

**City Council
Hickory Street
Detention Pond
Land Exchange
with 1311 N. College**

**Jason Graham, City of Fort
Collins Water Utilities Director**

**Ralph Campano, City of Fort
Collins Real Estate Manager**



The Family
Center La Familia

Staff recommends adoption of Ordinance No. 037, 2024 that would permit the conveyance of approximately 1.31 acres (57,064 sf) of City property (the “Conveyed Parcel”) to N College 1311, LLC, (“Owner”) in exchange for approximately 2.43 acres (105,723 sf) of Owner’s adjoining property (the “Received Parcel”) and other valuable consideration.

- **On August 23, 2022, staff presented Council with a potential land partnership between the Stormwater Utility and 1311 North College, LLC.**
- **The presentation included background on the North Mason Stormwater Project and the Hickory Street Detention Pond as well as opportunities associated with a land partnership.**
- **Council feedback was supportive of a land partnership and the land exchange.**

Strategic Objective Safe 5.5

Provide and maintain reliable utility services and infrastructure that directly preserve and improve public health and community safety.

- **Land Partnership would facilitate improved Stormwater Infrastructure in the North Mason area west of College Ave.**
- **Specifically,**
 - **Addressing flood hazards & drainage nuisances to existing properties;**
 - **Provides sufficient stormwater service to support redevelopment; and,**
 - **Provides sufficient stormwater service to support new development.**

The North Mason Stormwater Master Plan includes:

- a water quality treatment pond near the Poudre River;
- approx. 2,350 feet of new storm sewer along the future North Mason right of way; and;
- the Hickory Regional Stormwater Detention Pond (Hickory Pond).

The North College Urban Renewal Authority (URA) identified the project as a top priority for investment in the area:

- Project costs are planned to be shared between the URA, the stormwater capital fund and future development.
- The project is at a preliminary design level and is pending right of way acquisition and coordination near the Poudre River.

