

# Tip Tap Toe in Downtown Timnath

Incremental Urbanism in Old Town



College of  
Architecture and Planning  
UNIVERSITY OF COLORADO DENVER



*Town of*  
**TIMNATH**  
ESTABLISHED 1882

Downtown Re-imagined | Fall 2025

# Project Partners

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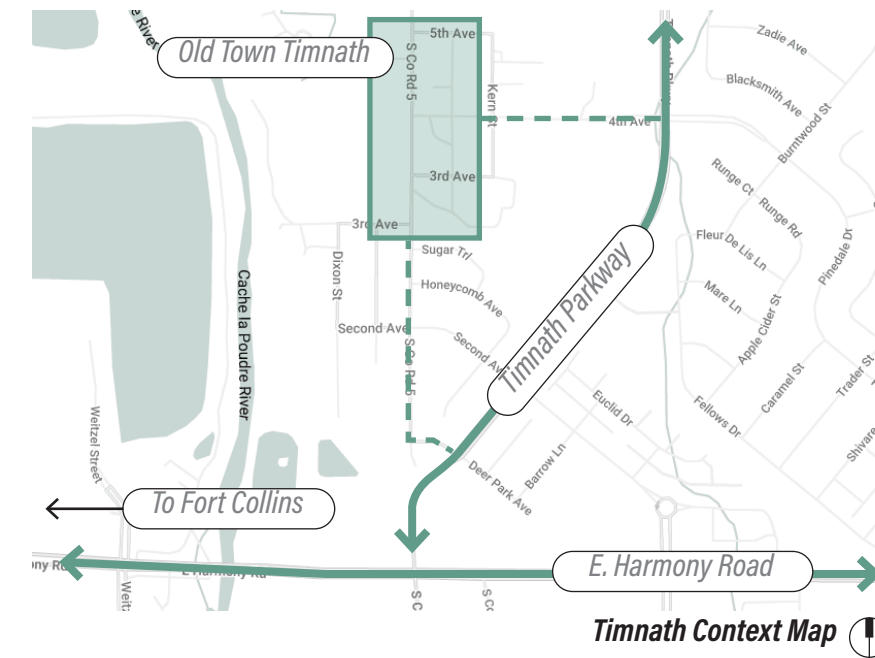
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The **overall task** for this project is to help community members and developers **realize the potential for Old Town Timnath to become a vibrant asset** that can be generated from public and private investments.

This involves showcasing the details that can help make Main Street a heartbeat of the community while demonstrating how the investments of downtown can connect with the proposed 17 acre Artisan District and Community Center as well as the proposed Riverwalk Experience and bike trail along the Poudre River.

Steps that have been taken to date for the revitalization of Timnath:

- » Old Town Steering Committee was formed in 2024 with an agenda to revitalize Old Town
- » A 2020 comprehensive plan yielded a Dreambook which provides some details for Old Town's possible revival
- » Street, lighting, and stormwater improvements have taken place
- » There is a newly created Timnath Main Street Program by the Town Planning staff and the non-profit, Together for Timnath, which has compiled a number of existing sources about the current and future core downtown into an ArcGIS StoryMap



Timnath is a town with a population of 10,000 immediately adjacent to the City of Fort Collins and the I-25 corridor. Significant residential development has occurred in recent years, but retail development has been restricted to national retailers along the I-25 corridor. With the increase in residential development has come the implementation of a parkway that brings people away from downtown, resulting in 20-50% decrease in business for businesses along Main Street.



