

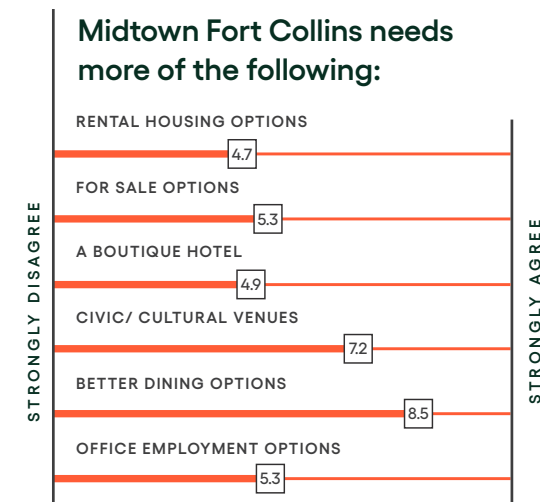
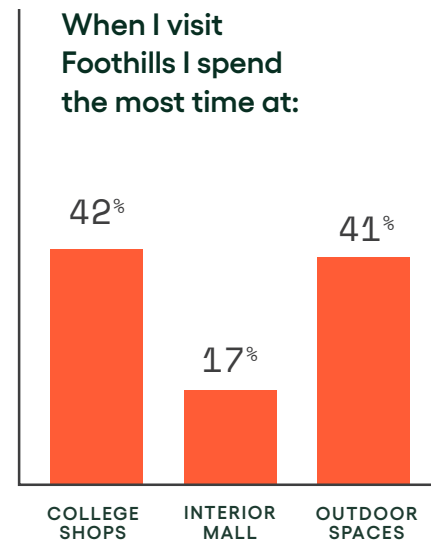
Foothills

Fort Collins, Colorado May 20, 2025



OUTREACH & COMMUNITY ALIGNMENT

Community driven design





Foothills today represents traditional suburban development... despite a \$300+M renovation less than 10 yrs ago, the indoor portion is trending toward obsolescence. **Fort Collins deserves better.**

Current Conditions

- Sprawling parking fields
- Anchor tenants vacating
- Under-utilized parking structure
- Poor connections to surrounding neighborhoods

Foothills represents a generational opportunity to transform 62+ acres in the heart of midtown into a vibrant, mixed-use urban neighborhood and lifestyle district that is rooted in the culture and community of Fort Collins.

Redevelopment Approach

- Retain entities that are successful (College Ave. shops, Cinemark, existing restaurants)
- Align land use with public desires and city goals
- Create room for a host of new experiences and complimentary uses that ensure long-term success

FOOTHILLS BY THE NUMBERS

Adaptive reuse over demolition

Goal = ‘right size’ the amount of retail to position for long term success

662,619 sf
AMOUNT OF CURRENT RETAIL

±444,000 sf
RETAIL REIMAGINED

32%
OVERALL REDUCTION

- Existing Building to be removed
- Existing Building to remain



FOOTHILLS BY THE NUMBERS

Repurposed & reimaged to resonate.

±444,000 sf

OF RETAIL / F&B

40,000 sf

OF NEW WORKPLACE OPPORTUNITIES

±300

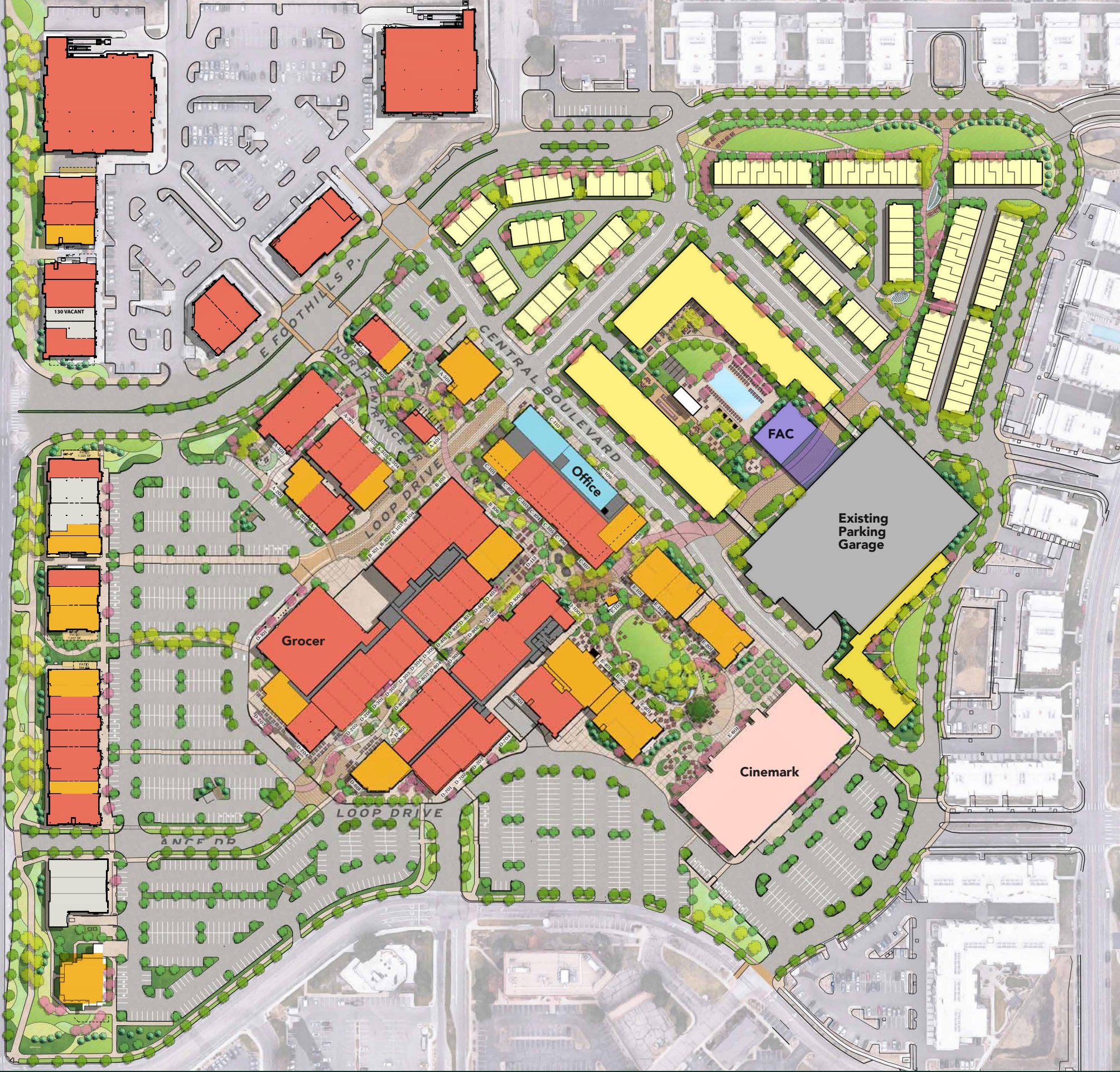
NEW RESIDENTIAL UNITS

Townhomes
Affordable Apartments
Condominiums

11 acres

OF OPEN SPACE & NATURE TRAILS

RETAIL F&B OFFICE RESIDENTIAL FAC







Foothills

solo

Garden Hill

GH

Adaptive reuse of interior mall corridor

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Navigate

Mossy

BREWERY

EBULLITION

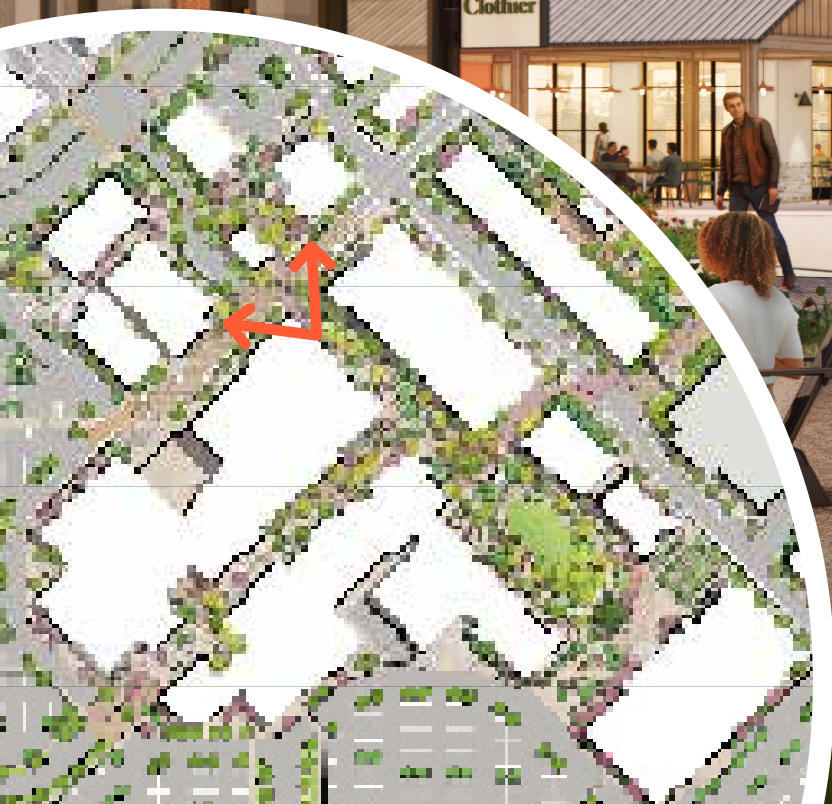
EWING



Crafted outdoor dining experiences

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Rendering is not to scale and is intended for informational purposes only. Features, availability, acreage, sizes, dates, and other details are subject to change by McWhinney Real Estate Services.



Dynamic tenant offerings rooted in the culture of Fort Collins

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Transformative open spaces that unite the community

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±40,000_{sf}
OF WORKPLACE
OPPORTUNITIES

Foothills

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UNITED BY COMMUNITY & NATURE

Residential District

"WE'RE CREATING AN EXCEPTIONAL NEW RESIDENTIAL NEIGHBORHOOD THAT PUTS NATURE AND THE PEDESTRIAN FIRST" – CHAD MCWHINNEY

±300

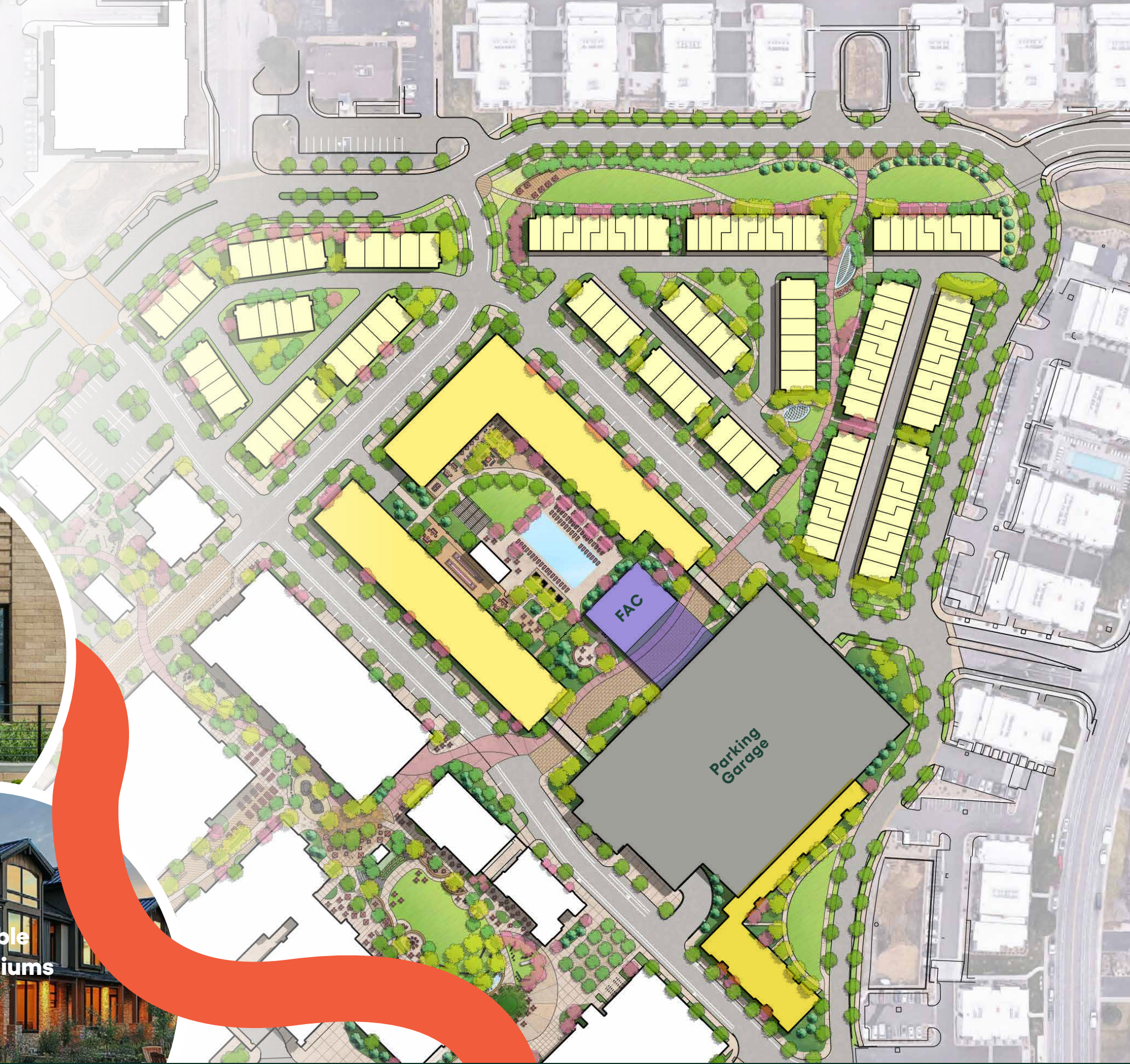
NEW RESIDENTIAL UNITS

Foothills

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RESIDENTIAL DISTRICT

Welcome to the Neighborhood



RESIDENTIAL DISTRICT

Nature is calling, and it's right outside your door



Environmental Sustainability Outcomes

FROM CAR-CENTRIC, SINGLE-USE SUBURBAN PROTOTYPE TO WALKABLE, URBAN-SCALED MIXED-USE VILLAGE

ADAPTIVE RE-USE VS. DEMOLITION

NEARLY 3X AMOUNT OF OUTDOOR, LANDSCAPED OPEN SPACE

