

HUGHES ONLINE FEEDBACK FORM  
COMMENTS: Aug. 28-Dec. 21, 2017

The below comments were received between August 28 and October 31, 2017, through the Hughes website online feedback form. More than 100 community members have used the online form to email their ideas, questions and concerns. All feedback received is cut and pasted below with all identifying information about the submitter removed. CSU will continue to update this document as more input is received via the online feedback form.

1. I would like to see any type of program/project that would benefit the Northern Colorado/CSU community.
  - \* Low-income housing for CSU staff and students (not like the upscale/overpriced housing options near campus)
  - \* Non-profit Fort Collins Rec outdoor adventure park with subsidies for Fort Collins residents (<http://www.colorado.com/ziplining-aerial-parks/epic-sky-trek>)
  - \* Convert the stadium to a large seating amphitheater for outdoor concerts
  - \* a really awesome outdoor space for residents.
  - \* a tree research area (in other words an area where CSU can plant a variety of species of trees to learn how different trees grow and adapt to Colorado weather and species) or gardens since the CSU gardens were relocated with the new stadium

What I don't want to see

- \* Investment opportunity for a corporation for high end housing (similar to the ponds) or high end student housing like those near campus
  - \* no green space or parks for residents
  - \* removal of disc golf course
2. What type of housing are they planning for the redevelopment of Hughes Stadium? I am a resident in this neighborhood and do not want to see low income housing in my neighborhood. Can you provide more details on the type of housing?
  3. What is the best method for me to give specific feedback to Colorado State University, in particular Tony Frank, and to the Board of Governors?  
Will we be able to see the comments and information that you collect and forward to CSU and the Board of Governors?
  4. My highest priority is natural features, trails, wildlife and open space. Please fully explore a sale to the City of Fort Collins Natural Areas Department so that it can be preserved as an open space. The department has a large conservation fund and can pay fair market value. I am a neighbor and the reason I chose this area is the access to the outdoors. Please don't pave paradise!
  5. I live in Quail Hollow Neighborhood, very near Hughes Stadium.  
I don't recall seeing an invitation for the September listening session. Is there a way for me to attend? Thank you

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- 6.** Overcrowding the west side and the foothills is not good for the city or the natural areas near by the proposed site. If it has to be developed larger lots and buffers to minimize the amount of vehicle traffic is preferred. Since there is no shortage of buyers in Fort Collins making some arbitrary non-market based price should not be done. Cramming more apartments like the area just north of the site will increase traffic, noise and lights on the foothills ecosystem. The city just paid a large sum to buy the BACK half of the Horsetooth Rock area which is viewed by only a few daily so putting more housing next to the foothills effects all in the city and lessens the open areas.
- 7.** This would be a great place to build an outdoor amphitheater to compete with Red Rocks and have CSU build a west campus since student population is growing. No other universities in America are selling their land for development. I would hate to see another boring development take this over and ruin this side of town.
- 8.** Please keep it natural, no dense housing projects, please. A concert venue would be nice. Something tasteful.
- 9.** We live on Coneflower Dr, in the Ponds subdivision. We have not received an email, or physical invitation to this Sept 20th Listening Session. Please send an invitation, as our neighborhood is adjacent to Hughes Stadium, and we wish to attend.
- 10.** A concert venue or the drive in theater could move there. Please do not sell it to residential developers. There is too much housing construction on the west side of Fort Collins. The open space is critical to Fort Collins' culture and values.
- 11.** I definitely feel that CSU should look at developing affordable housing for its employees. The cost of living is so high here, and it is becoming harder and harder for us to hire employees for jobs that pay below \$24 hour. This is our chance to develop housing that can be used by our employees - Fort Collins is rapidly running out of room to build housing. I am a CSU employee, and feel very strongly about this.
- 12.** Regarding the affordable housing option: The west and north-west portions of Fort Collins already have a very high concentration of lower income housing. Schools such as Bauder Elementary, Blevins Middle School, Lincoln Middle School etc are already at a 70% free and reduced lunch rate - a valid proxy for determining the percentage lower income families in an attendance area. While I understand the Universities need for developing lower income housing for staff, it is important to consider the impact to those schools and communities that are already struggling to provide the support and resources needed to assist those families in need. Affordable housing projects in Fort Collins need to more fairly dispersed into other school attendance areas (east and south-east Fort Collins) where funding and resources are more available. Bottom line - affordable housing is needed in the city but concentrating it all on the west side of Fort Collins will only hurt already struggling schools and the community. Feel free to call me any time. I haven't received an invite to

the September open house but would like to attend as I live less than 1 mile west of Hughes. Thank you for your consideration.

**13.** Good morning, Hughes Stadium (re-development) gatekeepers;

Ever since Hughes Stadium was built, a key component of its 'sizzle' was the natural backdrop. If you read past articles about Hughes Stadium, time and again, it is described as being nestled in the foothills, splendor and beauty surrounding it, making it a 'special' place, not because of the stadium, but because of what it lay next to.

Turning the now defunct Hughes Stadium into housing will be a lost opportunity for future generations. The noble sounding "build affordable housing' for the masses is a bunch of bull - you all know that. No matter what the price point is (and housing nestled against the foothills isn't going to be given away), or how many houses are built, housing availability will still be chronically short in Fort Collins. At current growth rates, Northern Colorado will be a blob of indistinguishable development from Cheyenne into Denver in less than 50 years. There is no vision in adding to that reality - and really, putting housing on this site shows no effort at making Fort Collins, and Colorado, a better place, a special place.

Against the wisdom of the bean counters, the true visionary choice for Colorado State University is to protect this land for future generations. CSU is a Land Grant University - national land given to the State to teach citizens about agriculture. There is no better way to honor this legacy than to protect this land, taking advantage of the natural resource in place, and adding something that will be a true gift to the citizens of Colorado, something that will last forever.

This is from Colorado State University's own website:

"At Colorado State University, sustainability is foundational to who we are. As a land-grant university, we're compelled to steward, conserve, and protect the world around us. It's central to everything we do - from academics, research, and operations to outreach. It's an ongoing mission that we embrace together."

When there is money to be made, there are bad choices to be had. The singular opportunity to protect and preserve this space is the higher and greater use for the old Hughes Stadium footprint - it fits with the vision that Colorado State University itself says is important, helps to protect a unique Colorado ecosystem, and ensures that as growth and development continue unabated, the citizens of Fort Collins and Colorado have a legacy from Colorado State University that provides a respite, instead of chewing up this beautiful site with housing and development that will economically benefit only a handful of citizens.

**14.** I hope this land is not developed as affordable housing. When have few enough open spaces. I hope this can be maintained as open for the citizens to enjoy. Its location is optimal for this. We do not need more homes or apartments blocking one the views left. I think more residential units would be the worst possible uses of this land.

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- 15.** The land including Hughes Stadium should not be sold or leased for development. CSU has made a commitment to achieving 100% "renewable" sourcing of electricity and this land could be advantageously used to install a massive solar photovoltaic farm serving the CSU campus, thus showcasing a part of CSU's contribution towards mitigating climate change. Alternatively, this land could be used as part of a pumped hydroelectric energy storage project (using Horsetooth reservoir), but my preliminary estimations are that this may not be feasible. Thank you
- 16.** Open space has the greatest long-term benefit to the people of Fort Collins and northern Colorado. While the idea of affordable workforce housing sounds appealing, I have no faith that that could ever be achieved. It's simply rhetoric. Once the land has been declared for sale, the highest bidder will eventually win.
- 17.** I have commented to the City and city council that I think we should build a large recreation/bike park for our residents. Something akin to Valmont Park in Boulder. With the announcement that Hughes will have to be demolished and the rewriting of the City Plan, I think the ideal location for that park would be in the stadium's grave and the ideal time is now. The location already has existing bike trails (up Maxwell), a disc golf course, and is near enough town but not in the way of current development to be ideally useful and successful. We have wonderful bike paths and some great hiking/biking trails in town. What we are missing, however, is a quality bike park. Valmont Bike Park in Boulder is a great example and has been hugely successful. These efforts reduce crime, encourage healthy living, and increases the quality of life for residents. Boulder was able to re-draw their city Master Plan and open the park within just a couple of years, and I think Fort Collins could be even more successful using Boulder's signature project as a guide. PLEASE consider this option. It will have a large impact on the City, and draw more quality students and workers to the town and University. Thank you.
- 18.** Northern Colorado lacks a large concert venue that is big enough to attract bigger, more well-known acts which bring a huge list of benefits. With minor retrofitting, part of the stadium could be converted to that kind of concert venue and amphitheater and still maintain a piece of Hughes as part of its legacy. Think Red Rocks, but right here in town, and similar to Red Rocks, it doesn't need to be limited to concerts. They host a variety of events, have day uses, and it adds a sense of place and community. Not all of the land in the area would be required for a concert venue either, and it could still allow those other pieces to be developed as the market sees fit. It would be a great add to our community, become a huge economic draw, and become a landmark that has historical and sentimental value. Fort Collins overall is slowly developing the arts and music scene. It would build upon that and add a place of entertainment and culture, as well as some geographical balance to Fort Collins by adding a destination to the west side. Having an anchor facility would bring Fort Collins to a new level that all residents could enjoy and appreciate.

**19.** Hello,

I live in the area of Hughes Stadium but unfortunately I won't be able to make it to the Neighborhood Listening Session, so I would like to make sure my voice is heard on how to proceed

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with this unique opportunity of development in west-central Fort Collins (of course FC must eventually annex the site in order to provide proper zoning, permitting, etc).

I am glad that CSU is seeking ideas for this site, and I like what the web page says about community needs ("affordable housing, walkable neighborhood, community culture, sustainability"). Here is my vision for the site which I hope someone will listen to: a mixed-use, walkable/bikeable neighborhood - not just residential! - with a \*grid\* narrow streets (no dead-end cul-de-sacs!) that have bike lanes, easy transit to Fort Collins' main attractions of CSU and Old Town, buildings close to the sidewalks like they are in Old Town, pedestrian-scale infrastructure like lighting and bike racks rather than gigantic wide open parking lots, and almost everything a community would need within walking/biking distance including an elementary school, restaurants, houses of worship, and a local market. The site is approximately 2500 feet by 2500 feet, and it would take the average person only about 10 minutes to walk from one side to another which is nothing. Biking would be even faster!

