



Remington/Oak Parking Lot Update

Tyler Marr

Deputy City Manager

Josh Birks

Deputy Director, Sustainability Services



Direction Sought



1. What questions does Council have regarding the status of the Remington/Oak Parking Lot and its potential disposition?

2. What other feedback do councilmembers have as staff approaches this work moving forward?

Original Acquisition & Financing



- Acquired in 1977 from proceeds of a GID No. 1 bond issuance
- Purchase price ~ \$126,000
- Bonds matured in 1996 and were completely paid off
- Has operated as surface parking for nearly 5 decades

Significant redevelopment interest e.g., 2008 public/private partnership to redevelop as a hotel



Existing MOU





Approved by Council: February 2022

Executed: April 2022

Parties: Housing Catalyst (HC) & City of Fort Collins

Key Aspects:

- Included entirety of the Remington/Oak Parking Lot
- Envisioned a mixed-income redevelopment
- Required a minimum of 50% affordable housing at or belolw 80% Area Median Income
- Required 1:1 preservation or replacement of all existing and permitted parking spaces (approximately 152 space)
- Allowed for termination if:
 - Housing Catalyst did not apply for funding in 2022
 - Their application for funding was denied
 - The parties were unable to reach agreement on any matter
 - Either party is unable to fulfill its obligations under the MOU

Ongoing Discussion Highlights

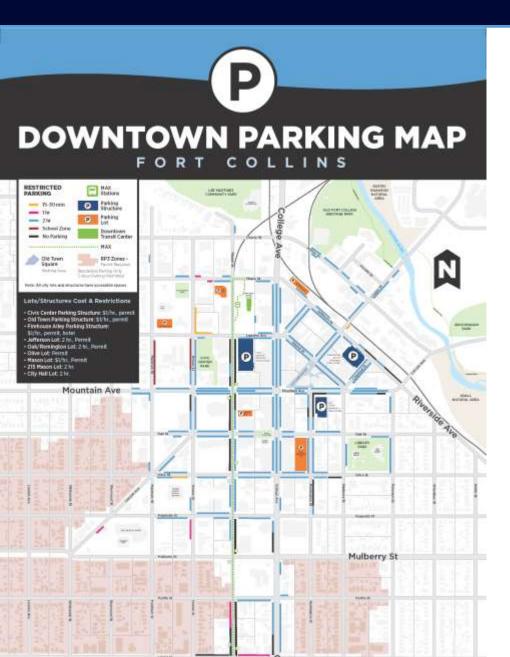


- **January 2023** HC shifts focus to Transformational Affordable Housing Funds after ARPA- & Pandemic-period funding did not materialize (*HC did not ultimately pursue this funding source*)
- June 2023 HC and City staff shift towards more traditional Low Income Housing Tax Credit (LIHTC) funding – targeting a 2024 application (HC later decided not to pursue this funding)
- January 2024 HC shared findings of their efforts including several headwinds:
 - Replacing parking spaces would render the project financially infeasible
 - