

WORK SESSION AGENDA ITEM SUMMARY

Urban Renewal Authority



STAFF

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SUBJECT FOR DISCUSSION

Update: Prospect South Pedestrian, Bike and Public Spaces Planning and Design

EXECUTIVE SUMMARY

The purpose of this item is to provide the Board with an update regarding the Prospect South Pedestrian, Bike, and Public Spaces Planning and Design project ("Project").

STAFF RECOMMENDATION

This item is for discussion purposes, and there is no official action to be taken by the Board, though Authority staff seek feedback from the Board to help determine next steps.

It should be noted that the role of the Authority in the Project is limited and distinct from that of the City of Fort Collins. Since URA staff are working closely with City of Fort Collins colleagues on the Project, the Authority Board may become aware of Project milestones and deliverables through their other respective roles, especially as the Fort Collins City Council.

Authority staff seeks Board feedback on the following question:

Please identify specific improvement opportunities from the "Immediate Action" and/or "Strategic Advancements" table that the Board would like Authority staff and the consultant team to further explore for future funding consideration.

BACKGROUND / DISCUSSION

BACKGROUND

The Prospect South TIF District, which is located within the Midtown Plan Area, was created in 2011 to remediate blight conditions in the area generally from College Avenue on the east to the railroad tracks on the west, and from Prospect Avenue on the north to Rutgers Avenue on the south.

In 2020 and 2021, Authority staff collaborated with the Institute for the Built Environment on a series of public workshops to generate ideas on how to best spend unpledged tax increment in the Prospect South

Plan Area. The top priority project from this engagement was bicycle and pedestrian connectivity west of College Ave. On March 25, 2021, the URA Board adopted the Prospect South Community Investment Plan. The Prospect South Community Investment Plan identified five projects for investment with enhanced bicycle and pedestrian connectivity west of College Avenue as the top priority project.

- Creation of an existing conditions report documenting the bicycle and pedestrian network in its current state;
- Series of public meetings to generate ideas and solicit feedback on potential design solutions;
- Development of a preferred design with preliminary engineering design (30% design);
- Maintenance plan for proposed improvements; and
- Initial survey and easement work for acquiring property needed for completion of bicycle and pedestrian network.

At the April 24, 2025, Authority Board meeting, \$275,000 was appropriated to fund a Request for Proposals for partial design of bike and pedestrian improvements in the Prospect South Plan Area.

DISCUSSION

In October 2025, the Authority engaged the services of planning and engineering consultants Olsson, Inc. to refine and clarify the community priorities into a slate of achievable projects through focused community input and collaboration with key stakeholders like Colorado State University, residents, businesses, and City departments. City of Fort Collins departments that have participated on the Project team include:

- FCMoves
- Planning
- Engineering/Capital Projects
- Parks and Recreation
- Streets

From the work completed so far, which included activities like a walk-and-roll audit and a community design charrette, a list of 27 projects emerged and are grouped into the following general categories:

- 1) Immediate Action
- 2) Strategic Advancement
- 3) Long-Term Collaboration
- 4) Heavy Lift projects

As the Project team moves further into the design phase, there is a need to prioritize projects that may be feasible to proceed to 30% design (this level of design may enable projects to be eligible for federal and state funding, grant applications, and partnerships with other entities).

The Project budget has funds remaining that are dedicated to advancing designs for a few strategic investments to be selected by the Authority Board. Authority staff seeks Board feedback on the following question in order to come back in a few months with specific project funding recommendations:

Please identify specific improvement opportunities from the “Immediate Action” and/or “Strategic Advancements” table that the Board would like Authority staff and the consultant team to further explore for future funding consideration.

Finally, an assortment of projects from the lists may or may not be brought forward by City of Fort Collins staff through their respective City Department budgets and workplans, and representatives from the City

are available to answer Board questions. In some instances, Authority funding may accelerate projects, improve projects, or make projects happen that would not otherwise occur.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

None.

AUTHORITY FINANCIAL IMPACTS

There are no funding impacts at this time, but Board input will guide project funding recommendations. Broad costs estimate ranges are included with the project descriptions to illustrate order of magnitude only. Actual estimates will not be available until design is moved to 30%.

Currently the Prospect South TIF District undesignated fund balance is approximately \$2.7 million and is forecast to be approximately \$8.4 million at the sunset in 2036.

PUBLIC OUTREACH

Extensive public outreach was done in 2020-21 and again in 2026 to develop the list of potential improvements.

ATTACHMENTS

1. Prospect South Pedestrian, Bike, and Public Spaces Planning and Design Walkability Audit Summary
2. Prospect South Pedestrian, Bike, and Public Spaces Planning and Design Charrette Summary
3. Prospect South Pedestrian, Bike, and Public Spaces Planning and Design Charrette Appendix – Project List
4. Presentation