Add a transit station near the edge that connects to both the CSU transit station and the Downtown transit station. With the huge size of this location, if density is done properly, it could serve tens of thousands of people and allow Fort Collins to grow WISELY instead of sprawling out all the way towards Wellington. It could be an ideal location right up against the beautiful natural asset of the foothills and those trails/lakes/creeks, but also easy access to Campus West and CSU. Find a way to connect trails in the neighborhood to the Spring Creek Trail just south of the site, along with the Natural Areas just to the west.

Avoid sprawling apartments where parking lots surround the buildings like Rams Pointe, instead have the buildings up against a street for a more urban feel. Aim for unique living like lofts above retail & restaurants for the multi-unit buildings that front the street. Red brick buildings of 3-5 stories can be beautiful and aren't too imposing, rather than the bland beige stucco of some parts of 70's era Campus West or the giant dorm towers on campus near Moby Arena. There should also be plenty of room for single family housing provided that it's done in a traditional manner with houses close to the street, with front porches, on narrow but deep lots (think of the Old Town neighborhoods). Houses on 0.20 of an acre is plenty to work with, and alleys provide multiple ways to traverse the neighborhood while also hiding cars. Additionally lofts should be available for purchase, not just rent, to encourage property ownership and longevity in the neighborhood.

Work with Poudre School District to make sure neighboring elementary schools can handle the incoming load of new housing. Kids should be able to safely walk and bike to elementary school without fear of being struck by a car going 40mph!

DO NOT widen roads. Overland Trail and Prospect so far west can stay 2-lane roads. Instead add \*safe\* bike lanes, build trails, and work with Transfort to make riding buses easy (routes that operate every 20 minutes is ideal, and if a coffee shop is nearby to wait in while the bus comes that is even better!)

Avoid big-box retail of all kind, including grocery. Those have no charm and encourage driving.

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Instead think of a small local market, similar to Beavers or the Fort Collins Food Co-op, that would meet most day-to-day needs of residents and would also make the big trips to King Soopers, Safeway, or Costco less frequent (this equals less cross-town traffic!)

Do away with parking minimums for this development, but learn the lessons of The Summit and provide real transit options instead. Consider financial incentives for those who don't drive a car.

Remember that it doesn't have to be all done at once. Building in phases, incrementally over time, is a workable approach. Developers likely won't agree to this because they want their money back quick, so you might have to sub-divide the site into smaller acreage and sell to different developers. Don't worry they will still come crawling because of how hot Fort Collins is!

I hope that this provides a vision for a more sustainable, traditional, new-urbanist spot in west Fort Collins. I can't wait to ride my bike and come visit!

- 20.** I am a FC resident and want to see something built here for the community! What I mean: since the stadium is so far west, it isn't practical to tear it down for a regional attraction since people from other cities would have to drive across town to get there, clogging the roads. Instead let us turn it into a Community Attraction, for the residents! How about a "New Town" (similar to Old Town) with all the charm and fun places that could go there. Loft studios, retail, bars and restaurants.

Make it accessible with transit with bus stops that go to CSU, and trails, like to Spring Creek trail. Make it easy and safe to walk around this new development, not like the new Super Target at Harmony and Corbett, too many blazing cars! Make it something that Fort Collins residents will be proud of! Not chain restaurants and strip malls! Thank you for listening.

- 21.** We live in the neighborhood that is invited to the listening session. However, we were out of town most of the summer and didn't get the invite in time. We would like to be invited to the invitation only listening session. Please let me know how to get on the list.
- 22.** I would like to see the University strategically keep the property and expand the veterinary equine and food animal veterinary center. I am not in favor of selling the property to a developer, as it would impact the access and egress to the dam, centennial road and to the trails and wildlife.
- 23.** I share concern about the fate of the Hughes stadium site, and hope that it can be preserved as open space or agricultural land.

I am a member-owner of [Poudre Valley Community Farms](#), (PVCF) which purchases land and leases it back to farmers for local food production. This model provides farmers access to land that might otherwise be lost to development at relatively low costs. I'd encourage you to explore this model – and the idea of converting Hughes stadium into farm land more generally.

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Converting the Hughes stadium site to agricultural land for local food production would be enormously beneficial to the community, and would align much better with CSU's mission as a land-grant university than would converting the site into a housing subdivision. I hope you will consider the former concept – as well as simply converting Hughes into open space – seriously.

- 24.** I am a musician, business person, and teacher at PSD Laurel Elementary School of Arts & Technology. I would like to share this idea for a perfect use of the old Hughes Stadium site.

Interested parties would include Pat Stryker/The Bohemian Foundation and all participants in the Fort Collins arts and education community.

Please view this link to enjoy the Idaho Shakespeare Amphitheater. It is a flexible venue that fits perfectly into an outdoor, foothills locale.

In addition to supporting our performing arts community, this is a perfect draw for residents and visitors to northern Colorado. <http://idahoshakespeare.org/>

- 25.** Hello! I am a Fort Collins resident for 2 decades and I found this web page from the Coloradoan article. First I want to say to the ICON Venue Group that we do not want a Texas or California style MEGA development here in our town. At least ICON is based in Denver so they should know that we Coloradoans like to BIKE and WALK and enjoy our beautiful state! Too much out of state developers not knowing our Colorado CULTURE building things that no one likes, like General Growth and that Foothills mall, what a mess, it's like they were making it up as they went along and didn't have a PLAN.

And speaking of Colorado, this spot where Hughes was built is GORGEOUS and UNIQUE right up against the foothills. Whatever is built there should HONOR that BEAUTY as well as the CSU TRADITIONS like the big A on the mountains!

If there's a neighborhood, I hope it's SMALL and the houses have front PORCHES so people can have COMMUNITY and chat with their neighbors. If there's restaurants, I hope they have PATIOS next to large SIDEWALKS so people can have COMMUNITY and have their DOGS with them outside. I hope there are PLAZAS and SQUARES so people can informally gather and LINGER and have COMMUNITY. Also, aside from neighborhoods and restaurant uses, don't forget the other uses that can help build COMMUNITY:

Libraries

Schools

Churches, Synagogues, Mosques (YES even in this day and age there is LOVE!)

Bus Stops (being inside our own cars having ROAD RAGE in traffic does not build community!)

Coffee Shops

Corner Stores (make it CLASSY like Fort Collins Food Co-op, NOT a 7-11 or Loaf-N-Jug!)

Trails

THANK YOU FOR LISTENING! Please make us PROUD to be FORT COLLINS!

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- 26.** I can't attend the listening session, but I have some concerns... It seems like ICON only has experience building arenas and stadiums based on their website... So why are they involved in deciding what goes here? Seems like a conflict of interest if you ask me!! Of course they'll want to build another stadium!!  
I live on the west side town in the Rossborough neighborhood and everyone here likes it nice and quiet... Except for game days at Hughes but those are over now. We would oppose any gigantic "attractions" on that side of town that bring crowds and noise and traffic.  
The drive-in is unique and not a problem, everyone loves it, but some new taxpayer-subsidized sports stadium like ICON builds all over the world?? No thanks!!
- 27.** Hughes stadium and its surrounding property should include an easement along the foothills that could be donated to the City of Fort Collins. This natural area should be used as a park. This would go a long toward repairing CSU's and Dr. Franks reputation to residents of the city.
- 28.** Due to the traffic concerns on the West side of town an additional housing development of up to 1000 single/multi-family dwellings seems inappropriate. It would be best if the University were to partner with Poudre R-1, The Fort Collins Soccer Club, Fort Collins Youth Baseball, etc. and the City of Fort Collins to develop sporting venues which could support these activities.
- 29.** During the development process CSU should be held accountable for maintaining the property. The weeds, the bone yard of discarded materials from CSU, etc. are an eyesore and a haven for the transients in town.
- 30.** Why should we think that anyone is going to listen to what the community says? It was the perfect location for a stadium, as past attendance has shown. The next best use would be a community park. High density residential use would make the poorly planned road system in the area a nightmare in early morning and evening hours, I get the feeling that these "listening sessions" will be one sided. Please prove me wrong.
- 31.** Affordable, aka low income housing will negatively affect property values. I am opposed. Additionally, traditional "affordable housing" is provided as high density housing. More units per land measure equals more\$\$ for developer, right? This would add greater population utilizing the services and infrastructure, not to mention additional traffic, adding to the increased transit problems already associated with CSU. Let's put them in Tony's front yard. I support addition to Maxwell Natural area, CSU agricultural use or other LOW density usage.
- 32.** Unfortunately, I am on travel for work this week and will not be able to attend the meeting. We live in the Ponds neighborhood off of Overland Trail and have been impacted by CSU game day traffic for 17 years up until this year. We learned to deal with it and planned as best we could to avoid driving on Overland Trail during games.

Traffic has been increasing on Overland Trail over the years as it has in much of the city. It would be extremely nice for us if the new use for the Hughes stadium land be not something that would severely increase traffic on this already busier road. I was hoping the garden area that had to be

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moved due to the construction of the new stadium could have been moved to Hughes. Then have the cross country teams run at this site through the gardens and CSU could have had another world class athletic facility.

Maybe there are other options for CSU besides selling it for development. I realize that CSU needs to make money, but I recommend something that better fits the boundary here between dense urban development and the Foothills.

**33.** We prefer NOT to have anything like the mall, shopping square, etc. I know this may not work out economically, but would LOVE to have them as nature area, if you take the stadium down. Or, somehow use the stadium as it is (or do a bit of taking down so as not to be needing frequent maintenance) for, maybe, youth athlete training etc.

**34.** I think it is a shame to tear down such a beautiful facility. I think it should be USED!

**35.** Thank you for hosting the neighborhood listening session on September 20th. It was very informative and well organized.