Location Map

West side of N. Mason St
North of Hickory Street
South of Hibdon Ct



Figure 1 – City Property Before Exchange – Blue Shade

7.53 Acres Valued at \$1,570,000

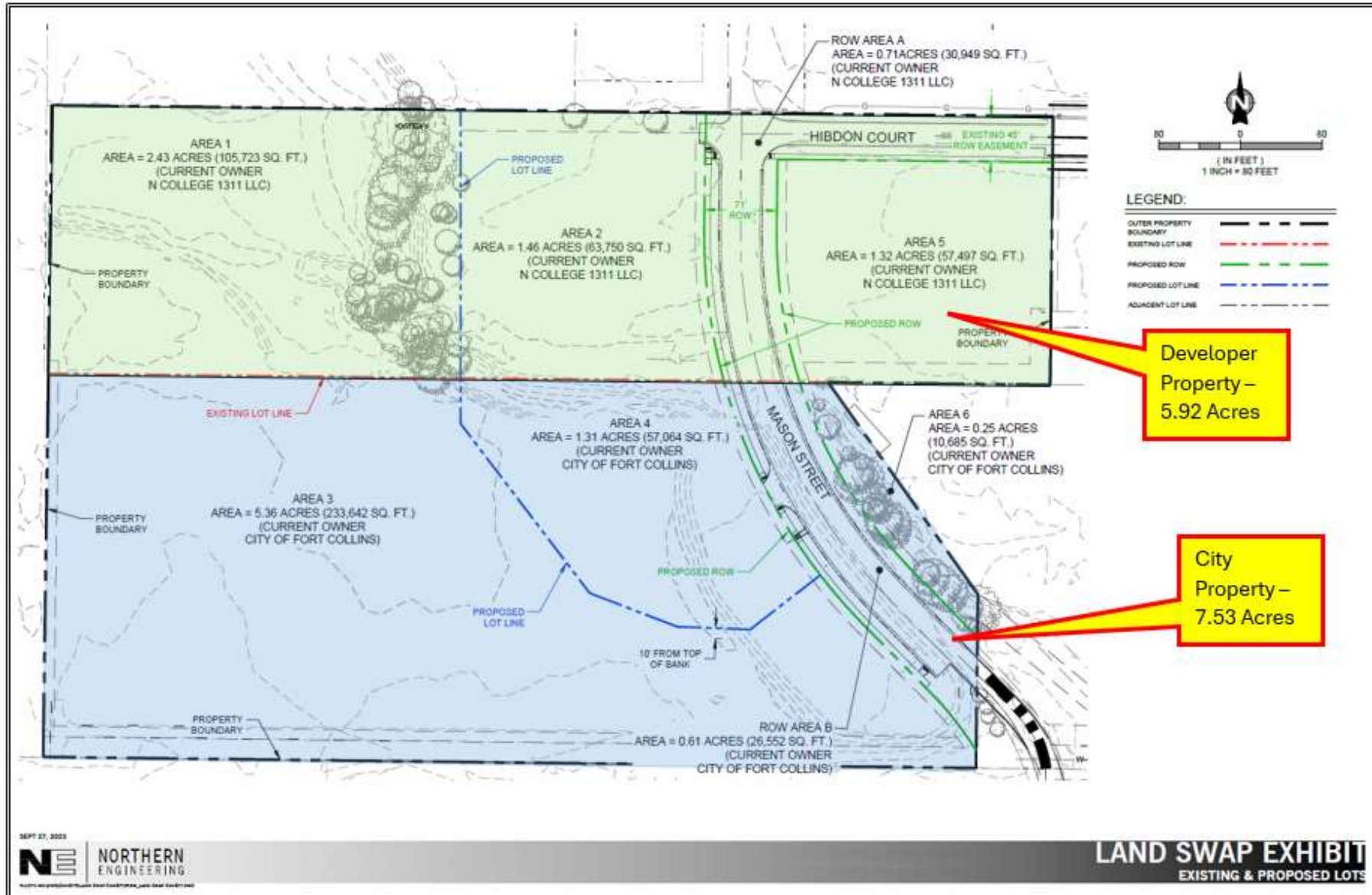


Figure 2 – Exchange Parcels – City Net Gain of 1.12 Acres

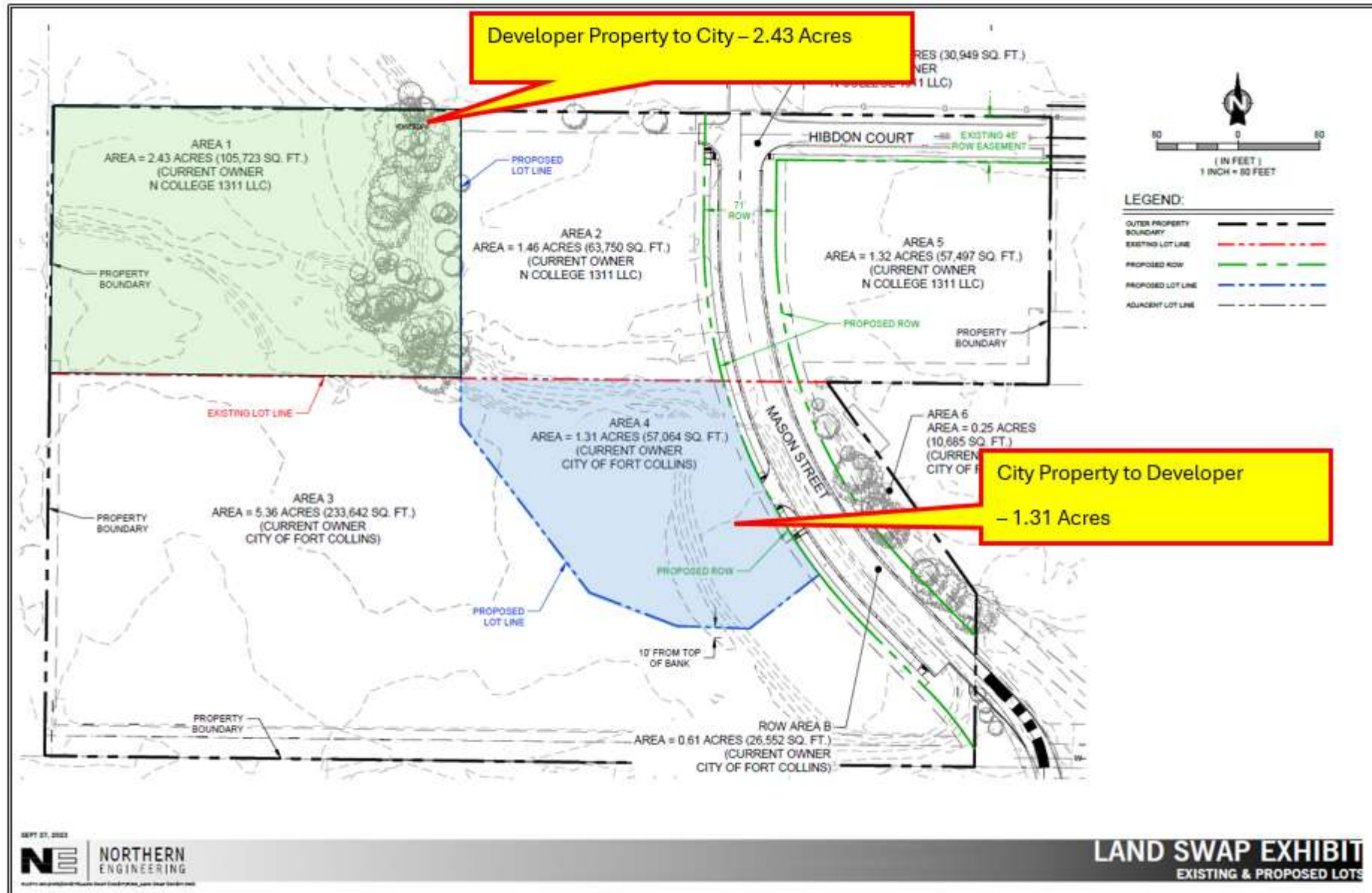
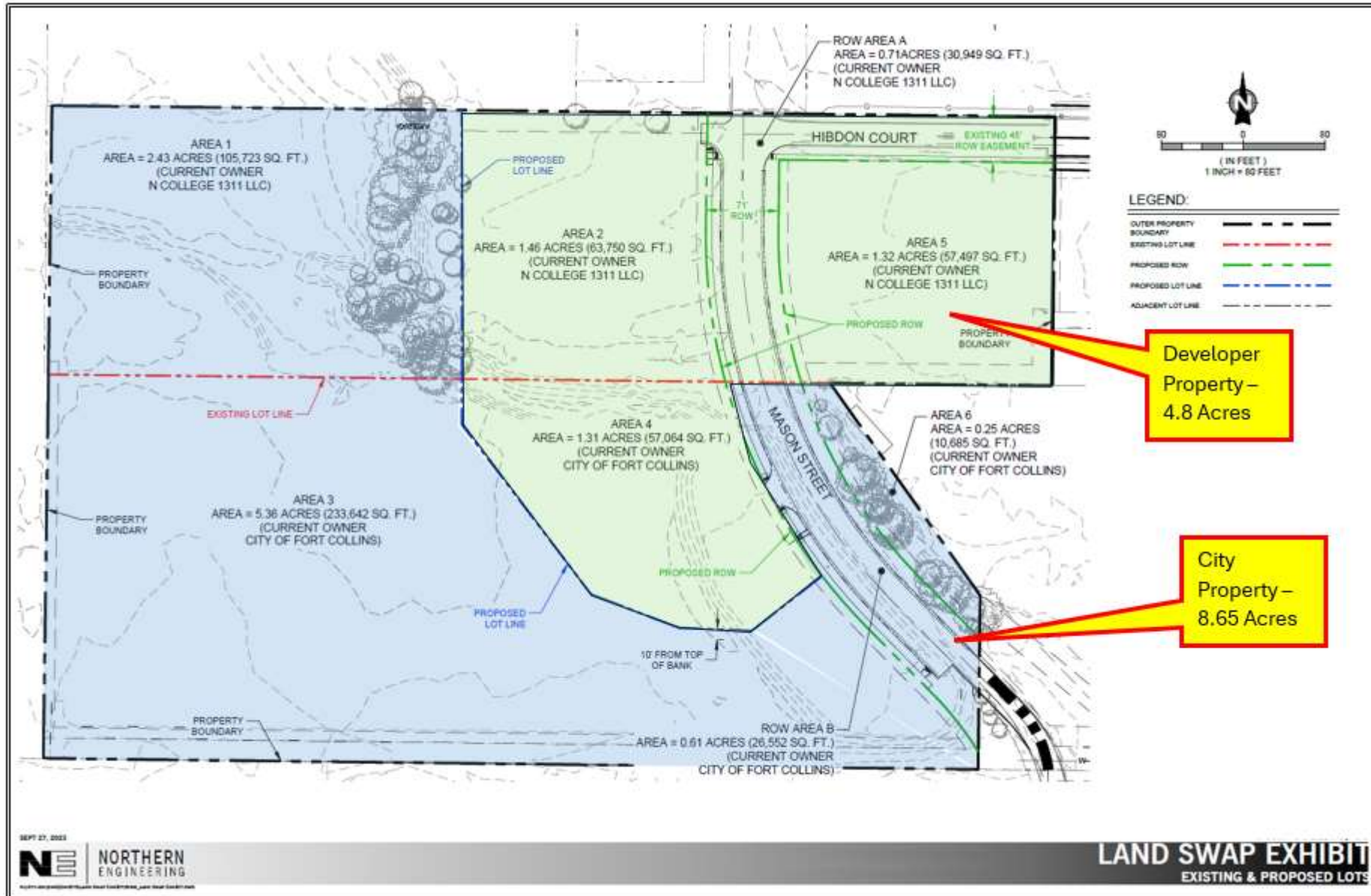


Figure 3 – City Property After Exchange – 7.53 Acres \$1,320,000 = \$250,000 Loss of Value



Other than staff time and related expenses, the only additional cost to the City associated with the Subject Exchange is a loss in land value of approximately \$250,000, which is offset by four beneficial impacts:

1. As a Condition of the exchange, the Owner will be required to clear and grade approximately 8 acres of woody debris and surface materials and then excavate approximately 29,000 cubic yards of soil on the Larger Pond Site. This work results in a \$620,000 cost savings to the City, which is a net benefit of \$370,000:

\$620,000 Cost Savings
-\$250,000 Loss of Value
=\$370,000 Net Benefit

2. The addition of 1.12 acres of land available for development as a stormwater pond;
3. Natural Habitat Buffer Zone restoration of approximately 2 acres of land on the City Larger Pond Site, and
4. Detention Pond Design cost savings.

