City of Fort Collins

Real Estate Strategy & Civic Center

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7-28-26

Agenda

- Property inventory assessment
- Review project structure and “Why”
- Project Outcomes
- Property evaluation criteria
- Review GIS database
- Timeline

Questions

- Does the proposed Real Estate Strategic Framework appropriately align future property decisions with Council priorities and community outcomes?
- What feedback do Councilmembers have on the evaluation of City-owned properties for future partnership, redevelopment, or alternative public uses where appropriate?

Real Estate Portfolio & Assessment

Real Estate Strategy

The City's overall portfolio includes 258 unique properties

The initial evaluation will include properties most feasible for redevelopment and/or repurposing

Note: these numbers do not include our Utility easements or Right-of-Way properties except those described below

General Fund/Facilities

107 Properties

40% of the City's Portfolio

Parks and Recreation

58 Parks Facilities, over 966 acres

20% of the City's Portfolio

Utilities/Stormwater

26 Properties including, 6 Facilities, 8 Current and Future Substations, 12 Major Stormwater Basins (958 acres)

10% of the City's Portfolio

Historic/Cultural Facilities

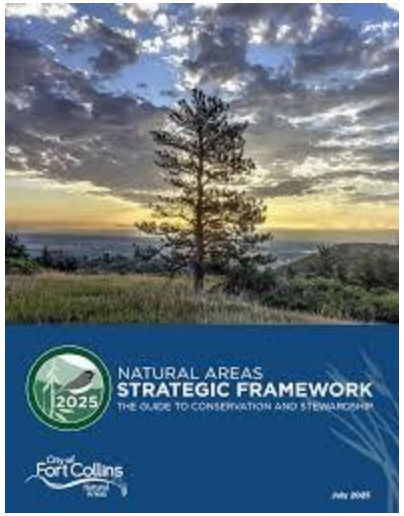
10-15 Historic & Cultural Facilities

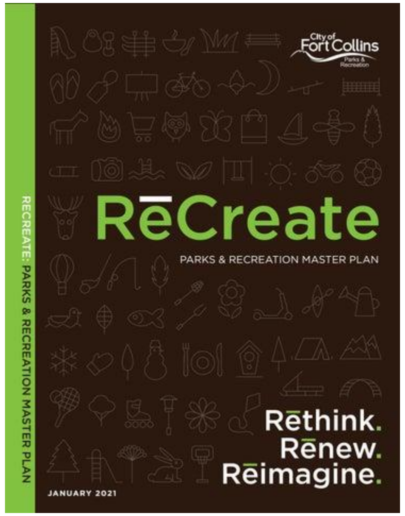
5% of the City's Portfolio

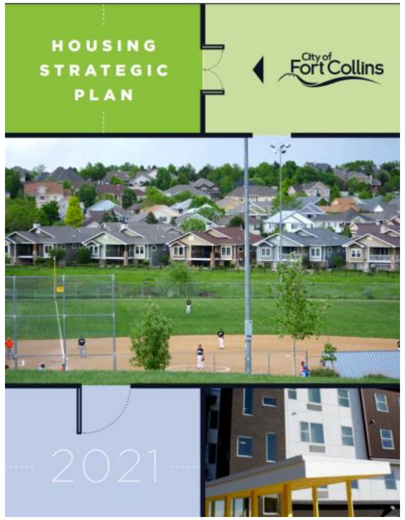
Adopted Policy Plans

Policy Plans Guiding Real Estate Transactions

The desired outcomes and analysis criteria aims to incorporate existing policy documents and create more collaboration and coordination across departments implementing these plans.







Why We Need a Real Estate Decision-Making Framework

Better decisions. Stronger alignment. Intentional use of our real estate.

Strategic Benefits

- ✓ Creates a consistent, transparent, and data-driven process for real estate decisions
- ✓ Establishes a shared framework for prioritizing competing needs
- ✓ Defines how departments collaborate and align on property decisions

Operational Benefits

- ✓ Reduces time spent on routine transactions and ad hoc requests
- ✓ Replaces inconsistent processes with a repeatable approach
- ✓ Improves efficiency through clear priorities and decision criteria

Data & Planning Benefits

- ✓ Provides visibility into current inventory and future facility needs
- ✓ Enables real-time prioritization and portfolio planning
- ✓ Leverages GIS data to identify opportunities and constraints

A standardized framework enables faster, more transparent, and better-informed real estate decisions across the organization.

Choosing Our Route

THE STATUS QUO

Often Reactionary to Property Purchase Requests

"ONE CITY" STRATEGIC APPROACH

Prioritizing Resources & Leveraging Strategic Investment

This delivers:

- More intentional transactions, with resources directed where they matter most
- More clarity in decision-making, grounded in clear investment priorities
- More collaborative, shared use of City-owned property assets
- A stronger foundation for bigger, higher-impact investment decisions
- Stronger partnerships that leverage outside investment alongside our own

Desired Outcomes

Real Estate Strategy

Sustainable Development

Promote infill, redevelopment, and transit-oriented growth.

Housing Access & Variety

Expand affordable and varied housing options.

Economic Vitality

Catalyze economic vitality and strategic investment.

Conservation & Infrastructure

Advance conservation and public infrastructure.

Enhanced Data & Tracking

Real-Time Visibility Across Departments

Gives every department live visibility into property interests — surfacing overlaps before they become problems.

One Source of Information

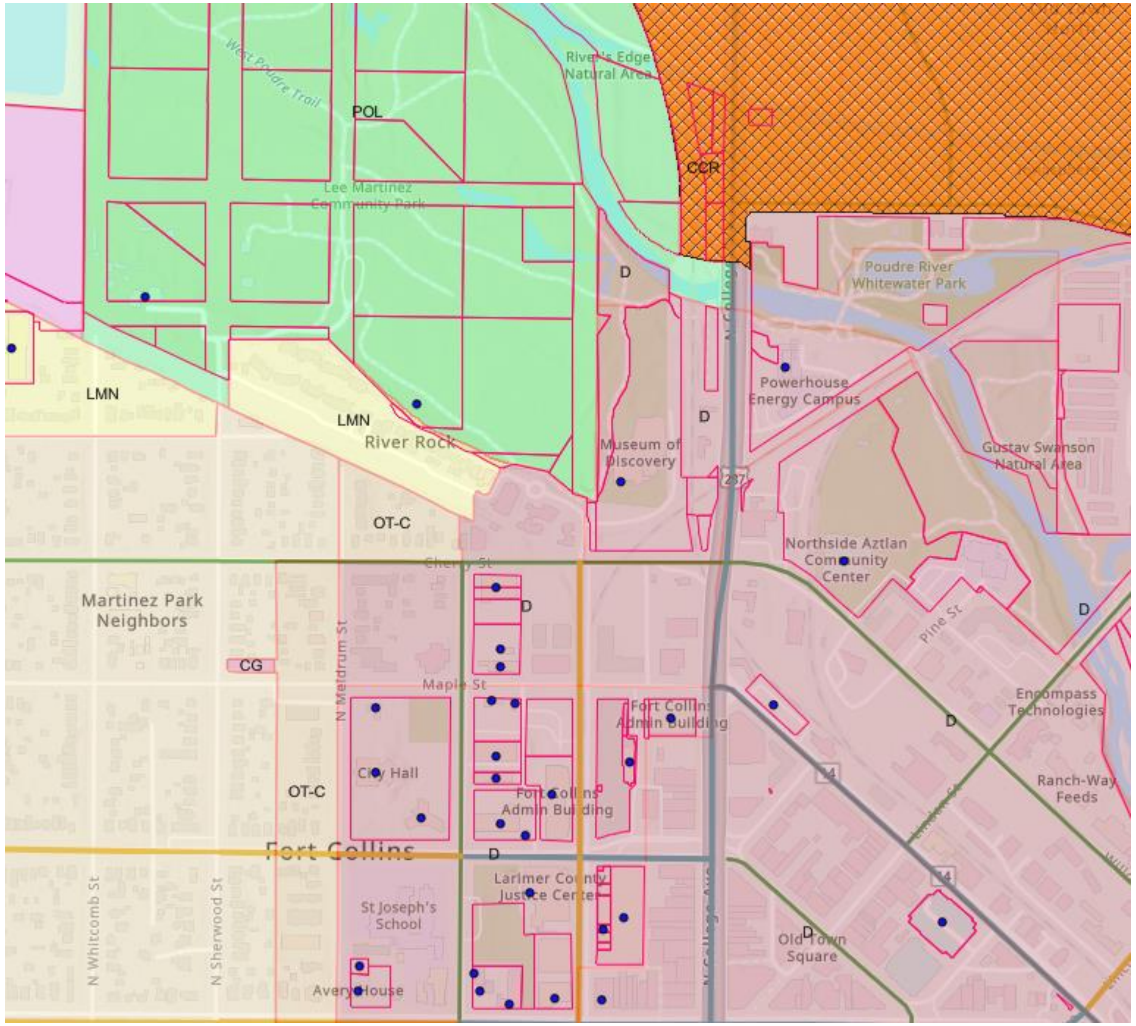
Creates a single source for property inquiries, cutting duplicate work across teams.