I agree with CSU's decision to have the property annexed into the City of Fort Collins. It makes sense to have the city control ultimate development of the site.

I would like to see the plot developed for affordable and workforce housing primarily for CSU staff. I think the idea of having Habitat for Humanity use part of the lot in the same way they are doing Harmony & Taft Hill will significantly improve our community. Most of the lot should be for townhouses and smaller homes. WE DO NOT NEED ANY MORE 4,000 SQFT McMANSIONS eating up land and not contributing to our community.

WE need to encourage transit routes into the section which should include the underserved areas east of Hughes Stadium. WE also need bikeways, like Spring Creek bikeway, to connect residents to the city without forcing them to use automobiles every time.

**36.** I was at the Listening Session last night (Sept. 20). I found it to be helpful and liked that my voice was being "heard". One question that I neglected to ask: Will the public have access to the list of developers that have submitted an RFP and RFQ?

**37.** Whatever goes in there, don't widen Overland Trail, because of induced traffic (it's a \*provable\* fact that adding more lanes to roads brings in more traffic - if you don't believe this, read about it!) Lots of cyclists including me ride along here, we need bigger bike lanes, but \*not\* more cars! Keep Overland Trail on a road diet please! So whatever goes in there, please don't make it something that will bring in more traffic and then the traffic study says "Oh we need to widen the roads" - \*wrong\*!

**38.** At least some of the property could be designated for "affordable housing" as defined by HUD and FHA standards because there is very little, if any, truly affordable housing for first time home

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buyers in the lower middle income range of earnings, young families, and persons in the service and hospitality jobs so vital to the economy of Fort Collins. Developers and builders could be given the land which should shave \$15-30,000 or more off the ultimate price of a home to the initial home buyer, and a deed restriction and/or covenant could run with the land keeping the home in the affordable "pool" for 20-30 years. Affordable housing is not "low-income" housing although some of that might be considered as well. It is not sub-standard housing. It is generally a bit smaller and with fewer frills but good quality starter housing. There should be some reasonable restrictions on profiteering on this land by developers and builders. Some of the "profit" or income from the land should go to the real estate department at the University for scholarships to study and come up with more, new, and creative ideas for providing affordable housing in Fort Collins to its hard working citizens who could not otherwise afford to buy a home in Fort Collins, Loveland, or this area generally. There should be some neighborhood commercial area which would be retained by the University Endowment so the net profit could benefit the worthy students who might need financial assistance and especially in those curricula which are needed and will benefit the society of the future...not to faculty or administrative salaries and benefits.

- 39.** I strongly encourage the University to consider the long term impact this large space and the use of it will have on the Fort Collins community. Understandable why decisions have to be made on what to do with the land and of course money is a factor, but a broader look at the appeal of our hills/open space/trails to our town. People from all over the region come to these trails to hike, run, and bike. My concern is the long term affect if the spaced is subdivided and the inevitable increase of foot traffic. Living near to this space I am also concerned about overall traffic increase/patterns. I have seen one too many accidents in the last year with the increase in automobiles during busy times on Overland Trail.

The general consensus of the community near to the old stadium is that the University is asking the community for input but the decision has been made - subdivide for lower income housing. Many feel that no matter what they say, their voice will not be heard. Please do the right thing and listen to the residents and take their ideas/input seriously and not just for "show". I haven't met a person yet that has said, "Yes, add new homes which will increase the traffic on the trails and roads".

- 40.** Senior housing cottages, coexisting with affordable housing for CSU staff, in a park like setting. If the homes can go up the west foothill a quarter of the way it could be beautifully tiered and then down into the "valley"... The stadium hill road going up to Horsetooth needs to be at least 3 lanes, and overland trail needs to be 4 lanes. Overland trail and drake road needs to be A ROUND A BOUT...thank you for reading this!!!
- 41.** The thing about Fort Collins that sets it apart from all other cities in the Front Range, and in our county, actually, is the abundance of open spaces. Repurposing Hughes Stadium into a recreation area/open space will benefit our city for generations to come. We've got to stop the sprawl of development against the foothills.
- 42.** Hello, I am writing to provide feedback on the Hughes Stadium property, as we were unfortunately unable to attend the Neighborhood Listening Session that was held on the 20th.

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As a home-owner/resident in the immediately surrounding area to the Hughes property (and as a small business owner here in Fort Collins), my hope is that the property will end up being used for some type of recreation; for example: a park, an open space with trails for walking/bike-riding, a place for athletes to train, etc. At the very least, whether the property is leased or sold, my hope is that whatever company takes over its use keeps that area's wide-open, picturesque scenery (being right up against the foothills) and will be mindful of the environment, as it already seems very wasteful to be tearing down the stadium (which, based on my understanding, will be part of the eventual plan), as opposed to re-purposing it as some type of outdoor athletic/training facility, for example.

As Fort Collins is already becoming overly congested and housing developments (apartment buildings, etc.) are already being squeezed into what feels like every inch of space that we have left, having something that is open and natural would be wonderful in keeping Fort Collins a destination for people who want to get out and explore - really keeping with the community culture. As it is, I talk to more and more people over the years that think about leaving Fort Collins (including myself and my family) due to the increasing congestion, roadwork and construction...which is unfortunate. So I think something that keeps the sanctity of the natural area on that property would go a long way in terms of sustainability for the area.

I'm not sure what ideas or proposals might already have been shared at the listening session, but thanks very much for your time and consideration. If you could please email me back at the email address indicated, so I know my comments were received, I would greatly appreciate it. Thank you!

- 43.** I would love to see this transform into a natural area, park, or other place to be outside enjoying our beautiful community.
- 44.** The Hughes Stadium property should be maintained as open space for the city of Fort Collins. Access to the foothills adds value to the community, and to the university - it's already hard enough to compete with CU/Boulder for outdoor-oriented students.
- 45.** No housing....change into natural area or fair venue.
- 46.** Open space along with some affordable, sustainable housing (but not low-income housing).
- 47.** Just make sure that some open space is preserved. Super high density housing there after many years of a large open area would be devastating.
- 48.** Please, please, please NOT another housing development. A big park or natural area would be best for the community!
- 49.** The easy solution is to force through housing that no one wants. That is what happened with the new on campus stadium. The city didn't want it, but CSU did so they said they would use private finding, which ended up being insufficient. So, they bonded it out to get their money. It feels like CSU is going to do the same thing here. People overwhelmingly do not want housing on this very

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unique piece of land. Have it be natural space, a park, recreation center, or music venue. Nearly anything would be better than more housing on this side of town. Overland Trail already feels packed for a small road because the city comes to this side of town to get to the mountains, hike the "A Trail", mountain bike, etc. At the first community meeting, it was very clear and overwhelming that people do not want housing there. I hope an institute for higher learning will be more creative with this awesome piece of land than but more houses on it. One would only hope.

- 50.** The area immediately surrounding Hughes Stadium - to the north, west, south and even east, has been a paradise for many residents for many years. I'm sure you have heard many stories, but I want to impress upon you that this space has afforded a rich history and spiritual wonderment to all that have wandered the trails. Personally, I have a connection that spans over thirty years. Selfishly, I want to protect those memories and experiences that have ultimately made me who I am (I am a CSU graduate, upstanding and contributing citizen), and I am just one of many thousands (no data to back up that number, just the folks I have seen their daily, year in and year out over decades, now). We have been borrowing freely, exploring and enjoying that which was never ours in the first place, without compensation, and I sincerely thank you for giving me (us) a wonderful place in FC to grow up in and experience life. We have no right to ask, demand, kibitz or negotiate any preservation of this space - I know this. If I had a magic wand or a winning lottery ticket - any means to buy and maintain this incredible part of Fort Collins and my life, I would do it within a heartbeat.

You have a choice, and obviously you have a business and legacy to maintain. I respectfully ask that you consider some option that will preserve the beautiful space surrounding the old stadium - at least to the north and west. If housing is built there, the new residents will love and appreciate this space, too - for decades to come.

Thank you for providing a forum for feedback.

- 51.** Please preserve the nature of the property in some way. I realize that the almighty dollar is calling and CSU stands to make a tidy profit from selling the land. Putting in any kind of housing development, especially high-density will forever alter the neighborhoods that feed into this area. Where Hughes sits it really a destination area while Prospect and Drake are the only road in ... and out! In my opinion, high-density will be a disaster in planning. I can barely turn in or out of my neighborhood from Yorkshire onto Drake. Just since I've moved here the traffic has multiplied exponentially. Do we really want out of control growth and a re-make of one of the most scenic and photographed areas of FoCo...turning it into an urban jungle?
- 52.** I would love to see it continue to be a space that can be shared with our community. An open space... Place for concerts... Natural area...etc.
- 53.** Make it an open air park or outdoor music venue. Open some of the land up to student gardening. They can sell the food like a CSA. Use it for student hands-on learning. Please don't put housing there. The Mountains Edge property will be full of multi-family homes soon and will totally fill

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Overland Trail with too much traffic. Don't make the west side of FC like the East side. Let's come up with low impact, outdoor learning solutions everyone can enjoy.

