



## AGENDA ITEM SUMMARY

City Council

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### STAFF

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Brad Buckman, City Engineer, Engineering  
Aaron Guin, Legal

### SUBJECT

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**Resolution 2023-008 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 Olive Street Alley, Harper Goff Alley and East Myrtle Street Alley.**

### EXECUTIVE SUMMARY

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The purpose of this item is to authorize the execution of an Intergovernmental Agreement (the "IGA") between the City and the Downtown Development Authority (the "DDA") for renovation and redevelopment of Olive Street, Harper Goff and East Myrtle Street Alleys. The alley names listed are temporary and are designated as such only for the purpose of identification in the IGA and during design and construction. These alleys will be named in the future after consideration of the City's practice of naming downtown alleys to honor exemplary individuals who reflect the historic and cultural geography of the downtown area.

### STAFF RECOMMENDATION

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Staff recommends adoption of the Resolution.

### BACKGROUND / DISCUSSION

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This IGA is the fifth 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 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.

The Olive Street, Harper Goff and East Myrtle Street Alleys need substantial renovation and redevelopment, and the proposed 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 these 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 use 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, the alley enhancements proposed under this IGA have been awarded through the City's competitive sealed proposal bidding process and contracting through the City's Purchasing Department. The contract for construction services for this work is between the DDA and the contractor and requires construction 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 8, 2022, and authorized its chairperson to execute the agreement.

The anticipated construction timeline for DDA Alley Enhancements Project Installations is April 2023 - November 2023.

### **BOARD / COMMISSION / COMMITTEE RECOMMENDATION**

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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.

### **CITY FINANCIAL IMPACTS**

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The total cost to the City is zero.

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

In 2023, the DDA forecasts it will spend up to \$535,000, and up to \$675,000 in 2024 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, as well as additional expenses for snow removal, power washing, capital repair/replacement work items, and a capital reserve fund.

### **PUBLIC OUTREACH**

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The DDA has conducted outreach regarding these Alley Enhancements since March 2022, including outreach and coordination with all adjacent businesses/building owners, alley specific open house events, a presentation to the Historic Preservation Commission in December 2022 and upcoming scheduled presentation to the Commission on Disabilities in January 2023 for comment and affirmation of designs.

## ATTACHMENTS

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1. Resolution for Consideration
2. Resolution Exhibit A
3. Exhibit A – Alley Depictions
4. Exhibit B – 2022 Alley Basis of Design
5. Exhibit C – Scope of Maintenance Services