

Final Report

Initial release: May 4, 2025. Revised: May 9, 2025, to include further explanatory text, detailed voting results, and Part 2.

*The following Recommendations were created and prioritized by the Delegates of the 2025 Hughes Civic Assembly. The Assembly addressed the following question: **Informed by the diverse needs of our community, what use of the Hughes site will contribute most effectively to Fort Collins' long-term vitality and meet the requirements outlined in the 2021 ballot measure?***

The Recommendations below were written by the Assembly after 30 hours of in-person deliberation between April 12 and May 4, 2025. Delegates to the Assembly were randomly selected from across Fort Collins, reflecting a microcosm of the city in terms of age, City Council district, housing status, household income, and educational attainment.

The primary partners on this project were: the City of Fort Collins, the Center for Public Deliberation at Colorado State University, Healthy Democracy, the American Public Trust, and the Local Policy Lab. The official recipient of the Assembly's work, reflected in this Final Report, is the Fort Collins City Council.

The Recommendations in this report were written and sorted by the Assembly into three categories:

- **Concepts** (high-level ideas, values, or proposals)
- **Major Uses** (specific site uses, activities, or services)
- **Minor Elements** (small features, attributes, or details)

In addition to their primary text, some Recommendations include sub-bullets with additional specifications, constraints, needs, or other details.

Delegates chose from among four voting options for each potential Recommendation:

- Strongly agree
- Somewhat agree
- Neutral / don't know
- Disagree

Not all voters may have voted on each Recommendation. Recommendations in each section of this Report are ordered by their total level of overall agreement (i.e., "strongly agree" + "somewhat agree").

Part 1 of this Report contains: Recommendations that achieved supermajority (at least 75%) support ("strongly agree" + "somewhat agree") among the 19 Delegates who voted on the final day of the Assembly.

Part 2 of this Report contains: Proposed Recommendations that received work through the final day of the Assembly but did not achieve supermajority support from the Assembly in its final vote.

This Report is composed exclusively of the words of Delegates themselves, with no additions, deletions, or edits by staff – with two exceptions:

- 1. The headings and explanatory text (in italics) in this document were written by Healthy Democracy staff.*
- 2. Four spelling errors were detected by software and corrected.*

Part 1: Supermajority Recommendations

Concepts

- Indigenous use (100% support)
 - More detail: Provide opportunities for leasing/permitting with appropriate spaces.
Strongly agree: 18 Somewhat agree: 1 Neutral / don't know: 0 Disagree: 0
- Minimize Light Pollution (100% support)
Strongly agree: 16 Somewhat agree: 3 Neutral / don't know: 0 Disagree: 0
- Indigenous groups should be consulted in each step of the development of the entire property. (95% support)
 - More detail: ie artifact collection, ceremony over site, plant collection and land rehabilitation/stewardship, formal tribal consultation
Strongly agree: 15 Somewhat agree: 3 Neutral / don't know: 1 Disagree: 0
- Multiple experts advise that this land will not heal itself. Work will need to be done to help restore it, simply leaving it as-is is not a realistic option for rehabilitation. (89% support)
 - More detail: This is supported by the Bird Conservancy, RMRP, High Plains Environmental Center, and other environmental groups we have heard from.
Strongly agree: 16 Somewhat agree: 1 Neutral / don't know: 0 Disagree: 1
- No off-leash dogs allowed in site areas that are not designated as dog parks (89% support)
Strongly agree: 13 Somewhat agree: 4 Neutral / don't know: 1 Disagree: 0
- Multi-use (89% support)
 - More detail: Combination of bike park, open spaces, natural area, trails and conservation/education features.
Strongly agree: 12 Somewhat agree: 5 Neutral / don't know: 0 Disagree: 2
- How structures will be built (89% support)
 - More detail: City will consult with land use experts, planners, architects and designers for the optimal location of site features.
Strongly agree: 10 Somewhat agree: 7 Neutral / don't know: 1 Disagree: 0
- Restorative natural habitats features (89% support)
 - More detail: Features and elements that are manmade or naturally-occurring to help restore the site to its natural state. Can be tied to educational or conservation site features.
Strongly agree: 12 Somewhat agree: 5 Neutral / don't know: 0 Disagree: 2
- Outdoor Education Facility (89% support)
 - More detail: Free interpretive signage and trails that include information on the history and use of the land, native species, and restoration).
Strongly agree: 13 Somewhat agree: 4 Neutral / don't know: 0 Disagree: 1
- Designate a portion of the site for cultural/educational opportunities with emphasis on indigenous voices (79% support)
Strongly agree: 14 Somewhat agree: 1 Neutral / don't know: 0 Disagree: 1

Major Uses

- Creation and use of outdoor community spaces (95% support)
 - More detail: Day use only; no speaker system; using natural design if possible; for example: ceremony, education, community theater, fields, pavilions, gardens to hold meetings, events, and celebrations, etc. Large amount of space and buffering.