- 54.** Will there be a genuine community input process? The "listening session" was what I would call "we're doing this because we have to" and not designed to have a discussion. The overwhelming majority of people want no development, but I think protecting a large part by keeping open space with low density development might be acceptable to many. People are talking on neighborhood forums about how CSU has already made up their mind and will sell to the highest bidder. I hope this is not the case. I'm hoping that LEED design concepts will be incorporated and that wildlife corridors will be maintained. Traffic studies and mitigation will be of utmost importance since the only collectors from Overland in that area are Drake and Prospect. Prospect is only three lanes (middle turn lane, so essentially two lanes) from Overland to Taft Hill. Traffic will be increasing a lot, especially with the housing development going in on the NE corner of Drake and Overland. I hope CSU does right by the community, even though they have shown they don't really care about community input since they agreed to "listening sessions", probably to avoid conflict.
- 55.** I think the area needs to be developed to reflect the best of permaculture systems and values especially given we are supposed to be an agricultural school and have been an agricultural area that has been encroached upon by development that does not reflect consciousness about the fragile bio-system we live in that includes the air which has become painfully poor due to traffic and lack of development of a public transit system of consequence. I would therefore suggest an intentional community with gardens and housing and entertainment and shop services that demonstrates environmental acuity. Such a small example of this kind of system has been developed in Buena Vista and could be used to model this project. I can only hope you would consider this given the evidence of environmental decline that has occurred with the developments presently and has further created an imbalance in all socioeconomic strata.
- 56.** Please no housing!!! The building that is going on in this town is sad. Any little piece of open space is being turned into something. Soon there will be none left. Please turn it into a natural area.
- 57.** I currently live in The Ponds subdivision, close to Hughes Stadium. I plead to keep the property as a natural area/open space (maybe with an event center), and to NOT develop housing. This property has a long history with Fort Collins as a natural area and connector to other open space. Fort Collins is often on "best place to live" lists because of the mindfulness put behind our natural area planning and open space opportunities. There is value in keeping this property natural, and contributing to the quality of life of its CURRENT residents. Sacrificing the property to the highest housing develop goes against the characteristics and qualities of what makes Fort Collins great.
- 58.** This property is one of the only remaining areas along the foothills in the City. It is a gem! Please don't add more housing here to an area that has much more potential. Selling this land that CSU acquired for nearly nothing to make a huge profit and going against what the community wants is NOT the answer. No one that lives in this area wants more house here. It will affect traffic, light and noise pollution and overall enjoyment of our natural areas and open spaces. Please try to be more conscious of what is best for our community. As it is now, Fort Collins citizens think CSU is only

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thinking of themselves -- please prove us wrong. Everyone I talked to (including myself) that attended the community listening sessions believe that our voice doesn't matter, that CSU will do whatever is best for their pocketbook and that is their only motive. Prove us all wrong. Do the right thing. Be a hero, not a developer of open space. Don't ruin the beauty of our community and upset citizens with another greedy choice. Sell the land to the City for a fair price for natural areas or recreation. Don't pack a bunch of housing in this area. We don't want more housing in this area. Please, do something you can be proud of for generations to come!!

- 59.** I am most concerned about the plan to handle the increase in traffic and people in this area. I am not a proponent for more congestion, foot and vehicle traffic and possibly more crime. I question the true motivation of CSU in this endeavor believing what they are most interested in is increasing revenue and influence for the university. Please consider continuing to keep the area a low key residential area. Fort Collins has plenty of growth in other parts of town and the city is not keeping up with infrastructure needs to support that growth.
- 60.** This land was purchased with public funds, as CSU is a state school. The idea that it can now sell this land, for profit, to a developer and not pay taxes on the property is absurd. This land, which is bordered by City of Fort Collins Natural Areas, should be sold back to the city and remain public property. Adding housing in an area set aside for outdoor recreation would be a huge, irreversible mistake and one that will forever decrease the quality of life for all Fort Collins residents and visitors who now are able to peacefully access and enjoy the adjoining property. There are plenty of areas already under development that are in much more logical locations to build housing, and ones with more correct property tax status. If CSU were to lease the land, it would therefore have to provide all emergency and support services as the City and County are not receiving property taxes to fund such support. This land should be returned to the City of Fort Collins and the city should decide how best to use it. That's the only course of action that is reasonable.
- 61.** Despite the neighborhood meetings and online feedback forms, I fear CSU has already made the decision to develop this land for some kind of density housing, commercial use and/ or lease it to the highest bidder for development, no matter what the impact on the environment, water, land and neighborhood community. I live in a nearby neighborhood to Hughes Stadium. PLEASE do not make the old stadium and land into more housing with a retail mini mall! Leave open space around Hughes and if the land must be used, then limit use and buildings for one of CSU's horticulture or green land management programs. Let's not add more density and stress to the land and water resources that we already have. We don't want Overland Trail to become a 4-lane highway for all the traffic! CSU is supposed to be the 'green university' so how about bringing those green concepts to this opportunity in an innovative way that benefits this particular environment, Horsetooth reservoir and Fort Collins? The idea of CSU developing some kind of housing for their low-paid employees is ridiculous as CSU should not be in the business of real estate development.
- 62.** My first choice would be to keep it an open space. Keep Fort Collins unique and beautiful. Second choice, sell it back to the City for the cost of demolishing the old stadium. The city could work with the CSU Design program and students in landscape architecture to design a sustainable city-owned recreation center on the current stadium footprint. CSU could attract high quality

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students to these and other programs by using this as a demo project and the City would benefit from a state of the art recreation and art center that serves the public and preserves surrounding open space.

- 63.** This area should be kept as open space/ recreational. No houses, condos, or development of any kind other than hiking/ mountain bike trails. Please keep me informed as plans progress.
- 64.** Please don't put more low income housing here. Keep it as beautiful open space!
- 65.** I am strongly against housing or music venues. I realize CSU wants to make money. I hope the university also considers the burden on city infrastructure that housing or music venues would create. Many homeowners have intentionally chosen this end of town for its lack of traffic and/or noise. Low income housing may cause property values in the area to drop. We need to consider open space management. We need to consider environmental concerns. I pray city officials will speak up and university officials will seriously listen.
- 66.** The west side of Fort Collins suffers the worst air quality. Adding more housing will exacerbate this. Please do not develop as high density. This side of town can't support the traffic (even with more lanes on Overland).
- 67.** I live on the west side of town close to the stadium. I think housing is the worst option for the city. Prospect Road is already an irritating road to drive on and adding a larger population to the west side would make it so much worse. I think the area should be for recreation, open space, park system, bike park, amphitheater. The land is located in an ideal spot for outdoor recreation. Please no housing!
- 68.** Please do not turn this property into low-cost housing. It is a beautiful site and deserves better than cheaply built housing. The surrounding area already has enough shoddy construction. I would like to see it turned into a nature appreciation area. In keeping with the golf Frisbee course already there, maybe add a bicycle course, skate park, ropes course, etc. Make it an area the entire community can use and enjoy, not a rapidly deteriorating eyesore of shabby housing. Take into consideration how much it will cost to build the infrastructure necessary to support the addition of hundreds of people. Do NOT try to cram as many ugly, cheap apartment complexes as possible into this area. Yes, that would fit in perfectly with the housing that is already in the area but not at all fitting for the scenic setting. I especially would not like to see development such as that which has recently been built on Willox Lane (west of McDonalds). A prime example of ugly, cheap construction that was allowed to be built because the area was already ugly and economically depressed. Please do not destroy the beauty of the area that Hughes Stadium occupies. Use this area for recreational and educational purposes, please.
- 69.** Please maintain open space for this property. We will never get it back if it is developed. We have new housing going in on the corner of Harmony and Taft Hill, housing going in on Horsetooth just East of Taft Hill. Traffic is getting worse by the day in this area and if this land is developed it will

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become intolerable. I bet if the land were offered to the city, we could come up with a way to purchase it.

- 70.** The property needs to be deed restricted to allow for reasonably priced, attainable housing only.
- 71.** Open space is most important to me. My preference would be to keep the entire thing as a natural area, but that doesn't seem realistic from what I've read. Please, please work with City of Fort Collins Natural Areas Dept to conserve as much of the open space, trails, wildlife habitat and other natural values on this site.
- 72.** Please, no housing. That beautiful foothills area is prime for a foothills park, open-space, watch beautiful sunsets, bike, stroll, walk, enjoy fresh clean air in a rural setting as our "choice city" was meant to be! Please don't ruin our "choice city" with more tall apartments, condos and air pollution infiltrating those beautiful foothills and Overland Trail access. Please don't let the "almighty dollar" rule and ruin your lives and ours forever. We could all enjoy a lovely, open-space park for a long, long time while we are on this earth!
- 73.** I live in the area and would NOT like to see high density housing, nor low or affordable housing. The area already has a high level of low income housing and it is a major eyesore. The area is starting to look like "the projects" and additional low income housing will make the area worse. The area should be kept as open space or CSU botanical / green house facilities. If CSU is concerned about affordable housing for its employees, then CSU should pay its employees a better wage!
- 74.** While I want affordable housing in Fort Collins, surely any for profit housing in place of Hughes Stadium will be on par with current rental / housing rates and therefore not affordable. I also live just off Mulberry and walk my two kids and two dogs east on Mulberry to City Park and do not want more traffic on Mulberry; if massive housing units were built West of us then surely there would be more traffic on Mulberry than already is. People speed on Mulberry, they run the red light on Bryan, they race to pass each other, none of these are helping keep our city safe and why I don't want more housing West of us.
- 75.** I am totally opposed to housing being built at Hughes Stadium our city is being inundated with more large complex housing which impacts city streets and detracts from the charm of our city. Keep it open space!!!!
- 76.** No more housing! Outside public pool, fitness center for families kids and/or concert venue! Absolutely no housing!!
- 77.** I am not ok with a music venue! I live very near the corner of Drake and Overland. When they started the music for the marathon at 6:30 Saturday morning it worked me from my bed! The sound of the announcer from the football game was regularly audible in our house. I can't fathom how loud a concert venue would be, with the sound reflecting off of the hills into our neighborhood. Please, this is not red rocks, out alone in the hills. We do not want an open concert venue across the street from our neighborhood.

Those are my only two cents. Appreciate the opportunity to respond.

