

Hughes General Public Listening Session – Feedback by Attendees

October 18, 2017, 6-8 p.m.

Drake Centre; Fort Collins, CO

CSU and CAA ICON offered five “listening” stations as described below where attendees could ask questions and provide their feedback. Each station was manned by CSU and/or CAA ICON representatives. The below are 200 comments, questions and concerns which were logged by station notetakers or written by attendees on comment boards.

Redevelopment Process Station

1. Build High Density Affordable Housing
2. Will the Public Open Land remain the same?
3. Parking Garage/Shared parking for access
4. Medium to Higher Density Affordable Housing/Housing of some sort
5. What are the possibilities so far regarding redevelopment?
6. Are you putting affordable housing/apartments on the site?
 - a. Answer: Nothing has been decided as of yet.
7. Where do investors come into the process?
8. Work with Habitat for Humanity for a portion of the property to create affordable housing
9. Has developer been selected?
 - a. Answer: No
10. Where are these and other comments/feedback going?
 - a. Answer: We are collecting feedback and will eventually share it on the website.
11. Keep it for open space
12. Keep some of it for open space and views
13. Concert Venue
14. Will you be soliciting different concept plans from developers?
15. What is the timeline?
16. Who owns the property?
 - a. Answer: The Board of Governors
17. Mountain Bike Park (like Valmont in Boulder)
18. How is the Hughes property zoned?
19. How many acres is the property?
 - a. Answer: Approx. 160 Acres
20. Is the development going to be owned by CSU or privately owned?
 - a. Answer: Privately Owned
21. Capitalize on the asset of the property
22. Something where you can remember Hughes
23. Something more than just housing
24. Maximize the asset for CSU
25. Can we keep the Frisbee Golf Course?
26. Emphasize open space
27. Connect Spring Creek Trail to Maxwell to Poudre
28. Private individuals purchase and donate to the city as Open Space
29. Ethics of sustainability integral to the ongoing project

30. Bike park (see Valmont Park in Boulder)
31. If Fort Collins grows, we need to preserve open and rec space to support it
32. "Outdoor lifestyle" = reason for FC desirable place to live INCLUDING attracting top CSU faculty
33. A mountain bike park would provide recreational opportunities for FC residents AND visitors.
Progressive, forward thinking!
 - a. Agree! Progressive and forward thinking is key. Affordable housing is not for this space – prime real estate
34. Open space/park/trails
35. I would like to see the history of the stadium maintained. I like the idea of an outdoor adventure park for CSU students and the Ft. Collins community alike. There could be a sports complex, boat and equipment rental, and various summer camps to drive in revenue for the university as well as climbing walls, sledding hills, and other activities that bring mountain experiences closer to home
36. How does this impact the legacy of CSU and the City of Fort Collins? People come to school or move here for our "lifestyle" and access to open space. There is plenty of area in F.C. to develop, but not many unique areas like this to preserve as open space
 - a. AMEN!

Existing Site Station

1. Could expand parking area for Maxwell (might not be part of the property)
2. Would be nice to create a safe and fun sledding area for kids
3. Turn into huge construction laboratory to design housing of next century. CSU has several relevant depts (construction management, engineering, interior design, landscape architecture). City has housing needs (students, seniors, etc.). This land could be used to develop new designs, train students for the new century's needs, give students the opportunity to design for new century, train a new generation of skilled craftsmen, and provide needed housing
4. Keep Frisbee golf course – does get used and its presence is appreciated
5. Concerned about any development abutting the mountains – issue for fire spread
6. Concerned about traffic esp. at the Drake and Overland intersection
7. Concerned about another large track of houses with nothing else to offer – wouldn't even mind a mixed use commercial/residential development
8. Love to see mixed use development of commercial and residential – not high density
9. Suggest zero energy homes and buildings
10. Why the rush to sell and get rid of the property?
11. Is there a fiduciary duty to our citizens for open space?
12. How large is the land
13. 160 acres
14. Concerned about traffic if the area gets developed
15. Keep the Frisbee golf course
16. Concerned about traffic esp. at Drake and Taft – currently not a lot feeding in from Overland Trail. Worried especially with other development already being built
17. Keep detention pond
18. County road heavily used by runners and bikers for hiking, running, and getting to Horsetooth and trails in Maxwell area
19. Not adequate parking along Overland

