

Hughes Neighborhood Listening Session – Feedback by Attendees

September 20, 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 nearly 400 comments, questions and concerns which were logged by station notetakers or written by attendees on comment boards.

Redevelopment Process Station

1. Requested that all boards on display at meeting be posted online for reference.
2. Does CSU/City of FC have any idea of timeline for Annexation?
3. Do not annex property. Low cost housing is more affordable if the property is left within the county.
4. Imperative that the property go through the Annexation and P&Z Process.
5. Recommends emphasis on recreational development
6. Recommends that the public be provided the selection criteria for the future developer.
7. Work with Great Outdoors Colorado, City of Fort Collins, Loveland, and Larimer County to preserve as open space and Multiuse recreational.
8. No Housing
9. No Apartment Buildings
10. Preserve Existing Landscape
11. No Development – Leave in County
12. No Low-income housing
13. Hughes is last piece of open space in Fort Collins. Leave as Open Space
14. Develop into Music Venue
15. Leave Open
16. Emphasis on recreation
17. Is there a projected timeline for the overall Development?
18. If Developed – Prefer Mix Use
19. Festival Site/ Park and Ride
20. Be clear about potential interests. Transparency.
21. Prefer Small Housing Development
22. Site to be utilized as Park and Ride
23. CSU/City to provide feasibility study to develop the property based on the case study of “The Eden Project”.
24. Leave as Open Space/Recreational
25. Can you be denied Annexation?
26. What are the city’s boundaries? At what point can they no longer annex property?
27. Are there examples of other projects within the city that have recently been annexed?
28. You’ve already lied to us to get us here to “listen” to us. You’ve already make up your mind to develop. This isn’t about listening to us. It’s you (CSU) telling us what you’ve already decided. It’s going to hurt Fort Collins, wildlife, and people to develop that land and opens

- up our foothills for more housing. You pay for it. Raise your own money. No one wins again, but CSU.
29. This is a very rare property – Keep it for recreation and nature. We don't need more housing up against the foothills.
 30. Please keep this open space or recreation based. Please do what's right for community and not CSU's pocketbook.
 31. Develop into a Senior Living Community
 32. Ed Zdnek – Working with Miller Family (Land owners with 40 acre lot to the north).
 - a. Would like to be included in the planning process.
 - b. Millers are developing the property to the north.
 - c. Potentially developing a Continuing Care Residential Community with Open Space.
 33. Please keep it open for Recreation, Peace, Dog, and their human enjoyment. Being so close to nature in today's crazy world is good for everyone. Thank you.
 34. CSU to gift land to city. Keep Open
 35. Combined FC/Loveland community GOCO money to preserve open space, maybe multi-use outdoor recreation, hike/mtn bike trails, picnic area, etc.
 36. Can city of Fort Collins purchase the property?
 37. Multi-Use – Open space (especially retention areas, west, trails, etc.) & residential, affordable housing for CSU Employees. Especially staff and others.
 38. There is plenty of low-income housing on the west side already. No more of that, please.
 39. Keep it natural – Open space for community and dogs.
 40. No housing, shopping malls, or development of any kind.
 41. BRB – Getting louder over past year.

Existing Site Station

1. Artery status of Overland Trail?
2. Annexation process?
3. Will there be high density housing built to offset demo process?
4. If new development is built – will it feed into CSU's goal of being green/carbon neutral?
5. Hopeful whatever is built is innovative and an example for the future
6. Land banking – future of affordable housing
7. Communal work with City of Fort Collins, Loveland, Larimer County Parks, and Great Outdoor Colorado (GOCO) for multi-recreational and outdoor use exclusively
8. Run an analysis – recommend a traffic and noise study
9. Worried about too much traffic and noise – sound reverberates off foothills – nervous about noise
10. Native animals could be impacted – concern for overall environmental impacts
11. Across Maxwell area where the land deviation exists – could be turned into another reservoir
12. Hopes for partnership with Larimer County, City of Fort Collins, and CSU to buy the land and extend open spaces
13. Take down Hughes
14. If land is developed – develop on NE side with same density as along Sumac
15. Build townhomes and/or single family homes from SE to SW side along foothills (similar to Ponds development)