- 78.** Please, please, please do not put in new housing on the stadium grounds. It will ruin the quality of life for both the people that live on the west side, as well as for the wild life that calls this area home. We have all moved to this side of town to get away from the busy side of FC, and adding a huge development would take so much of that away. It will increase traffic and possibly lower our home values, by taking away such a beautiful recreational area. We love going sledding there in the winters, playing Frisbee golf and hiking in the spring, summer and fall. Please, if anything, turn it into a music venue that will bring something positive to the area. A music venue is something that the city of Fort Collins is missing and just think of what it can bring to the city. I understand that this is business and that money is the bottom line. I guess I am just hoping that you care more about the people of Fort Collins, than you do the bottom line. Thank you for your time.
- 79.** Housing and/or commercial development is the last thing this area needs! This part of the City is crowded and there is minimal open space and few recreational opportunities. Bike paths end on busily trafficked streets and biking is becoming increasingly dangerous. Housing development is rampant on the South side with new "communities" in FOCO, and developments in Loveland which eventually will merge into a densely populated megalopolis. One of the successes of FOCO that has drawn so many new residents, is the small town feel in a City that has so much to offer. As the population grows, and as the present population ages, more activities are needed for youth lest FOCO follow the example of so many other cities where youth have inadequate opportunities to keep them active and fall prey to drugs and alcohol, which is already a significant problem here. With increased traffic, seniors will have more difficulty getting around town to carry out their routine errands, and to enjoy the cultural events. The Old Town area, that has so much to offer, has become almost inaccessible if you are not in walking distance in the evenings and weekends. The stadium area would be a perfect location to serve both the existing and the future population with indoor and outdoor recreational activities, hands-on classes (e.g. pottery, stained glass, jewelry making, weaving), lectures, live theater, and other venues to draw people of varied ages.
- 80.** My husband attended the first "listening" session, where it was made abundantly clear that no one associated with the redevelopment plan wants to hear concerns or opposition to what has obviously already been decided. The density of population in this area is already intense, the unique environmental area in question cannot be replaced ... yet build, build, build is all that is ever offered. It is well known that Overland Trail Road is not a good candidate for expansion due to its lovely route along the foothills. Adding congestion, pollution and too many people is a recipe for disaster. Decisions need to be made with regard to what is best for the environment and our future not the wallets of developers and CSU.
- 81.** I am strongly opposed to the demolition of Hughes stadium with housing development. As it is, you cannot even cross Overland without an extended wait due to severe traffic. A new housing development will greatly exacerbate this problem and make west Fort Collins a gridlock just like central Fort Collins and downtown. I know that expressing my opinion will do nothing to stop this

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process but feel obligated to state my strong opinions as a faculty member at CSU. I am so disappointed with this decision.

**82.** I am a neighbor in the Ponds and can see the stadium lights from my back porch and have listened to the games that were held at the stadium for close to a decade, (which is easy to hear from our house). I welcome the use of the stadium as a music venue or some other public event spot. I do not believe high density housing is a good use of the property and am strongly opposed to this type of development in particular. It would have a negative impact on the adjacent neighborhoods. We already have lots of high density and low income housing in the immediate vicinity.

**83.** No more houses, please! We do not need more traffic, more congestion, more noise, more people on this side of town! This property would best serve the public as an open-space/park. Please help Fort Collins retain its nice-place-to-live character by not succumbing to the short-sighted "more is better" ideology! What happened to the "quality of life" view that used to be on the forefront of city planners?

**84.** I agree with the idea of using the NE corner of the property for CSU employee housing, as it would expand the residential housing directly north (Sumac St). I am much more passionate about maintaining the remaining land as open space, natural habitat and keeping the CSU disc golf course. I would support a community garden on the site, perhaps near future housing. I am in favor of demo and removal of Hughes Stadium.

I am very passionate about no other development on the entire site, including turning any of it into a park or adding additional landscaping. I would like to find out if the dirt parking lots could be replanted with prairie grasses after removing the noxious weeds.

The beauty of this area and a few other open spaces is not due to resources and amenities on the ground, but in the unobstructed views of the big sky.

**85.** I am a 2 time CSU graduate, long time Fort Collins resident, and Colorado native. I am currently a resident of the Quail Hollow neighborhood which sits at the intersection of Overland and Taft Hill Road, very near the stadium location. I am sorry I couldn't attend the listening session last night but I had a funeral to attend.

I would like to very strongly advocate for selling the land so that it can be preserved as open space/recreational use. It is adjacent to the Pine Ridge Natural Area, at the base of popular mountain biking trails, and is used by the City's children as a sled hill all winter. We have so much rapid development going on within our community that the qualities that make it the recently named "4th happiest" city in the nation are going to be tested. One reason we are so happy is due to our amazing open space and recreational areas within biking distance of the city and our neighborhoods.

I believe development of the property into residential or affordable housing would cause real disruption to this area due to increased traffic along Drake/Overland, negatively impact the few remaining wildlife corridors on the west edge of town, mar our views of this beautiful area, create

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conflicts with long established recreational use, and necessitate expensive roadwork to accommodate increased congestion in the area.

My vision for this property is one in which the land, if annexed by the city, is designated for a natural open space and recreational area to augment our quality of life and embrace our wildlife as well. My vision includes habitat hero gardens (pollinators), a sled hill for the kids, a conduit for mountain bikers and hikers, and the like. Please consider open space and recreation and prioritize it over residential or commercial development. It isn't the right space for that and this is one of our last crown jewels in the area for open space (certainly within city limits)!

- 86.** Let's keep Hughes Stadium as natural of an area as possible. Our beautiful state of Colorado is becoming so over run with overwhelming population I fear it will be ruined. Please keep a little piece of paradise around for our future generations to enjoy.
- 87.** Please leave it as open space, we really need it.
- 88.** The west side of town is already too congested and Overland Tr/ Prospect/Drake already have trouble handling existing traffic at times. In addition, the foothills open space helps make FoCo what it is. Please do not develop it further. CSU has already gone against public opinion by building the new on campus stadium. Please do not further disrespect FoCo by selling this land to a developer.
- 89.** Please consider not developing this area with MORE housing. Fort Collins is really beginning to lose its charm with the incessant building in almost every corner of this city. The additional traffic on Overland, being one lane, and Prospect between Overland and Taft will be ridiculous if the projected housing comes to fruition. Let's think about Fort Collins and not about lining the pockets of developers.
- 90.** There is a lot of great Open Space along Overland, and Hughes is such an icon of our community, especially with the A-Trail there. These types of spaces are quickly getting swallowed up by development and West Fort Collins is beginning to lose what makes it special - a place to access trails, view the Foothills, and appreciate that Fort Collins is so unique in that it sits at this "urban-rural interface."

I understand the need for affordable housing, but I feel we should be building "up" closer to and more densely within the city. The development that is sprawling into our more rural areas across Fort Collins is so ugly, cookie cutter, and not the types of homes that are built to last years and conserve water and energy.

I would love to see the Hughes stay a cultural icon in some way, celebrating a natural landscape that is becoming so uncommon. It would be great to see a skate park, bike park, playground, something that can engage youth and families, or be a place for music, events and festivals - the events/festivals downtown have become so standardized and everyone feels exactly like the one before. It was so nice having events like the Peach Festival when it was still at Hughes.

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- 91.** Would really like to see this unique property left as open space/foothills buffer. A concert venue at most. The push for "low-income housing for CSU employees" seems unrealistic and unworkable in fact - a mere talking point. (Plenty of low-income housing on this side of town already. What happened to the City's vision of mixed-density neighborhoods?) More housing would affect both the traffic on limited arterials and pollution in this area. Back in the 1980s, there was concern about further development west of Overland Trail negatively impacting air quality along the foothills. (What happened to that?) A recent study indeed showed Fort Collins' pollution is worse on the west side.
- 92.** Let's do something big: <http://money.cnn.com/2017/10/18/technology/future/google-toronto-sidewalk-labs/index.html?sr=fbCNN101817future0302PMStory>.
- 93.** Please take the traffic situation into consideration when deciding what to put in place of Hughes Stadium. The situation in town is already VERY difficult with very few good east-west avenues through the city. Adding additional housing would significantly impact the traffic situation. Spreading out the housing a bit more would help, but the proposed "affordable housing" would be sure to increase the traffic problem exponentially. Thank you for your consideration.
- 94.** I am a resident of Westgate Townhomes (the neighborhood which shares a fence-line with the stadium on the north side). As a resident, I would like to offer my feedback regarding any redevelopment. I think the property should be used for open space. This area already has a very high concentration of rental properties, usually with more than one tenant, which has created quite a bit of traffic congestion during busy times and a lot of noise pollution. Also, the scenery and character of the area would be ruined if this area was developed for housing.
- 95.** Is there a possibility that this could be used as a High School sports complex?
- 96.** Hope CSU chooses to sell to a developer with low-cost housing in mind. Whatever CSU chooses to do, remember all of Fort Collins has to live with that choice. Thank you.
- 97.** The Hughes Stadium property has been a fantastic resource for Fort Collins residents, even outside of games and special events. The disc golf and sledding hill are popular and trails behind the stadium are an important connection between the local open spaces. I would vastly prefer a continuation of a public space, be that open space or an auditorium. Our foothills public lands are a great draw for the city: an ugly dense development alongside the road to Horsetooth Reservoir would be a shame. The west side of town lacks the infrastructure investment and high tax base of the southeast part of town - how would the city cope with hundreds of new homes? We on the west side would like to keep things less crowded.
- 98.** Let it return to grassland and utilize it as open space or natural area for all residents. I'd be happy if the disc golf course got an upgrade too. NO CONDOS!!

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**99.** This property should NOT be used to build more housing or residential areas. Keeping this space open and natural is crucial to the environment of Fort Collins. We are known for being natural and agricultural and we need to keep it that way!

**100.** As a CSU Alumni 1990, 2000 and a thirty year Fort Collins Resident. The Hughes property should be donated to open space. Located next to Dixon reservoir and a key view shed entry into Horsetooth Reservoir the last thing the City of Fort Collins needs is more apartments right there. It's tragic that the decision to develop this has already been made any community engagement is a farce, developers clearly drive government and approval processes. Maintaining livability and desirability of current residents means nothing.

**101.** It would be great if CSU could convert the Hughes Stadium property into open space or a recreation area. With the neighboring natural areas, it would be beneficial to keep the space free of residential housing units. The traffic and light pollution would impact the surrounding natural areas in a negative way. With so many areas of Fort Collins filling up with houses, we have very few real open spaces for CSU students and city residents to enjoy. If given the opportunity, I think it is worth preserving this space and the surrounding natural areas.

A second idea would be to convert it into a natural space that could be utilized by CSU classes, so that it has some functionality for the school. Some extension classrooms or laboratories could be built, that would preserve some open space while serving an academic purpose. This would not negatively impact the other natural areas as much as residential housing, and could provide a fun learning environment for students.