*Existing Old Town: Viewing Northeast along Main St.*



*Existing Old Town: Viewing Southwest along Main St.*



*Existing Old Town: Pocket Park along Main St.*







*Historic Council Tree along the Poudre*

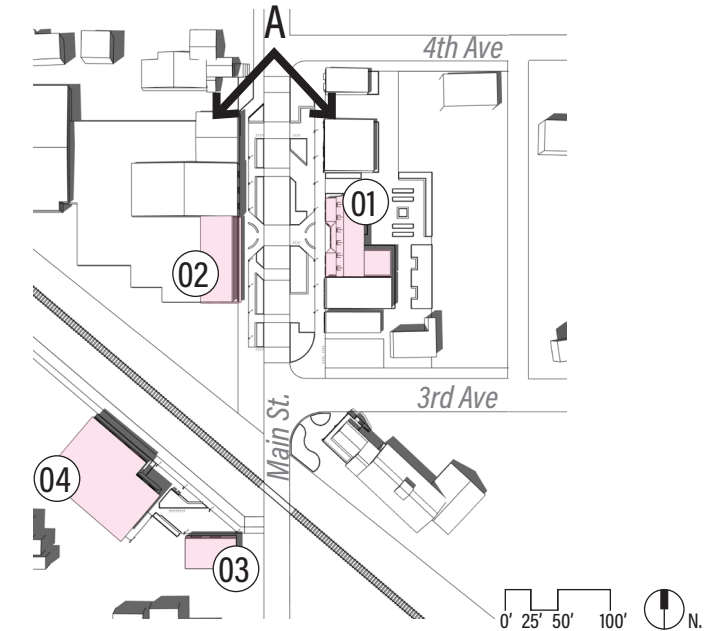
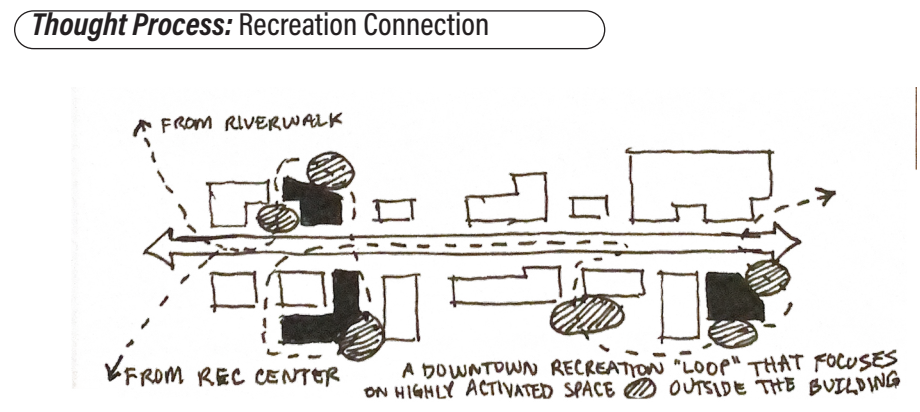
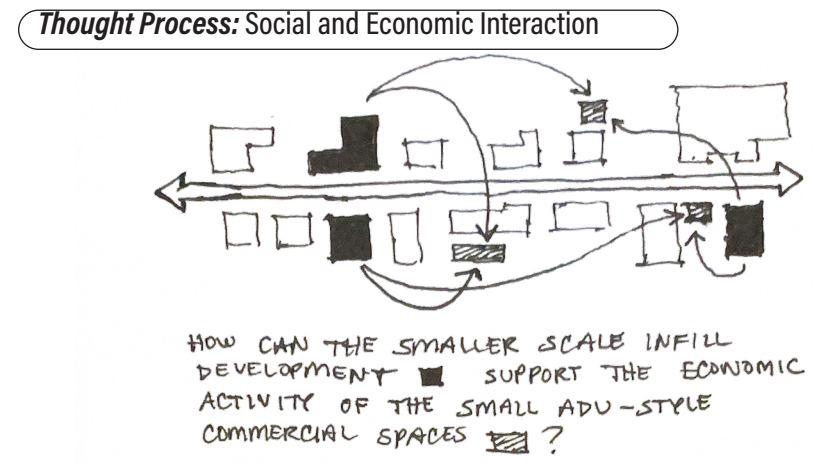


*Great Western Sugar Factory*

Regional freight trains currently run twice a day, and used to contribute to a vibrant agricultural history, transporting grains and sugar beets. Before the agricultural backbone of the town found its footing, the area was occupied by French Fur Traders and originally home to a variety of Native American Tribes - Arapaho, Cheyenne, Comanche, Kiowa, Pawnee, Shoshone, Lakota, and Ute. A sizable Cottonwood tree formerly existed next to the Poudre River and used to be a Council Tree, serving as the site for tribal negotiations, specifically between the Arapaho and Cheyenne tribes. In the 1990s, the tribes reconsecrated the land.