NEW BIKE AND PEDESTRIAN INFRASTRUCTURE

ALL DESIGNED TO GET PEOPLE OUT OF THEIR CARS = NATURAL REDUCTION IN GHGS

INTEGRATED LANDSCAPING TO PROMOTE LEARNING AND PLAY

EXISTING



PROPOSED



Critical Public Infrastructure

NEW STREET/ALLEY NETWORK

CREATE SMALLER, URBAN-SCALED BLOCKS FOR NEW USES

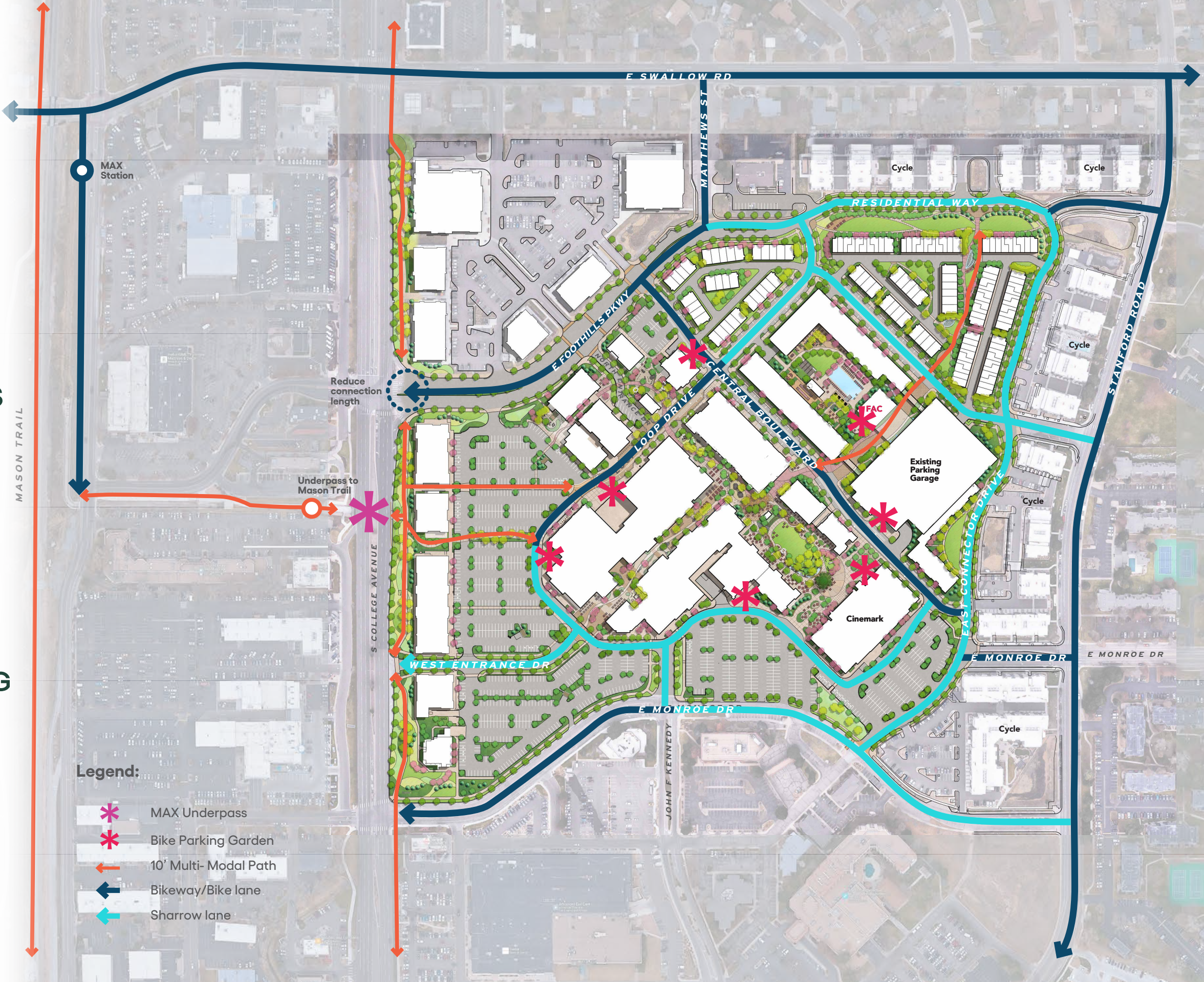
NEARLY 3X AMOUNT OF LANDSCAPED, PROGRAMMED COMMUNITY OPEN SPACE

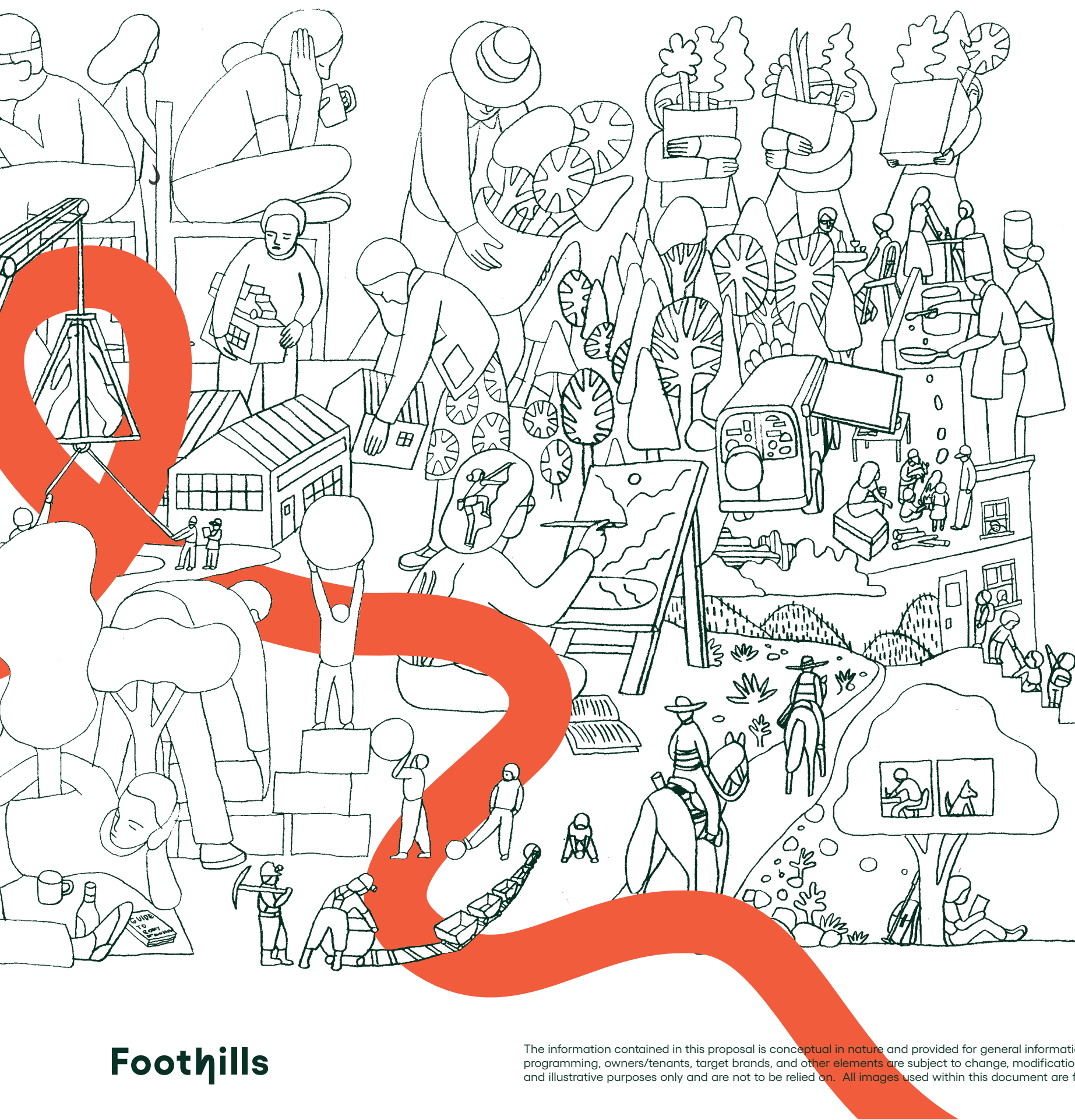
UPGRADE PUBLIC PARKING STRUCTURE

RE-ORGANIZE SURFACE PARKING

FOOTHILLS ACTIVITY CENTER = RENOVATE EXTERIOR/MAKE MORE VISIBLE

IMPROVE CONNECTION TO ADJACENT MARRIOTT





Smart Growth Management

INCREASE DENSITY WITHIN AN IDENTIFIED TOD DISTRICT

LEVERAGE EXISTING UNDER-UTILIZED GARAGE

CO-LOCATION OF JOBS, HOUSING, RETAIL, DINING AND SERVICES = A “10-MIN CITY”

WALKABILITY AND PEDESTRIAN FRIENDLINESS

STRENGTHEN CONNECTION TO TRANSIT

PUBLIC/COMMUNITY-GATHERING SPACES

Strategic Priorities

- 1** DEDICATED SITE FOR AFFORDABLE RENTAL HOUSING
- 2** ATTACHED, FOR-SALE HOUSING – RANGE OF PRODUCT TYPES AND PRICE POINTS
- 3** INFILL REDEVELOPMENT, SERVED BY EXISTING INFRASTRUCTURE
- 4** ECONOMIC HEALTH OUTCOMES – MALL IS FAILING; CURRENT BONDS WILL GO INTO DEFAULT





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