**102.** The space around Hughes Stadium should be developed and maintained as open space/recreational space. It is such an important space for those uses currently- both the Frisbee golf course and the space around the stadium. Coyote, deer, and other wildlife are also frequent users of these spaces and with the proposed impending development on the corner of Drake and Overland and ever-expanding development filling in space northwards on the west side of Overland, having these wildlife and recreation areas on the edge of town are important to support those animals and prevent them moving even further into town than they already do. Please take a long look at the current use and its enrichment of the current community and its importance ecologically during this process. IF the option does not exist for the land to be used as open space/recreational space it should be used for something innovational and beneficial to the community... some type of community garden with family programming...tiny house cohousing... something that isn't just more housing or businesses, and something that honors the importance of this space.

**103.** Bikes

**104.** You should build a BMX race park!

**105.** Want me a BMX bahk park pls and thanks.

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**106.** I am a homeowner living on Overland Trail. I am concerned that the Hughes stadium land will turn into yet another large housing development. Please do not litter the west side of town with more crummy condos, automobiles, noise, pollution, and traffic.

There needs to be a wildland-urban transition from the foothills to town. The space between the foothills and Overland Trail should be preserved for this purpose. Filling it with housing would be a desecration to the landscape and to the community. I would encourage the City of Fort Collins to act reverently and turn the Hughes space into public open space or natural area.

**107.** Please do NOT build housing on the Hughes land. This will destroy the open space around that area! This is a great collaborative opportunity for the City, County and CSU to work together to keep this land undeveloped. So many possibilities, including an area that students can use for environmental studies, etc. The idea of all of those homes on that land makes me sick. Keep this land as some kind of natural open space.

**108.** Preserve the existing parking as a renewable energy hub with wind/solar energy hookups provided by the city of Fort Collins for short/long-term lot rental and fee-based charging of electric vehicles, RVs and tiny homes in support of local tourism by providing an Overland Trail alternative to U.S. 287 through Fort Collins. The existing field could also be preserved and rented as a soccer field for both men and women at the collegiate/olympic/professional levels by installing metal bleachers after the concrete bleachers are removed. The existing waste removal infrastructure could be used to support waste removal for both the soccer field and renewable energy transportation hub. Women's soccer in particular is looking for non-artificial turf to play on and the high number of days of sunshine we experience makes Colorado an ideal location. The existing stadium is an ideal location for promoting local tourism with access to both the Poudre and Big Thompson canyons via Horsetooth Reservoir. The parking could also be used by alumni and family members of CSU students for short-term rentals and to provide long-term rentals and affordable housing for CSU employees, students and the homeless.

**109.** I would like to see this turned into some sort of active/sport outdoor recreation area, with a mix of things like the Frisbee golf course; running and biking circuits (like the Valmont Bike Park in Boulder); maybe a fitness park or open-use courts for yoga, tai chi, and other meet ups/classes; and most of all, fitness stairs that go up the hills (Like the Lyon Steps in San Francisco or the Baldwin Hills Overlook in L.A.). This all would act as both a popular tourist destination and a spot for locals to enjoy the outdoors. You could even zone in some commercial pads to allow cafes, outdoorsy shops, bike repair shops, food trucks, etc. to serve the type of people frequenting this area.

Lyon Steps: <https://urbanhikersf.blogspot.com/2013/05/wordless-wednesday-lyon-street-steps.html>

Baldwin Hills: <https://modernhiker.com/hike/hiking-the-baldwin-hills-scenic-overlook/>

Valmont Bike Park: <https://bouldercolorado.gov/parks-rec/valmont-bike-park>

Outdoor fitness court: <https://nationalfitnesscampaign.com/the-fitness-court1/>

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**110.** I'm a homeowner who lives at XXX Ross Drive Unit XXX, which is directly across from Hughes Stadium.

As a homeowner who has lived across from the stadium for four years, I am very interested in seeing the land be used for open space/recreation. I believe using the land for open space/recreation is the most consistent with its current context. Maxwell, directly to the west of the stadium, is used by walkers and hikers. The disc golf field is utilized by the community. And, the grounds of the stadium are home to hundreds of dog walkers like myself. My two beagles and I walk the area at least a few times each week. Further, dozens of families with children use the area for sledding in the winter. These are only a few examples, but they illustrate that the area is already being utilized recreationally on a daily basis by multiple different groups within our local community. Developing the area for commercial or residential use would be a loss for walkers and hikers, disc golfers, those with dogs, and families with children, among others.

**111.** Big mistake to build the new stadium. Hughes could have been renovated at a much lower cost, but that wasn't good enough for the bigwigs running CSU.

**112.** Ask CSU to annex land back to the city then let city turn the land into a beautiful golf course.

**113.** Of course this Stadium needs to be torn down and become open space to preserve for future generations! Look at the map, it is surrounded by natural areas, lakes, the reservoir, trails, the historic A on the hillside. Think of the legacy we will be leaving here. Do we as a community want to pass down a strip mall with a 20-year life, or open space and trails for people to enjoy for many decades to come? ICON may not like this idea because they are builders and they don't make money from this, but those who came before us had the foresight to save land as open space rather than sprawl and pave in every direction, and we are grateful, let us show our gratitude by doing the same. Fort Collins resident for 18 years!

**114.** Hello,

I'm writing to provide feedback on the Hughes Stadium property, as I could not attend the Neighborhood Listening Session that was held on the 20th.

As a home-owner/resident in the immediate surrounding area to the Hughes property (and as a multiple small business owner here in Fort Collins), my hope is that the property will end up being used for some type of recreation; such as a park, an open space with trails for walking/hiking or especially as a place for athletes to train such as an athletic park or even a cycling velodrome. At the very least, whether the property is leased or sold, I hope that whatever company takes over its use keeps that area's wide-open landscape and will be mindful of the environment, as it already seems very wasteful to be tearing down the stadium (which, based on my understanding, will be part of the eventual plan) as opposed to re-purposing it as some type of outdoor athletic/training facility, for example.

As Fort Collins is already becoming drastically overly congested and housing developments

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(apartment buildings, etc.) are being squeezed into what feels like every inch of space that we have left, having something that is open and natural would be great to keep Fort Collins a destination for people who want to get out and explore. I talk to more and more people over the years that think about leaving Fort Collins (including myself and my family) due to the increased congestion, constant roadwork and construction...which is unfortunate. So I think something that keeps the beauty of the natural area on that property would go a long way in terms of sustainability for the community.

I'm not sure what ideas or proposals might already have been shared at the listening session, but thanks very much for your time and consideration.

- 115.** I am a 46 year Fort Collins resident, CSU Alumni and a graduate of the College of Natural Resources and believe that if CSU is truly the "Green University" they should turn the site into open space. I intend to fight any other option.
- 116.** I agree with the idea of using the NE corner of the property for CSU employee housing, as it would expand the residential housing directly north (Sumac St). I am much more passionate about maintaining the remaining land as open space, natural habitat and keeping the CSU disc golf course. I would support a community garden on the site, perhaps near future housing. I am in favor of demo and removal of Hughes Stadium. I am very passionate about no other development on the entire site, including turning any of it into a park or adding additional landscaping. I would like to find out if the dirt parking lots could be re-planted with prairie grasses after removing the noxious weeds. The beauty of this area and a few other open spaces is not due to resources and amenities on the ground, but in the unobstructed views of the big sky.
- 117.** The VAST majority of the LOCAL COMMUNITY does NOT want the land to be developed into even more homes and/or condos. Part of the reason we bought our first home in this neighborhood is because it backs up into open space. Huge numbers of citizens currently use the area as a recreation area/open space not to mention it is a major gateway to Horsetooth. CSU is supposed to be pro green but they aren't. If CSU sells this land to developers, I will officially be disgusted to be a graduate. I will never donate money to the school and my children will not attend. I know countless people in the area who feel the exact same way. CSU does not have the best interest of the citizens of Fort Collins in mind. They've turned into a greedy institution. They should think a little bit harder about the long term effects of this decision and not just the financial gains. Hopefully the decision hasn't already been made and you aren't just taking input from actual citizens as a formality. I will say that most people sadly think this to be the case. All eyes are on you, CSU. Don't blow it.
- 118.** Please no retail or homes. The traffic is already going to be increased with the new homes going in on Drake and Overland. I really wish someone from CSU lived over in our quiet neck of the woods and realized how awful it will be to add thousands of more cars to this area. There really is no respect from CSU regarding the quality of life in this town. Listen to the neighbors that will have to live next to this development. I would suggest keeping it an open space or a concert venue. The temporary use as a concert venue would be far less hideous than housing. It wouldn't be a concert

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venue nightly so dealing with extra cars would be the occasional thing instead of daily (like a development).

