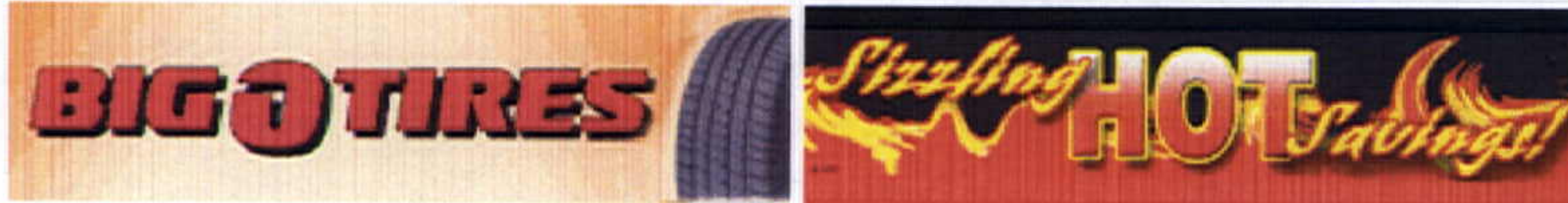




Home News Entertainment Communities Directories Classifieds Coupons Cars Jobs Homes Customer Service

- Home
- News
  - Local News
  - Sports
  - Elections
  - Obituaries
  - Nation/World
  - Announcements
  - Opinion
  - Business
  - Lifestyle
  - Columnists
  - Extra
  - Government
  - Technology
  - Space & Science
  - Weather
- Windsor Beacon
- Entertainment
- Communities
- Directories
- Classifieds
- Coupons
- Cars
- Jobs
- Homes
- Customer Service



Business - Friday, February 20, 2004

**SUBSCRIBE TO THE COLORADOAN**

## Busy south side may soon see new shops

By **KIRSTEN ORSINI-MEINHARD**

[KirstenOrsini@coloradoan.com](mailto:KirstenOrsini@coloradoan.com)

Shoppers could soon find a new office and retail center next to ShopKo department store off South College Avenue.

A 1.7-acre lot at 140 E. Boardwalk Drive, used for the past nine years as a pumpkin patch over Halloween and a Christmas tree lot during the holidays, would house two buildings with retail and office space.

Tenants haven't been found for the single-story buildings -- one totaling 10,000 square feet and the other with 7,000 square feet -- but co-owner Dan Bernth expects smaller, local businesses such as coffee or sandwich shops to open there.

While the development, called Boardwalk Plaza, still is waiting approval on a building permit, Bernth said he hopes to start construction by mid-April.

"It'll probably take about six months to build," he said.

The 10,000-square-foot building will be constructed first, with a price tag of about \$1.7 million.

Already, the project has wound its way through the bulk of the city's development process and gained approval for site plans in an administrative public hearing, said Fort Collins city planner Steve Olt.

A building permit likely will be granted after the city's engineering department gives its final nod of approval, Olt said.

"It's close," he added.

**Grand**

Come Morn  
of

- 16 differ
- condomi
- townhol
- to choos

**\$10**  
Builder  
in Optio

Call 970  
Anothe  
Planned

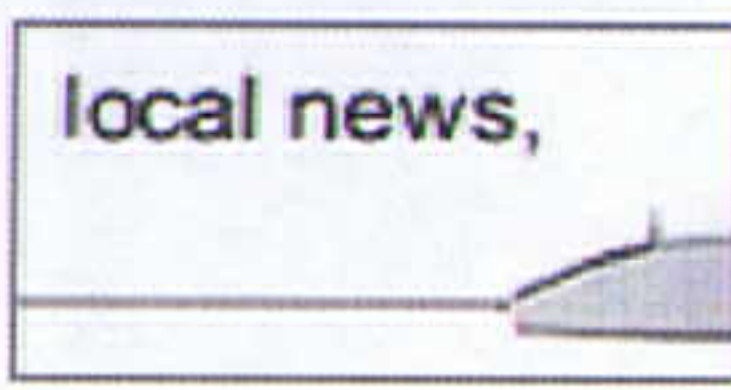
**J**  
**HUN**  
EXECUTIVES-PROF  
\$500

- EXECL
- PROFI
- MANA
- TECHN

**Hal**  
since 1817

THE OFFICIAL JOB  
NEW M  
www.jobh

live  
Click  
to vi





The mini shopping center -- which will include medical and insurance offices -- will replace Jess Aragon's annual Treeland Christmas Tree lot and Spooky's Pumpkin Patch, located there for the past nine years.



Aragon, who owns Windsor-based TimberRock Landscape Center, leased the lot to supplement his income during the year, he said.

"It's been pretty good business for me," he said. "It's been an institution, sort of."

But Aragon, who found out he would lose his space several months ago, wasn't entirely surprised a new development would take the place of his holiday lots.

New shopping centers, stores and restaurants are changing the face of Fort Collins, especially on the south side.


"Things are changing so fast, it was inevitable," Aragon said. "We're looking for a new space right now, as we speak."

Indeed, Bernth has noticed the increase in traffic on South College Avenue and certainly took that into account before embarking on the project.

The 1.7-acre lot is a prime spot for a new development, he said.

"I think Boardwalk (Drive) is getting busier all the time," Bernth said.

**Originally published Friday, February 20, 2004**

 [Email this story](#)

[Home](#) | [News](#) | [Entertainment](#) | [Communities](#) | [Directories](#)  
[Classifieds](#) | [Coupons](#) | [Cars](#) | [Jobs](#) | [Homes](#) | [Customer Service](#)



[Contact Us](#) | [Subscribe](#) | [Place an ad](#)

Copyright ©2004 The Fort Collins Coloradoan. All rights reserved.  
Users of this site agree to the [Terms of Service](#)  
(Terms updated 12/20/02)