16. Concern for impacts on Pineridge, Maxwell, and Dixon Reservoir
17. If area's developed – wants single family and low density to preserve recreational flavor and whole west side
18. Development should embrace recreation – should be some form of recreational area that embraces outdoor/active culture
19. Develop something that everyone can enjoy
20. Mom/Pop shops would be fine but keep recreational culture represented
21. Development should be low density – anti inner city high density
22. If not developing – use space for high schools or something community supported
23. Leave for festivals for city, county, and CSU
24. Park n ride to new stadium
25. Should reflect CSU's message for sustainability and green living
26. Don't build high density developments along foothills – housing can happen anywhere – keep as green and nature based as possible
27. Development could be mixed use i.e. low-density housing, recreational, and retail and restaurants
28. Implement traffic study – Overland is narrow with few through streets and there's also another high density development across the way
29. Pro low income housing – keep in mind when looking for ways to develop
30. Would be interesting to turn Hughes into something – studio apartments?
31. If Hughes is torn down hope that the materials are recycled
32. Keep existing trees – spent time and effort being cultivated
33. Respect and preserve culture of the west side – neighborhood focused/recreational
34. Preserve as much open space as possible
35. What would the Maxwell's want? It was their land
36. Preserving safety of the area – lots of trails and open space that people currently feel comfortable using all times of day and night
37. Traffic, noise, and density are concerns – wants to keep view of mountains preserved – want single family/2 story housing
38. Keep recreational feel
39. Please listen to residents and not developers
40. Focus on housing for local CSU employees before opening up to the community
41. Contact Niantic (Pokémon Go creator) and remove Pokémon Go Gym "Sonny Lubick Field at Hughes Stadium." – could be a safety hazard when/if demo and development begins
42. Fence backing up to Sumac that CSU maintains – what's going to happen when/if demolition and/or development begins
43. Maintain green characteristics – selling point of buying a house in this part of town
44. Safety concerns about low income housing around trails and outdoor spaces
 - Dan's answer – talk about priority given to CSU employees
45. Will there be a lock on low income housing? – concern about people buying low and selling high
46. Turn area into schools for growing population
47. If developed as low-income housing for CSU employees – how will that be managed? Concerned about it turning into student housing which brings noise, trash, parties, etc.

48. You lied to us telling us it wasn't being redeveloped to get us to come here. You said you were going to hear us about whether it should be redeveloped. We're not being heard. You're going to pay for it regardless. I hope you will consider the impact for the animals, people, and environment.
49. Concern about the drainage area, trees there, and impact on neighborhood if that's changed.
50. Concern for the value of existing homes if low income housing is built
51. Traffic and traffic noise that comes with building additional homes are a concern
52. Please preserve the history of the area/space
53. Encouraged by thought of housing mixed with recreational space
54. Safety concerns regarding traffic if area is developed
55. Maintain integrity of the foothills
56. Create a multi-use recreational area
57. Do not care if Hughes stays or gets torn down
58. NO housing or commercial retail developments
59. Would rather see a golf course developed (if financial gain is the motivator) than housing. Golf course – open space, tourist attraction, brings in money, etc.
60. Area is the last existing open space recreational area left in town
61. Not excited about low income housing
62. Would like to see open space funds (GOCO) used for preservation of space
63. Concerned about Sea Surf being involved in the development of the project
 - o Dan's answer – they won't be
64. If area gets developed I will move away
65. Once you start to fill the area with something that could potentially ruin it there are long standing and far reaching negative effects
66. Like the open space idea – don't want housing or retail. If it gets developed wants it turned into a park (like what they're doing on Zeigler over by Fossil Creek HS). That way you're using the land but preserving the integrity of the environment
67. Small concert venue would be nice – would encourage community interaction
68. Capitalize on and preserve open space – dovetailed with master trail plans of city and county
69. Keep culture of the west side of town
70. Already have plenty of high density housing on the west side
71. There's lots of wildlife in the area – please keep area as wild as possible
72. Would like the city to take it and use it for an ice rink and outdoor concerts
73. Sacrificed centrally located housing in favor of a stadium used infrequently in central Fort Collins – don't compound the error by establishing housing in the foothills
74. Hopes for a senior-living focus in new development
75. Are they thinking/targeting faculty housing opposed to student housing?
 - o Dan's answer – Yes
76. Curious about what types of home will be built if area is developed – single family, condos, etc.
77. Wants to preserve trails
78. Curious about the time frame
 - o Dan's answer – will take several months before anything occurs
79. Transit is weak in that area – improve public transit (buses) which could help with traffic and parking concerns

