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## Developer proposes 700-student housing project along Fort Collins' Mason Corridor

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A national development company is proposing a large off-campus student apartment complex next to the CSU campus -- on the site where four people died in the 1997 Spring Creek flood.

The Capstone Companies has been working with city planners for about a year to develop a plan for the site near the southwest corner of Prospect Street and College Avenue, along Mason Street. The project envisions a variety of apartment sizes housing up to 700 students, according planning documents on file with the city.

"It's over six acres of land immediately adjacent to CSU and the Mason Street corridor," said Anne Aspen, a city planner who has been working with Capstone. "It's an excellent place to locate student housing."

Aspen said the city and Capstone are well aware of the site's history, and will take steps to ensure that flooding potential is mitigated. She said the company is also trying to figure out the best way to acknowledge the deaths on the site.

The company wants to have the project open in August 2009, with building permits in hand by this September, according to planning documents.

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