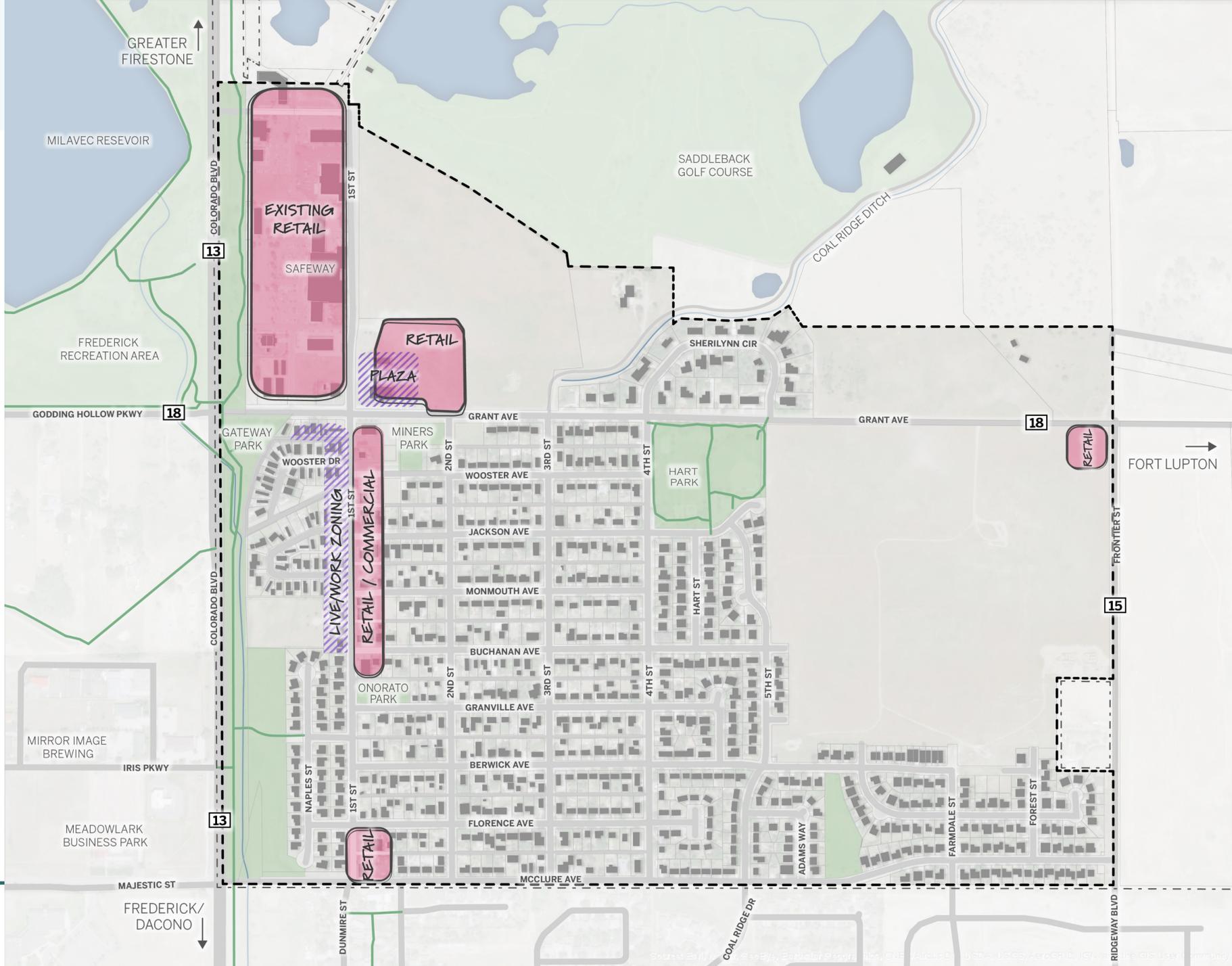


Trails and Wayfinding



Plaza Play and Lounge Spaces

Land Use Concept: COMMERCIAL



COMMERCIAL

HISTORIC FIRESTONE NEIGHBORHOOD PLAN



Restaurants
and Outdoor
Seating



Live/Work



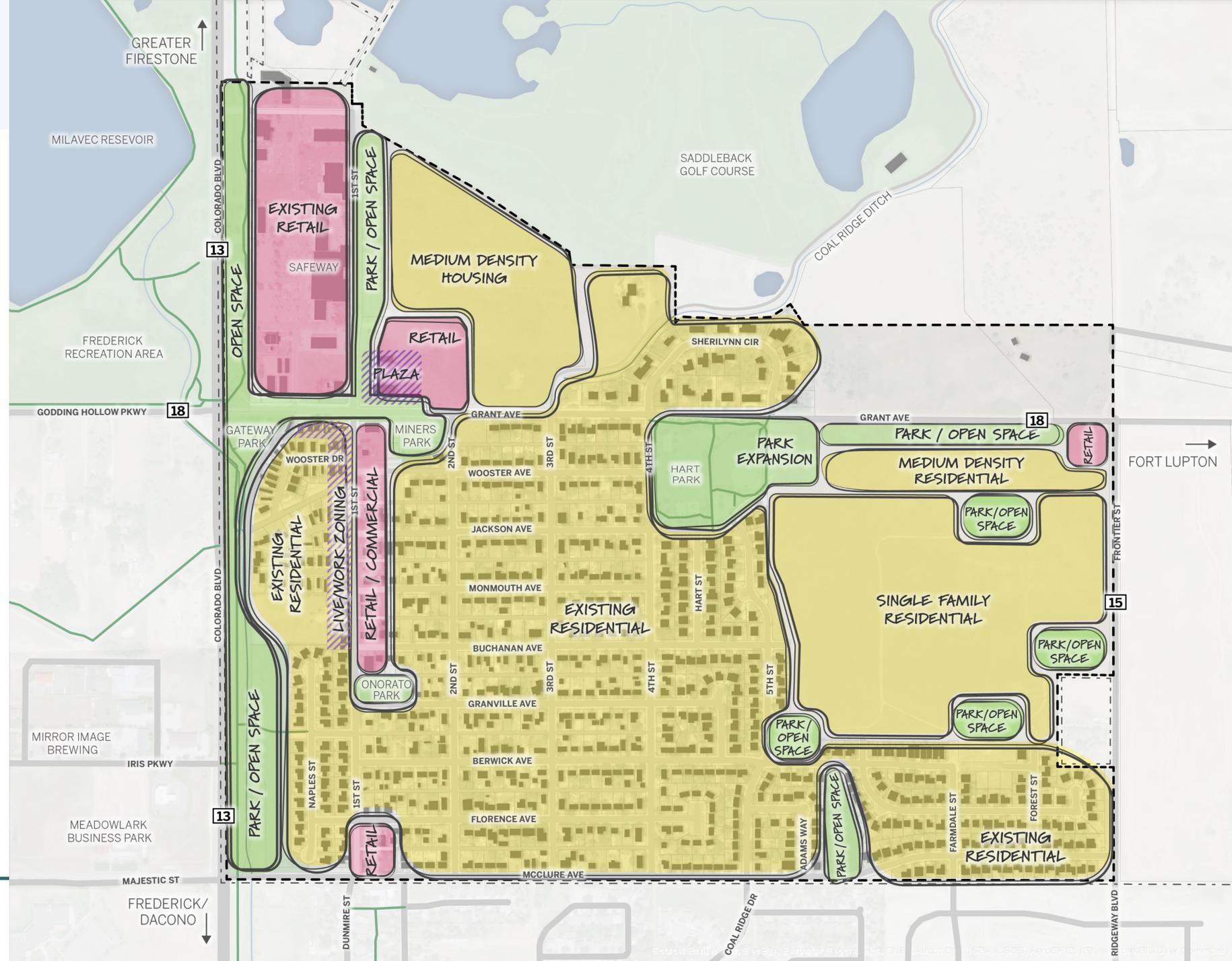
Local Retail
Stores



Active Plaza
Spaces



LAND USE CONCEPT





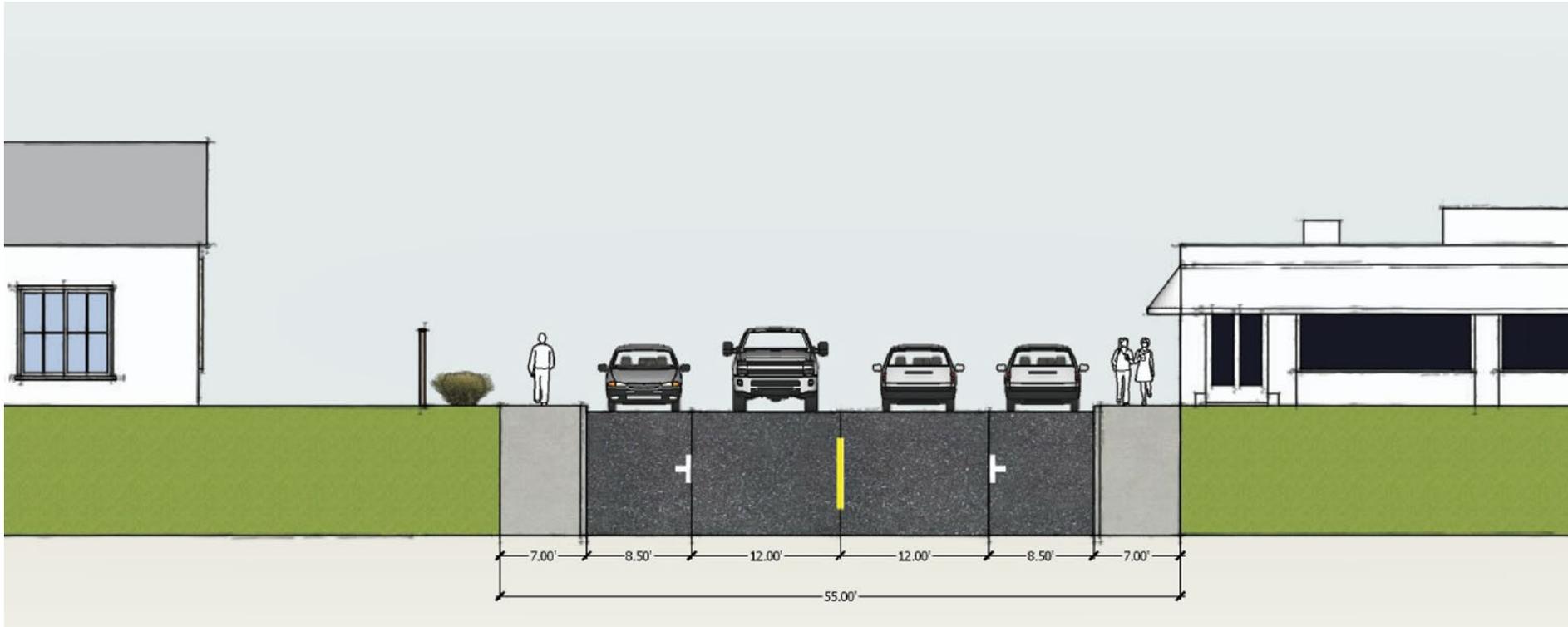
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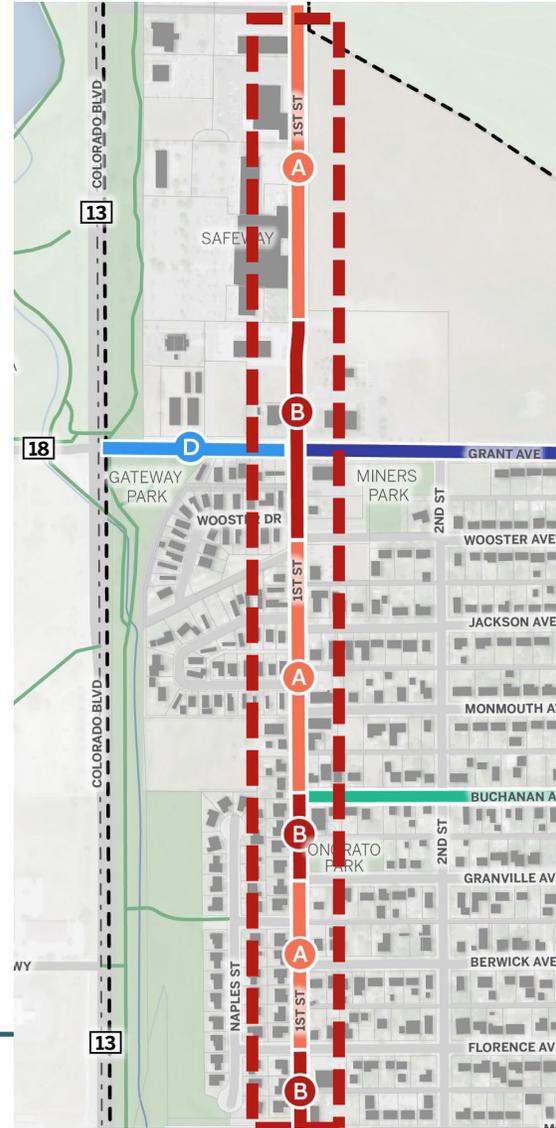
STREETSCAPES