Stronger Collaboration by Design

The more departments use it, the more coordinated the city becomes.

Faster, Smarter Decisions

Standard layers — zoning, Master Street Plan, bike networks, and public investments — help staff spot the right opportunities faster.



Next steps

City of Fort Collins

Q3 2026	Q4 2026	Q1 2027	Q2 2027	Q3 2027	Q4 2027

JULY 2026 – Q1 2027

Property Evaluation & Policy Refinement

- Evaluating strategic properties for reinvestment or redevelopment
- Finish full property analysis
- Continue to refine internal real estate policies with participating departments

Q3 2026 – Q4 2027

Civic Center Masterplan Reimagined

- Reimagining the Civic Center Masterplan, including timeline and financing options

Property Examples

The following slides include examples of how properties within our inventory will be analyzed for future potential use(s).

300 Laporte Avenue – City Hall Block (block 42)

EXAMPLE: Currently used by the City of Fort Collins for staff offices, meeting space, and recreation

(City Hall, Operations Services, Washington Park, and staff parking)

Land is 5.19 Acres

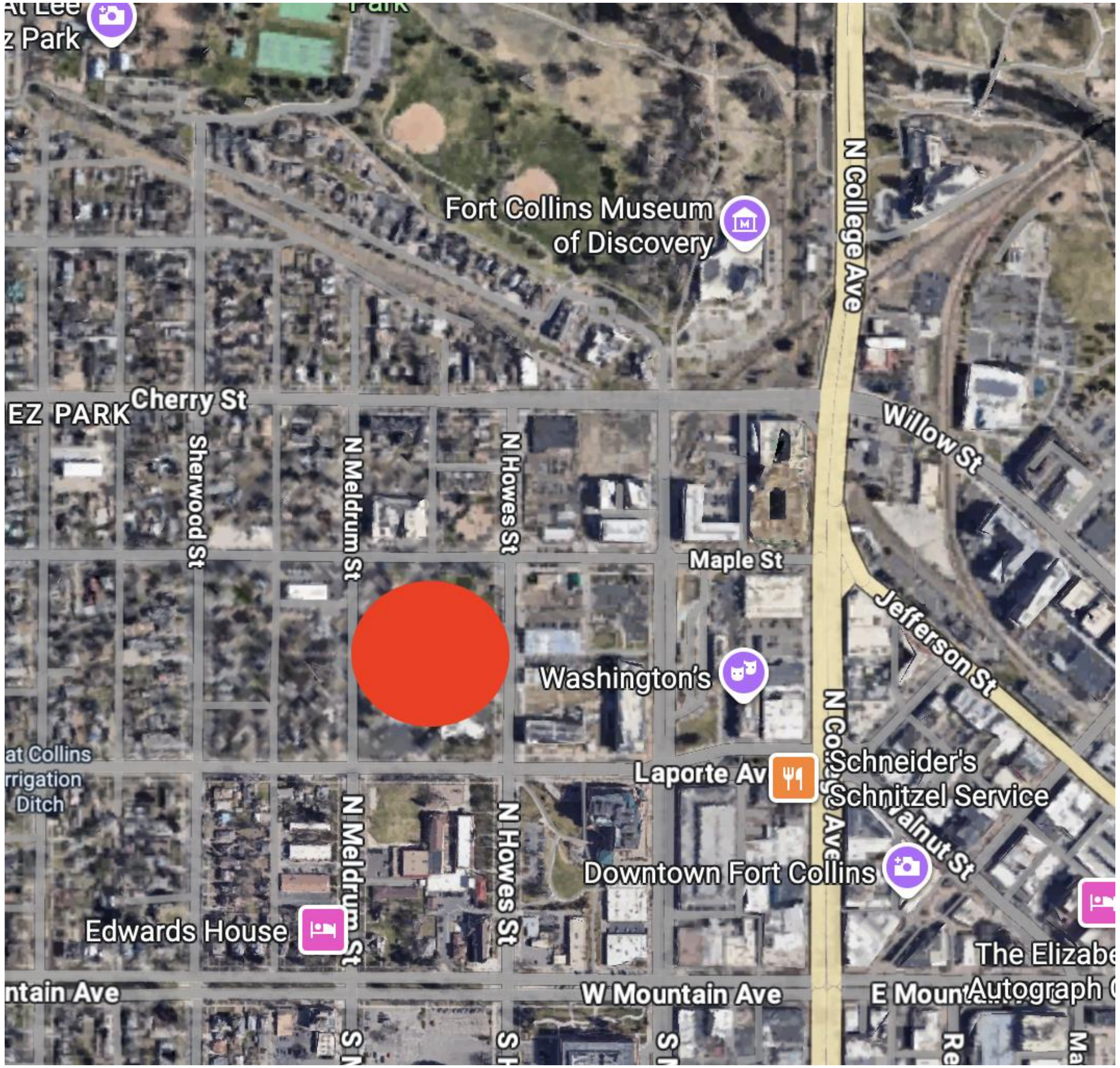
Combined Buildings measure 57,455 sf

Future Use Considerations:

City Owned Mixed Use Municipal Campus

or

Partner with private developers including housing providers, developers, and recreation



300 Laporte Avenue – City Hall Block (block 42)

- **Currently occupied by City staff offices & Washington Park**
- **Property is 5.19 Acres**
- **Buildings is 57,455 square feet**

- **Considerations:**
  - Renovate for continued City use
  - Partner with private sector for mixed-use

Option 1: Continued City Use

Overview
Maintain workspace for City staff, preserves staff and public parking, continued park space

Pros:
- Already City owned
- Potential to expand existing facilities vs. building new
- Maintains an existing City park

Cons:
- Does not create "all-day" district
- Renovation/reconstruction would require temporary relocation of City staff
- Perhaps not the most effective use of City property to address future needs

Option 2: Sell Portion to or Partner with Private Sector

Overview
Sell portion to private sector or partner with developer(s) to reimagine the site

Pros:
- Potentially provides for immediate and/or long-term financial return
- Demonstrates the City's commitment to utilizing assets to address community needs
- Potential for "district" feel with housing and commercial

Cons:
- Potential full or partial loss of control
- Market dependent
- Costly construction and relocation of City staff and resources

281 North College Avenue – Planning/Development/Engineering

EXAMPLE: Currently used by the City of Fort Collins for Staff Offices and minimal parking

(Planning & Development Services and Engineering)