20. Overland needs to be expanded anyway
21. Intersection at Drake and Overland is archaic – could be redesigned
22. Concerns about development of land and height of structures effecting leisure and enjoyment of the outdoors
23. With continued increasing land value in Fort Collins – possibly very valuable land in the future?
24. Why isn't CSU looking to expand the equine center
25. Why turn the land over now when it could be used to expand vet program (one of the best in the country)
26. How much does it cost to hold lease of land – building housing now seems short sited
27. What/how will development impact trail use for hikers and bikers – safety issue
28. CSU is an agricultural school – losing sight of that by developing that open space
29. If they're going to take away this open space are they going to offset it with other open space?
30. Recommend that CSU and the city collaborate to keep costs down on affordable housing by selling some parcels of land at under-appraised value and the city reducing costs for utilities and permits
31. Recommend a variety of different housing types to meet the needs for affordable housing i.e. clusters of duplex houses, very small one-story houses, and stacked apartments for rent
32. Build a second unit with Fort Collins housing authority replicating the big complex on S. College Ave (“Housing First” – housing for homeless families and managed by housing authority) including all the amenities such as case managers, advising, etc.
33. More trees and greenery
34. Preserve the view
35. Preserve the site and turn it into an alternative sports venue – world class track racing venue (cycling). Use the budge you have to convert it instead of demolishing it.
36. Convert Hughes Stadium into a giant terraced horticultural/botanical research greenhouse with a bowl shaped, rain capturing fabric translucent lid. The bowl shaped interior would have varied cooler and warmer growing zones depending on their elevation from the floor. Snow will melt on contact, and rain would be collected at the bottom and drain thru to a green machine. People will come to see this for sure – the world's first stadium converted to a botanical garden!!! This idea comes from my brother, a celebrated architect. He has done worldwide projects. He happens to be Fort Collins based. He developed Block #1 and helped with 5 star city building. Currently working on confluence project in Old Town.
37. I would like something innovative and unique to Fort Collins. No simply another densely packed area of large houses. Combine with ample open space possible mixed use, other creative ideas. We don't simply need more boredom and traffic on the west side.
38. Agree!
39. Me too!
40. I would very much like to preserve the trails going up behind Hughes to the open spaces. If this property is sold and developed, in a year this access will disappear – this area is heavily used by bikers, runners, and walkers. Doing mixed use would be ideal – recreation, horticulture, creative community gathering, etc. use would be ideal
41. Our own Red Rocks type area would be perfect and what we deserve!!!
42. Sorry...no!! We don't need a Red Rocks...we have a \$220 million stadium!! We need AFFORDABLE HOUSING.

43. Let's not lose sight of the fact this property is directly beneath one of the Horsetooth reservoir dams – potential safety consideration for only residential development
44. Also high density of wild life in this area that would be impacted by further development, not to mention fire hazard
45. Convert to pumped-storage hydropower (renewable energy): requires Hughes for storage – remaining lands use for 2nd Olympic training park or supplemental terraced 'grow' facility (legal cannabis) – pay of bonds in 4 months – Adam P. Million
46. Mixed use – open space/recreation; housing, including "housing first" units for homeless families/individuals; below market (housing authority type) apts/condos (not prices "beginning in the low 300s) for working people that support all of us who live here
47. Please be mindful to keep connections to open space and Horsetooth intact with appropriate zoning and density to keep gradient to open space healthy.
48. We can and should build affordable housing in other areas of the city. Open space near Horsetooth is limited and decreasing. This is an opportunity to offer the citizens of this community increased recreational/outdoor/natural use of beautiful land. Keep it recreational
49. Re: above comment: I don't think we can build affordable housing in other areas of the city. There is just not available sites elsewhere
50. I would like to see something new and different, aside from housing and land conservation! The space I unique but also next to the electrical center, mountains, and my house. I run up the trails and want something worthwhile!!! CSU housing does not make sense. DO IT!
51. Please consider making it into a park which would include grass sports fields, trails, a bike park, open space. We need more open space to absorb carbon emissions and give recreational opportunities and preserve wild life habitat
52. We don't need brightly lit (reference to grass sports fields above). Night time darkness is GOOD!