First Street

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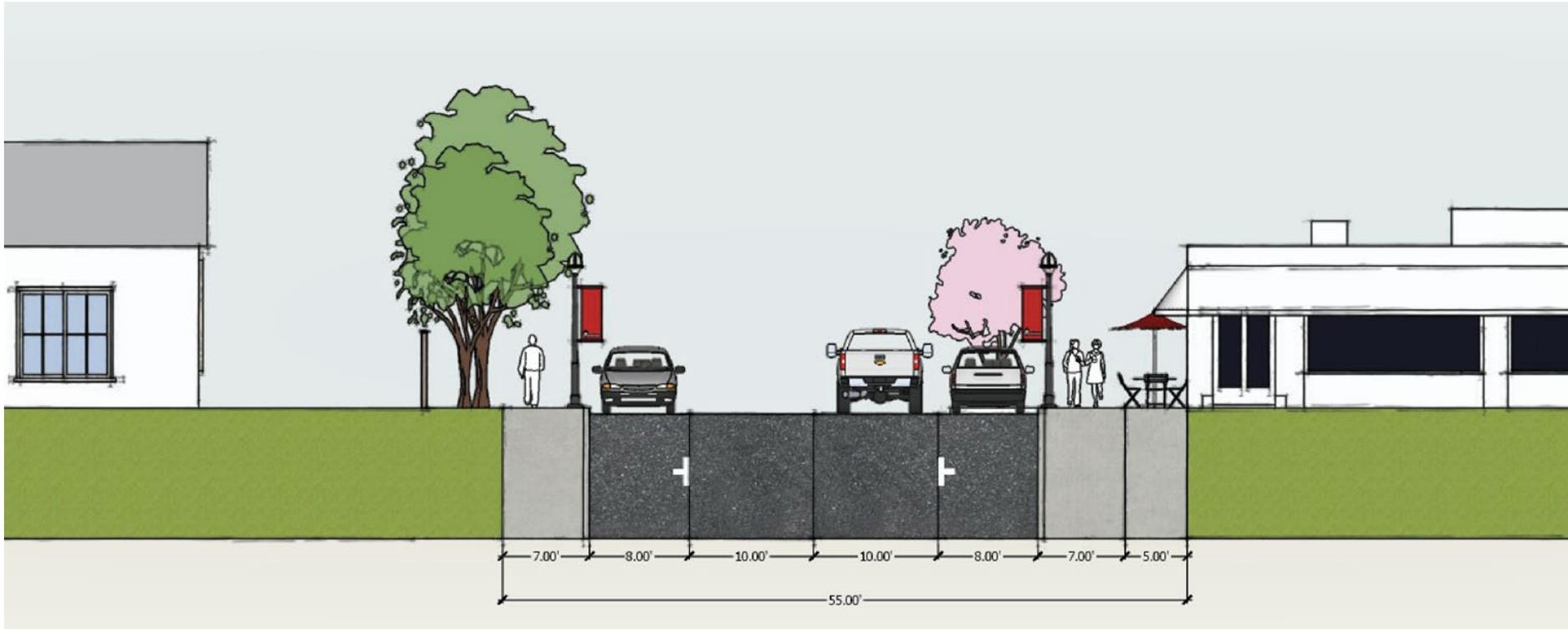


Existing
Looking North

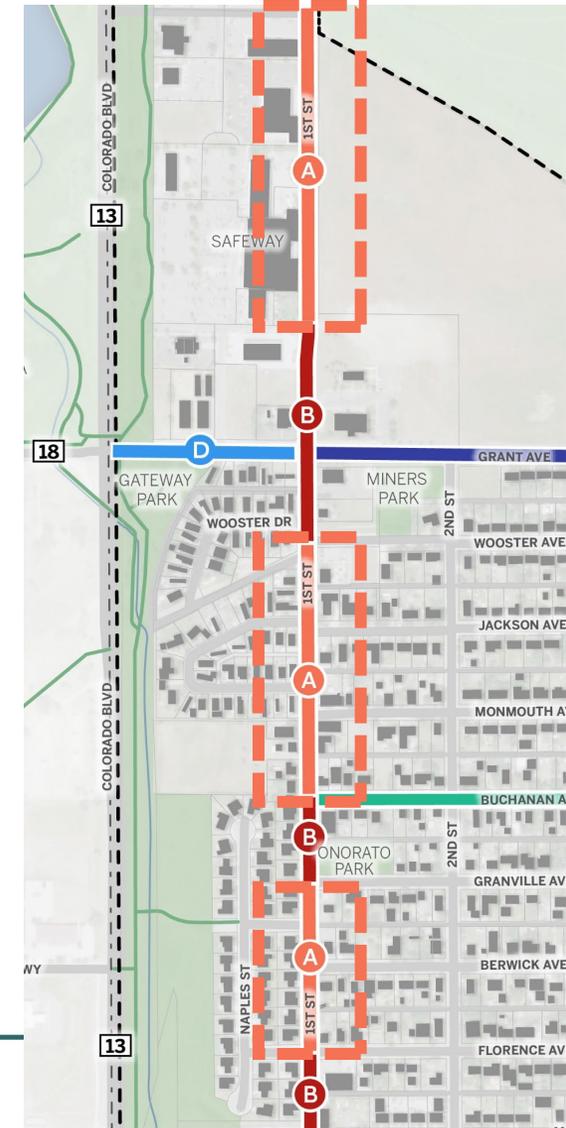


First Street

HISTORIC FIRESTONE NEIGHBORHOOD PLAN

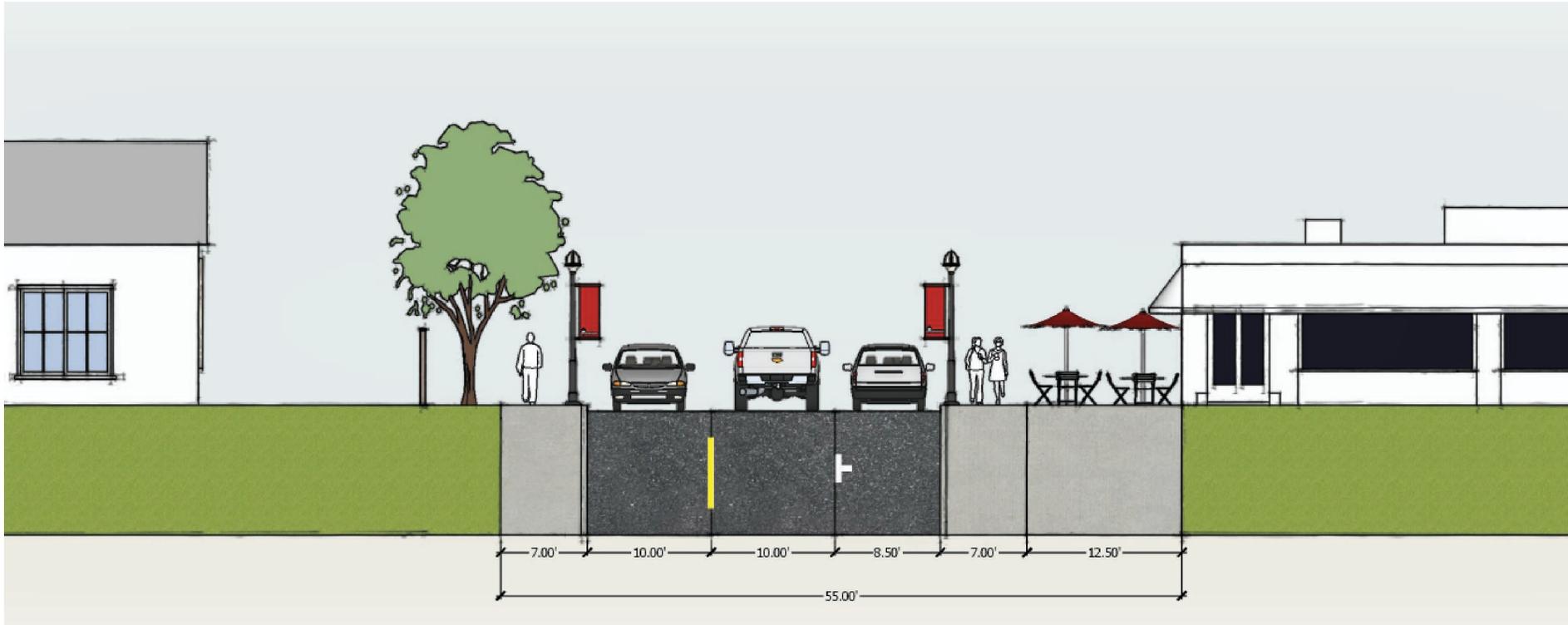


Preferred Concept A
Looking North



First Street

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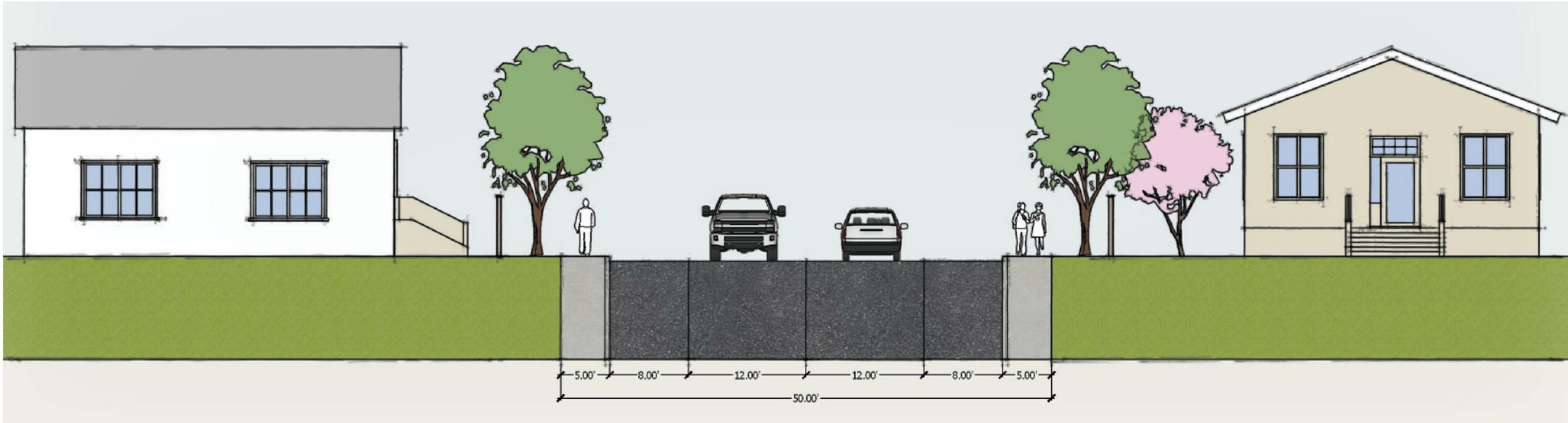
Preferred Concept B

