

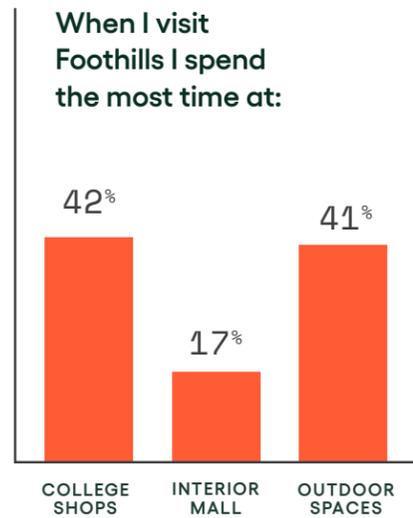
Foothills

Fort Collins, Colorado | May 20, 2025



OUTREACH & COMMUNITY ALIGNMENT

Community driven design



COMMUNITY ENGAGEMENT

Conducted in field surveys with over **900** respondents

Hosted over **10** town halls, community outreach events and group presentations

6 KEY TAKEAWAYS:

- More open & gathering space
- Emphasis on arts & culture
- Desire for more and better food & beverage options
- Desire for community event space
- Range of housing opportunities
- Focus on Sustainability



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

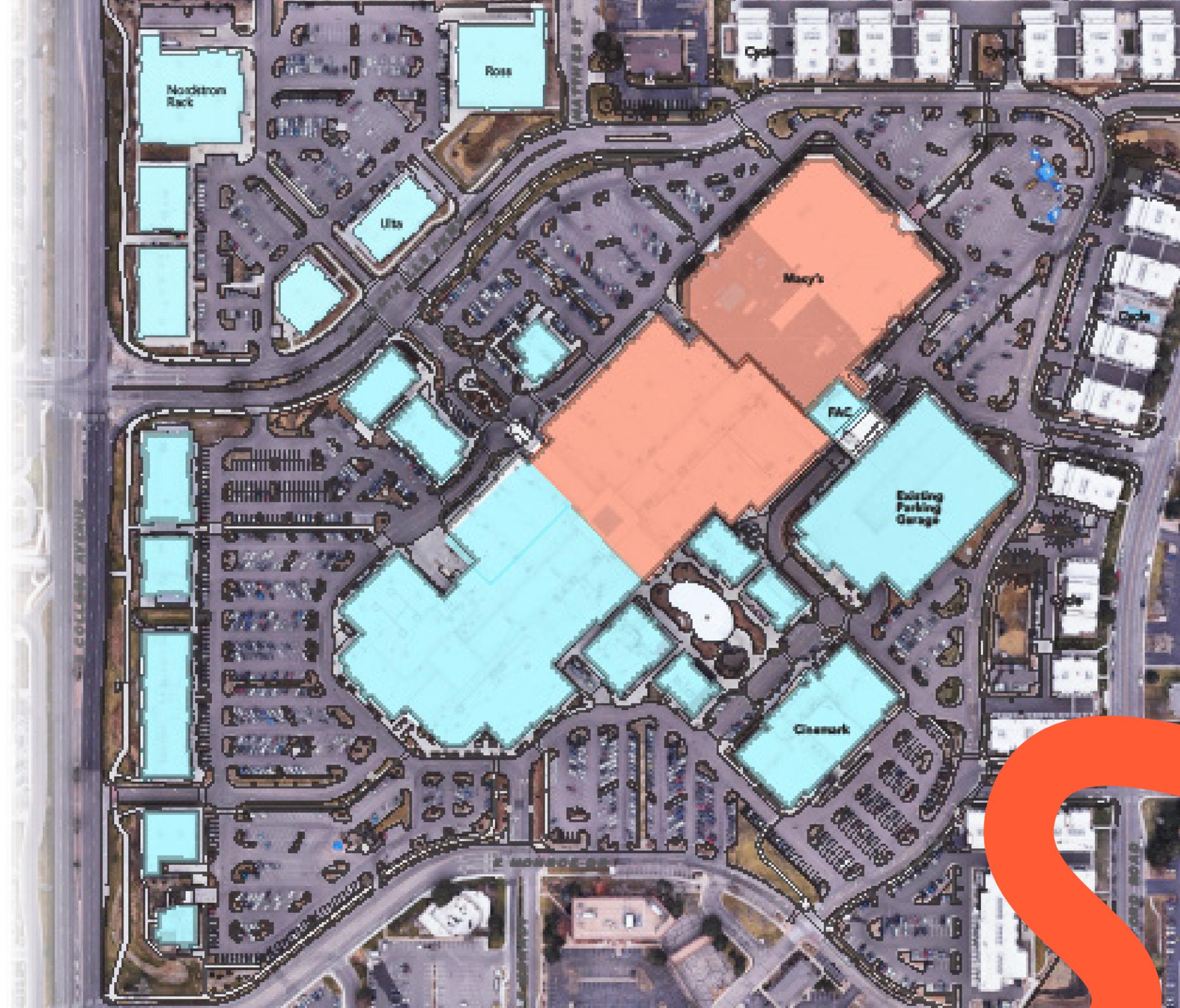