80. Tell CSU to keep/preserve a pocket of land – don't sell everything
81. Keep continuity with the land to the North – Miller property
82. Move government facilities in downtown Fort Collins to Hughes area – develop high taxed housing properties downtown
83. Turn area into sports fields/facilities for kids
84. Keep some open space truly open/natural for kids to explore in
85. Keep it open for recreation, nature, and peace and quiet next to city
86. It's special to be able to take your dog into the area
87. Don't cram it full of houses and retail like Walgreens and Starbucks

Land Use Context Station:

(+1) = agreement by another person who wants to second the comment

1. No major housing construction; no condos
2. Does the property have to be annexed into the city? Why? A developer would have more latitude and flexibility if it wasn't annexed.
3. No concert venue due to concern for noise.
4. Because the land was given to CSU for practically nothing, ethically they should raise the money to tear down stadium, make natural area at CSU's expense, and give the land back to the people.
5. Once a little housing is there, it will continue to spread. We've seen that in other areas nearby.
6. 800 homes would be huge amount of traffic.
7. What is the GMA (Growth Management Area) process?
8. There is plenty of low income housing on the west side of town. Don't need more.
9. Don't want to see wildlife diminished by this project.
10. Wants full transparency in the RFQ/RFP process with all the submittals posted online for the public (not just the shortlist submittals, but all of them).
11. Wants low density housing, not high density—or wants open space—no retail, but recreation is okay.
12. In old town, city and county buildings don't collect tax (low tax base). Put this issue in front of the community by putting the low income housing (high tax base) in old town, then move the city and county buildings to the Hughes area where there is lower traffic impact.
13. Consider how the adjacent Miller property coexists with the Hughes site cooperatively. The Miller property has not had any contact from CSU/Facilities or from Icon on planning.
14. Concern about low income housing—what it will do for safety of recreation for kids, women, and family, as well as for the property value of the neighborhood.
15. Keep open space/recreational
16. Would a new school go in, if more housing went in? Could a low density neighborhood handle that? Who would pay for the school?
17. Do developers have to set aside a certain amount of park/recreation/open space if housing goes in?
18. Is there any idea of how much space that area would support?
19. Velodrome for cyclists could bring in income.
20. High density housing is a concern because city is already doing it; do it by I-25, not in a place with natural boundaries.