Looking North



Buchanan Avenue

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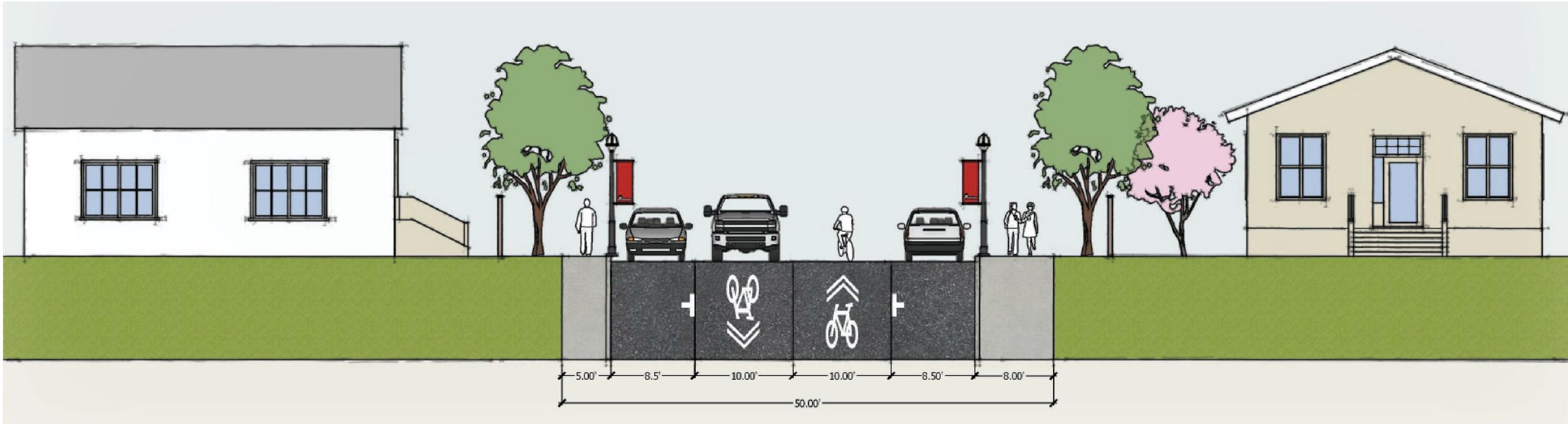


Existing
Looking West



Buchanan Avenue

HISTORIC FIRESTONE NEIGHBORHOOD PLAN

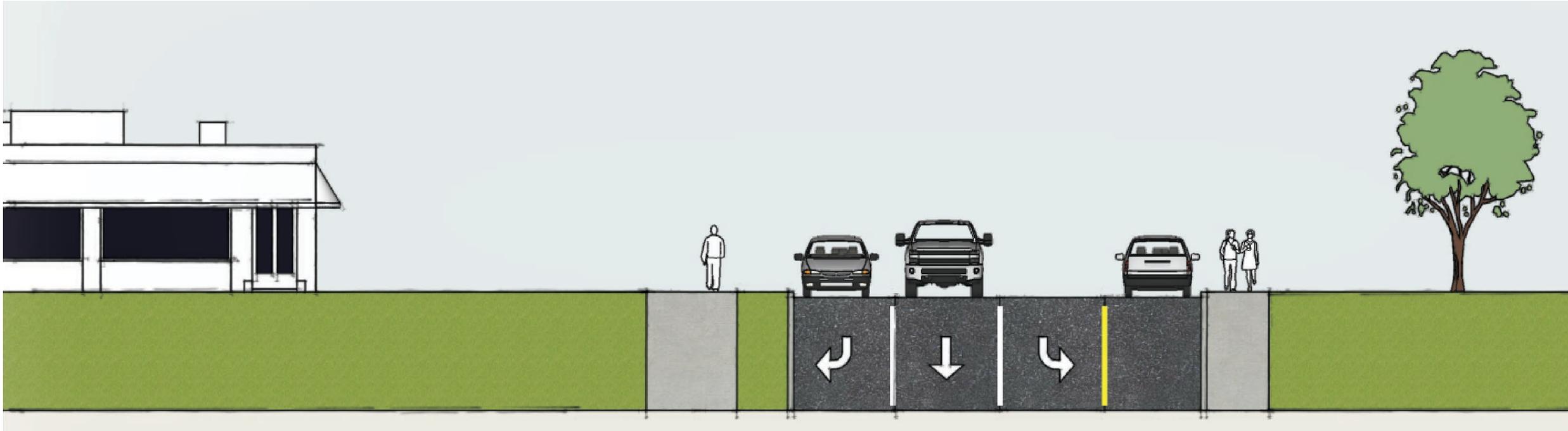


Preferred Concept C Looking West



Grant Avenue Gateway

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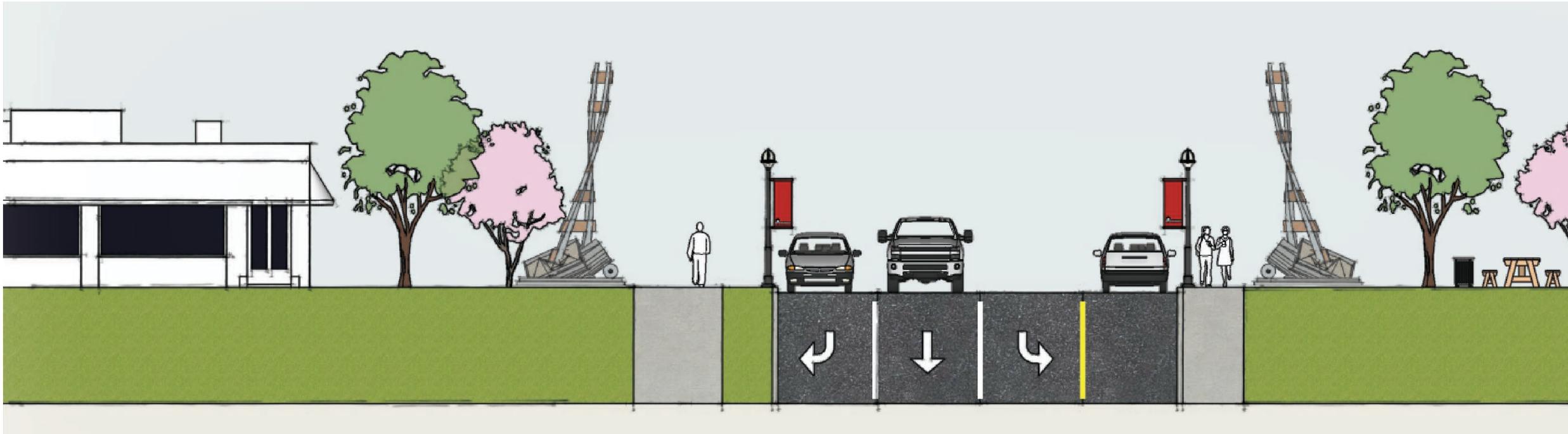