Land is 0.65 Acres

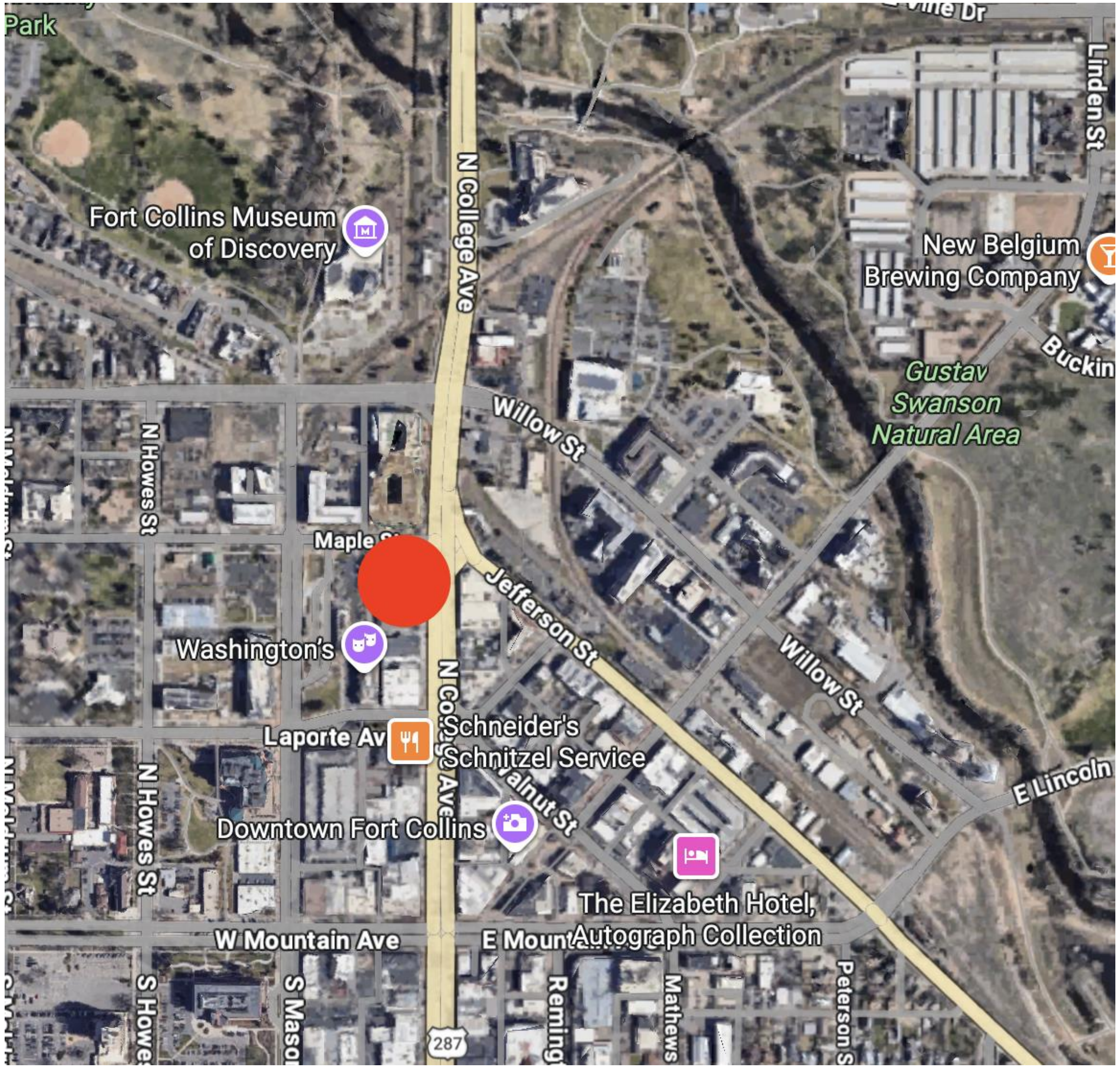
Building Measures 26,030 sf

Future Use Considerations:

List the property for sale to the public

or

Partner with private development, such as housing providers or commercial developer for mixed-use



281 North College Avenue – Planning/Development/Engineering

- **Currently occupied by City staff w/ limited parking**
- **Property is 0.65 Acres**
- **Building is 26,030 square feet**
- **Considerations:**
  - Renovate for continued City use
  - Sell to or partner with private sector developer

Option 1: Continued City Use

Overview
Maintain work space for City staff, and familiar presence for the public in Old Town.

Pros:
- Already City owned
- Could provide a link to the future Municipal Campus
- Maintains and potentially enhances community engagement opportunities

Cons:
- High renovation cost
- Renovation/reconstruction would require temporary relocation of City staff
- Perhaps not the most impactful use of the site

Option 2: Sell to or Partner with Private Sector

Overview
Sell to private sector or partner with developer(s) to reimagine the site

Pros:
- Potentially provides for immediate financial return
- Generates potential for housing, business/innovation, City resources

Cons:
- City loss of control
- Market depended uses
- Costly relocation of City staff and resources