21. Leave the property for festivals for the City, County, and CSU.
22. The property could become a Park & Ride to transport people to the new on-campus stadium.
23. (This commenter has been in Fort Collins since 1967) A special quality of Fort Collins has been the ability to protect open spaces in this community, so it can be watershed and natural landscape. It is important to have a buffer between the developed city and the rest of the foothills.
24. If developed, restrict the property to low-density mixed use.
25. Would like no development—or make the property a concert venue to compete with Red Rocks.
26. Mostly worried about traffic
27. Against more housing and traffic, especially given the development on Drake and Overland.
28. Ecological effects—concern over the traffic along the reservoir road (“Every day will be like game day”)
29. Make it a high end golf course, restaurant okay too, to provide income. It would preserve the view of the foothills while being natural but manicured.
30. (Sarcasm intended) It should be a gated community reserved for the most elite of the 1% comprised of McMansions and servant quarters. Or, a commune for hippies.
31. Think about using natural materials with respect to absorbing sound.
32. Concern for flood planning
33. (+1) Would like it to be a natural area—it’s a very special space. Keep growth on the east side. There are wonderful animals that live on this property.
34. 18 years ago when she moved here, it was originally communicated to this person that this area would remain a green belt all the way to Loveland. She is very concerned about high density growth in this belt.
35. Existing roads aren’t adequate.
36. This is an area that the community uses.
37. Preference for lack of buildings; maintaining the view is important.
38. Suggestion to add another reservoir on this property that connects to the bottom of Horsetooth.
39. Don’t want to see homes built; this will maintain view and space and promote tourism.
40. Will there be an environmental assessment (from human to wildlife to noise, etc.)?
41. Leave the space natural—no development (no parking lots, parks, houses); trails are okay
42. No need to keep developing.
43. Treasures the open space; the property is unique—the interface with the prairie, foothills.
44. What is the zoning for the space? Question about the area represented as LMN (represented in the map).
45. Don’t add traffic—concern about more vehicles and pollution and the environment. Concern about the animals that live on that parcel.
46. Concern that what comments that are received from residents will be put aside for what makes the most money.
47. Keep it natural—open space for community and dogs.
48. No housing, shopping malls, or development of any kind.
49. What is low income or affordable housing? Who does it include? Would like this defined.
50. No more shopping malls or big name stores, no hotels or resorts. Preference for an art center and crafts-based area, could have a healing center and alternative businesses, old town unique feel is okay; no box stores. Other ideas: Bike paths, open space, community farm, a place where

art is integrated with open space, eco-friendly landscaping for kids and animals, eliminating the use of toxic stuff like pesticides. More like the Gardens on Spring Creek.

51. No students.
52. “Agriburbia”—a combination of agriculture and houses together, right under the “A”
53. Mode of sustainable living with good building materials and the use of vegetable gardens.
54. Low density development with a feeling of space.
55. Have a development for profit, do not have low income housing tax credits used, but instead have it with a proper mix of affordable housing.
56. Incorporate housing in a balanced/aesthetic/open way. There’s already high density condos/housing near here.
57. Keep it a dog/human focused area—like having a dog pool.
58. CSU said this property was too valuable not to develop. However, the property is too valuable to develop.
59. Need for innovative transit-oriented workforce housing, mixed use with recreational space merging into open space around it.
60. Currently serves as space for running and dogs.
61. Limit traffic
62. NO HOUSING, NO COMMERCIAL
63. Venue where it maintains integrity of the foothills, animals, open space/multi-use (hiking, golf course), which would bring in tourist recreation based money.
64. Ask CSU to raise employee wages to not be forced to provide low income housing.
65. Support low-density development, however make reasonable and appealing if high density low income housing, then target families—but then issue of traffic, so provide resources within the neighborhood and promote alternative transit.
66. Is there a potential buyer already for this property?
67. Will CSU lease the land? –Steady revenue
68. What is the economic value?
69. What about this space for senior housing? A community of different levels of care; a building that includes daycare for seniors and children.
70. Would like to hear a wish list from the City of Fort Collins before any developers come on board or any more meetings occur.
71. Integrity of the open space recreation is important; protect it. That’s the reason why I moved to my neighborhood.
72. “You lied to us. The letter said you were going to listen about whether we are redeveloping or not. If you take down the stadium, raise your own money for it. Please consider the animals, the people, and the environment.”
73. (+1) Sell to Stryker/music venue (Fort Collins Red Rocks)
74. Low density—acreages/horse properties
75. (+1) Detention pond – impacts of development, will it handle
76. No “Destination” Development
77. No retail
78. 10 pm Quiet time
79. (+1) Like Observatory Village or Rigden Farm, Bucking Horse would be great.
80. Community feel, mixed, nothing big.
81. Planned community