Existing
At Colorado looking East

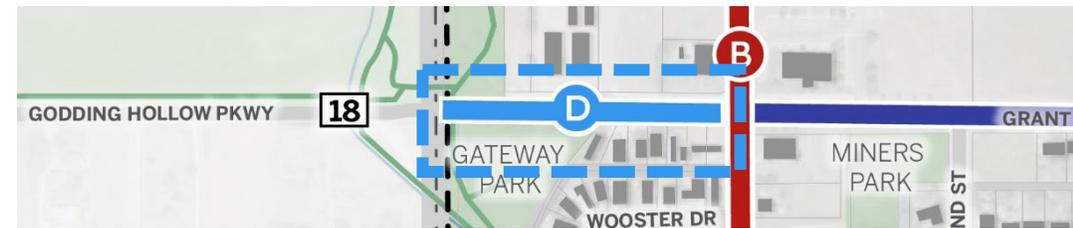


Grant Avenue Gateway

HISTORIC FIRESTONE NEIGHBORHOOD PLAN

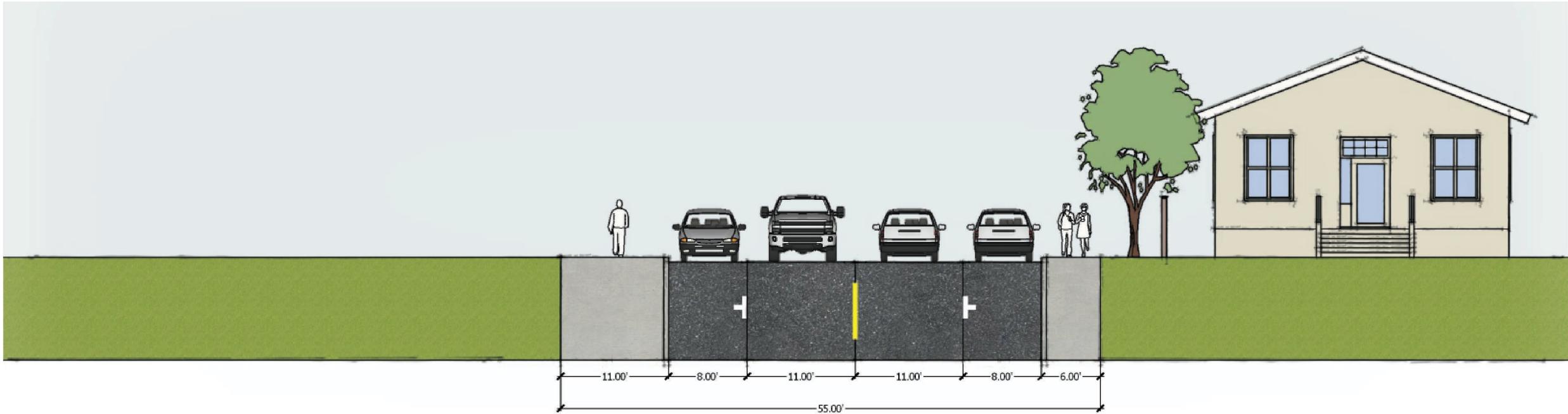


Preferred Concept D At Colorado looking East



Grant Ave - First to Fourth

HISTORIC FIRESTONE NEIGHBORHOOD PLAN



Existing
Looking East

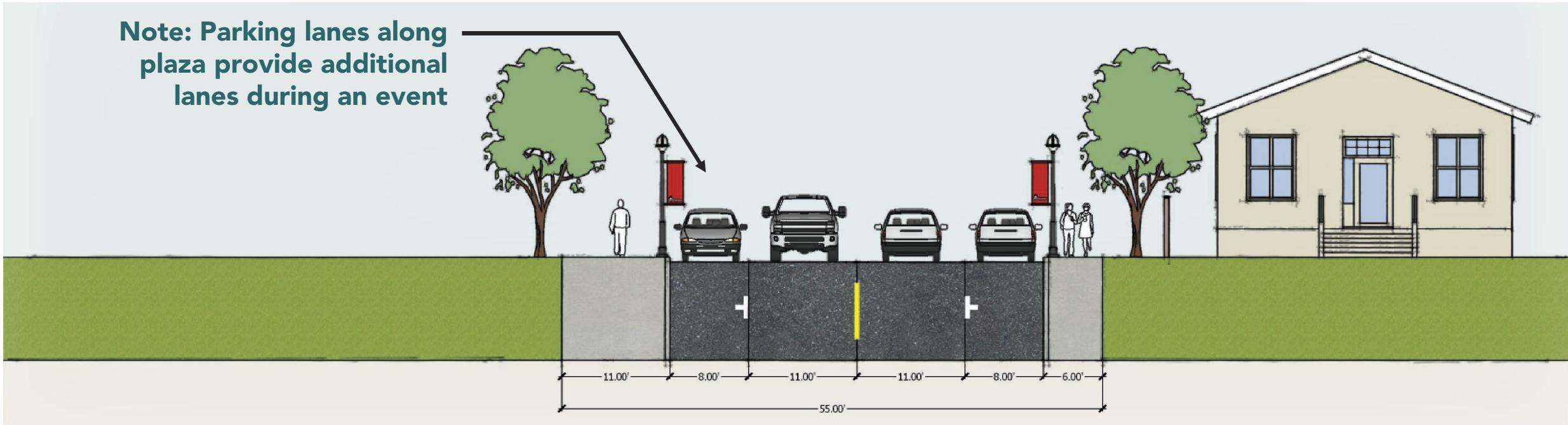


Grant Ave - First to Fourth

HISTORIC FIRESTONE NEIGHBORHOOD PLAN



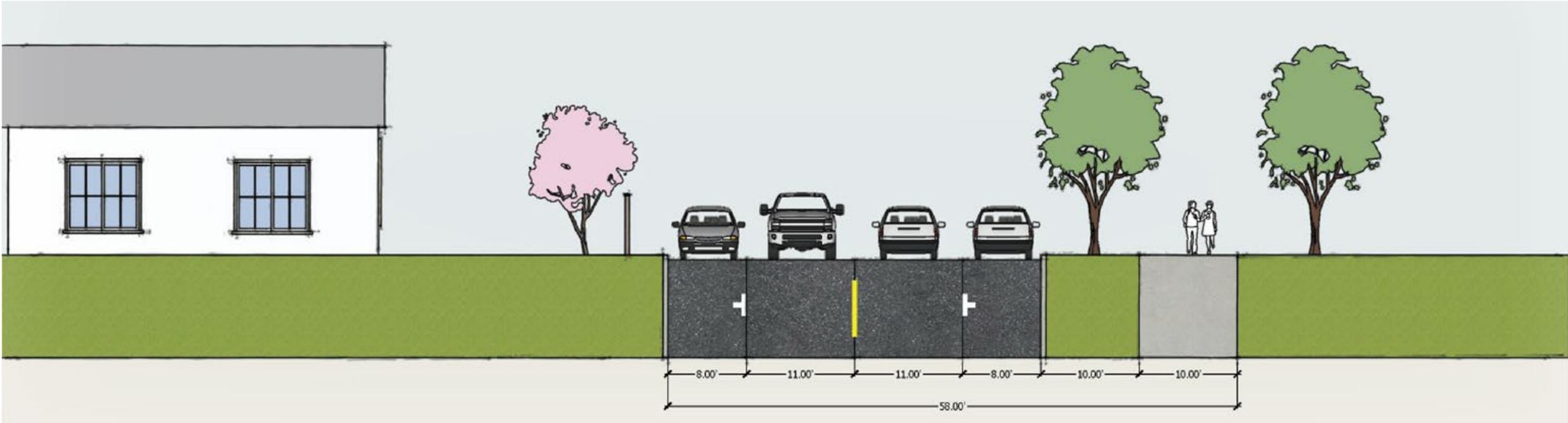
Note: Parking lanes along plaza provide additional lanes during an event



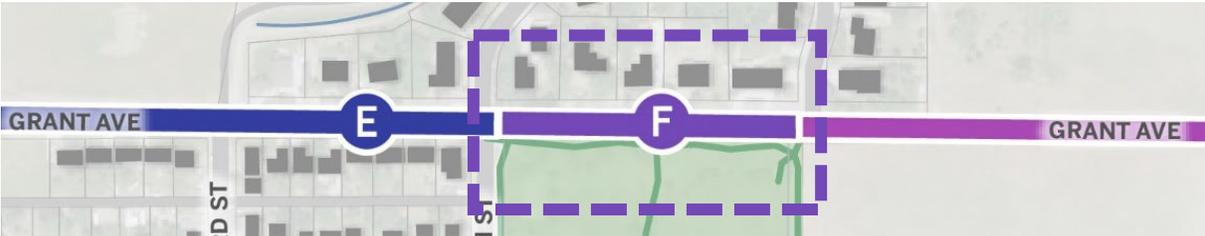
Preferred Concept E Looking East



Grant Ave - Along Hart Park

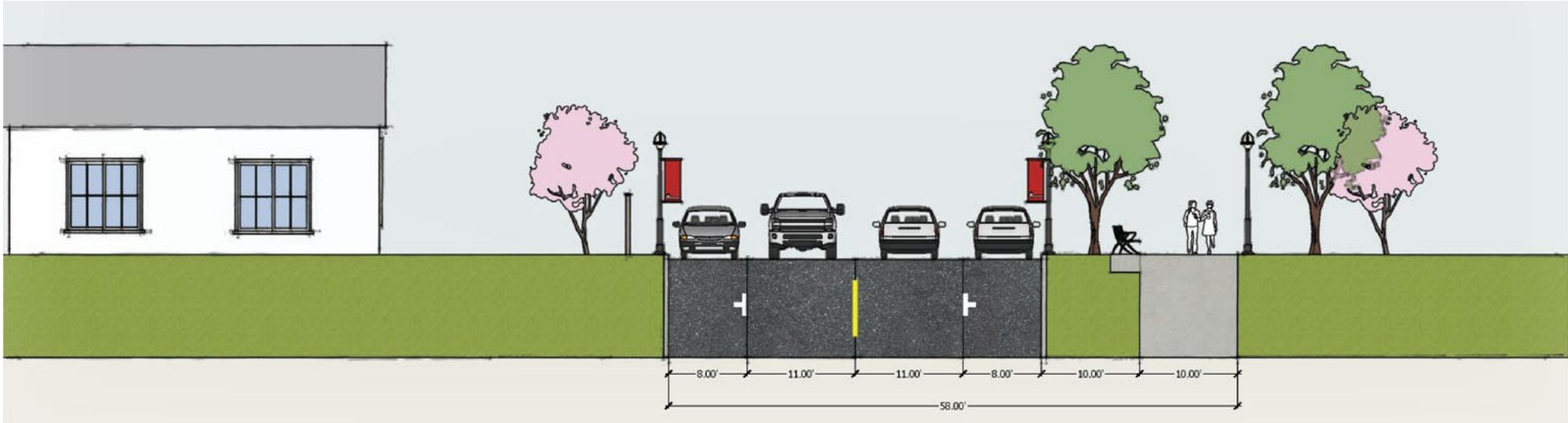


Existing
Section at Hart Park looking East



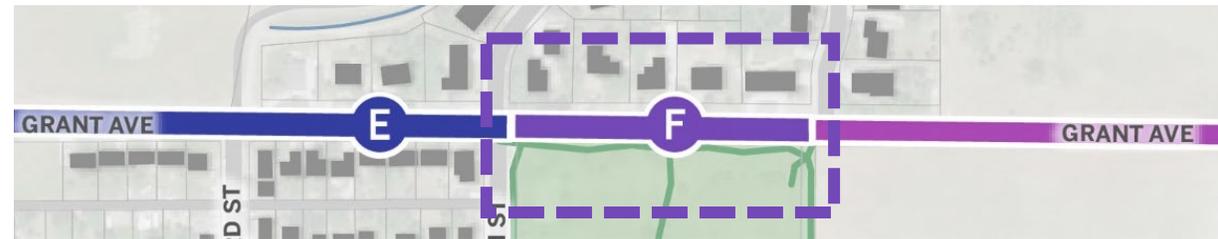
Grant Ave - Fourth to Hart Park

HISTORIC FIRESTONE NEIGHBORHOOD PLAN



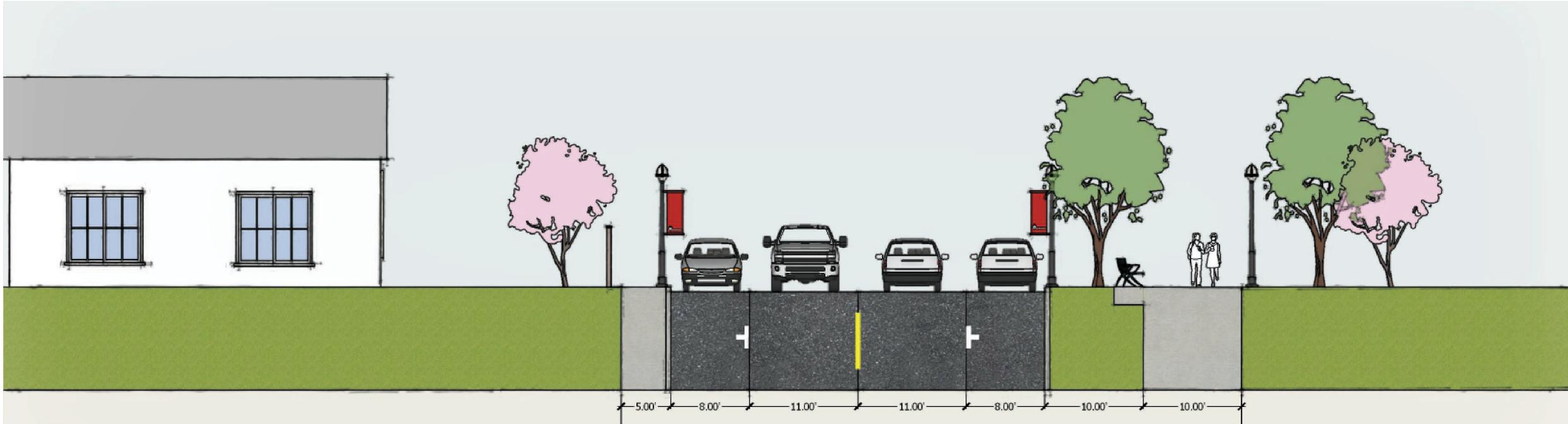
Preferred Concept F

Section at Hart Park looking East



Grant Ave - Hart Park to Frontier

HISTORIC FIRESTONE NEIGHBORHOOD PLAN



Preferred Concept G Past Hart Park looking East





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GATEWAYS

Gateway Examples

Primary Vehicular Gateway – Grant Avenue

HISTORIC FIRESTONE
NEIGHBORHOOD PLAN



- Nothing too large or overly fancy
- Keep it authentic to Firestone
- Use the historical aspects of Firestone