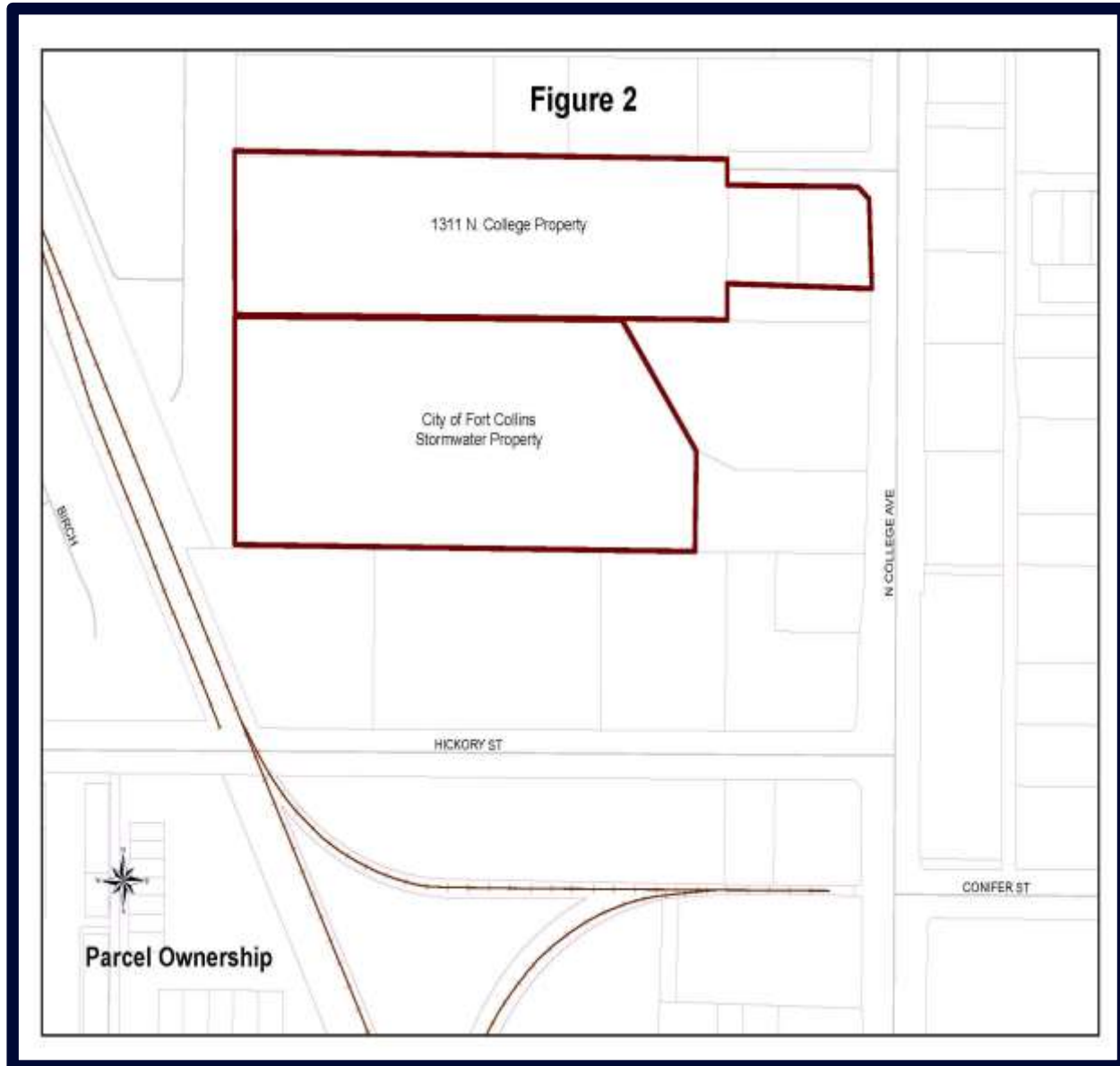
City staff recommends that the Subject Exchange not include any additional monetary consideration because the City Utilities ratepayers will be adequately compensated as summarized above.

Questions

**Jason Graham, City of Fort
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- **Figure 2 shows the 7.5 Acre parcel stormwater purchased in 2010**
- **The site will be designed to create an amenity for the neighborhood and will include trails, wildlife habitat and non-programmed recreation.**
- **Surrounding neighborhoods will be engaged during the design process.**
- **The pond will be beneficial to and compatible with the area.**