82. If CSU owns land & private developers build- is it taxable on land & improvements?
83. Not money driven
84. Not multi-million dollar homes
85. What is affordable?
86. Lower density
87. Mixed use
88. Neighborhood retail—no big box.
89. Repurpose Hughes to other uses
90. If more housing, what are the impacts on local schools?
91. Engage PSD early in the discussion
92. No new traffic lights
93. Low density/no traffic
94. Preserve open space
95. Mixed better—No development
96. Low height—two story maximum
97. Overland/Drake impacts
98. Keep feel of area
99. This is a big PR show—won't change desire to development
100. Stay as is—given to CSU should remain with public purpose—CSU doesn't need –tear down—return to people as a natural area—ethical thing to do.
101. (+1) Leave natural / no development
102. (+1) No parking lots
103. (+1) Trails open space are ideal
104. (+1) Critical to conserve wildlife habitat and corridors
105. (+1) Travesty to develop
106. (+1) Poudre District Library & other community uses such as Gardens and other recreation if developed
107. Secondary reservoir—whole site with associated open space.
108. Lied to us to get us here. Letter said “talk about” whether to develop.
109. If develop—raise money yourself.
110. Please consider animals, people, and environment.
111. Take stadium down at CSU expenses and leave land alone.
112. Reflect “proposed” trail, City-Bike FC.
113. Connections for bike connections between city natural areas.
114. Strengthen trail connections
115. Connect natural areas—County and City.
116. CSU should keep this property: no more land, sale is short-sighted
117. Maintain easement for City connections
118. Will money override values
119. Trail connection to neighborhoods east of Overland Trail.

Community Needs & Values Station:

1. Move & Expand the Holiday Twin Drive In to this new space!
2. Open space & capitalizing on what is already there
 - a. Connect trails

- b. Keep disc golf course
 - c. Add Velodrome
- 3. Open space, close to nature
 - a. Keep the peaceful atmosphere
 - b. Keep the views of the ridge
 - c. Keep the openness/visibility
- 4. Velodrome for bicyclists
- 5. Space for festivals – CSU & City
- 6. Parking area to transport fans to new stadium
- 7. Use space so community can benefit ex. like Spring Creek Gardens – but doesn't necessarily need to be a garden
- 8. No more traffic lights – don't make something that would make this happen
- 9. Keep it in county zoning
- 10. Utilize space so community can benefit i.e. Spring Creek Gardens
- 11. Minimize traffic & control traffic
- 12. Permanent home for farmer's market - This ties to CSU's mission & education
- 13. Place for dog(s) to roam without city restriction
- 14. Open space & mixed housing (affordable +, not low income)
- 15. Low light – respect the culture of the west side of town
- 16. Keep integrity of open space, not be an eye sore, protects property values
- 17. Encourage conservation & land trust groups to purchase land & gift it to the city for open space
- 18. 100% opposed to construction (housing, retail, commercial)
- 19. Open space trails
- 20. New library location & open space & community gardens & conserve wildlife corridor & habitat
- 21. Open space – lots & lots
- 22. Protect passage/migration areas of wildlife
- 23. Straight bus-line from overland to campus
 - a. Would ease parking issues on campus
 - b. Important for staff & faculty
 - c. Important for affordability & access to campus
- 24. If developed, can they use local developer?
- 25. Green energy space/sustainable space/eco-friendly
 - a. Solar power
 - b. Create an example of what can be done with sustainability & green energy
- 26. No retail/no commercial
- 27. Velodrome
- 28. Outdoor gym/fitness area
- 29. Keep Frisbee golf!
- 30. Keep water retention
- 31. Protect wildlife & incorporate into design & encourage more wildlife
- 32. Why does it need to be annexed? Why does CSU want to get rid of it? Can CSU repurpose it to their benefit? Can CSU repurpose for CSU?
 - a. Use for educational purpose -> research on plants, land, animals, environment
- 33. Low-density/low-profile & sustainable living
- 34. No Walmart! No retail/no commercial