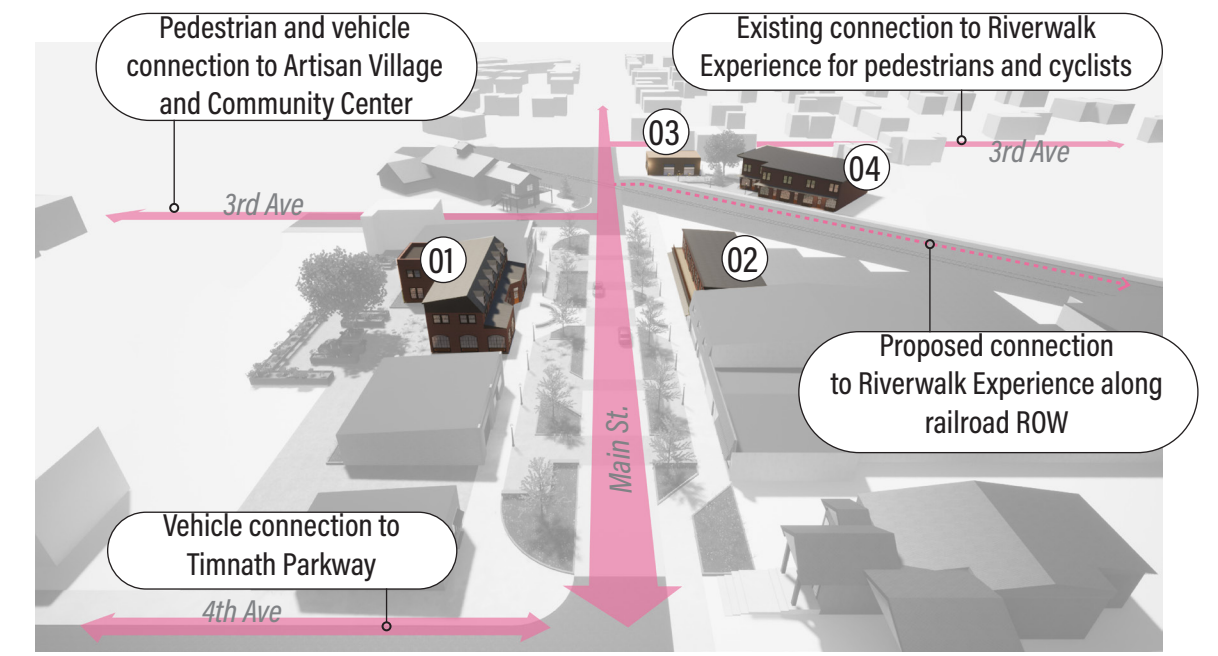
The **project goals** are rooted in the objective of illustrating Old Town Timnath as a vibrant downtown environment, and focus on how the vision is possible when listening to the current cultural, environmental, and economic cues that the town portrays.

-  Understand the efforts that have taken place to date for the revitalization and advancement of Timnath as a community
-  Demonstrate how the future vision for Timnath could be expanded upon, with a focus on catalyzing development within Old Town and especially along Main Street
-  Paint a picture for the vision of Old Town that builds off of the social and economic interaction that is currently facilitated within the expansion of ADUs and small businesses throughout downtown
-  Paint a picture for the vision of Old Town that taps into the recreational amenities currently provided by the natural landscape

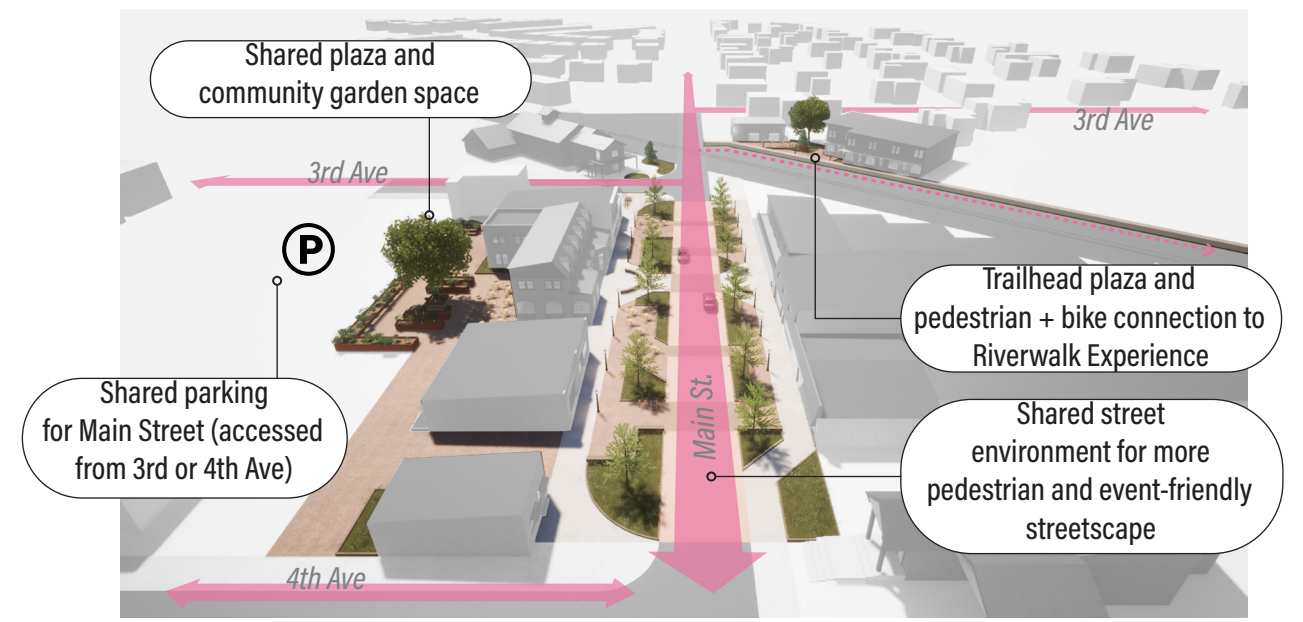


**New Building Strategies in Old Town**

- 01 Relocation of historic wooden buildings to allow for small commercial and residential building
- 02 Expand cabinet factory in the rear of existing building to allow for shopfronts and small residential units along the street
- 03 Preserve existing garage structure and adaptively re-use
- 04 Blend adaptive re-used structure (3) with new small commercial and residential building fronting the connection to the Riverwalk Experience