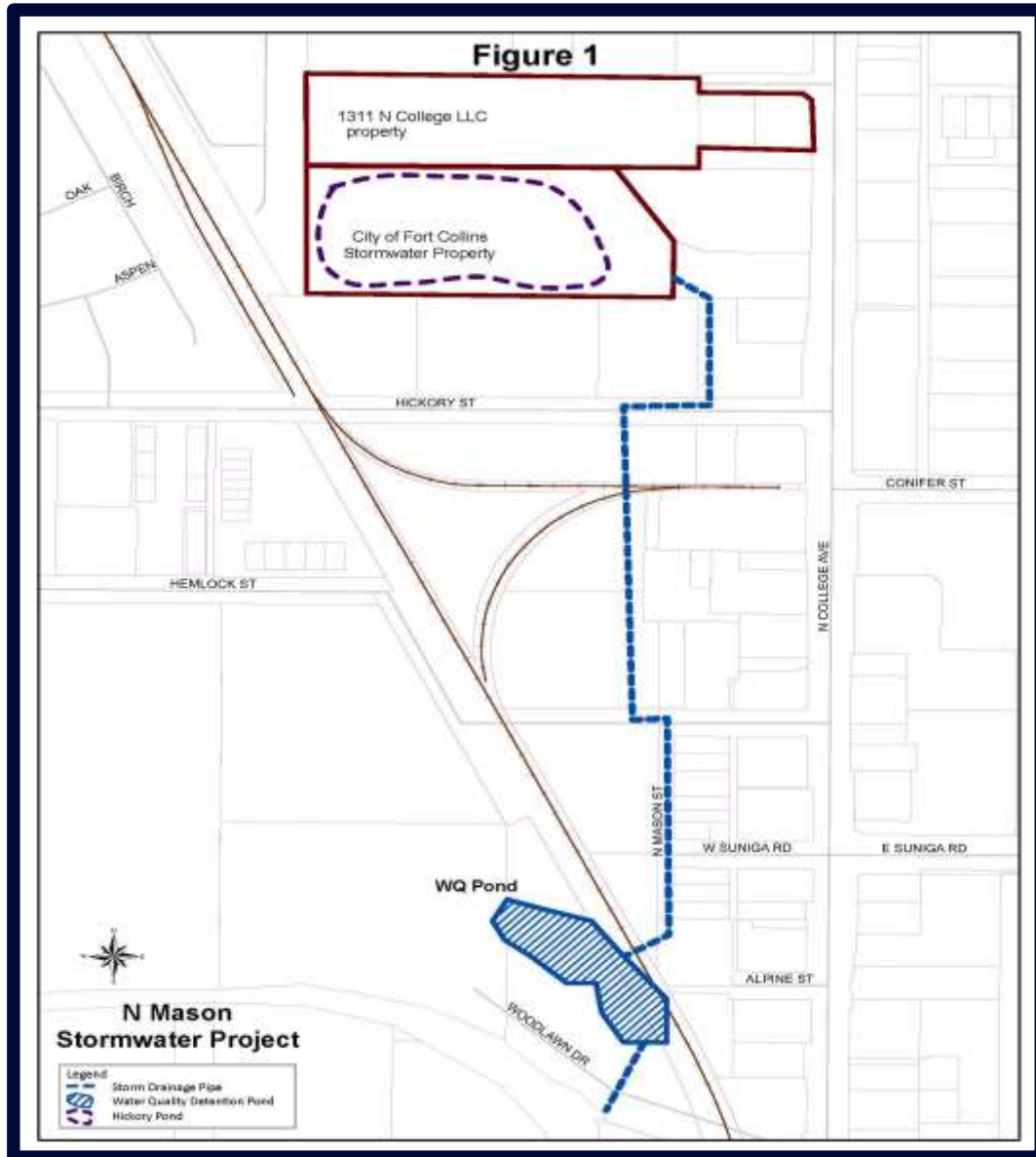


Figure 1 Shows a Schematic Drawing of the North Mason Stormwater Project (Phase I)

- Hickory Pond is the northernmost component of the project.
- Stormwater draining from existing properties to the north and west will be stored in the detention pond and released to the proposed storm sewer in future North Mason Street.

