

AGENDA ITEM SUMMARY

City Council



STAFF

John Gerwel, Project Manager
Dana Hornkohl, Capital Projects Manager

SUBJECT

Items Relating to the Willow Street Improvements – Linden Street to Lincoln Avenue Project.

EXECUTIVE SUMMARY

A. Resolution 2025-042 Authorizing the Execution of an Intergovernmental Agreement Regarding a Grant of Funds for the Second Phase of the Willow Street Improvements Project Between the City of Fort Collins and the Downtown Development Authority for the Willow Street Improvements – Linden Street to Lincoln Avenue Project.

B. First Reading of Ordinance No. 059, 2025, Making Supplemental Appropriations from Grant Revenue and Authorizing Transfers of Appropriations for the Willow Street Improvements – Linden Street to Lincoln Avenue Project and Related Art in Public Places.

The purpose of these items is to enable the City to receive and expend Downtown Development Authority (DDA) grant funds for the Willow Street Improvements – Linden Street to Lincoln Avenue project (Project). The funds will be used for design and right-of-way acquisition for improvements along Willow Street between Linden Street and Lincoln Avenue. If approved, the item will: 1) authorize the Mayor to execute an Intergovernmental Agreement (IGA) for the Project with the DDA; 2) transfer \$70,000 from existing funds for the Willow Street Improvements project west of Linden Street to the Project; 3) appropriate \$180,000 of DDA grant funds to the Project; 4) appropriate \$1,800 of Transportation Services Fund reserves to the Project; and 5) appropriate \$1,800 (1%) of the DDA grant funds to the Art in Public Places (APP) program.

STAFF RECOMMENDATION

Staff recommends adoption of the Resolution and Ordinance on First Reading.

BACKGROUND / DISCUSSION

The River District Streetscape Improvements Project Plan (dated August 1, 2008) envisions a consistent and comprehensive streetscape approach within the River District, and the Project is within the identified plan area. As the River District has redeveloped, the City and the DDA have sought to prepare streetscape designs for sections of the River District ahead of, and in conjunction with proposed redevelopment. The City and the DDA have partnered to deliver the design and eventual construction of two streetscape improvement projects within the River District: 1) Linden Street Improvements – Jefferson Street to the

Poudre River and 2) Willow Street Improvements – Linden Street to the BNSF railroad (Phase 1). Both projects saw significant financial participation from the DDA and development within the corridors.

The DDA and the City entered into an IGA in 2014 to complete the design and engineering for the initial phase of the Willow Street Improvements project (Phase 1) between the BNSF railroad and Linden Street. Later in 2014 the DDA and the City partnered to fund the construction of these improvements. That work was completed in 2020. Willow Street between Linden Street and Lincoln Avenue was contemplated as Phase 2 of the Willow Street Improvements project. As with Phase 1, the Project was contemplated to move forward once there was interest in development within the corridor (see Attachment 5 for Vicinity Map).

A proposed development at 360 Linden Street has submitted to the City for conceptual review. This property has significant frontage along Willow Street within the limits of the Project. Preparing a design for this section of Willow Street will provide necessary guidance to this and subsequent development. Operationally, redevelopment has driven many of the improvements within the River District and City. The design will identify the proposed streetscape improvements for this corridor and help determine what improvements will be the developer’s responsibility for constructing or for providing financial participation.

The DDA has proposed an IGA (Attachment 2) with the City to cooperate in the preparation and design for the Project. The City can minimize the funding needed to prepare the streetscape design with a willing partner in the DDA, future development contributions, as well as an identified development contribution from the Bas Bleu Development recently appropriated by City Council (Attachment 4: Ordinance No. 22, 2025).

Willow Street, between Linden Street and Lincoln Avenue, is a unique corridor with an existing railroad spur, need for active modes improvements, and on-street parking needs to support redevelopment and existing development. Authorizing the resolution to execute the IGA and appropriation of the DDA grant funds will also allow the City to begin critical negotiations with OmniTRAX (Great Western Railway of Colorado) concerning the existing railroad spur in this section of Willow Street.

CITY FINANCIAL IMPACTS

The following table is a summary of the proposed funding appropriation for the Willow Street Improvements – Linden Street to Lincoln Avenue project.

Prior Appropriated Funds	
Development Contributions to Construction	\$ 29,545
Total Prior Appropriation	\$ 29,545
Funds to be Appropriated per this Action	
Transfer of Willow Street Improvements - Phase 1 Capital Project Funds to Phase 2	\$ 70,000
Downtown Development Authority (DDA) Funds	\$ 180,000
Transportation Services Fund	\$ 1,800
Total Funds to be Appropriated per this Action	\$ 251,800
Transfer to Art in Public Places	\$ 1,800
Total Project Funds	\$ 281,345

The total fund amount projected for the Project is \$281,345 composed of funds appropriated with prior actions and with this action.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

A development contribution to the Project was authorized by City Council via Ordinance No. 22, 2025, on March 4, 2025 (Attachment 4). The Project and proposed IGA were brought before the DDA Board of Directors on February 13, 2025, where the IGA was approved (see Attachment 6 pages 5 and 6).

PUBLIC OUTREACH

Staff will work with the DDA and the Communications and Public Involvement Office to develop and implement a comprehensive public engagement plan for the Project.

ATTACHMENTS

1. Resolution for Consideration
2. Exhibit A to Resolution
3. Ordinance for Consideration
4. Ordinance No. 022, 2025
5. Vicinity Map
6. DDA Meeting Minutes, February 2025