**View A - Proposed Building Development**



**View A - Proposed Landscape Development**



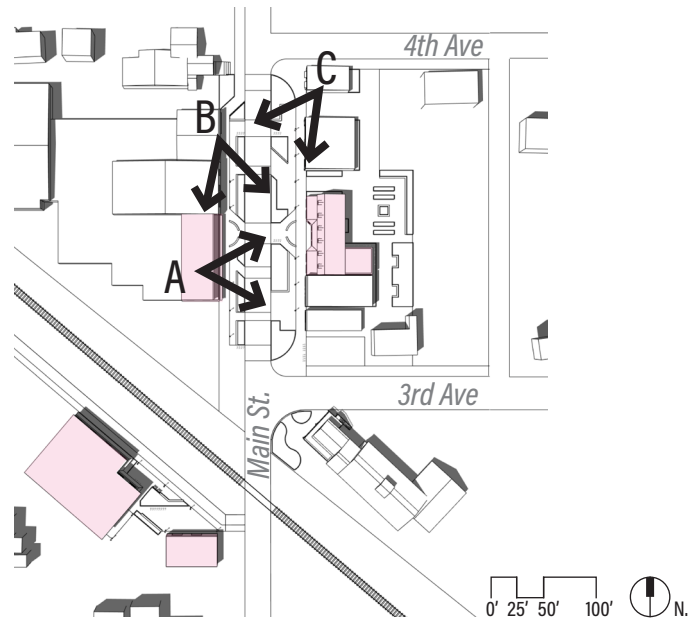
**A. - New Shopfronts and Residences Activating a Shared Street**



**B. - Green Infrastructure Enclosing the Streetscape**



**C. - Carving out Pockets of Gathering Space**





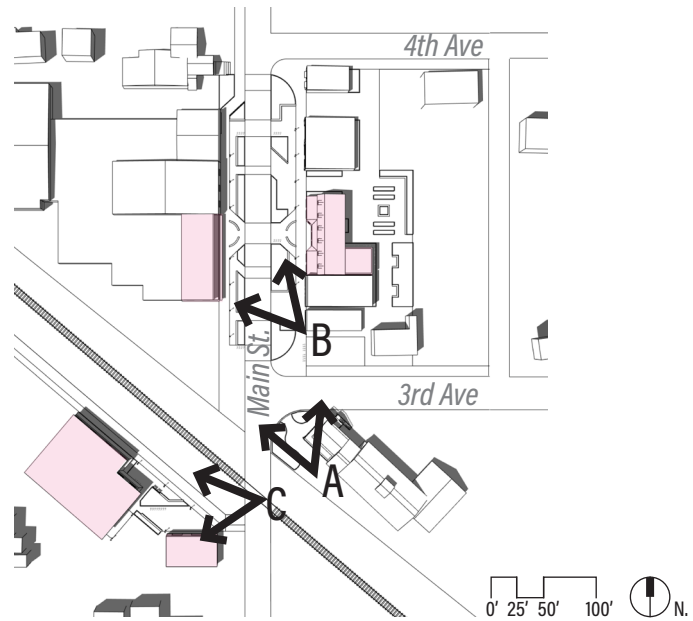
**A. - Connecting with an Existing Community Establishment:  
CF&G Public Market and Timnath Beerworks**



**B. - Letting Activity Linger along Main Street at Night**



**C. - Activating along the Rail Line**





## Special thanks to Dennis Strachota and Andy Rutz

### About Dan



Dan is a Master of Urban Design + Master of Landscape Architecture student at the University of Colorado Denver's College of Architecture and Planning. Dan uncovers stories within cities and the urban form is his lens to investigate how the intersection between place and space can create a sense of belonging within a socially and environmentally shifting planet. Supporting his research interests is a recent presentation he gave at the 2025 ACSP Conference on the topic of urban accessibility among immigrant mobility patterns. The desire to engage in community-charged urban design work is exemplified by his involvement with various research positions at the College of Architecture and Planning and internship with Livable Cities Studio. Dan is an avid runner and urbanist who enjoys the simple pleasures of exploring new parks and sketching over a cup of coffee at a café.