- 119.** I'm a professor emeritus at CSU. We live very near to the Hughes Stadium area. Very broadly, my recommendation is to create most of the area around Hughes into a friendly and usable open space. There might well be some spaces for small but needed housing projects. But fundamentally, I urge that the area become a public park. A generous park for future residents of Larimer County would be precious and broadly appreciated. To me, a smaller public Children's Park might also be considered. Altogether, instead of aiming at strictly practical goals to please us now, we should think of a gift for the next generations to our remarkable community.
- 120.** PLEASE - NO housing at the Hughes property!!! I am a local resident of the area and the consensus is that we DON'T want more housing, more traffic and more property development! The traffic has greatly increased on Overland Trail road, as well as W Mulberry and W Drake that connect to Overland. Many are concerned about additional pressure on the land, water resources and air quality. So, CSU - NO housing, please!
- 121.** I am aware that FoCo needs more low-income / affordable housing, and hope that will be included in the re-development. The Drake & Overland Trail intersection is already very busy and dangerous. It will need to be improved when the Hughes stadium property is redeveloped. What is the plan for this? Will traffic lights be installed? Also, I am concerned about traffic on Drake and Overland Trail. Will additional bus lines be provided to reduce traffic? I believe they are needed. Will there be any efforts to mitigate the traffic noise from Drake and Overland?
- 122.** I have read the feedback thus far and requesting the property be kept as open space is overwhelming. I hope CSU is listening this time.
- 123.** Why doesn't the university designate the land for preservation of natural grasses and wildlife? That would go a long way to make peace with the town and might make it easier to work with them later on!
- 124.** I'd love to see the area become a natural area. There is already too much new development in front of Horsetooth, so it'd be nice to have some natural space preserved there.
- 125.** The Hughes stadium property is very special in that it is next to existing open space, and a tremendous opportunity to expand our outdoor recreation opportunities. As FTC grows, the existing trails are becoming overcrowded. Selling this land to a developer is the wrong long-term decision. Please make it into open space.
- 126.** The overall property could showcase two of the most compelling and historic areas of study at CSU: Sustainability & Agriculture. The entire property can become a mix of housing surrounding a central gathering place located where the existing field is today. This central gathering place can be a mixed-use space, activated as a pedestrian village lane, greenspace, and/or farmer's market facility. The existing stands on both sides can be re-purposed into LIHTC affordable apartments as

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well as market-rate condos that incorporate the unique concrete support arches on the west side. There are several examples of this adaptive reuse in Europe, using old soccer stadiums. Surrounding the village that was formerly the stadium, community gardens as well as CSU experimental gardens could exist side-by-side, sharing infrastructure. Additionally, value-added agriculture ventures could be incubated, such as a hop farm, commercial kitchen incubation, finished retail products, etc. Finally, a mix of housing types is essential (including tiny home village), and LMN zoning would seem to be appropriate here. Ultimately, the former Hughes Stadium property could become an agricultural village, designed and developed with advanced sustainability techniques.

- 127.** Hi - I live within a mile of Hughes, and would love to see it preserved as open space. If not, please please please be sure that the light pollution from whatever is developed does not shut down the Drive-In Theater. The owners have said before that if Hughes is developed, that the lights would be the end of the theater. Let's keep this piece of history alive and plan any development as dark-sky approved.
- 128.** Please keep it as open space or turn it into an amphitheater to preserve the Colorado beauty and heritage. Thank you!
- 129.** The open space backing up to foothills is unique and of high value to the entire Fort Collins community... some combination of gardens and open space for mountain biking, hiking, dog park, etc.
- 130.** Please preserve the area as an outdoor recreational multipurpose area. We moved here 10 years ago and were impressed by the open fields throughout the town, the great parks and the ease of driving in Fort Collins. I was so inspired by what I thought was one of the most stunning settings for a stadium. Now every vacant lot is either filled in or has a yellow sign to redevelop. The growth here is exponential as is the traffic. The town is getting over run with cheap LEGO block apartments and housing developments at the expense of green areas. There is very little to be excited about here. The town is getting uglier by the day.

In addition, the city is already one of the most polluted cities in the country and west Fort Collins has the worst air quality in the city limits. The brown cloud and the diesel smell is getting worse, let's not add even more cars and houses. There are so many great recreational ideas for this area. I would like to see the city put in a cross country track in the winter. I ski at my local park and would love to have a groomed path. We could use more winter sports here. Please don't pave over this gem of an area. Thank you. Please keep this gem of an area natural.

- 131.** A considerable sized music venue would be a great fit. It would also help bring revenue to the city since anytime a major act is in the state we have to travel to Denver area. There is no decent venue in northern Colorado or within the Wyoming area. The location also has enough space to support parking for a large venue as well.

**132.** I feel the powers that be should be thinking outside the box. The suggestions people have provided so far are typical. Housing in Fort Collins is not and never will be affordable for most people. Open space. We have enough. Fort Collins certainly needs much more than it has to make it an appealing place to live, in reality, rather than in hype. In any case, my idea for that space is a bit unusual and maybe not practical, but would hopefully appeal to many people. I suggest that the space be turned primarily into a bicycle velodrome. This might appeal to Olympic hopefuls. Also, I imagine there would be space enough for an outdoor roller skating venue (ice skating is too common) and also a skateboard park. Maybe you could throw in a full size running track. There is a sad lack of activities here for young people and a skateboard park might be something kids would really use plus give them physical activity.

**133.** I'd love to see a music venue replace Hughes stadium ... it's a perfect location.

**134.** I am a long time resident with a family in Fort Collins. I believe Hughes stadium should remain as recreational/event type facility. The open space on all sides of the stadium are an integral and priceless commodity for the City of Fort Collins. The trails have become a major recreational area for the town and is getting more traffic each year. I am afraid if this property is developed into housing that the trail system will be overcrowded and will lose its appeal to many people. Not to mention the traffic on Overland. I believe the city should purchase this property for a once in a lifetime chance and provide a park/open space connecting a continuous area of open space to the north and south.

If it is developed into housing, then they should be mandated to upgrade and enhance the entire trail system to allow mountain biking and hiking on separate trails since it will surely become overcrowded. This is the gateway to the foothills of the Rocky Mountains, please don't develop it into housing and ruin this area of town? Go east or north for more housing, there is plenty of open space. By the way, there is a dam just above the property, do we want houses below it? I hope profit hungry developers don't get their way with this property, if so, this will be a big hit to the City of Fort Collins way of life. Thank you.

**135.** I think this is the perfect opportunity to move the basketball games offsite; Moby should be moved to the Hughes site. Think of how much better access there will be, and far fewer parking issues. This would be a great opportunity to showcase our foothills to returning Alumni. There is no good reason to keep Moby on campus; it should be torn down in favor of a parking garage for the football games.

**136.** I very much liked (and copied) this entry in the Coloradoan on 11/30/17. Thanks for asking! A mixed-use, walkable/bikeable neighborhood, not just residential, with a grid of narrow streets (with) bike lanes, easy transit to ... main attractions of CSU and Old Town, buildings close to the sidewalks like they are in Old Town, pedestrian-scale infrastructure like lighting and bike racks rather than gigantic wide open parking lots, and almost everything a community would need within walking/biking distance, including an elementary school, restaurants, houses of worship and a local market. With the huge size of this location, if density is done properly, it could serve tens of

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thousands of people and allow Fort Collins to grow wisely instead of sprawling all the way toward Wellington.

- 137.** I would love to see this area developed into an amphitheater as a venue for music and other entertainment. It is in a beautiful location nestled against the foothills. The music scene in Fort Collins has always been big. Being a college town with a diverse population, it is a natural fit. I think it would also be a great venue for events like New West Fest, the 4th of July Fireworks show, Craft Shows for local artisans during the warm months. Possibly a Colorado Winter Wonderland 2-3 day event with local shops having booths selling Xmas gifts and showing off what their shops sell in their Old Town stores and restaurants. Maybe even have a skating rink for the event. Very quaint, very Colorado. Stuff like this makes people feel good, puts a smile on your face. So, it could be used as a multi-use venue with lots of local events mixed in with some small - medium sized concerts featuring nationally known artists. I am envisioning a multi-use amphitheater venue that offers a variety of music concerts with special local events throughout the year. There will ALWAYS be a need for more affordable housing. Please, let's use this this area for something special.
- 138.** Starting as a freshman at CSU 23 years ago, I have enjoyed the open space around Hughes Stadium for walks, sports and a quiet place to read a book. Now as a resident of Quail Hollow, just across Drake, I would be heartbroken to lose that open space. Please help protect our wildlife, dark night sky, quiet atmosphere, and decent traffic flow by keeping the old Hughes an open area. I am in favor of selling to our Department of Natural Resources and other proposals that keep the area as natural and wild as possible.
- 139.** Many residents in this area's highest priority is natural features, trails, wildlife, and open space. Please fully explore a sale to the City of Fort Collins Natural Areas Department so that it can be preserved as open space. The department has a large conservation fund and can pay fair market value. I am a neighbor, and the reason I chose this area is the access to the outdoors. Please don't pave paradise! This area, on the East side of Overland is already low-income, high density housing. Fort Collins doesn't need more housing, it needs open space preserved for future and current generations.
- 140.** If Hughes will not be used for a music venue, as the plan is already to demolish it no matter the cost, then please let the land be incorporated into Maxwell Natural Area to provide more space for wildlife, natural resources, hiking trails, and the beauty of what most of us moved to this area for. As the City of Fort Collins continues to sprawl and become overly developed, the last thing we need is more housing to cram an overabundance of people in our idyllic town. Please think about the impacts on the natural environment here before adding more concrete and asphalt to our already warming globe.
- 141.** Please preserve the open space and nature that is present today. Housing, commercial development, and traffic will not preserve what is disappearing in our landscape. Taking down the stadium will allow for continued use of the area for low impact recreation in a natural park setting. The area is a part of the foothills which continues to be encroached upon. Preserving this landscape will allow individuals and families to enjoy the reason why we will allow choose Colorado to be our

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home. Please consider what our future holds. We can travel to Denver to see developed landscapes. Let us keep something natural and beautiful.

**142.** Not housing. Not housing. Not housing. Not housing. Not housing. How is it that the stadium location is too far from campus to host football games 6 times a year, but ideal for housing? Tear it down and put in a park and open space. As it has been used by west side residents for 299 days a year.

**143.** I applaud CSU and the City opening an idea forum for citizens. Wish they would have done same for the on campus stadium. That blemish and personal failings by CSU to do the right thing put a damper on our home team spirits. Since 1978, we have enjoyed going to games at Hughes Stadium. More than the lure of watching the home team was the experience of that great scenic location and the chance to connect with friends at the tailgating area. I doubt very much that we will ever go to the new stadium.

I appreciated the suggestions by the people who live close to that area and many wanted to retain the natural beauty as augmented by trails and maybe a pond or park, or nature center, bike trails so it feeds into the pride of Fort Collins, which is its parks and trail system. I also think the idea of some quadrant allocated to employee housing or low income housing would be a nice marriage of creating a place for low income people that anyone would be proud to enjoy. I know of a small group in Fort Collins wanting to design a community for an underserved market.

