

AGENDA ITEM SUMMARY

City Council



STAFF

Dana Hornkohl, Capital Projects Manager

SUBJECT

Items Relating to Development Contributions to Transportation Capital Improvement Projects.

EXECUTIVE SUMMARY

A. First Reading of Ordinance No. 190, 2025, Appropriating Prior Year Reserves for a Development Contribution to Construction and Authorizing Transfers of Appropriations for the West Prospect Road and Prospect Lane Pedestrian Intersection Improvement Project and Related Art in Public Places.

B. First Reading of Ordinance No. 191, 2025, Making a Supplemental Appropriation for a Development Contribution to Construction and Authorizing Transfers of Appropriations for the East Prospect Road – Sharp Point to I-25 Project and Related Art in Public Places.

C. First Reading of Ordinance No. 192, 2025, Making a Supplemental Appropriation for a Development Contribution to Construction and Authorizing Transfers of Appropriations for the Sharp Point Drive and March Court Pedestrian Intersection Improvement Project and Related Art in Public Places.

The purpose of this item is to appropriate development contributions from The Standard at Fort Collins and Liberty Common Junior High School to the West Prospect Road and Prospect Lane Pedestrian Intersection Improvement project (Project A), the East Prospect Road – Sharp Point to I-25 project (Project B), and the Sharp Point Drive and March Court Pedestrian Intersection Improvement project (Project C). If approved, this item will:

- 1) appropriate \$20,000 received in 2018 from The Standard at Fort Collins as a development contribution to construction near Project A;
- 2) appropriate \$200 (1%) of the development contribution to construction to the Art in Public Places (APP) program;
- 3) appropriate \$6,237 received in 2025 from the Liberty Common Junior High School as a development contribution to construction near Project B;
- 4) appropriate \$62 (1%) of the development contribution to construction to the APP program;
- 5) appropriate \$7,500 in existing capital project funds in Project B to the APP program to correct an error in a previous appropriation in 2018;
- 6) appropriate \$52,485 received in 2025 from the Liberty Commons Junior High School as a development contribution to construction near Project C; and
- 7) appropriate \$525 (1%) of the development contribution to construction to the APP program.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinances on First Reading.

BACKGROUND / DISCUSSION

The Active Modes Plan recommends bicycle and pedestrian improvements at locations where they could reduce vehicular-pedestrian crashes. Vehicle-pedestrian crashes and vehicle-cyclist crashes are more likely to result in severe injuries or fatalities. FC Moves staff and Engineering staff evaluated five recommendations where improvements were likely to have a significant impact. The City successfully applied for Highway Safety Improvement Program (HSIP) grant funds to make improvements at these locations in 2022 and 2023. Projects A and C are two of these locations. Council appropriated the grant and local funding in September 2024. Design has begun at all five locations, and construction is anticipated in 2026.

East Prospect Road between Sharp Point and I-25 (Project B) is currently a two-lane arterial roadway. The Master Street Plan identifies this corridor to become a four-lane arterial roadway. Prospect Road west of Sharp Point Drive is a four-lane arterial roadway. The existing bridges over the Poudre River and Boxelder Creek have been widened in anticipation of Project B. The City participated in the replacement of the Prospect Road interchange at I-25 with the Colorado Department of Transportation. Project B would be the culmination of significant City investment over the past 20 years. The additional capacity would also relieve significant congestion and lengthen the lifespan of the parallel arterial corridors at Mulberry Street and Harmony Road. The City's goals to promote mode shift from single occupancy vehicles mean Project B will include active modes improvements for pedestrians and bicycle infrastructure. This corridor is currently being evaluated as a potential transit corridor that may connect to a future mobility hub. Council made an initial appropriation of funding to Project B in 2018. That appropriation should have included \$20,000 for the APP program, but only \$12,500 was appropriated at that time. This proposed action will transfer \$7,500 in appropriated capital project funds to APP to fulfill the obligation. Design is currently at approximately 30% and holding to prioritize additional project elements.

CITY FINANCIAL IMPACTS

The development contribution to construction from The Standard at Fort Collins is allocated to the West Prospect Road and Prospect Lane Pedestrian Intersection Improvement project (Project A). The development contributions to construction from the Liberty Common Junior High School are allocated to the East Prospect Road – Sharp Point to I-25 project (Project B), and the Sharp Point Drive and March Court Pedestrian Intersection Improvement project (Project C).