Gateway Concept

Vehicular Gateway – Grant Avenue

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Gateway Concept

HISTORIC FIRESTONE NEIGHBORHOOD PLAN



1. Primary Vehicular Gateway



2. Secondary Vehicular Gateway

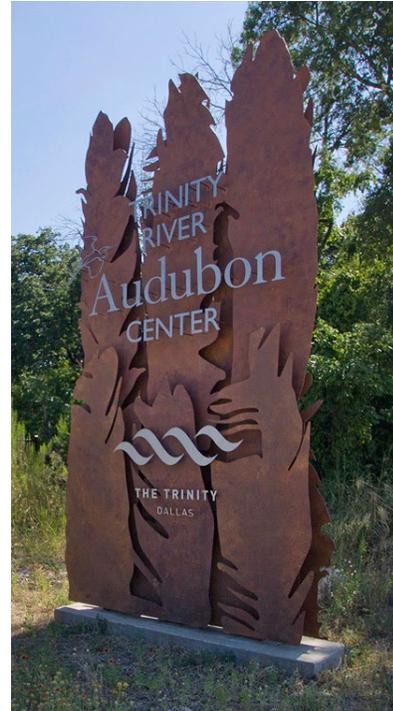


3. Pedestrian and
Bicycle Gateway

Gateway Examples

Secondary Vehicular Gateway – McClure Avenue

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NEIGHBORHOOD PLAN



Gateway Examples

Pedestrian Gateway – Firestone Trail

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NEIGHBORHOOD PLAN





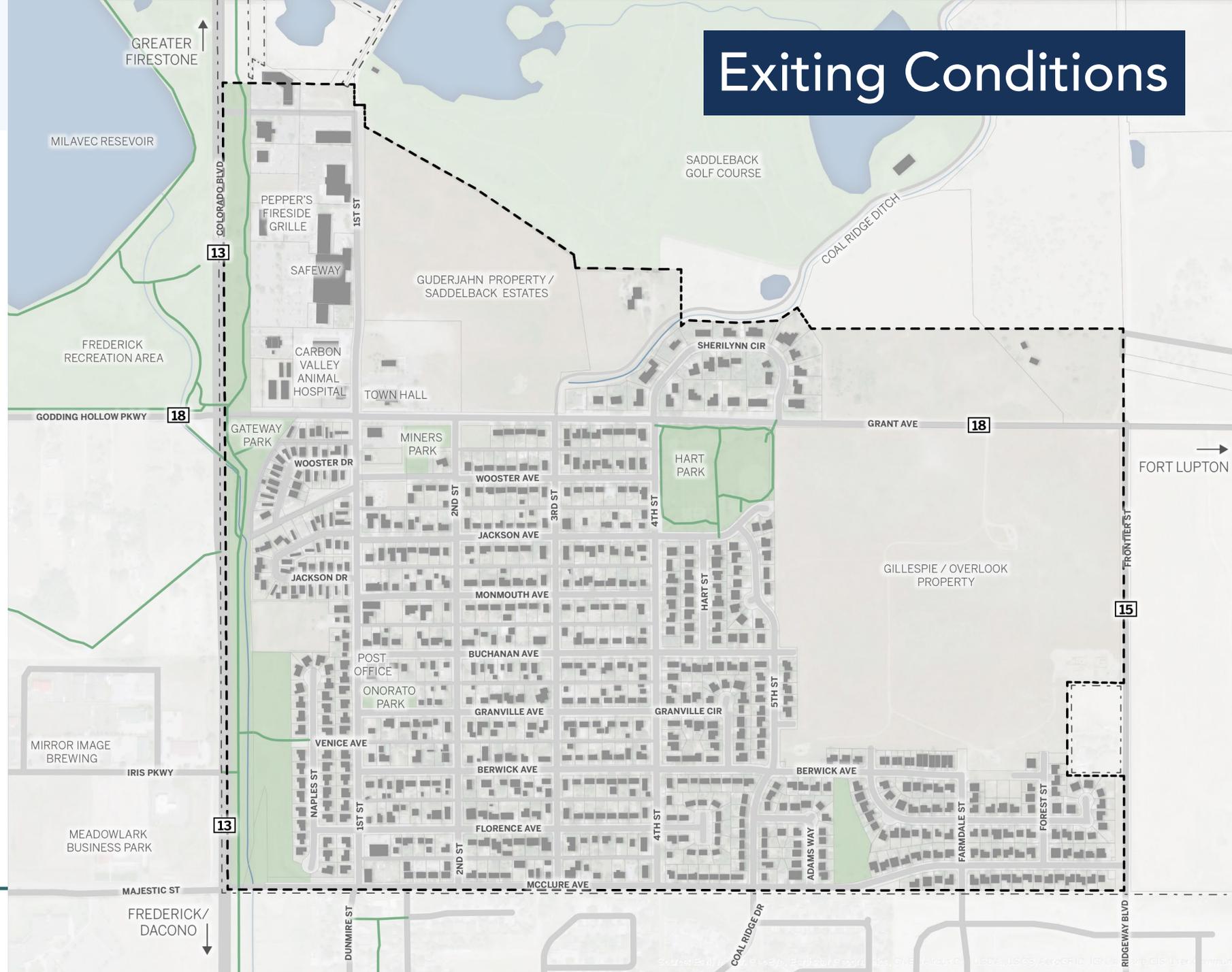
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VACANT LAND SITE SKETCH

