

# WORK SESSION AGENDA ITEM SUMMARY

City Council



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## STAFF

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## SUBJECT FOR DISCUSSION

### Civic Center Master Plan

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## EXECUTIVE SUMMARY

The purpose of this item is to present proposed updates to the 2021 Civic Center Master Plan, including changes to the previously proposed site configuration and sequencing of the site components.

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## GENERAL DIRECTION SOUGHT AND SPECIFIC QUESTIONS TO BE ANSWERED

1. What questions/suggestions do Councilmembers have regarding the Master Plan and the proposed next steps on the Parking Garage?

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## BACKGROUND / DISCUSSION

### Civic Center Planning History

The Civic Center Master Plan is a dynamic document created to respond to changing conditions while providing a vision and guidelines for future buildings, renovations, and place making activity in the civic core.

In 1996, Council adopted, by Resolution 1996-86, the Civic Center Master Plan, as an amendment to the Downtown Plan, which was an element of the City's Comprehensive Plan; the 1996 Civic Center Master Plan was prepared in cooperation with Larimer County to guide the development of a twelve-block area of downtown. In 2014, specific planning for City buildings on two blocks within the Civic Center Master Plan area was set forth in the Block 32/42 Civic Center Vision Plan.

In 2021, Council funded an update to the 2014 Civic Center Vision Plan, called the Civic Center Master Plan (the "CCMP"), which focused planning on two blocks (rather than the twelve block area of the 1996 plan). The CCMP created a long-term plan for the future facilities and amenities as well as current buildings, including the Municipal Court. Council adopted the CCMP, by Resolution 2021-105, as an amendment to the 2017 Downtown Plan and the 2019 City Plan, finding that the CCMP was a capital improvements plan for purposes of general government capital expansion fee revenues for purposes of Section 7.5-31 of the City Code.

In addition to the Municipal Court expansion, the Civic Center Master Plan also includes several other components, including a proposed parking garage on Cherry Street, moving the Downtown Parks Shop, relocating CityCare and the Wellness Center, and design and construction of a new City Hall facility. The purpose of the CCMP is to consolidate City services for better customer service, create more expansive and vibrant public spaces, and create a more collaborative environment for City staff.

## Goals and Guidelines

The current CCMP outlined several goals and guidelines:

- **World Class Leadership:** become a point of community pride in performance, innovation, and regenerative design that set an example for the private sector in its reflection of Fort Collins' character and culture while being good stewards of City of Fort Collins taxpayer dollars.
- **Vibrant Community Spaces:** contribute nature and ecology to the City while establishing places for public engagement that promote social and individual health, safety and accessibility for all.
- **Resilient design:** create lasting quality that is climate adaptive, accommodates growth, flexibility, and a universal community.
- **Intuitive organization:** support and activate site connectivity externally and create a collaborative environment internally.
- **Enhance the civic heart:** promote physical embodiment of the City's mission and plan that meets immediate needs; establish a vision that can be invested in and realized.

While these were adopted with the CCMP in 2021, these might shift today to focus on moving from complexity to simplicity in customer service and service access, enhancing wayfinding throughout the City campus, and enhancing public engagement and public facilities access

## Municipal Court and Civic Center Components

The Municipal Court was housed in the County Justice Center from 2000, when the building opened, until 2007, when County space capacity demands necessitated that the Municipal Court be moved into the 215 North Mason Street building. The area of the 215 North Mason Street building in which the Court was moved was not designed or constructed for purposes of the administration and conduct of a municipal court. Therefore, the area in the 215 North Mason Street building used by the Municipal Court has had numerous retrofits over time to accommodate security, functionality, and user experience.

On May 1st, 2025, staff recommended approval of 3 forthcoming ordinances, scheduled for a regular Council meeting on May 20th for first reading. These include funds to relocate Parking Services from 215 Mason to space within the Civic Center Parking Garage and subsequently expand the Municipal Court to meet growing demands.

## Parking Garage and Project Components

Parking demand within the downtown area and on the City's main campus has grown, especially since employees have returned to the office and staff numbers have grown. Growing pressure within the Municipal Court due to increased caseloads has also put pressure on the surface parking lot north of 215 Mason. There is also a growing need for fleet vehicle storage and accessibility. Staff are exploring a public/private partnership with a housing developer who has proposed a residential building along Cherry Street. Proposed components of this partnership include:

- City owns and operates entire facility

- Lease spaces to partner on a long-term basis
- Proposing approximately 600 parking spaces
- Spaces available for fleet vehicles, public parking, and leased spaces from adjacent residential development

#### Rationale

- Growing demand for parking, including municipal court visitors and staff, museum of discovery staff and visitors, growing City staff demands, and growing fleet vehicle storage needs.
- Providing parking within garages allows for greater on-street multi-modal facility design and execution.
- Parking structure can serve long-term needs as development density increases within the area.

#### Potential Partnership

A public/private partnership is being explored with a housing developer who is developing a residential project directly to the east. The proposed terms include:

- Developer is requesting 100-125 stalls be leased on a long-term basis
- City will own and operate the entire facility

#### **Civic Center Master Plan Components**

Realization of the Civic Center Master Plan is a long-term process that includes several interlocking components and steps. Those currently include:

- Parking Services move from 215 Mason to the Civic Center Parking Garage
- Municipal Court expansion within 215 Mason
- Cherry Street Parking Structure
- Trolley Car Barn renovation/stabilization (through CCIP funds)
- Downtown Park Shop relocation (through CCIP funds)
- New City Hall
- New Municipal Court facility

#### **NEXT STEPS**

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- Staff will finalize a Memorandum of Understanding (MOU) with proposed partner and draft an Ordinance for Council consideration.
- Begin an internal engagement process for fleet parking needs and coordination.
- Explore and finalize proposed funding sources and timeline.
- RFP for design
- Upon 50% design, full extent of construction costs will be known.

#### **ATTACHMENTS**

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1. Presentation