Land Use Context Station:

1. Affordable housing either for CSU-related or general public
2. Need affordable housing; can CSU include non-profits in RFQ process, so development fees can be reduced?
3. Tiny house community (500-1000SF small homes and micros homes)
 - a. Comment stating "are not affordable"!
4. LEED ND (Neighborhood Development) Certified
5. Height restriction on buildings
6. Please no commercial
7. Expand Maxwell parking
8. We could think (not exclusively) of public park or a "children's" park
 - a. This won't stop other plans, necessarily.
 - b. Most important: A creative park/space for children. Would connect us to the future and next generation!
9. Wouldn't mind a mix of open space/mixed use development to break monotony of west side. Wouldn't mind some commercial integrated with housing
10. A mass of dense rooftops would be detrimental to the premier foothills property
11. Preserving open space, recreational areas and wildlife habitat is critical as areas near Hughes are being developed

- a. I agree (3x)
- 12. If housing is developed, hope there is some affordable housing for CSU employees
- 13. How would development of property affect adjacent natural areas, including access points (human vs. wildlife access) and G.A.P. (continuity/contiguous/pathway) issues?
- 14. Expand Maxwell parking and trail system
- 15. If there is development for housing – mixed use, different sizes and densities.
- 16. Continued access to Maxwell is very important for neighbors
- 17. Tiny affordable homes
 - a. I agree.
- 18. Expand Maxwell wilderness area – we need dark space!
 - a. Yes!
- 19. Desire open space to keep overland biker safety
- 20. Park multiuse would be viable option
- 21. Horse park in Northern Colorado to serve Wyoming/Fort Collins/Greely for Eng/Western competitions and education
- 22. Municipal garden/farm for example: Jessup Farm, bike/family friendly
- 23. Is there any way to connect CDC/Infectious Disease Campus Section to Stadium Property to develop large employment center for drug/disease research?
- 24. Good opportunity to provide land use that would absorb carbon emissions rather than cost \$ to build infrastructure, pavement. Consider renewable energy for part of the space
- 25. Does the school district have a role in determining whether they have capacity for the number of students that would need to be served in a new development? (In addition to those that will come from the new development at the corner of Drake and Overland?
 - a. Great concern!
- 26. NO retail near foothills, traffic and lights after dark – NOT wanted!!
 - a. Agree!!!
- 27. Need integrated bicycle and pedestrian facilities: paths/walkways connecting to existing trails to the west. Integrated recreational amenities like cycle cross course, crit. course, pump track, ...
- 28. Keep the space open, I'm concerned if we turn the land into affordable housing this doesn't solve our housing problem. It's only a Band-Aid to our current problem. Plus, we're already having issues over water rights in FoCo.

Community Needs & Values Station:

- 1. Keep the views of the foothills
- 2. Integrated retail and residential would be okay if done tastefully. Do not want subsidized low income housing – too much crime in area already. Sorry.
- 3. Should be like Red Rocks kind of area
- 4. Would like it to stay natural, but single family housing would be more appropriate than affordable housing
- 5. Concern with far more traffic
- 6. It's not easy to get around without a vehicle near this property
- 7. Are there other areas that make more sense for affordable housing that is more convenient?
- 8. Likes that it's so open and nothing is really on the west side