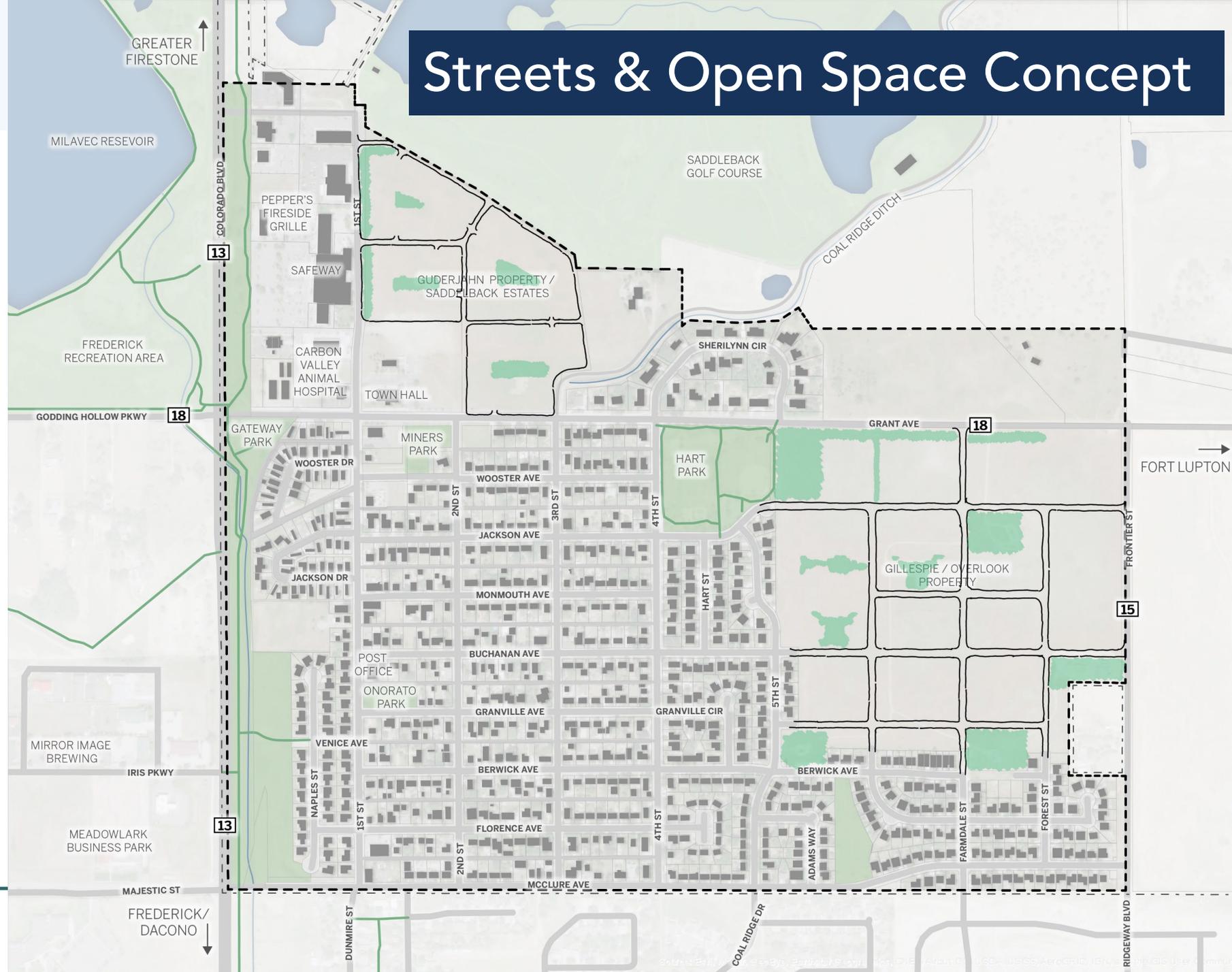
VACANT LAND SITE SKETCH

Exiting Conditions



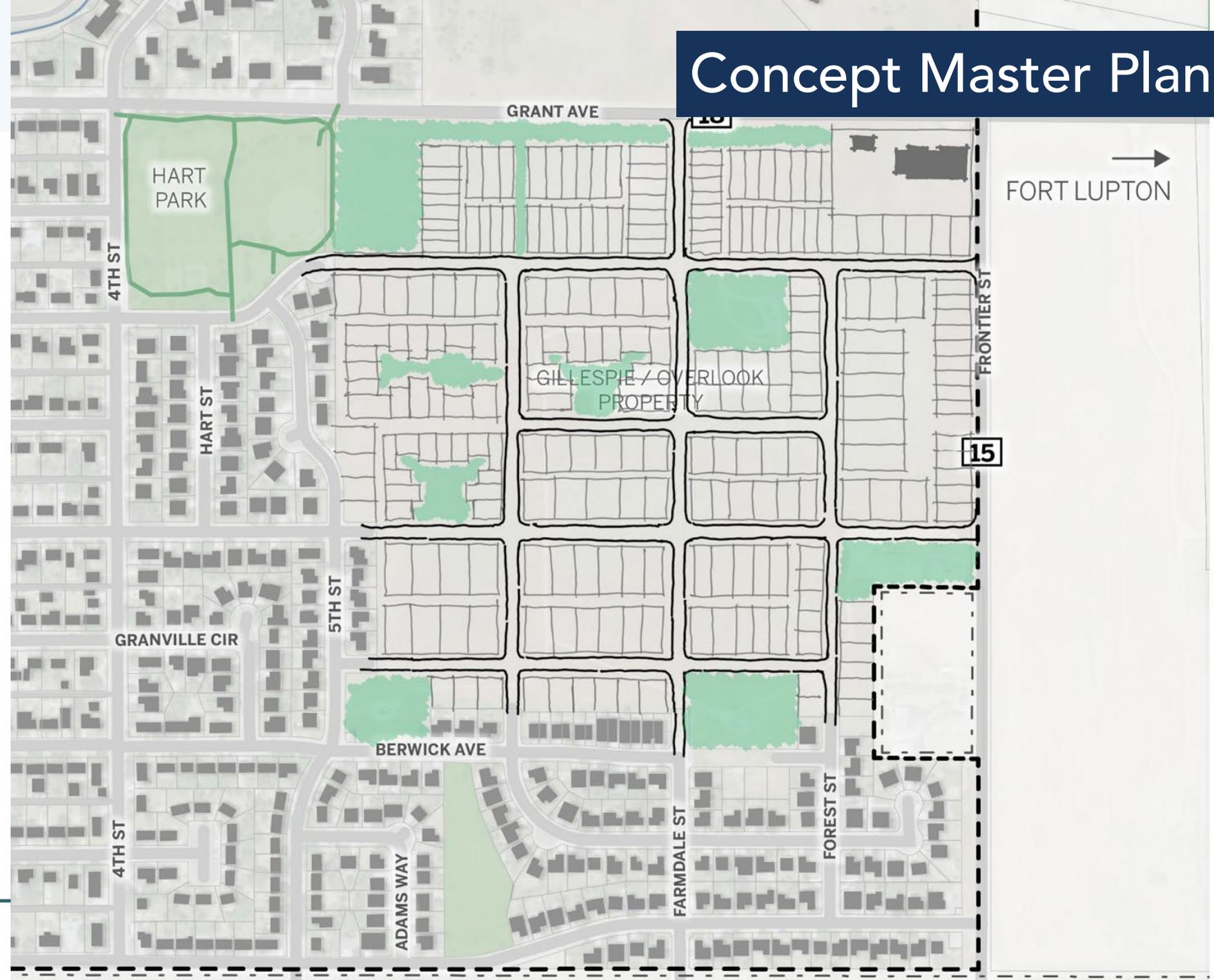
VACANT LAND SITE SKETCH

Streets & Open Space Concept



VACANT LAND SITE SKETCH - Gillespie / Overlook Property

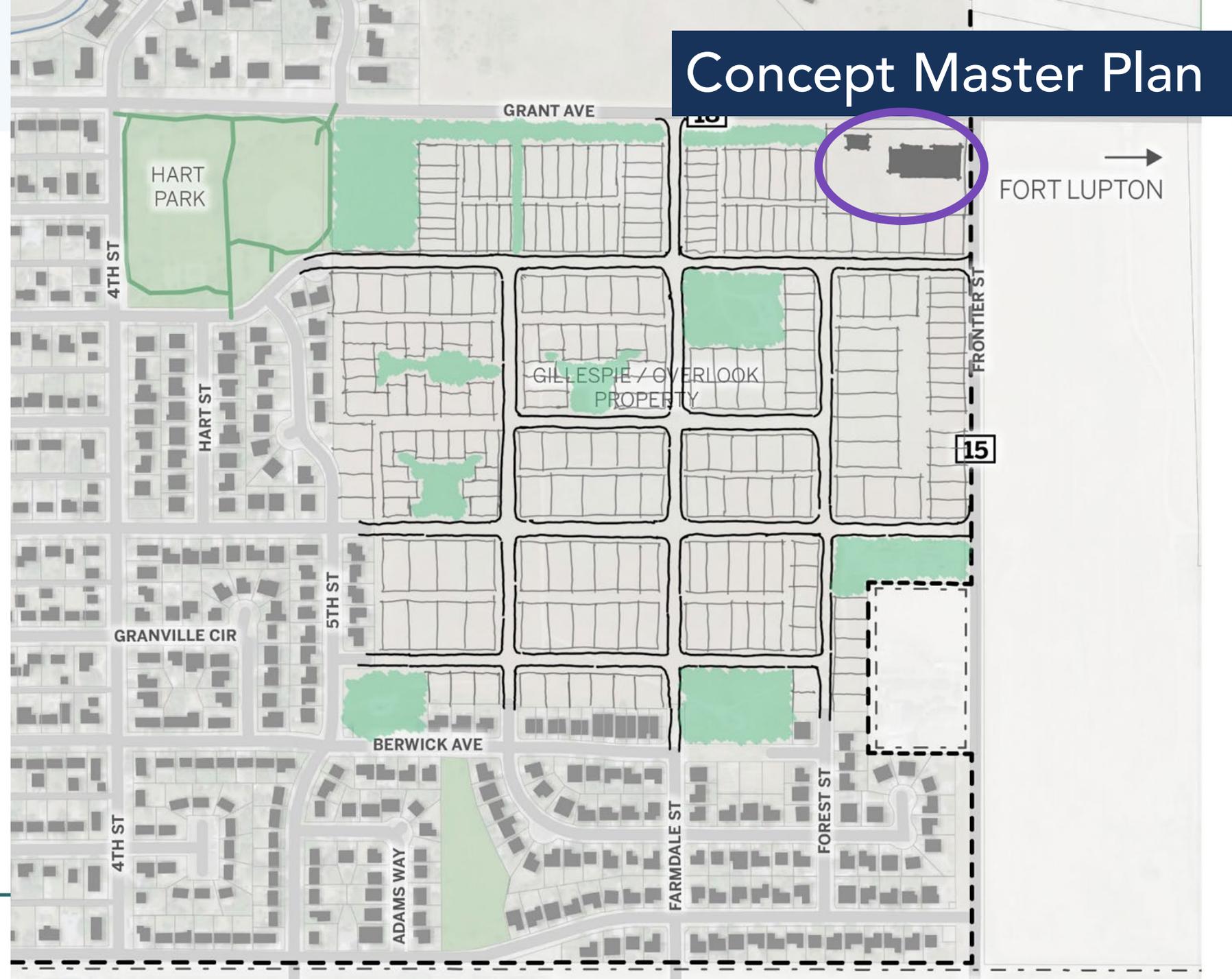
Concept Master Plan



VACANT LAND SITE SKETCH - Gillespie / Overlook Property

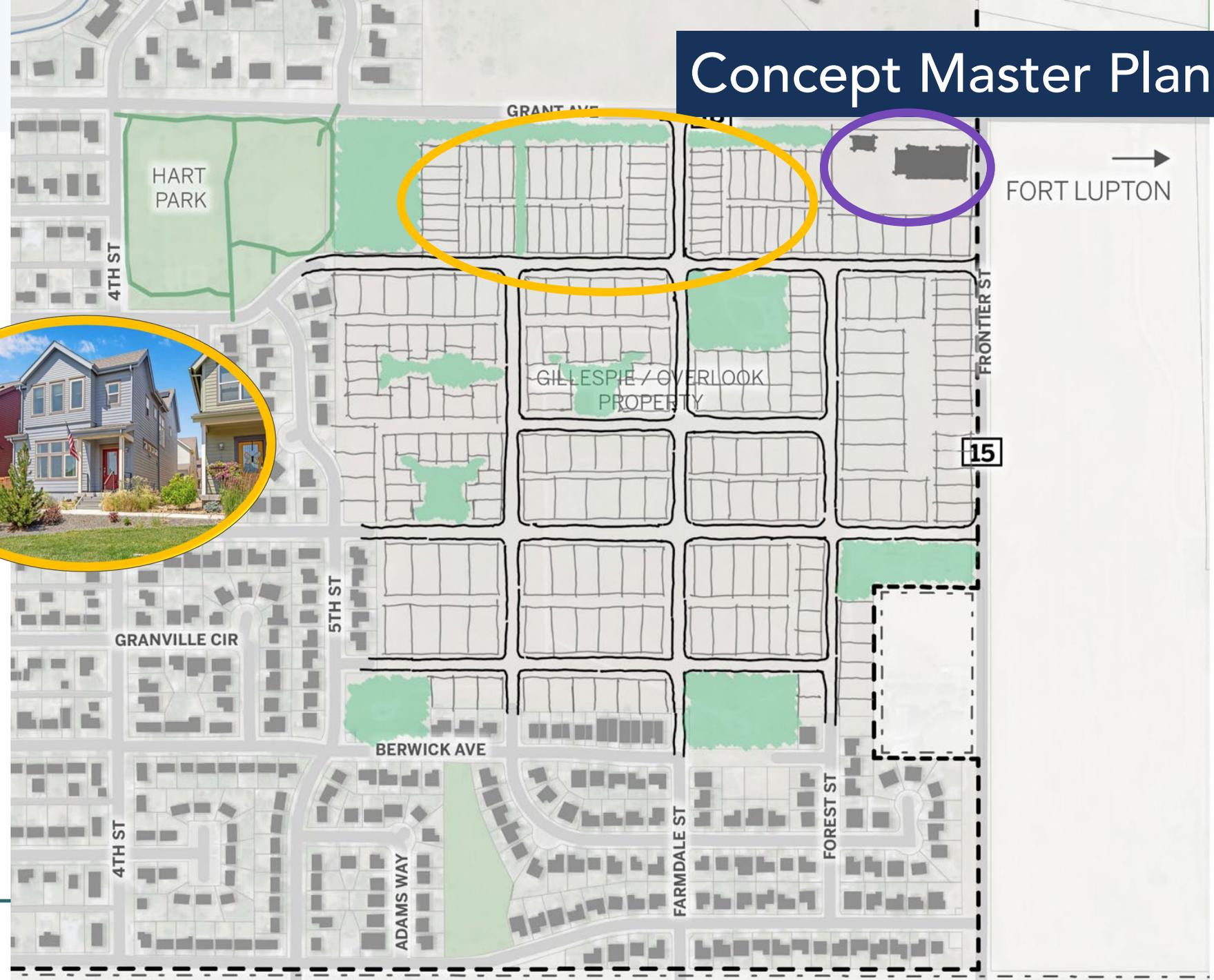