RETAIL REIMAGINED

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

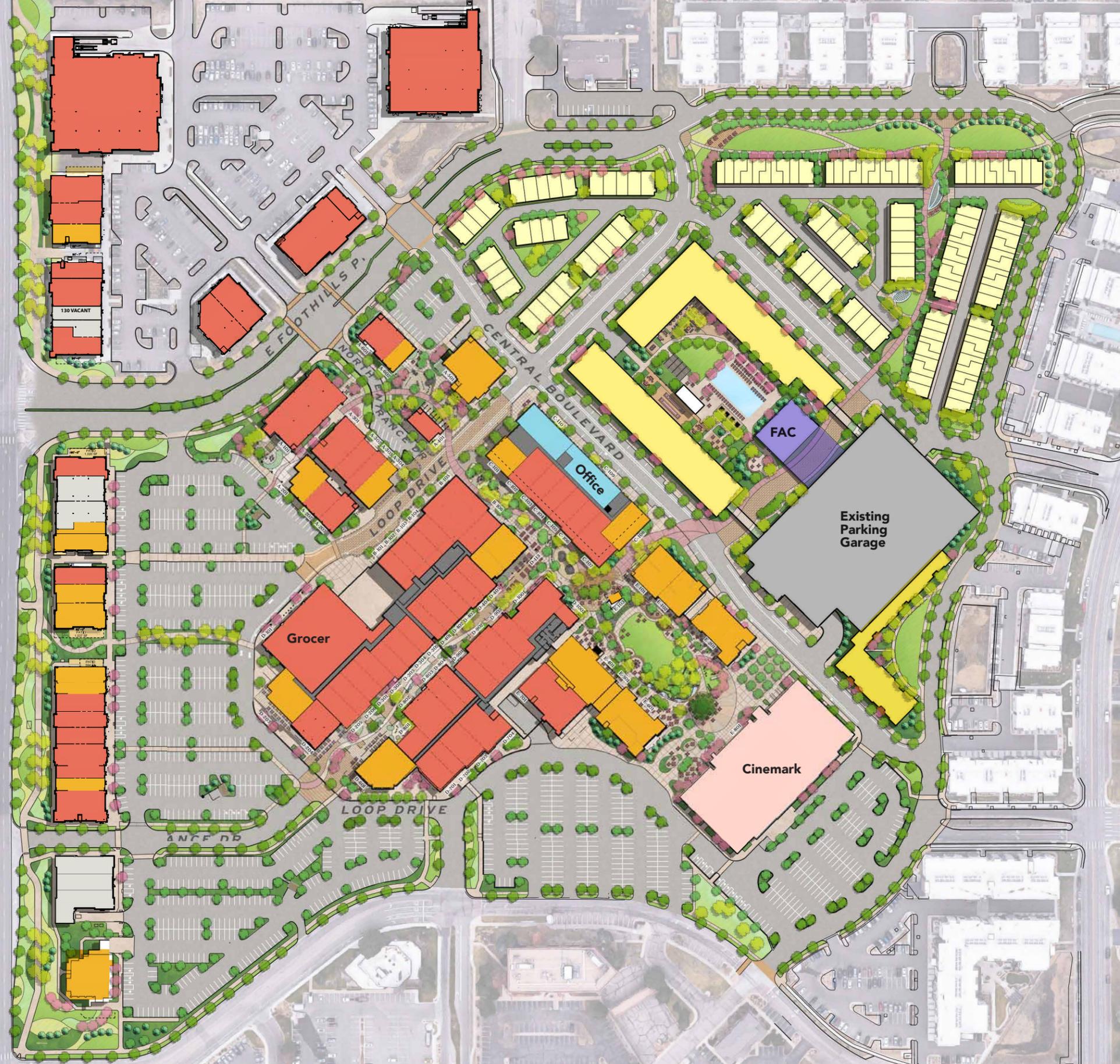
NEW RESIDENTIAL UNITS

Townhomes
Affordable Apartments
Condominiums

11 acres

OF OPEN SPACE & NATURE TRAILS

RETAIL F&B OFFICE RESIDENTIAL FAC





RETAIL & F&B

TOWNHOMES / BROWNSTONES

RETAIL & F&B

CONDOMINIUMS

OFFICE OVER RETAIL

FAC

VILLAGE GREEN

PARKING GARAGE

CINEMARK

AFFORDABLE APARTMENTS



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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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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±40,000sf

