

PAT FERRIER, 224-7742 E-MAIL: BUSINESSNEWS@COLORADOAN.COM

# New name, plans for airport site emerge

BY CARI MERRILL

CariMerrill@coloradoan.com

A proposed development for the former Fort Collins Downtown Airport has a new name to coincide with its energy commerce theme.

Formerly known as Airpark Village, Denver-based developer Lloyd Goff said Energy Park One is a name that better fits with the energy prototype ventures he wants to see come out of the area.

Goff is looking to revamp the former airport site with its main focus on new inventions rather than new retail.

## Energy Park One will focus on new inventions

While plans are still conceptual, Goff is working on completing his developmental plans for the almost 133 acres to include some commercial, offices and residential in addition to the research center.

He has various meetings with city officials in the next two months to discuss the "horizontal" issues such as roads and drainage.

"We haven't identified what should be built," he said Tuesday, but he hopes to have a more for-

mal plan by May after he hires a company to create a master plan.

Goff, who has always intended to attract national attention for the site, wants to develop a \$1 billion research campus on a majority of the site, including a campus for robotics, alternative energy and recycling.

He's brainstorming companies that could potentially contribute to the 3.5 million-square-foot research center, which he said will be the "economic engine" of the development.

With a focus on energy prototype commerce, he envisions a campus that includes research labs, a hotel and a trade-show hall. His hope is for the campus to house companies that are making concept prototypes.

"If I can get them on board, I can appeal to a national audience," he said. "That's been my goal all along."

Details for the proposed site are sparse, but Goff is considering about 1,500 condominiums along with a mix of commercial

properties.

"Before we even start, the market will be different," said Goff, who has heard the demand for building will start to increase and the housing market will turn around before building on the site starts in a few years. "When money issues are figured out, people will be ready to go."

Goff first took interest in the land about three years ago when a business partner owned land next to the site. But progress has been slow.

"I have a lot of ideas I would like to try, but you can't jump in to them," he said.