Concept Master Plan



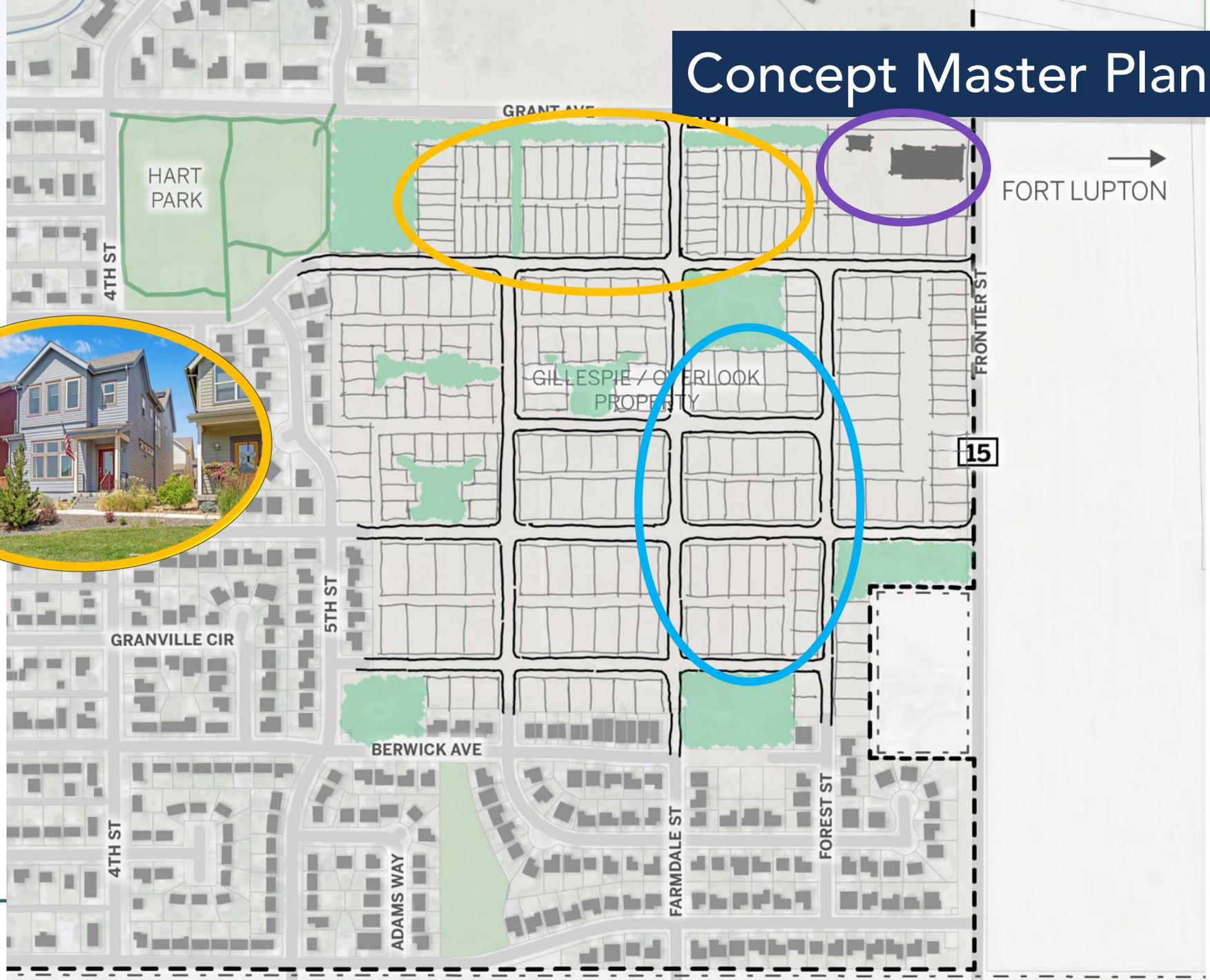
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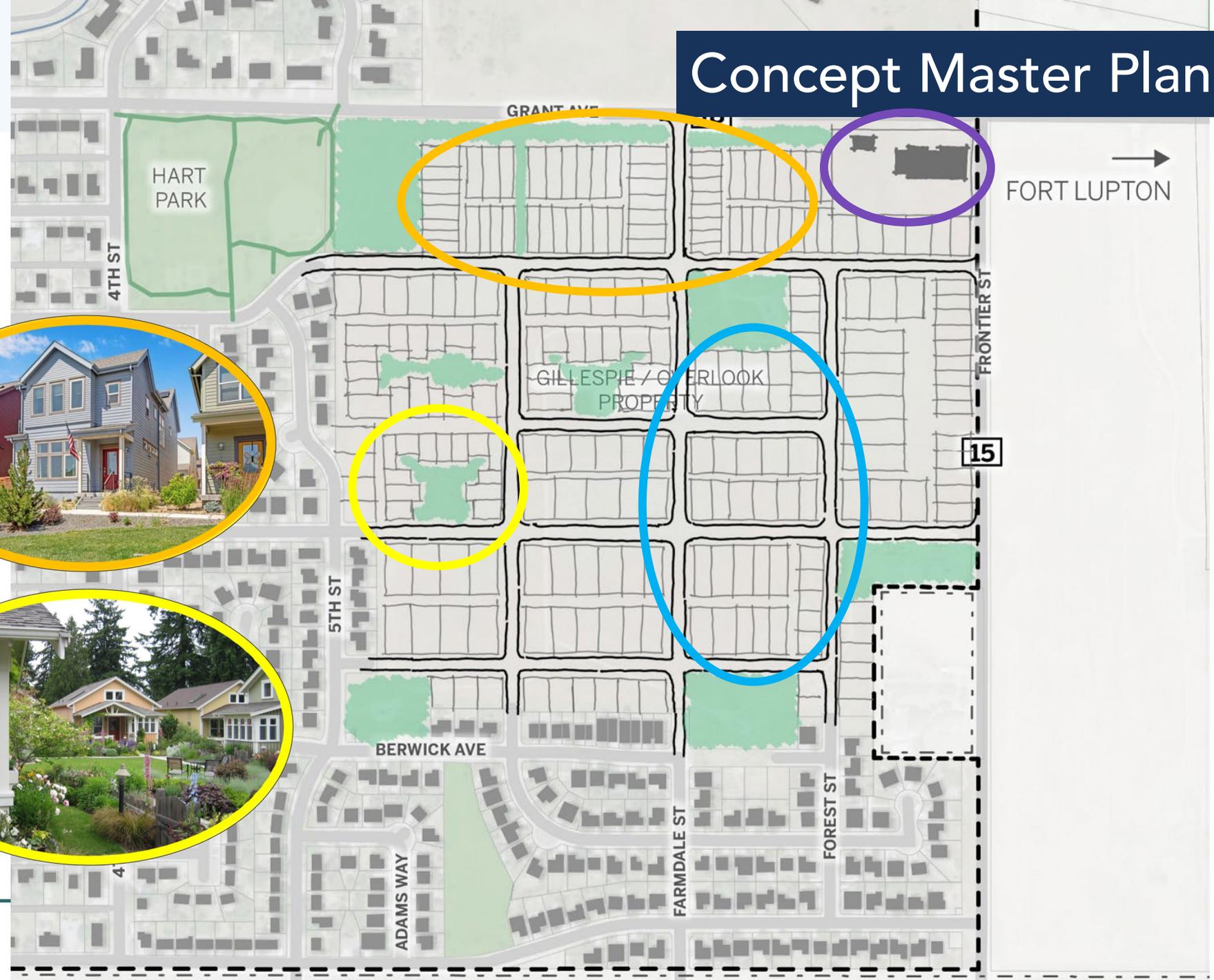
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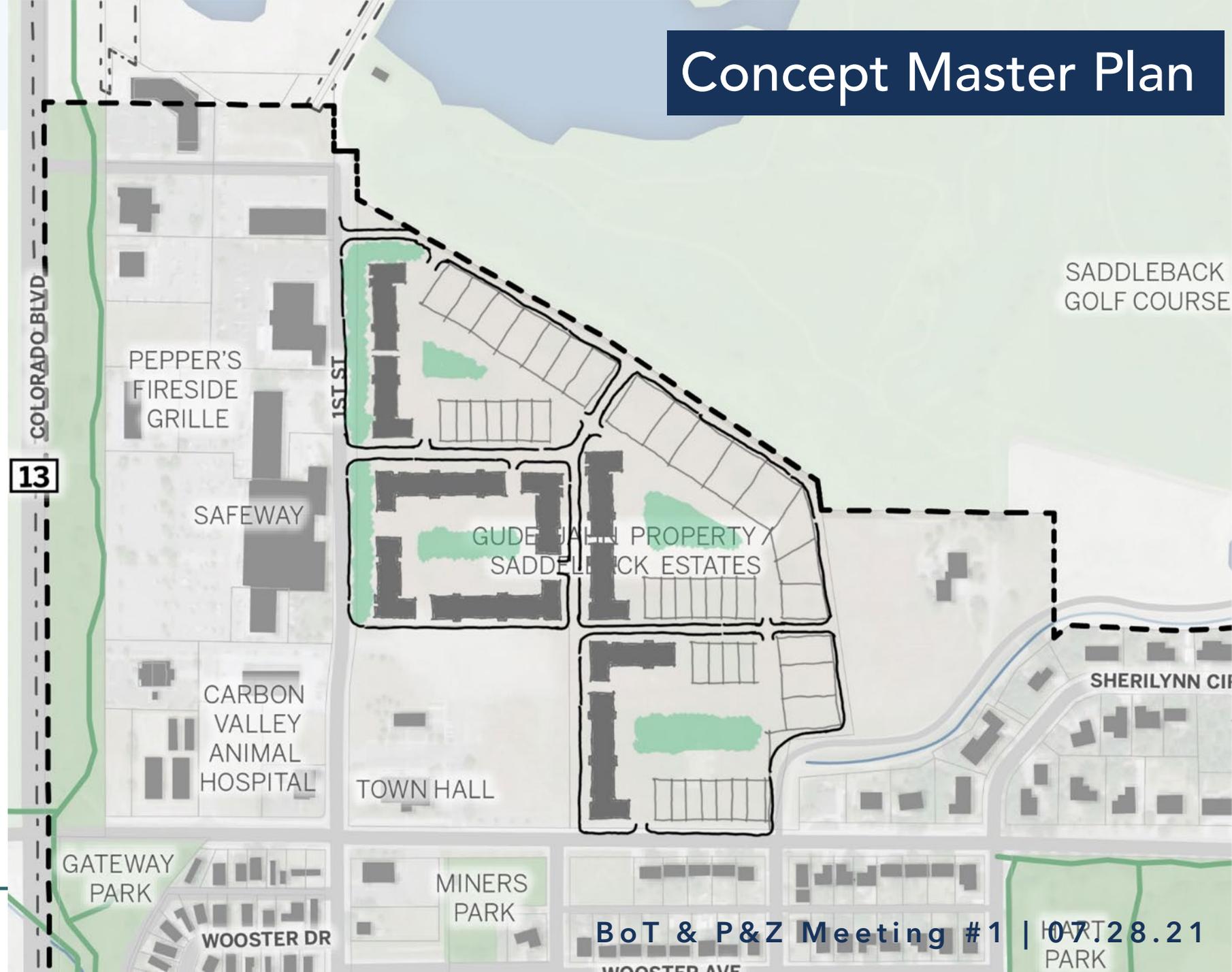
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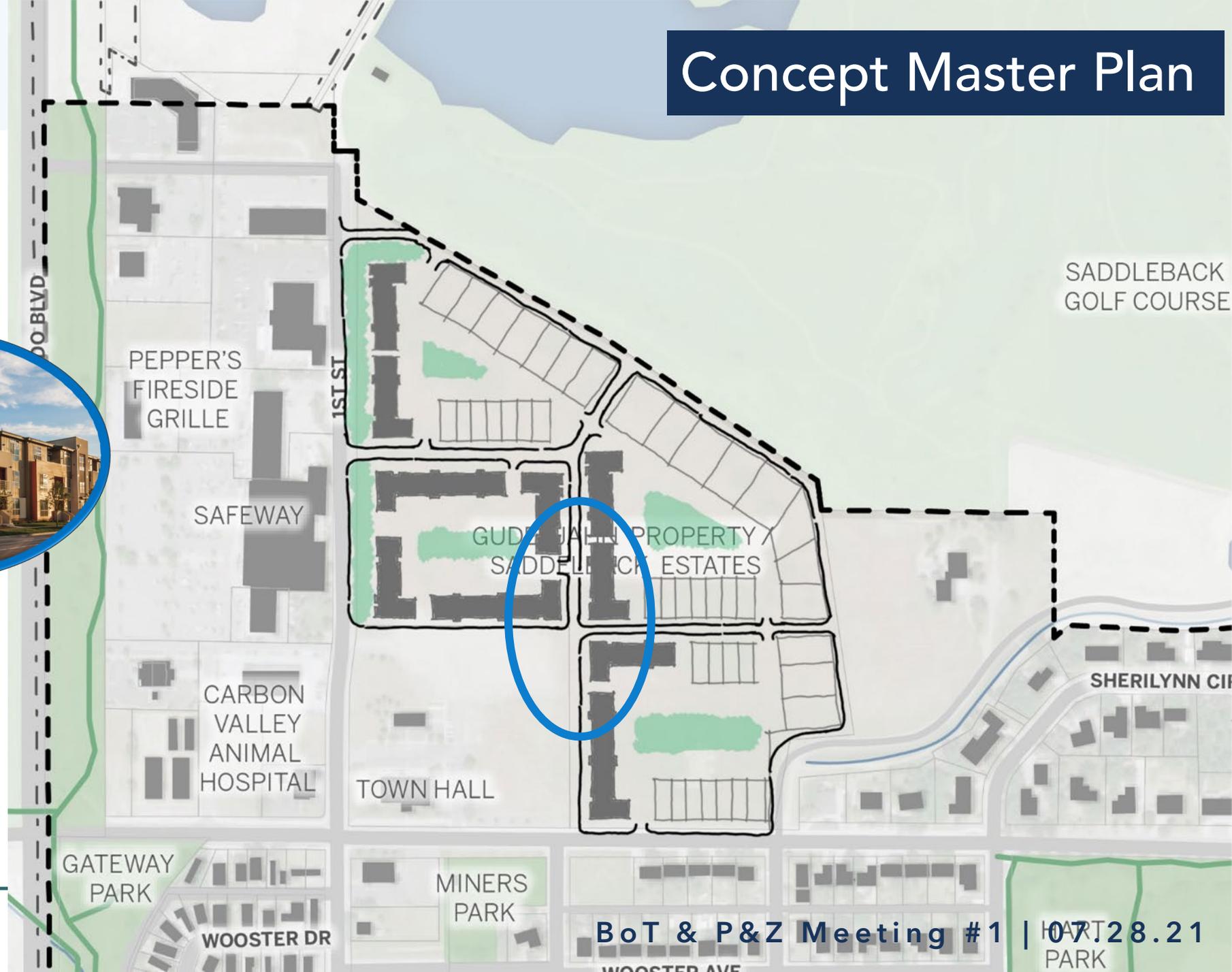
VACANT LAND SITE SKETCH - Guderjahn Property / Saddleback Estates

