THE HUGHES PROPERTY

The Colorado State University System owns a 161-acre lot that once housed Hughes Stadium, left vacant when the football stadium moved on-campus in 2017. After years of evaluation to understand the needs of employees and the broader Fort Collins community, as well as the viability of the land for various purposes, CSU System is moving forward with a redevelopment plan that addresses unmet needs for attainable housing, healthcare, childcare, and sustainability. As part of the redevelopment plan, approximately 70 acres of the site will remain open space. Only a little over half of the remaining 150 acres (after community facilities) will be used for homes -- the rest will be retained as green and open space.

VALUES

- ENVIRONMENTAL SUSTAINABILITY
- HEALTHCARE ACCESS
- QUALITY CHILD CARE
- PUBLIC TRANSPORTATION
- HOUSING OPPORTUNITIES
- EQUITY
- FISCAL RESPONSIBILITY

WE BELIEVE

FORT COLLINS IS FOR ALL: The cost of housing is the No. 1 challenge cited by CSU employees.

THE ENVIRONMENT MATTERS: When people can live closer to their workplace, they drive less. A transit stop on-site will be a massive reduction in Fort Collins’ carbon footprint, eliminating 1.5 million commuting miles every year and reducing carbon dioxide emissions by 430 metric tons annually.

CSU IS A PARTNER TO FORT COLLINS: CSU is the largest employer in the city and Northern Colorado and takes its role as a partner to the community seriously. Over the last two years, CSU has worked with the city on plans for the Hughes site and followed the City Council approved Fort Collins City Plan.

CSU HAS A RESPONSIBILITY TO THE STATE: Land owned by the university system is land that belongs to all state taxpayers, not only Fort Collins residents.

CSU HAS A RESPONSIBILITY TO ITS EMPLOYEES: As the community’s largest employer, CSU has raised all employees to a living wage for Fort Collins. Assuring access to housing is the next step of this commitment.
WHAT'S THE CITIZEN INITIATIVE ON THE BALLOT AROUND THIS SITE?

On April 6, Fort Collins voters will consider a Citizen Initiative Ballot that would force the City of Fort Collins to zone and attempt to acquire the Hughes redevelopment site for parks, recreation and open lands, and natural areas. CSU is not urging voters to vote for or against the ballot initiative. We simply want to explain that even if the ballot initiative passes, the measure cannot force the University to sell the property. We appreciate the benefits of open space and the desire to keep open space, and CSU’s plan would preserve approximately 70 acres of open and greenspace at no cost to the City.

WE LOVE OPEN SPACE, TOO, AND WE CAN HAVE BOTH!

The current redevelopment plan for the site includes about 70 acres of open and greenspace, including natural areas and trail connectivity, and takes an already residential area of the city and utilizes it to meet important community needs around equity and accessibility: providing attainable housing, on-site healthcare and childcare, as well as transit. We support equity and access in our community, and open space.

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<tr>
<th>COMMUNITY NEED</th>
<th>CSU SYSTEM REDEVELOPMENT PLAN</th>
<th>CITIZEN INITIATIVE</th>
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<tr>
<td>Open Space</td>
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<tr>
<td>Connectivity to trails</td>
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WHY NOT JUST OPEN SPACE?

- Over 50 percent of the Hughes land parcel served as event parking for 10,000 vehicles for 50 years. Extensive reclamation of the site costing millions of additional dollars to restore is required.

- City Open Space planners have said publicly that this is not an open space area they would choose to try and rehabilitate into a natural area.

- There are pristine open space parcels across the community that could be preserved with these resources that would be of greater value to all residents.