

AGENDA ITEM SUMMARY

City Council



STAFF

Brad Buckman, City Engineer

SUBJECT

Resolution 2025-005 Authorizing the Execution of an Intergovernmental Agreement Between the City of Fort Collins and the Fort Collins Downtown Development Authority Regarding the Renovation and Redevelopment of East Mulberry and Chestnut Street Alleys.

EXECUTIVE SUMMARY

The purpose of this item is to request Council adoption of an Intergovernmental Agreement (IGA) between the City and the Downtown Development Authority (DDA) for renovation and redevelopment of the East Mulberry Street and Chestnut Street Alleys. The alley names listed are temporary and only specified for the purpose of this IGA and for identification during design and construction. They will be officially named in the future and with consideration of the City's theme of naming downtown alleys to honor exemplary individuals who reflect the historic and cultural geography of the downtown area.

STAFF RECOMMENDATION

Staff recommends adoption of the Resolution.

BACKGROUND / DISCUSSION

This IGA is the sixth of its kind for enhancements pursuant to a Master Plan. On January 10, 2008, the Board or Directors of the DDA commissioned Russell + Mills Studios to prepare a Master Plan for Downtown Alleys and Integrated Walkways for the redevelopment of designated alleys within the boundaries of the DDA. The purpose of the Master Plan was to propose improvements to certain alleyways located in or adjacent to the DDA's boundaries to address deterioration, safety, parking, incompatibility of modes of travel and trash/recycling collection practices.

On May 18, 2010, Council adopted Resolution 2010-027 authorizing the City Manager to execute the IGA agreement by and between the City and the DDA relating to the construction, operation, and maintenance of the Montezuma Fuller Alley and Old Firehouse Alley improvements. On February 1, 2011, Council adopted Resolution 2011-006 authorizing the City Manager to execute a separate IGA with the DDA relating to the construction, operation, and maintenance of the West Myrtle Alley. In 2014, the City and the DDA negotiated and agreed upon an "Intergovernmental Agreement Regarding Maintenance of Certain Downtown Alleys" (the "Maintenance IGA"), under which the DDA pays the City to perform certain maintenance services within the alleys redeveloped under the 2010 IGA and the 2011 IGA. On May 1, 2018, Council adopted Resolution 2018- 042 authorizing the City Manager to execute a separate IGA with the DDA relating to the construction, operation, and maintenance of the Old Firehouse/Seckner Alleys and West Mountain Alley. On January 5, 2021, Council adopted Resolution 2021- 001 authorizing the City

Manager to execute a separate IGA with the DDA relating to the construction, operation, and maintenance of the Tenney Court North Alley and West Oak Street Alley. On January 17, 2023, Council adopted Resolution 2023-008 authorizing the City Manager to execute a separate IGA with the DDA relating to the construction, operation, and maintenance of the Olive Street Alley, Harper-Goff Alley, and East Myrtle Street Alley.

The East Mulberry and Chestnut Street Alleys need substantial renovation and redevelopment, and the alley enhancements will provide aesthetic and economic benefits to the area encompassed by the City and the DDA. The City and the DDA have formulated a Basis of Design to clarify design expectations for redevelopment of the alleys and future alley enhancement projects in downtown Fort Collins. Overall, the architectural concepts in the Basis of Design are meant to enhance the local character and provide for enhanced pedestrian uses of the alley spaces. Additional architectural goals include encouraging additional outdoor uses, inspiring redevelopment on adjacent private land, ensuring emergency access where applicable, creating special trash and recycling collection strategies for each alley, and implementing shared street models to allow multi-modal access, including business deliveries and solid waste haulers, in a controlled and integrated manner.

The alley enhancements for this IGA were designed in accordance with the Basis of Design. Additionally, contracts for the alley enhancements proposed under this IGA have been awarded through the City's competitive bidding process and utilizing standard contract forms through the City's Purchasing Department adapted to recognize the DDA's role as the responsible contracting party. The contract for construction services for this work is between the DDA and the general contractor. The alleys shall be constructed in accordance with the Basis of Design, LCUASS, and all applicable City standards and requirements for public rights-of-way.

The DDA Board approved the proposed IGA at its meeting on December 12, 2024 and authorized its chairperson to execute the agreement.

Anticipated construction timeline for DDA Alley Enhancements Project Installations is April 2025 - November 2025.

CITY FINANCIAL IMPACTS

The total cost to the City is zero.

The DDA will cover 100% of the costs for construction, and for maintenance of these new alleyways, and will incorporate those costs into its ongoing annual investments that support the enhanced alley program.

The DDA forecasts it will spend up to \$560,000 in 2025, and up to \$740,000 in 2026 to maintain the entire enhanced alleyway system. These projected costs are inclusive of all services the DDA purchases from City Parks Maintenance for general daily maintenance and seasonal horticulture, and additional expenses for snow removal, power washing, capital repair/replacement work items, and a capital reserve fund.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

Final design plans for these alley enhancements will be reviewed by the Historic Preservation Commission to the extent set forth in the Land Use Code.

PUBLIC OUTREACH

The DDA has conducted outreach regarding these Alley Enhancements from March 2024 until now. This includes outreach and coordination with all adjacent businesses/building owners, an alley specific open house event, a presentation to the Historic Preservation Commission on January 15, 2025, and upcoming

scheduled presentation to the Disability Advisory Board on February 17, 2025, for comment and affirmation of designs.

ATTACHMENTS

1. Resolution for Consideration
2. Exhibit A to Resolution
3. Alley Locations
4. 2024 Alleys Basis of Design
5. Scope of Maintenance Obligations