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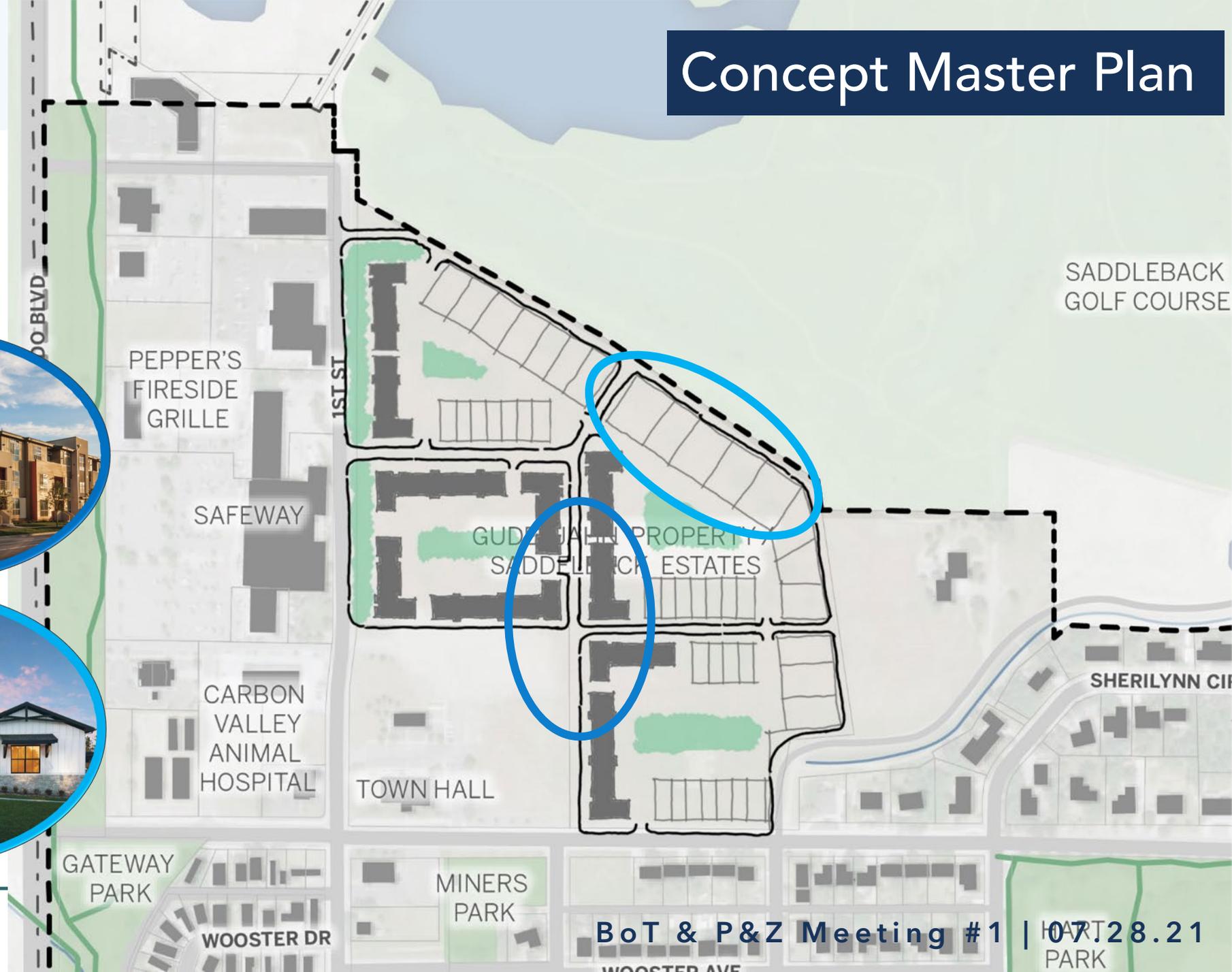
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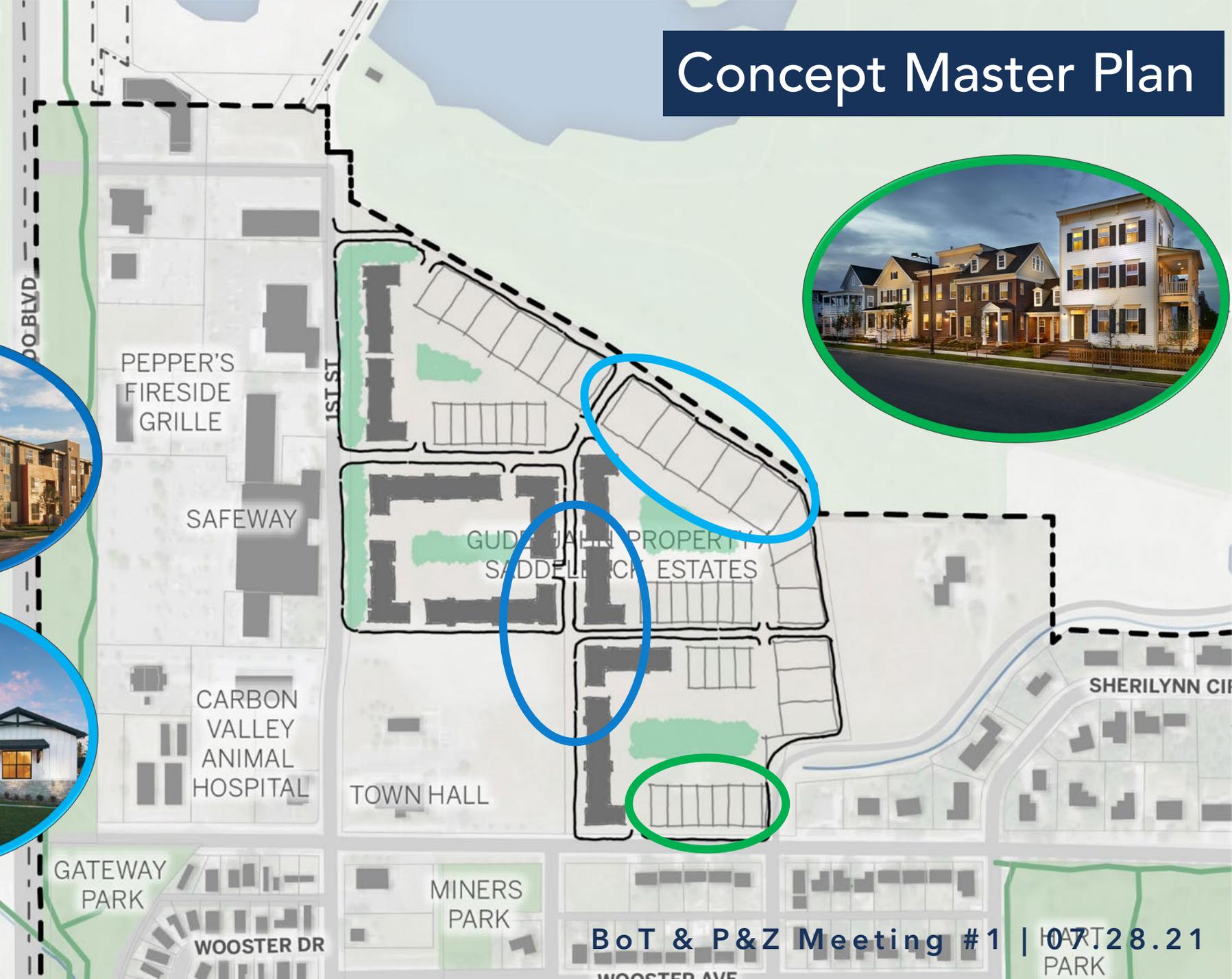
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VACANT LAND SITE SKETCH - Guderjahn Property / Saddleback Estates

Concept Master Plan





HISTORIC FIRESTONE NEIGHBORHOOD PLAN



PLAZA CONCEPT

PLAZA CONCEPT



PLAZA CONCEPT



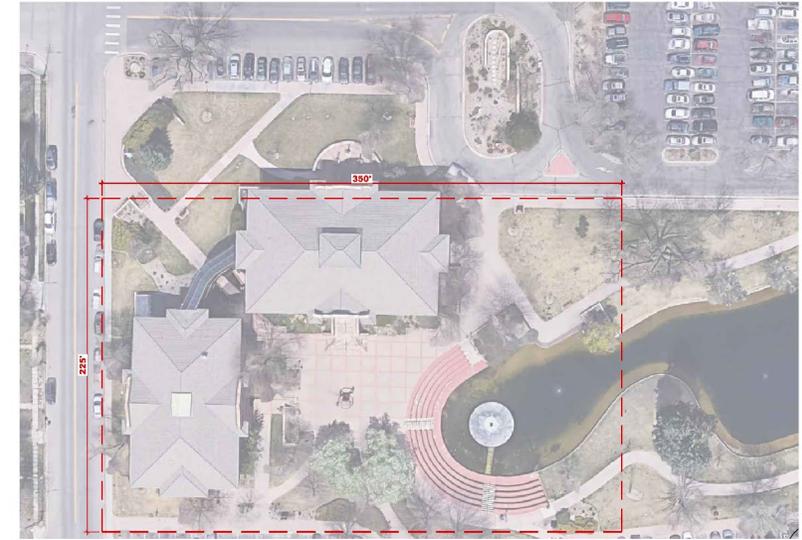
Former
Town Hall



Firestone Plaza Concept
(380x325', 2.8 acres)



Old Town Square, Fort Collins
(415x95', 0.9 acres)



Civic Center Park, Loveland
(350x225', 1.8 acres)



Conservatory Green, Denver
(460x195', 2 acres)



Belmar Square, Lakewood
(320x185', 1.4 acres)



Center Park, Centennial
(380x390', 3.4 acres)

PLAZA EXAMPLES

HISTORIC FIRESTONE NEIGHBORHOOD PLAN





HISTORIC FIRESTONE NEIGHBORHOOD PLAN



WHERE DO WE GO FROM HERE?

Board of Trustees Meeting | 11.17.21



PROJECT SCHEDULE

HISTORIC FIRESTONE NEIGHBORHOOD PLAN



JUNE

JULY

AUGUST

SEPTEMBER

OCTOBER

NOVEMBER

DECEMBER

JANUARY-
FEBRUARY

PHASE 1:
ORGANIZE

PHASE 2:
VISUALIZE

PHASE 3:
STRATEGIZE

PHASE 4:
REALIZE



ADOPTION

COMMUNITY ENGAGEMENT

Deliverable:
Neighborhood
Briefing Book

Community
Meeting #1

Intercept Events

Catalyst Project
Design Workshop

Development of
Plan Concepts

Development of
Plan Concepts

Community
Meeting #2

Refinement
of Plan
Concepts

Board
Update



Design
Guidelines

Implementation
Strategy and
Draft Plan

Community
Feedback

Final Plan
Development
and Delivery



HISTORIC FIRESTONE NEIGHBORHOOD PLAN





HISTORIC FIRESTONE NEIGHBORHOOD PLAN



THANK YOU, FOR MORE INFORMATION PLEASE VISIT:
FIRESTONECO.GOV/HFNP

Board of Trustees Meeting | 11.17.21