Strongly agree: 15 Somewhat agree: 3 Neutral / don't know: 0 Disagree: 1
- Natural area (portion of the site) (89% support)
 - More detail: Includes features for restorative natural habitats. Connecting trails to Maxwell and Pine Ridge.

Strongly agree: 10 Somewhat agree: 7 Neutral / don't know: 1 Disagree: 1
- A portion of the site set aside to educate and inform about the historical and cultural practices of indigenous people (89% support)
 - More detail: Outreach to Indigenous groups would better inform site development. The goal of this would be the preservation and continuation of the indigenous cultural and historical practices.

Strongly agree: 15 Somewhat agree: 2 Neutral / don't know: 0 Disagree: 2
- Multi-use center for public gatherings, wildlife rehabilitation (i.e. wildlife hospital facility), learning and education, and Indigenous cultural representation (79% support)
 - More detail: This is a reasonably-sized shared space where building(s) would reside in one location and not distributed throughout the 164+ acres. Constraints: Prioritize area where the current land is most degraded. Include educational component.

Strongly agree: 14 Somewhat agree: 1 Neutral / don't know: 0 Disagree: 4

Minor Elements

- Lighting impacts should be minimal at structures in evening to adhere to dark skies principles and OSHA standards. (100% support)

Strongly agree: 13 Somewhat agree: 6 Neutral / don't know: 0 Disagree: 0
- Local indigenous leaders should be consulted regarding the use and preservation of the twin Cottonwood trees on the site (100% support)
 - More detail: The frisbee golf 18th hole would need to be relocated

Strongly agree: 14 Somewhat agree: 5 Neutral / don't know: 0 Disagree: 0
- Include dog waste stations with bags / waste cans throughout the cite. (89% support)
 - More detail: Throughout Hughes have dog waste stations with bags / waste cans.

Strongly agree: 11 Somewhat agree: 6 Neutral / don't know: 1 Disagree: 0
- Multi-use trails (89% support)
 - More detail: Can accommodate natural use features and incorporates multi-modal activities.

Strongly agree: 10 Somewhat agree: 7 Neutral / don't know: 2 Disagree: 0
- Expanded transit to Hughes area (84% support)

Strongly agree: 5 Somewhat agree: 11 Neutral / don't know: 0 Disagree: 0
- Bus service (79% support)

Strongly agree: 4 Somewhat agree: 11 Neutral / don't know: 0 Disagree: 0

- Accessibility (79% support)

Strongly agree: 9 Somewhat agree: 6 Neutral / don't know: 0 Disagree: 0

- Trails connecting to the Maxwell + Pineridge natural areas (79% support)

Strongly agree: 12 Somewhat agree: 3 Neutral / don't know: 2 Disagree: 0

Part 2: Proposed Recommendations (Did Not Reach Supermajority)

Major Uses

- Conservation/cultural/educational center (74% support)

- More detail: Being aware of impacts on neighborhood, minimal nighttime lighting. Will be a permanent structure that will take into account height/lighting/fitting into surrounding aesthetics. Includes features for restorative natural habitats.

Strongly agree: 14 Somewhat agree: 0 Neutral / don't know: 0 Disagree: 5

- Bike park (portion of the property) (47% support)

- More detail: Take advantage of the natural topography when possible. Daylight use only.

Strongly agree: 8 Somewhat agree: 1 Neutral / don't know: 9 Disagree: 1

- No permanent buildings (26% support)

- More detail: Restrooms and shade structures are exempt

Strongly agree: 4 Somewhat agree: 1 Neutral / don't know: 2 Disagree: 12

- Single-use natural area. (16% support)

- More detail: Restore site as deemed by the Natural Areas Department. Includes features for restorative natural habitats.

Strongly agree: 1 Somewhat agree: 2 Neutral / don't know: 0 Disagree: 16

Minor Elements

- Consider keeping or moving the sledding and disc golf features. (42% support)

Strongly agree: 6 Somewhat agree: 2 Neutral / don't know: 10 Disagree: 1