I love Fort Collins and as a long time strategic thinker for HP and for other large organizations, I see opportunities for Fort Collins to create examples that other states follow. Stuff like closing the gap between industry and education, diversity appreciation, strengthening business and market ecosystems are just a few examples of the scope of my involvements. I'd love to see the land around Hughes Stadium used to increase the value of living here by allocating a large portion to something natural.

**144.** My family and I have lived our entire life in Fort Collins and we love this city. We are supportive of CSU as a key component of the Fort Collins community. The city needs to manage growth and part of that is the continuing encroachment into our foothills. We would prefer to see the area become open space to also support our wildlife. Please consider our environment by using the land for open space. Thank you.

**145.** I live in the Ponds Neighborhood and I moved there because of the easy access to the sledding hills at Hughes Stadium and the bike paths and running paths. I am hopeful that whatever plans will keep some of that resource for the community. I know my sons will love the Frisbee golf as they grow older. I wanted to make a suggestion of gardens and perhaps a hops field for your brewery classes and degree. I read in a magazine a few weeks ago about a small college in Texas that turned their football field into a vegetable and spices garden. <https://www.pbs.org/newshour/show/one-college-turns-football-field-farm-sees-students-transform>

The school now makes most of the vegetables that the school uses for its student meal plan (which

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saved on costs to the school) as well as allow the students to sell the left over vegetables at a farmers market. The students loved it because it was a peaceful place to connect with the earth and the out of state recruitment went through the roof as students really identified with that type of atmosphere.

You also have significant land and you might be able to grow your own hops or grain for the beer classes and you might also start to be a leader in developing new hops in this field. I think that would fit in with the Fort Collins community and you might even be able to get sponsorship from the local breweries to assist in this process and in keeping up with the land. It would be another good partnership that you have with the community and the business community.

**146.** I think it would be great to keep a portion of the stadium as a music venue. This would create a unique venue and would also preserve part of the history of the site (being a stadium). Being a unique venue with a scenic view, this would be a draw for people to come watch a show. People would also be able to recall their times spent at the stadium. Additionally, parkland surrounding the stadium could act as a sound buffer and provide recreational opportunities.

**147.** Public bike park similar to Valmont bike park in Boulder. Funding could be raised publicly through donations/grants and maintained through city employee structure and volunteers. In addition to bike trails and obstacles, a playground and skate park could also be integrated to appeal to more recreationalists. There is plenty of space and enough interest from the Fort Collins bike community to make this a reality. The worst thing would be a high density housing development. Look at what Boulder had been able to accomplish with Valmont...while keeping it public.

**148.** Instead of selling the land to a developer at a discount for affordable housing, why not sell it at fair market value to the city and keep it as a natural area or open space? Use the additional money from the sale to raise the pay of your employees. \$10 per hour is pathetic in this day and age. My college work study job paid more than that 20 years ago. CSU should be ashamed if their pay is that low.

**149.** I do not agree with the idea of building housing on the Hughes Stadium property. I don't think that Overland Trail can handle the traffic increase that would happen as a result. At best, I think the space could be reserved as a natural area. I know that the city can afford to purchase and maintain the space. Most people I know who live on the west side of town enjoy hiking the trail behind the stadium that is part of the Maxwell Natural Area. If the stadium must be demolished, perhaps it could be replaced with a live music/events venue. Fort Collins is in need of a larger venue that would attract more diverse acts than theaters such as the Aggie and Lincoln Center. As the population continues to increase, acts that attract larger audiences will be interested in making a stop in Fort Collins.

So I believe the ideal use of this land would be a mixed use live music/events venue surrounded by a natural area complete with a disc golf course, gardens, a play area, a dog park (which is greatly needed in this area) and scenic paths winding throughout. The paths could be open to pedestrian and bicycle traffic. The gardens could include community vegetable gardens as well as a home for

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native flowers and plants such as are in other parks in town. Some of the space could be left open for public use such as exists in City Park. Of course in the summer it could be utilized as an outdoor event space. Having a music venue on the property could help fund the Parks department if operated by the city. As someone who lives near Hughes Stadium I have seen the deer, coyotes and other wildlife who frequent the area. I shudder to think that they would never be seen in this area again if it became built up like the east side of town.

Please respect all of what makes Fort Collins great: the nature, the wildlife and most of all its residents. Keep Fort Collins the unique place that it is by refraining from building housing and paving over one of its most scenic and enjoyable pieces of property.

- 150.** I have lived by the stadium for 16 years and would like to see a plan that is best for our property values and traffic situation.
- 151.** Open space, no homes at all. And please no homes or housing. Make it like Spring Creek.
- 152.** Open space, bike and walking paths like Spring Creek Park down the road. A large fishing pond, playgrounds, mountain bike paths, outdoor concert venue, Frisbee golf course, 9 hole chipping and putting golf course. No more homes or student housing please.
- 153.** In favor of expanding CSU equine program or a large community garden, maybe a bike trail as well. NO HOUSING WHATSOEVER.
- 154.** Please do not consider high density housing! Natural areas, horse trails, biking, hiking should be explored! We do not need more high density housing. Consider mixed use natural areas and park areas to be used by the public.
- 155.** I believe that CSU should follow the example of Indiana University and use the site of the stadium for an arboretum. Of course the site of their former stadium was on campus.
- 156.** First, thanks for soliciting feedback on this process, and making it easy to do so online. I live about a half a mile from the entrance to Hughes Stadium. This area is a gorgeous natural space; as other have mentioned, that's what made Hughes Stadium such a wonderful venue.
- It's a unique, often-photographed part of the FoCo foothills that make FoCo (and CSU) a wonderful place. With that in mind, I ask that you prioritize protecting the natural character, and unique ecosystem, of this area. The sale to the City of Fort Collins as a natural space would be the best option. I think a park emphasizing trails could mesh nicely with the area as well.
- 157.** The land Hughes is a special place, a scarce resource in this town. It's still mostly open, and right by the foothills and other wonderful open spaces. It's one of the little things that makes Fort Collins, the city that CSU calls home, a great place to live. The trails, meadows, and running access have given the public a place to recreate and enjoy nature.

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Keeping this property open to the community in some fashion- an amphitheater, an open space, a garden, so on and so forth- keeps this special spot in town part of the vibrant community that makes CSU a great place to study. Developing new housing that shuts out the public & nature, reverses that.

I'm not opposed to housing development. But there are many other places to build housing around town, on land that is not quite so special. Please consider how this property can be kept a part of the community, rather than a development of ritzy housing that cordons off ever more of the foothills for the enjoyment of a few.

**158.** I know CSU does not want the property, but for years they held there cross country meets there. I think it should stay as it is, minus Hughes Stadium, for cross country meets for CSU and for the local high schools. CU in Boulder has a nice piece of open undeveloped land that they use for cross country meets.

**159.** My suggestion for the property is to do an exchange with the Gardens on Spring Creek for their property. Build your housing at the Gardens property as that area is already tuned in for additional traffic with the new stadium. Set up the Gardens at Hughes location with more room for the Gardens and build an amphitheater as part of the Gardens there. The Gardens has been fighting to put a music venue in anyway.

**160.** In considering options for the Hughes Stadium property, my priorities are:

1. Open space. Close-in open space and wildlife habitat is critical to a quality community. Ideally the entire site would be set aside in perpetuity, administered by City of Fort Collins Natural Areas or Larimer County Open Lands program, with restoration efforts to jumpstart natural processes on disturbed portions of the property. If not the whole acreage, let's set aside the bulk of the property and consider the following priority on a small portion . . .

2. Cluster development. If some sort of housing and/or commercial development is deemed part of the property's future, smart design must allow it to be clustered on a small portion of the property, ideally adjacent to existing development and roads, so that priority 1 above can also be accomplished. Clustering can reduce infrastructure costs, making development more affordable. I'll hold up my own neighborhood as an example of what's possible. Greyrock Commons, in NW Fort Collins, is a 16-acre site. Zoning would allow 30 houses to be built on 1/2-acre lots, fragmenting the entire site. However we chose to cluster the 30 houses on about 4 acres so that 75% of the property could be preserved as open space. Over 20+ years, we have worked to restore native vegetation and have seen extremely positive results in terms of diverse habitat and wildlife. The approach we took benefits residents, neighbors and the environment.

**161.** Open space, open space, open space! Once we develop that land and that view we will never get it back. But why are you asking for our feedback? Tom Milligan, VP of External Affairs was already quoted as saying that the space would definitely be "monetized", which means that leaving the land open and natural really isn't an option to CSU because it doesn't generate income. His

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quote in last Thursday's Coloradoan ("We are going above and beyond what is traditionally done in terms of gathering input.") indicates to me that they are more interested in saying 'See, we went out of our way to ask for input.' than 'We will take your input seriously.

**162.** I am a 24-year resident of west Fort Collins not far from Hughes Stadium. For 22 1/2 of those years I was also employed as a Research Associate at CSU. As for the fate of the stadium property, I think the last thing most residents want to see is more development. Keeping most of the property as open space and/or park land would provide the greatest benefit to the citizens of Fort Collins. However, I am acutely aware of the high cost of housing in this region and the difficulty many CSU employees have affording a place to live. Therefore, perhaps 25% or so of the property could be developed as affordable housing for the CSU workforce.

I sincerely hope the University will take the community's input to heart, rather than completely ignoring it as they did when the decision to build the new stadium was made.

**163.** Do not build housing! Build housing out east or north of Wellington. Our traffic situation is a huge problem already. Either leave it open space or a multiuse recreation park. Field space for athletics is hard to find and at a premium. So an athletic park w multiple fields for soccer, lacrosse, football, etc. would be nice. Hope CSU does not decide to get greedy and develop into housing. I am a CSU alumni and am supporting the new stadium and all the other new upgrades to the University. But sometimes it feels like they want everybody to buy in to their projects but don't really give back or share their facilities.

**164.** This is an opportunity for CSU and Fort Collins to do the right thing and not blindly follow the developers(\$). This area is far too important to the community to just throw up more condensed housing to the detriment of all else. We as West Fort Collins residents would appreciate a truly respectful community and nature oriented approach!