Figure 6 – City Property Before Exchange – West of Mason

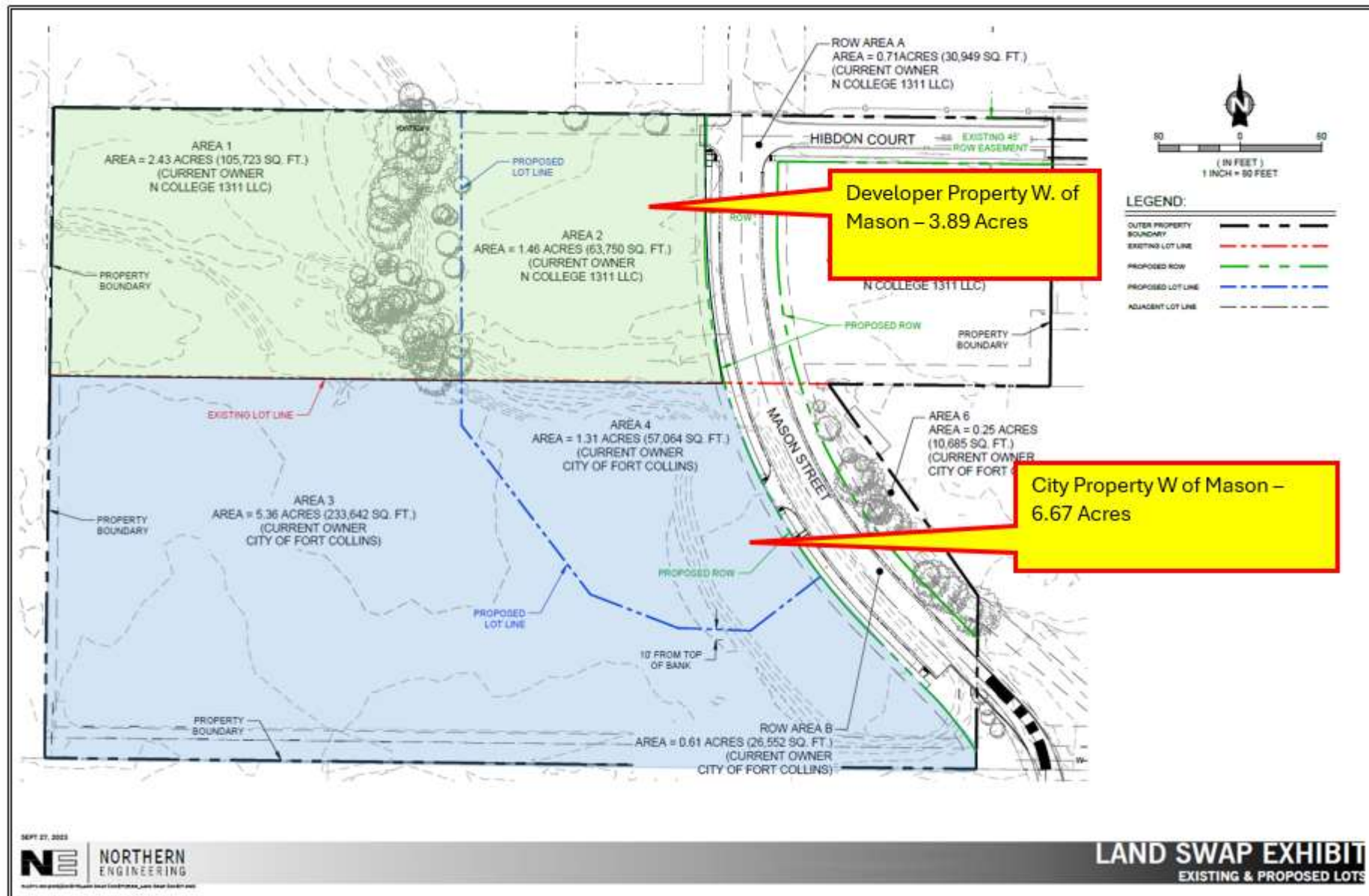


Figure 7 – City Property After Exchange – West of Mason