35. Community gardens – weave in w/ educational purpose of CSU
36. Farmer’s market
37. Keep integrity of CSU as Ag School
 - a. Repurpose space to support mission
 - b. Education
38. Protect mountain bike trails
39. Low profile & minimize traffic
40. If land gets developed for affordable housing and/or CSU staff/faculty, how will it be regulated?
 - a. Concern for property turning into rentals by CSU staff/faculty kids/college students
 - b. Concern of rental property vs. ownership
41. If land is developed. Make low profile & blend in w/ surroundings & environment
42. Maintain integrity of foothills
43. No eye sores!
44. Wildlife refuge & be mindful of wildlife & their habitat
45. Create parking low profile, no high rises
46. If developed make multi-use
47. No hotels, resorts, commercial/big-name stores
48. Large park!
 - a. New recreational opportunities
49. Non-chain, local food
50. Food truck rally night(s)
51. No bars or brewery or distilleries
52. Quiet space
53. Multi-use space
 - a. Has retention ponds – keep
 - b. Keep open space
 - c. Some affordable housing – keep towards Overland
 - i. CSU staff
54. Multi-use space
 - a. Keep the views (nature & mountains)
 - b. Keep the trails
 - c. Connectivity/ability to connect to nearby spaces/parks/open space
 - d. Make a “City Park 2”
 - e. Recreation
55. Take stadium down & leave alone
 - a. Wildlife viewing
 - b. Lied to us about redevelopment
 - c. Protect the wildlife
 - d. CSU must raise money for taking down stadium/whatever happens
 - e. No housing or construction because we lose it all
56. Tear down stadium & give land back to the people
57. Make all natural area
58. No housing, no commercial development
59. Affordable Housing – only part of the space, maintaining natural area
 - a. Limit business & local, not commercial/non-local

60. Maintain integrity of foothills
61. Faculty/staff housing & open space/natural area
 - a. Mixed type of housing
62. Open Space
63. Open space w/ recreation opportunities
64. Maintain outdoor community space – Fort Collins/Loveland/County to work together to create
65. Open space
 - a. Protect interface between the mountains & prairie
 - b. Close to wildlife habitat
 - c. Non-manicured – keep it natural
 - d. Unstructured
 - e. We want to come to see nature
66. Open space
 - a. Conserved space, protect interface between mountains & prairie
 - b. Trails for walking
 - c. Wildlife conservation space
 - d. Central wildlife corridor
67. Lower crime at Elizabeth/Overland & mitigate this issue
68. Open space
 - a. Walking trails
 - b. Natural habitat
69. Open space
70. Recreation space
71. If there must be structures, build affordable housing (2-story max height, low profile)
 - a. NO retrieval space
72. Open space/recreation
 - a. Yoga studio
73. Open space/recreation
 - a. No condo & no residential
 - b. No commercial
74. Open space & recreation
 - a. Keep the natural views
 - b. No man-made structures
75. Open space/recreation
 - a. Maintain viewshed
 - b. Don't lose access to trails
 - c. Don't lose user ability of open space/personal recreation
 - d. Keep values of Fort Collins biking/transit/sustainability & inclusivity
76. More open space
77. Additional reservoir
78. West Elizabeth needs additional traffic light at Overland Trail (or a roundabout)
79. More open space/recreation – large space
80. Lower traffic
81. Additional traffic lights on Overland
82. Affordable housing

- a. Lower cost of construction
 - b. If CSU sells Hughes land to developer, could some of the money go back to developer in a covenant to help cover development cost so it makes it more affordable to lower income brackets?
83. Leave space open (natural preserve)
- a. Not much open space along foothills now
84. Low profile if developed
85. Park-like
- a. Mountain bike park
 - b. Ball fields
 - c. Picnic areas
86. Recreation/open space/bike path/walking paths/sledding hill/dog park
- a. No additional construction (housing, buildings)
 - b. No additional congestion/traffic
87. Open space
- a. Link to other open spaces nearby
 - b. Create pedestrian/open space corridor
 - c. Unstructured recreation – nature-based
88. Protect access to trails from neighborhoods
89. Low density housing
90. Need for openness
91. Increase park area & accessibility to parks
92. No gas stations / no big box retail