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

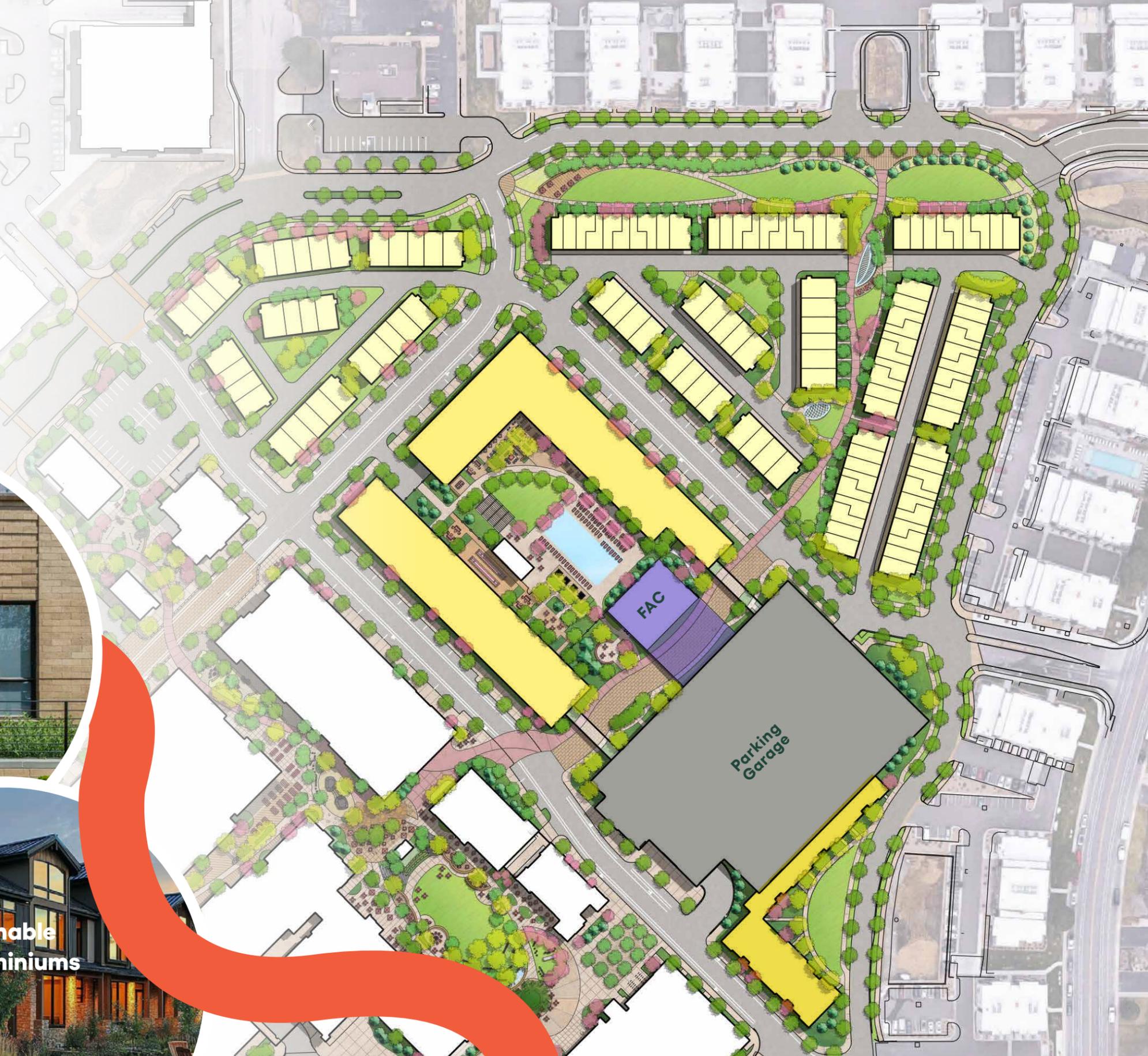
NEW RESIDENTIAL UNITS

Foothills

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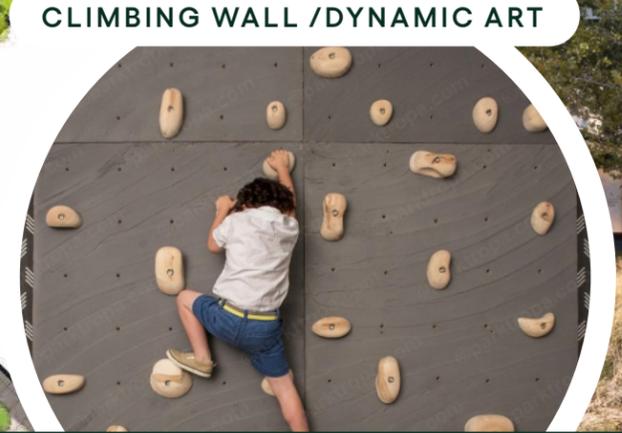
RESIDENTIAL DISTRICT

