

AGENDA ITEM SUMMARY

City Council



STAFF

Jin Wang, Project Manager
Dana Hornkohl, Capital Projects Manager

SUBJECT

First Reading of Ordinance No. 036, 2025, Appropriating a Development Contribution to Construction and Authorizing Transfers of Appropriations for the College Avenue-Drake Road Intersection Improvements Project and Related Art in Public Places.

EXECUTIVE SUMMARY

The purpose of this item is to appropriate a development contribution for construction from the King Soopers 146 – Midtown Gardens Marketplace Development to the College Avenue-Drake Road Intersection Improvements project (Project). The funds will be used for design services. If approved, this item will: 1) appropriate \$100,265 received in 2025 as a development contribution to construction by an adjacent development and 2) appropriate \$1,003 (1%) of the development contribution to construction to the Art in Public Places (APP) program.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on First Reading.

BACKGROUND / DISCUSSION

The state highway intersection of College Avenue and Drake Road is a critical arterial-arterial intersection in midtown Fort Collins that presents safety concerns and congestion issues. The Urban Renewal Authority (URA) area adopted a plan that included several public improvements in this area that focus on intersection improvements for pedestrians, bicyclists, and vehicles. (Attachment 2) The Project was also identified in the Transportation Capital Projects Prioritization Study (“TCPPS”) adopted by City Council on September 19, 2023.

There are several recent and active developments, both nearby and directly adjacent to the intersection. To effectively coordinate improvements to the intersection with the URA improvements, the City began conceptual and preliminary engineering and design in 2021.

In 2023, Dillon Companies, LLC (“Developer”) entered into a Development Agreement (“DA”) with the City. (Attachment 3) The DA laid out the requirements and conditions for the development of King Soopers 146 – Midtown Gardens Marketplace at the northwest corner of the intersection of College Avenue and Drake Road. Section II.D.4 of the DA contemplated construction of median improvements that the development would be responsible for providing as traffic volumes increase due to the development. The parties agreed the median would be best completed by the City’s intersection improvements Project. The Developer

agreed to contribute the cost of the median improvements to the City. The Developer and City staff estimated the cost of these median improvements to be \$100,265. The City collected the development contribution to construction early in 2025. This payment is proposed to be appropriated to the Project, which will construct the median improvements contemplated by the DA.

This Project will be done in conformance with City standards and approved and/or adopted plans, such as the Midtown in Motion Plan and the Active Modes Plan. The design team is coordinating closely with the Midtown Improvements Project south of the intersection that is also in the design phase. This appropriation will continue the design process and help to identify opportunities for cost savings, funding, right-of-way needs, Project constraints, and other items needed to understand the Project area. Continued involvement by the City will enhance flexibility in design and capture development momentum.

CITY FINANCIAL IMPACTS

The following is a summary of the funding anticipated for the thirty percent design for the College Avenue-Drake Road Intersection Improvements project.

Prior Appropriated Funds	
Transportation Capital Expansion Fee (TCEF) Funds	\$ 498,900
Transportation Services Fund	\$ 1,100
Development Contributions to Construction	\$ 243,300
Community Capital Improvement Program (CCIP) Arterial Intersection Improvements	\$ 50,000
TOTAL PRIOR APPROPRIATION	\$ 793,300

Funds to be Appropriated per this Action	
Development Contributions to Construction	\$ 100,265
Total Funds to be Appropriated per this Action	\$ 100,265

Proposed Transfer to Art in Public Places	\$ 1,003
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Total Proposed Project Funds	\$ 893,565
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The total fund amount projected for this Project is \$893,565 composed of prior appropriated funds and funds appropriated with this action.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

The Project is identified in the TCPPS adopted by Council on September 19, 2023. TCPPS was presented to the Transportation Board on three occasions during its development on June 16, 2021, June 15, 2022, and August 16, 2023, prior to its adoption by Council.

PUBLIC OUTREACH

Staff developed and continues to implement a public engagement plan for the Project in conjunction with the Communications and Public Involvement Office. The Project was presented as part of an open house in conjunction with the Midtown Improvements Project on May 31, 2023. The Project has also been highlighted at Transportation Project Fairs held on February 22, 2024, and February 23, 2023. The Project will be highlighted at the upcoming Transportation Projects Fair on March 6, 2025.

ATTACHMENTS

1. Ordinance for Consideration
2. Concept Plan
3. Development Agreement