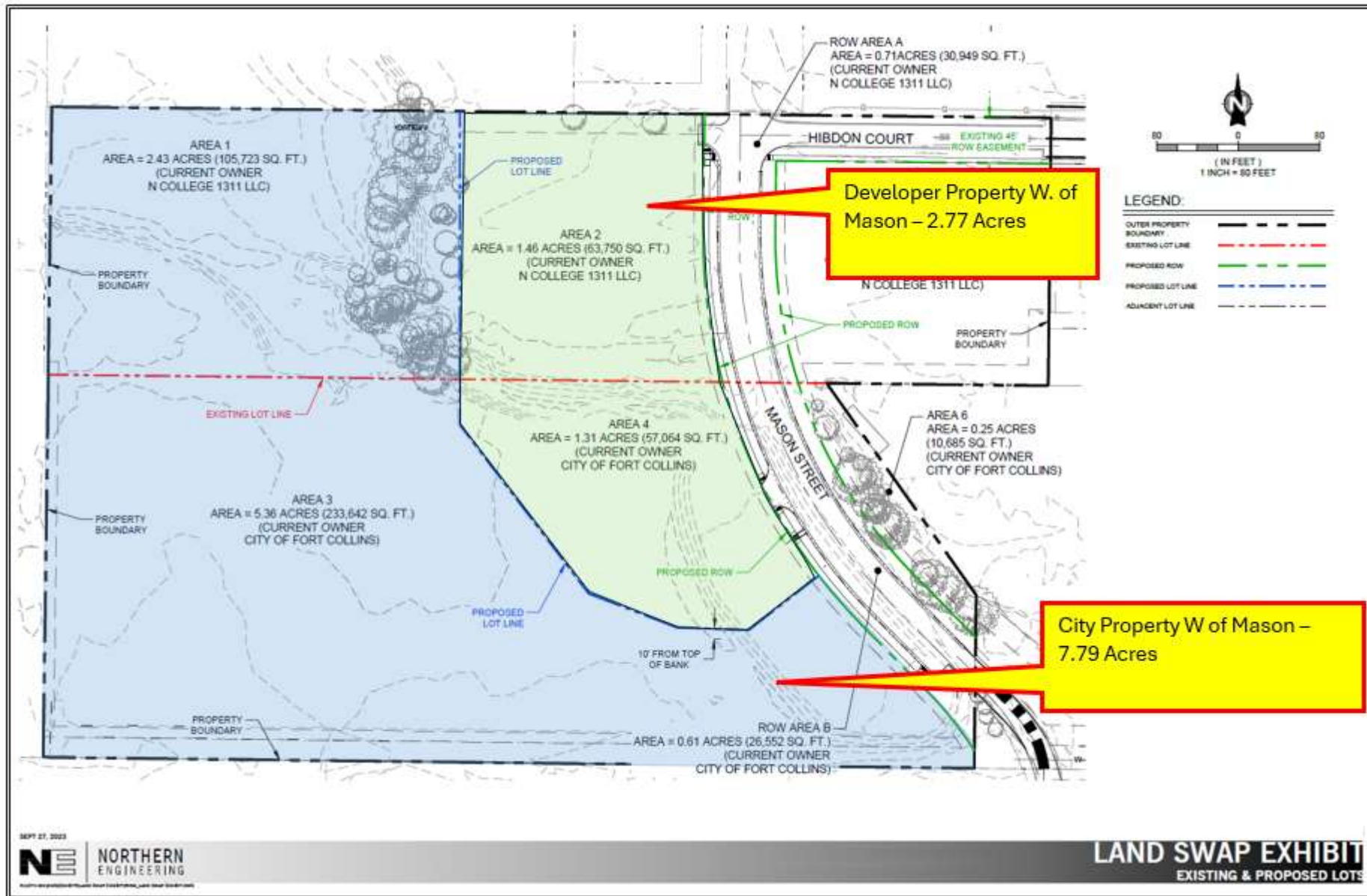


Figure 8 – Natural Habitat Buffer Zones – NHBZ's Before the Exchange

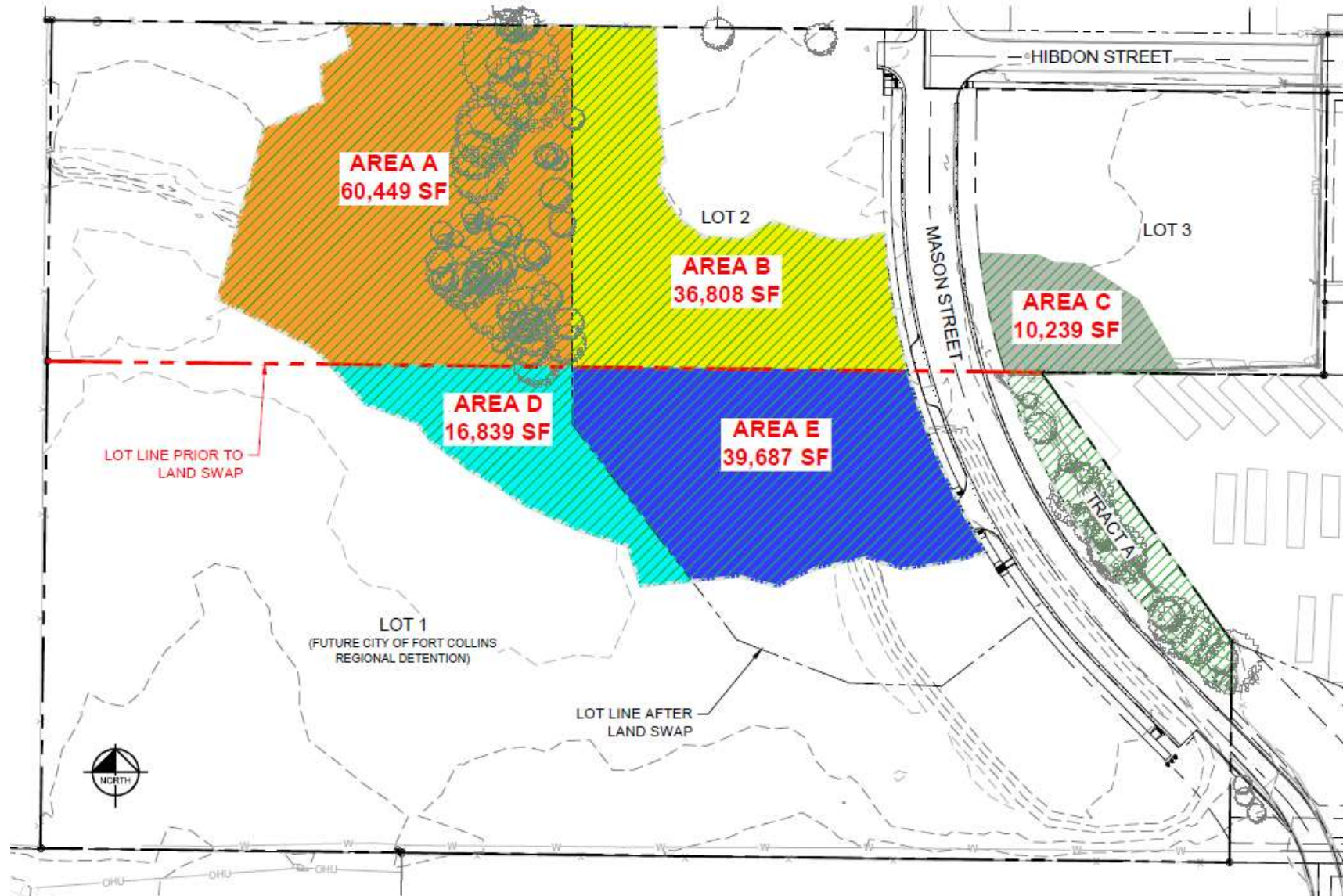


Figure 9 – Natural Habitat