COLORADO STATE UNIVERSITY’S REDEVELOPMENT PLAN FOR HUGHES SITE

Colorado State University believes our employees, who are so critical in making Fort Collins a wonderful place, should be able to afford to live in the community. CSU owns the land that housed Hughes Stadium for nearly 50 years and has a planned redevelopment of the 161-acre site that includes affordable and attainable housing options, 70 acres of open and green space, a public transit center, healthcare center, and child-care center.

The plan addresses unmet needs in Fort Collins and is in alignment with the City’s Strategic Plan goals of housing, sustainability, access, and equity, as well as with the City’s Housing Plan.
100% of rental units will qualify as affordable housing — and attainable housing for purchase will be available at or below market prices.
KNOW THE FACTS

The CSU System owns the 161-acre site that was once home to Hughes Stadium and chose this redevelopment approach by considering the community needs, best use given the condition of the land, and sustainability.

Existing utilities to the site make it ideal for a mix of attainable/affordable housing, community services, and open space.

70 acres of the site – almost half – will remain open and green space, at no cost to the city or taxpayers.

The site will include childcare and healthcare facilities, which are in high need on the west side of Fort Collins.

The plan reduces Fort Collins’ carbon footprint, eliminating 1.5 million commuting miles every year and reducing carbon dioxide emissions by 430 metric tons annually.

A transit station will connect CSU employees directly to campus from the redevelopment, reducing ~1.5 million commuting miles annually, resulting in a decrease of 430 metric tons of carbon.

Hughes is not ideal open space – it would cost millions to restore it due to its past uses as a heavy machinery staging area, parking lot, and stadium site.

The last City of Fort Collins open space purchase was $3,208/acre, making the Hughes site 92% more expensive than other open space parcels. CSU’s plan preserves nearly half of the site as open space, 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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<th>COMMUNITY NEED</th>
<th>CSU SYSTEM REDEVELOPMENT PLAN</th>
<th>CITIZEN INITIATIVE</th>
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CSU is important to Fort Collins + CSU employees deserve to live in the city

**CSU has a long and trusted relationship with the City of Fort Collins and its residents.**

- CSU is the largest employer in Northern Colorado, and contributes 17,300 direct and indirect employees in Fort Collins.

- On average, each CSU employee results in three additional jobs within the community.

- All CSU employees earn a living wage for the area, but the cost of housing is still a #1 concern in employee surveys.
  - CSU employees will have first-access to ownership and affordable rents as part of this project, and remaining units will be available to the general community.
  - 100% of apartment units will have affordable rent, and CSU will retain ownership.
  - More than 462 homes and townhomes will increase the much-needed supply of homes.

- CSU’s commitment to retaining employees even during economic downturns protects Fort Collins’ economy.

- As one of the nation’s top research universities, CSU brings in $400+ million in annual research expenditures annually.

- CSU sold more land to be preserved as open space in 2020 than the entire size of the Hughes plot.

Learn the facts at hughes.colostate.edu