330 North Howes Street – Historic Car Barn

Currently used for storage and City of Fort Collins Fleet Parking

Land is 0.86 Acres

Building Measures 13,900 sf

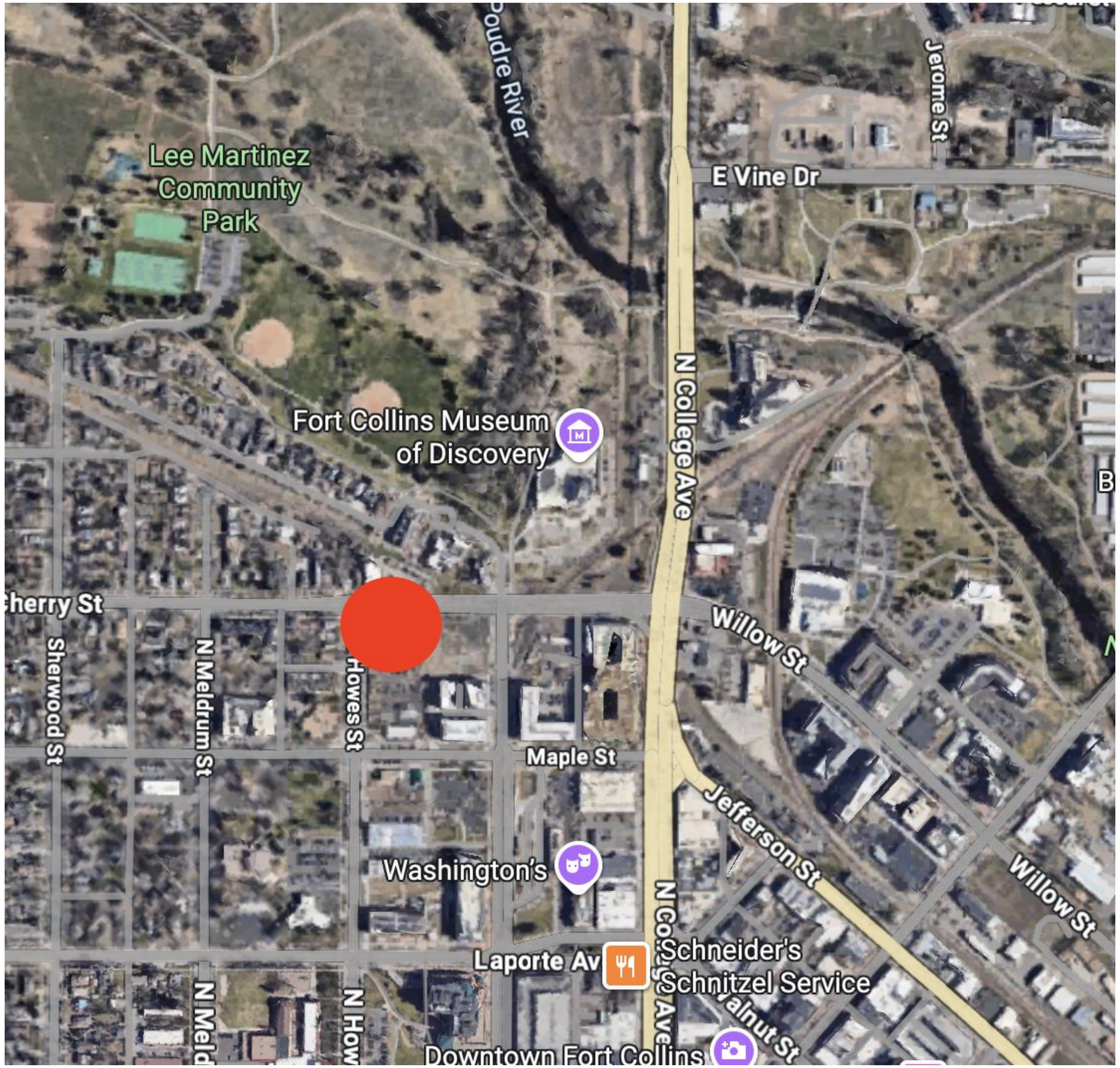
Future Use Considerations:

City owned museum archive with a public use element

or

Partnership with private sector for preservation by providing opportunities for small business and event spaces

- **Note:** stabilization of the building is in the CCIP (1/4 cent capital tax)



330 North Howes Street – Historic Car Barn

- **Currently used for storage and City fleet parking**
- **Property is 0.86 Acres**
- **Building 13,900 square feet**

- **Considerations:**
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  - Sell to or partner with private sector developer

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614 East Vine Drive – Former Larimer County Fleet Services

Currently this Property is Vacant

Land Size is 8.74 Acres

The Building Measure 16,800 sf

Future Use Considerations:

City use as a temporary downtown parks shop, and future City facilities

or

Partner with private developers such as housing providers, innovation/tech companies, and City transportation for a north Fort Collins maintenance facility

812 North Shields Street – Residential Property (privately leased)

Currently occupied by a private party tenant

Land Size is 3.15 Acres

Building (house) **Measures 1,568 sf**

Future Use Considerations:

Consider for future expansion of Fleet Services and Utilities, to allow for access from the Shields Street

or

List the property publicly for sale

518 North Loomis – Operations Services Warehouse

Currently used as the Warehouse and Storage for Operations Services

Land Size is 1.01 Acres

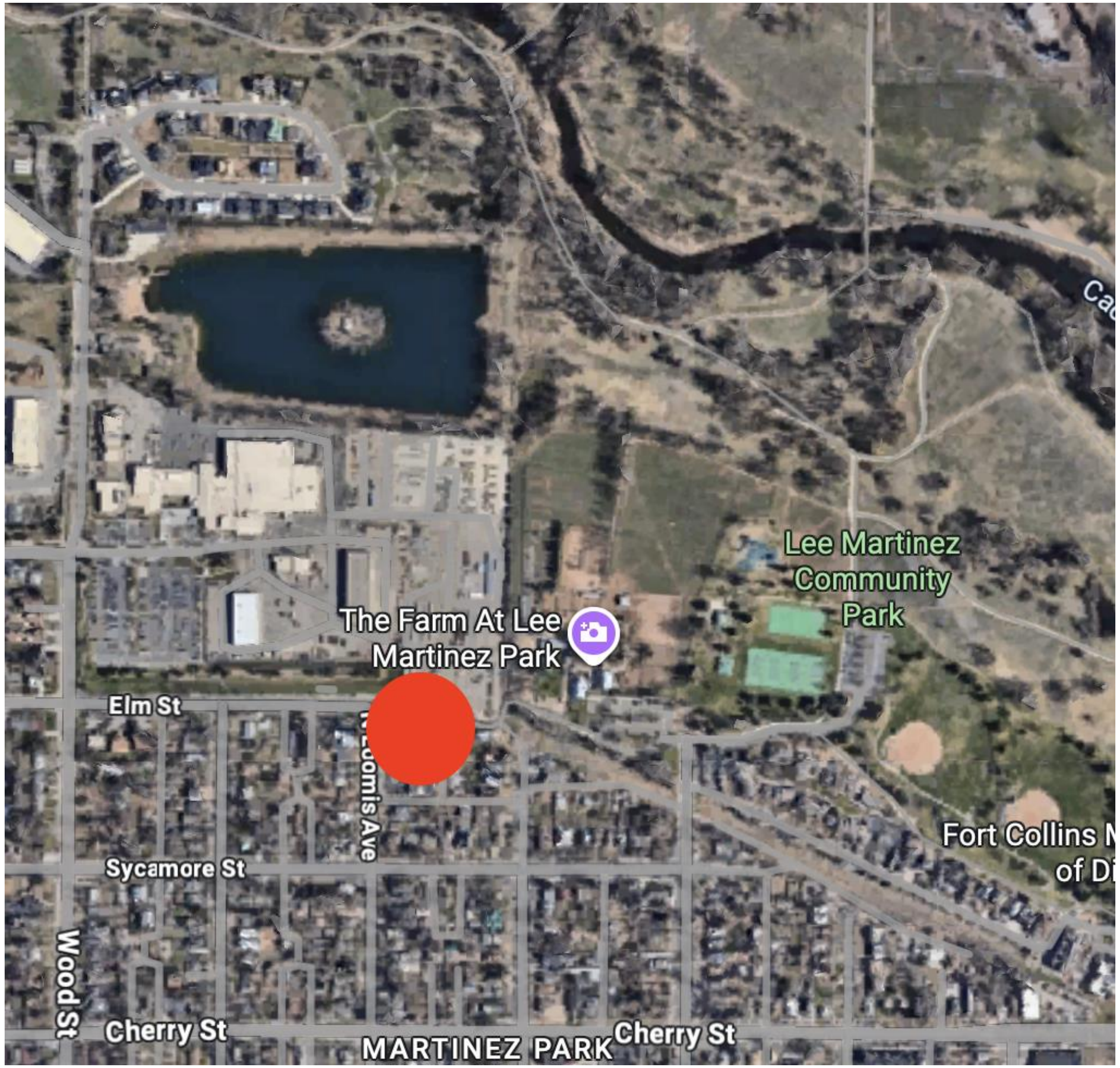
Building Measures 9,450 sf

Future Use Considerations:

Continued use as warehouse and storage for Operations Services

or

Align with future plans for 700 Wood Street (to the north)



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