9. University should retain control/ownership of the property no matter what is done with it (all of it can be done.) Concern that the space will be needed long-term for the university as it expands.
10. Keep Fort Collins unique, not just build home – I agree
11. Open space is #1 in terms of values – ideal opportunity for CSU to walk-the-walk of environmentalism
12. Would like to see some of the property set aside for affordable housing (not market price) – even housing given to staff, students, employees (lowest owners.) Could alleviate this city concern.
13. Housing for the homeless – a portion of the property
14. “Housing First”
15. No “free” or “given” housing – not sustainable and will encourage more movement to Fort Collins
16. Beautiful land/property – already tree there – keep that value added
17. Impact on schools – where will kids go to school in this area if more development is added?
 - a. I agree
 - b. (Redistricting?) I agree
18. Mixed development and recreational sports + health activities – integrate bike, paths and connectivity to the paths that go west. From a developer perspective – mixing can be really good.
19. Nonprofits and developers partner in RFQ/RFP process to ensue reduced city fees for development
20. Opposed to retail and commercial
21. No more bright lights at night!
22. Expand Maxwell parking area, county road is access for bikes and pedestrians
23. Cap the height of development (no 6-8 story buildings)
24. Keep detention pond for flood control
25. Open to low cost housing (Low density – done properly)
26. Higher density that backs up to the other higher density makes a buffer with what’s already there
27. Open space is good, such as with Frisbee golf

28. It’s okay to have some retail – community focused retail, so people don’t always have to drive – can walk/bike to it.
29. Consider traffic on Drake due to future developments, please!
30. Is there a “Land Swap” or other opportunity between CSU and City of Fort Collins?
31. Is the land suitable for construction?
 - a. Geotech reports?
 - b. Soil reports?
32. Support annexation → mitigate potential fire threat
33. Will community be a part of selection committee/process?
34. Will there be transparency with where money goes with sale of property?
35. Adequate parking requirements
36. What is “GMA” – Growth Management Area?

37. Encourage “smaller” housing (1200 sq. ft.) – a smaller footprint – more efficient, “innovative” housing (zero energy use, solar, eco)
 - a. Or 600-750 sq. ft. for a single person or person with a child
38. Provide public access paths to the open spaces if there is development
39. Open spaces, views and recreation are the most important community values.
 - a. I agree.
40. Plenty of other spaces for affordable housing out by I-25 – don’t get rid of existing open spaces
41. Some of the land (maybe 10-15 acres) could be used as “experiment” or “research” housing
 - a. A large organization (BRE TRUST) in London recently asked I.B.E. if we would consider a research housing development, funded by industry, in Fort Collins!
42. If we miss this opportunity, the loss will be immeasurable – opportunity for discreet segments, some for purchase, others open space/parks for children, different uses, some for affordable rent housing.
43. Balance need for food related retail in this part of town with congestion that heavy retail brings so near to open space.
44. Small grocery store (with 3 types of laundry detergent instead of 27)
45. Need to provide bike trail link between Spring Canyon Park and extend north to the Poudre.
 - a. I agree.
46. Wouldn’t mind retail if integrated into neighborhood. No 7-Elevens or Fast Food.
 - a. I agree.
47. More Trees.
 - a. I agree.
48. Homes that are affordable for “regular” people too – not just limited to low income and homeless for qualification
49. Maintain:
 - a. Biker Safety
 - b. Egress and wildlife to trails
50. Farm use and park use
51. Water concern with 600-800 homes
 - a. Doesn’t solve our housing issues!
52. Access through 168 acres to trails; multiuse and horse, pedestrian, bike friendly
53. Agriculture Learning Center

Traffic, Multimodal Access Station:

1. More housing = more traffic = more people moving here = more business = ☺
A mix of outdoor recreational activity areas interspersed would be nice to get people off their computers and outside. Fort Collins just came in 1st in outdoor encouragement opportunities for citizens.
2. Disagree with the above. People will move here... always have, probably always will... the choice becomes how the area will develop (not if!) and how will people be encouraged to enjoy the wonderful environment here.
3. Connect to public transit in more meaningful way – none of the most obvious uses will reduce traffic congestion without transit solutions. East to west to Max line.
4. Agree with third point. Move away from cars/parking and toward public transportation.