Traffic, Multimodal Access Station:

# IN FAVOR:	STATEMENT/ISSUE/SUGGESTION:
3	Multiple buses on multiple routes that's paid by the developer
3	Roundabouts are great!
3	Plan ahead – make sure whatever goes in has traffic capacity to accommodate BEFORE it becomes a problem. Proactive, please.
5	Moved to the west side of town to avoid the traffic and congestion happening in other areas that are already more developed. Please do not put in more housing/traffic, high rises, etc. Keep it beautiful, scenic, and a beauty that attracts outdoor enthusiasts!
1	Pedestrian crossing lights from neighborhoods on east side
5	Accentuate open space already in place – dovetail with current master planning for trails and trail
1	Speed bumps on Overland
2	No speed bumps on Overland
2	Mixed use open space/residential (some affordable)
1	Tell CSU to keep part as something easy on the eyes/breathing room and sell the rest
2	Speed bumps on Stuart
1	Build overpass or means to cross Drake to get to Overland Park – if traffic increases
1	Zipcar station pick-up point within development and bus line to help congestion

4	Concern with overloading of Drake & Prospect
2	Increased housing will increase traffic to Horsetooth Reservoir for recreation
1	Light at Dixon Canyon Rd./Overland
6	CSU tear down stadium and return property to the people to make into a natural space @ CSU's expense
3	Once building starts it will never stop and lead to increased expense and traffic
4	Congestion on Drake is terrible
5	Decrease traffic by affordable housing so CSU employees do not have to commute in to Fort Collins
3	Shuttle service for employees and students to campus
2	Shuttle service to games and events for fans
6	Greenway through property on Overland to Prospect
2	You lied to us – the letter said we were talking tonight about whether to redevelop or not. If you do, you raise the money yourself, including the stadium demo and leave the land as open space and consider animals, people, and the environment – not the money.
6	Interested in reducing traffic & pollution
24	In favor of more open space
8	Affordable options for housing
11	More bike lanes
5	More transportation options
1	City/County partnership
6	No lights on Overland which causes congestion
3	No lights on Elizabeth which causes congestion
1	No lights on Mulberry which causes congestion
11	Roundabout on Overland and W Elizabeth and Mulberry is very dangerous
7	Stoplight at Overland and W Elizabeth
9	Relieve congestion on Prospect
1	Light on Yorkshire/Drake needs to be on a regular timed cycle
1	Yorkshire/Drake light cycle is okay as is
5	Volume concerns on Stuart
8	Stoplight at Overland/Drake needed
1	Opposed to stoplight at Overland/Drake. If something is needed – prefer roundabout
8	Wildlife concerns with traffic (more roadkill)
9	Overland/Drake – roundabout should be added
6	Add pedestrian sidewalk on east and west side of street
4	Noise reduction needed with added traffic
4	There is only transit to CSU but not downtown. Please add downtown too!
5	Sell the land to Pat Stryker for music venue – Red Rocks of Ft. Collins

3	Add low density housing
3	Use some of the acreage for horses
11	Protect wildlife migration with corridor
4	Do not widen Overland to 4 lanes
2	Keep the speed limits low
1	Add housing development like Harmony cottages
2	Encourage living and playing in the area vs. driving elsewhere
6	Do not make the area a retail or destination spot
2	Add a stoplight and pedestrian crossing at Hampshire/Drake
12	Use Hughes to connect Maxwell and Pineridge as a natural open space
2	Widen Dixon Canyon Rd. if development happens
1	Will traffic study push traffic to Dixon Canyon Rd?
1	Left turn on westbound land on Dixon Canyon Rd
1	Would like to partner and have involvement in the planning process for the 40 acre Miller property north of the Hughes Stadium property
1	Relocate the city offices out to Hughes since they currently occupy prime real estate space and generate no taxable income. Instead rent that space to tax generating occupants