

WORK SESSION AGENDA ITEM SUMMARY

Urban Renewal Authority



STAFF

Josh Birks, Executive Director
Andy Smith, Redevelopment Manager

SUBJECT FOR DISCUSSION

UPDATE: 1636 Master Planning Activities

EXECUTIVE SUMMARY

The purpose of this item is to provide the Board with an update on the master planning activities related to the Urban Renewal Authority's property at 1636 N. College. The Urban Land Conservancy and RVi will assist staff in providing an overview of the current vision for the master plan and the physical boundaries of the planning activities. The update will provide an overview of next steps. Staff, ULC, and RVi will be seeking feedback from the board on the currently completed work, next steps, and the overall direction of the work.

GENERAL DIRECTION SOUGHT AND SPECIFIC QUESTIONS TO BE ANSWERED

1. Does the Board Support the vision: Protecting What's Unique; A Complete Community; and Reflecting Local Identity?
2. Does the Board Support the use of the identified three scales (Public Space+Plaza; URA Property; and Activated District) approach to organize uses, engagement with adjacent property owners, and orientation of community serving facilities?
3. Does the Board Support the current master planning direction of high density and mixed-use development, where community serving facilities are integrated and distributed throughout the district?

BACKGROUND / DISCUSSION

On April 23, 2026, the Board approved a Professional Services Agreement with the Urban Land Conservancy (ULC). The Agreement enables them to function as an extension of the Fort Collins Urban Renewal Authority (FCURA) performing services often assigned to owner's representatives, general managers, and community managers, leading the creation of a governance framework, coordinating among public and private partners, and guiding the planning and implementation of a community-driven master redevelopment plan. The Neighborhood Revitalization Partner (NRP) team consists of ULC, RVi Planning (RVi), and Neenan Archistruction (Neenan) and supporting subconsultants. The NRP team and staff have met multiple times since late April.

Highlights of that work include, for a detailed summary see **Attachment #1**:

1. Defining a planning geography – the North College Super Block (Super Block) – with an emphasis on Latino and Hispanic cultural identity, a community-driven community center, mixed-use development, walkability, transit access, and displacement prevention.
2. Advance work focused on property control, infrastructure needs, transit-oriented community funding opportunities, affordable housing alignment, governance tools, and partnerships with public agencies, community organizations, and potential development partners.
3. Review of previous community visioning and engagement work.
4. Initiating inventorying potential partners in master planning, stakeholders, and channels to engage with the adjacent community.
5. Initial analysis of the size, fit, and compatibility of desired community-serving uses identified in previous engagement processes, resulting in very high-level and conceptual (bubble diagram) use layouts for the URA-owned property.

Major Outcomes include:

1. Launch of the Super Block Place-Based Planning Tool
2. A synthesis of previous Visioning and Engagement work.
3. A draft project vision and conceptual community-serving fit and compatibility analysis (See **Attachment #2**)
4. Scheduling an optional site tour for the Board on **August 7, 2026**. The intent is to visit several comparable sites that show how community partners (e.g., non-profits, public institutions, and key stakeholders) can work collaboratively with FCURA to realize a community-driven master plan for property at 1636 N. College.

NEXT STEPS

The team (staff and NRP consultants) will engage in the following activities next:

1. Facilitate a tour of comparable projects in Denver, Colorado – August 7, 2026.
2. Finalize a Community Engagement Strategy in coordination with Mi Voz and initiate partner, stakeholder, and community engagement.
3. Continue to advance master planning and real estate partnerships.
4. Develop an initial draft of a governance model emphasizing community leadership.

ATTACHMENTS / LINKS

1. Neighborhood Revitalization Partner – Memo #1
2. Staff & Consultant Presentation