The following is a summary of the funding anticipated for the design, acquisition, and construction for Project A. The total fund amount for Project A is \$483,051 composed of prior appropriated funds and funds appropriated with this action.

Prior Appropriated Funds West Prospect Road and Prospect Lane (Project A)	
Highway Safety Improvement Program (HSIP)	\$ 416,926
Community Capital Improvement Program - Bike/Pedestrian Grade Separated Crossing (CCIP-BII)	\$ 46,325
Total Prior Appropriation	\$ 463,251

Funds to be Appropriated West Prospect Road and Prospect Lane (Project A)	
Development Contribution (DC) - The Standard at Fort Collins, LLC	\$ 20,000
Art in Public Places - Art (APP-A)	\$ (156)
Art in Public Places - Operations (APP-O)	\$ (40)
Art in Public Places - Maintenance (APP-M)	\$ (4)
Net Total Project Funds to be Appropriated	\$ 19,800

Total Capital Project Funds (Project A)	\$ 483,051
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The following is a summary of the funding anticipated for the design and acquisition for Project B. The total fund amount for Project B is \$1,986,175 composed of prior appropriated funds and funds appropriated with this action.

Prior Appropriated Funds East Prospect Road (Project B)	
Transportation Capital Expansion Fee (TCEF)	\$ 1,997,250
Transportation Services Fund (TSF)	\$ 2,750
Art in Public Places (APP)	\$ (12,500)
Total Prior Appropriation	\$ 1,987,500

Funds to be Appropriated East Prospect Road (Project B)	
Development Contribution (DC) - LCS Building Corporation	\$ 6,237
Art in Public Places - Art (APP-A)	\$ (49)
Art in Public Places - Operations (APP-O)	\$ (12)
Art in Public Places - Maintenance (APP-M)	\$ (1)
Art in Public Places (APP) - Correction for Previous Appropriation	\$ (7,500)
Net Total Project Funds to be Appropriated	\$ (1,325)

Total Capital Project Funds (Project B)	\$ 1,986,175
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The following is a summary of the funding anticipated for the design and acquisition for Project C. The total fund amount for Project C is \$221,960 composed of prior appropriated funds and funds appropriated with this action.

Prior Appropriated Funds Sharp Point Drive and March Court (Project C)	
Highway Safety Improvement Program (HSP)	\$ 153,000
Community Capital Improvement Program - Bike/Pedestrian Grade Separated Crossing (CCIP-BII)	\$ 17,000
Total Prior Appropriation	\$ 170,000

Funds to be Appropriated Sharp Point Drive and March Court (Project C)	
Development Contribution (DC) - LCS Building Corporation	\$ 52,485
Art in Public Places - Art (APP-A)	\$ (410)
Art in Public Places - Operations (APP-O)	\$ (105)
Art in Public Places - Maintenance (APP-M)	\$ (10)
Net Total Project Funds to be Appropriated	\$ 51,960

Total Capital Project Funds (Project C)	\$ 221,960
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BOARD / COMMISSION / COMMITTEE RECOMMENDATION

The Pedestrian Intersection Improvement projects (West Prospect Road and Prospect Lane / Sharp Point Drive and March Court) were identified as part of the Active Modes Plan adopted by Council in December 2022. Council approved the initial appropriation of grant and local funds for these projects as part of Ordinance No. 132, 2024.

The East Prospect Road – Sharp Point to I-25 project is identified as part of the Master Street Plan adopted by Council on December 5, 2023. The project has not been separately presented to any board, commission, or committee at this time. It is anticipated that as the project moves forward, it will likely be brought before the Transportation Board and/or Council. Council approved the initial appropriation of local funds for this project as part of the annual appropriation for 2019 included in Ordinance No. 133, 2018.

PUBLIC OUTREACH

The Pedestrian Intersection Improvement projects were presented at the 2025 Transportation Projects Fair on March 6, 2025. Staff will develop and implement a Public Engagement Plan for the three projects in conjunction with the Communications and Public Involvement Office.

ATTACHMENTS

1. Development Agreement – The Standard at Fort Collins (excerpt)
2. Development Agreement – Liberty Common Junior High School (excerpt)
3. Ordinance No. 190, 2025
4. Ordinance No. 191, 2025
5. Ordinance No. 192, 2025