

# Development plans for Link-N-Greens golf course to be revealed Monday

Neighbors of one of the last and largest undeveloped tracts in the heart of downtown Fort Collins will find out Monday what a potential developer hopes to do with the 100-acre property.

Monday night, Allen Ginsborg, managing director of NewMark Merrill Mountain States in Fort Collins, will share the results of two years of discussions with neighbors regarding his vision for the property at the corner of East Lincoln and North Lemay avenues.

Ginsborg first expressed interest in the property two years ago and has been meeting with neighbors ever since to try to “understand the variety of viewpoints in the community,” he said.

The property has been home to Link-N-Greens golf course for decades but owners have recognized its development potential from the start.

Charlie Musgrave, president of Link-N-Greens Inc., which owns the course, driving range, pro shop and snack bar, said he “always felt the land would be worth more than golf course land.”

Ginsborg declined to discuss his plans prior to meeting with residents on Monday.

City officials said Ginsborg is considering a mixed-use development that could include retail, commercial, office and campus-style light industrial.

The property is zoned Community Commercial Poudre River, which supports “moderate development that is compatible with the scenic, natural and historic nature of downtown, allows moderate commercial and limited residential development,” according to zoning regulation.

It lies within the all important Poudre River district and is considered a “catalyst area” in Plan Fort Collins that sets much of the vision for downtown and the city, said economic health director Josh Birks.

“It’s a great opportunity for us to begin to move forward on that larger Lincoln triangle,” he said.

The Lincoln triangle is bordered by

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Riverside Avenue/Jefferson Street on the west, Lincoln Avenue on the South, South Lemay Avenue on the east and East Vine Drive on the north. It includes three breweries, the Buckingham neighborhood, the Colorado State University Engines and Energy Conservation Lab, Northside Aztlan Community Center and the Poudre River, which flows through it.

Ginsborg “seems committed to identifying the right kind of development for this site and the neighbors and the larger downtown area as a whole.”

The plan also is being closely watched by Save the Poudre, an organization that advocates on behalf of the river.

Ginsborg has an option to buy the land from longtime owners Dorothy Whisler, James P. and Ruth N. Hoffman Trusts and a group of investors who own and manage the golf course.

He discussed an overall development plan with city planners on Monday, including mixed uses, transportation, access points, neighborhood compatibility, the Poudre floodplain, roads and odor control, senior planner Ted Shepard said.

Ginsborg’s plans for the property are not the first to envision something beyond a golf course.

In 1998, Fort Collins developer Bill Neal had an option to buy the land and planned to create a “riverside treasure,” including a hotel-convention center, 12-story high rise

condos and a retail entertainment plaza, according to Coloradoan reports.

Neal abandoned his vision as he worried about floodplain rules being adopted by City Council.

Neal died in a July 2004 plane crash in Fort Collins.

Since then, plans have come and gone, including a big box development across Magnolia Street from Walmart Supercenter.

**Learn more**

- Fort Collins city staff will provide a development review overview presentation from 5:30-6 p.m. Monday at the City of Fort Collins Streets Department, 625 N. Lemay Ave., so neighbors can learn and ask questions about the development review process. The meeting will be followed by a neighborhood meeting from 6-8 p.m. for those interested in the proposed 100-acre development of the existing Link-N-Greens golf course.
- For more information about the city’s development

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### About the property

- **Address:** 777 E. Lincoln Ave., one mile from Old Town
- **Current use:** Link-N-Greens golf course opened in 1986
- **Owners:** Dorothy Whisler, James P. and Ruth N. Hoffman Trusts and a group of investors who own and manage the golf course
- **Historical features:** Coy Hoffman barn was placed on the National Register of Historic Places in 1995.
- **Terrain:** Views of the Rockies, Kentucky bluegrass, Poudre River access
- **Zoning:** Community Commercial Poudre River



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