5. Second needing connection to public transit! Hopefully some affordable housing will be developed & families will need bus line transportation.
6. To move more people from property to downtown, complete overland as 4 lane as in City plan and connect to larger east/west roads from Vine to Drake. Look for new bypass route for north circle of city.
7. Can City purchase property?
8. Can group of alumni purchase property?
 - o As a non-profit, etc.
9. Like others concerned about the traffic with more cars on the road with runners and bikers it's already becoming more and more unsafe to run along the roads.
10. What is a good solution for the traffic at the corner of Drake and Overland trail
11. Traffic, traffic, traffic, how to handle?
12. Need better transit on west side of town that connects to city center
13. Improve intersection of Drake & Overland.
14. Agree with improving intersection of Drake & Overland – Roundabout?
15. Roundabouts at Prospect and Cedarwood/Hampshire for traffic calming
16. Overland Trail needs an overhaul to accommodate more development (honestly it needs it already). Would love to see an east – west Max line from CSU to O.T. and then down to Hughes property, plus expanded/safer bike ways.
17. Concerns about too much traffic on O.T. (@ capacity now)
18. This concern goes away with any future development as roads and intersections are relatively easy to redesign and incorporate into development plans.
19. Trail concerns
20. Bicycle facilities
21. Recreational facilities as part of Development – Pump track, cycle cross course
22. Support bicycle, pedestrian, transit on Overland Trail
23. If housing, where will children go to school? – Elementary schools full
24. Concern about traffic load at intersection of Drake & Overland – another housing development currently underway
25. Dixon Canyon Road sees high volume of bikes and runners and heavy use for parking by those accessing Horsetooth, Maxwell & Pine Ridge
26. Concern about traffic on Drake – other development underway already
27. Concern about traffic on Prospect
28. Would be ideal to have bike path going north from Spring Canyon to Poudre
29. If higher-density housing, make sure there's enough parking so it doesn't spill over into neighborhood
30. How will this affect Taft Hill Rd.?

Additional: The following concept for a cycling and fitness theme park was shared by an attendee:

What if a visionary developer wanted to create something unique located in a world class city?

- Imagine the
- * _____ Cell Phone Co. Kids Bike Safety Town
 - * _____ GPS Co. paved Crit/Skate/Ski Course
 - * _____ Broadband Co. MTB Courses
 - * _____ Sporting Goods Co. CrossCourse
 - * _____ Energy Bar Co. BMX Course
 - * _____ Bike Components Co. TrialsCourse

- * _____ Energy Drink Co. Fitness Center
- * _____ Innovative Toy Co. Playground
- * _____ Bike Tool Co. free (self-help) shop
- * _____ Health Svc. Co. Sports Medicine Ctr.
- * _____ Grocery Co. Healthy Food Court
- * _____ Bike/Sports Equipment Co. Mall
- * _____ Brewing Co. Velodrome/Concert
- * _____ Amphitheatre with Classrooms or Gym under the stands

*JUST fill in the blanks with your favorite brands (with \$\$\$)

"AT THE" * Fort Collins (or Colorado, or NoCo, or Foothills, or Rocky Mountain, or Northern Colorado)

(*circle one) CYCLING AND FITNESS PARK

Sustainability and Innovation at every level is essential! Think THEME PARK based public (CSU, Front Range Community College, PSD, City of FC, Larimer County, State of CO) private (food, beverage, merchandise, and naming sponsors) partnership with facilities AND programming for affordable housing, education, fitness and recreation.

Add a Mixed Use Private RE Development to include:

Affordable Loft Condos and Apartments, plus commercial business and professional offices above a healthy retail grocer, bike, sportswear

University, Community College, K-12, and Private Industry Classroom, Lab, and Field Courses that relate to the disciplines and passions supported by the Center

An auto fuel and recharge station.

Cooperative Relationships with Downtown, Midtown, and Uptown private convention and lodging businesses public transportation connections, including bikeshare.

This becomes: **THE LIFECYCLE CENTER**