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

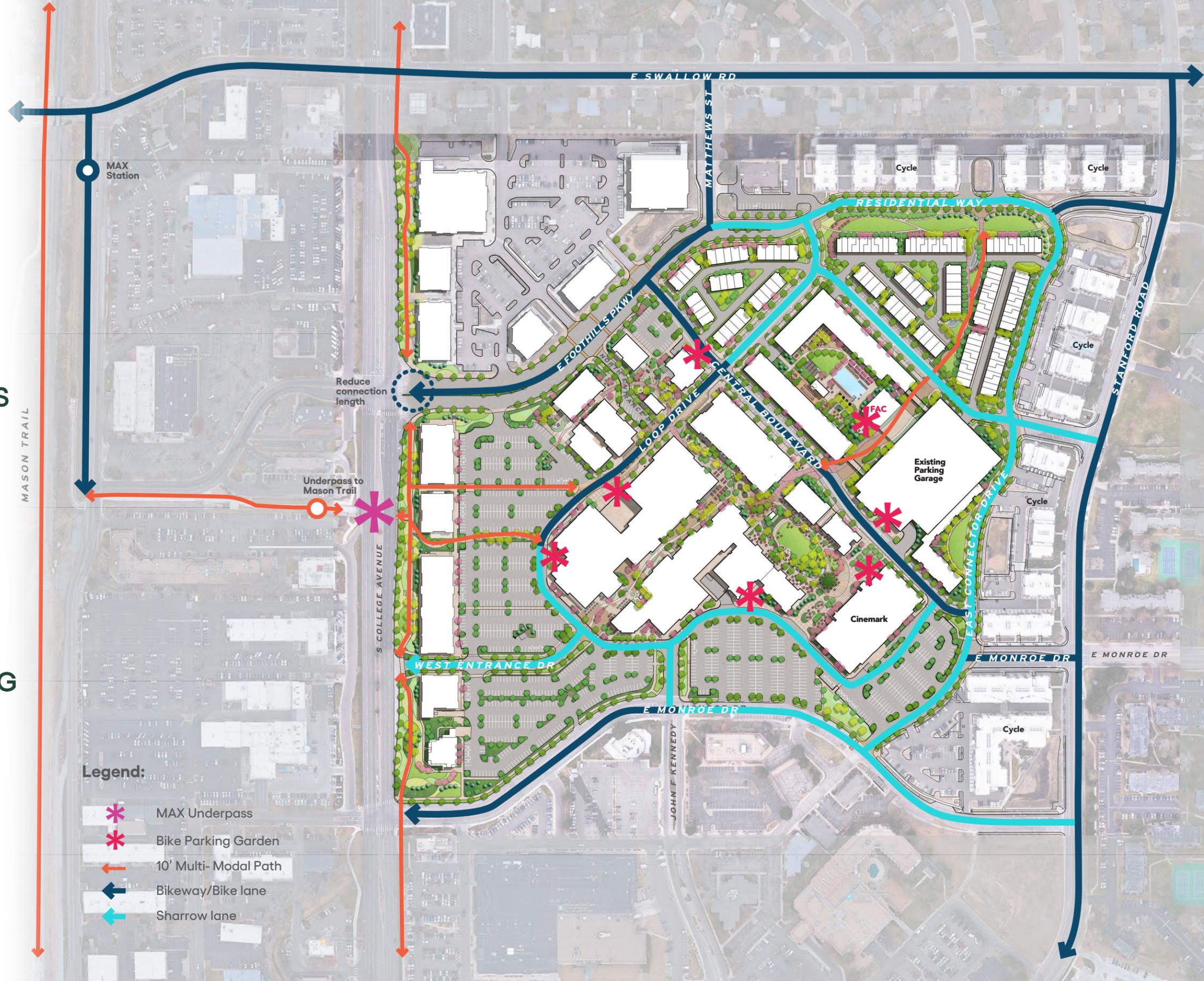
NEARLY 3X AMOUNT OF LANDSCAPED, PROGRAMMED COMMUNITY OPEN SPACE

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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