Buffer Zones – NHBZ's After the Exchange

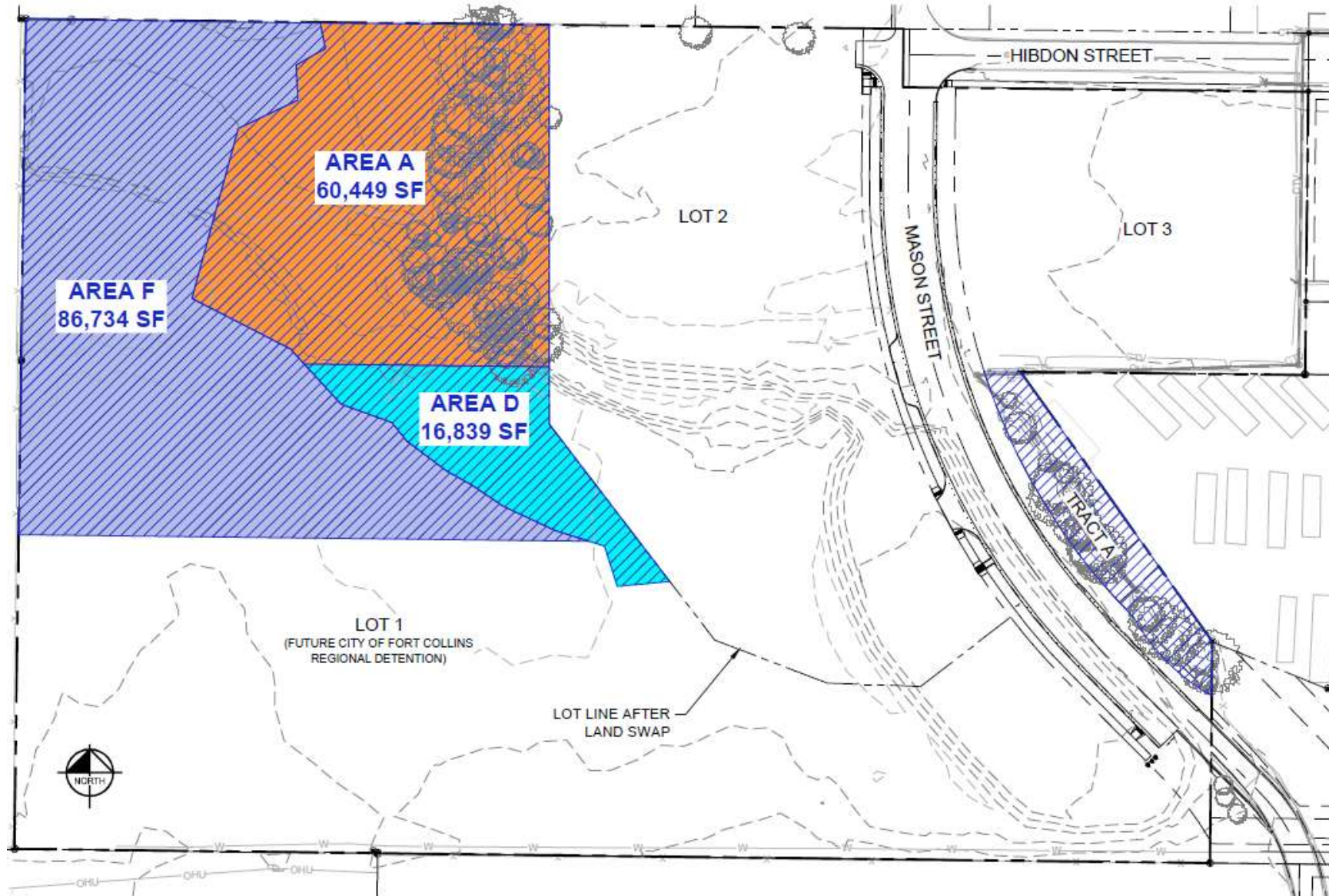


Figure 10 – Natural Habitat Buffer Zones – NHBZ's After the Exchange – West of Mason

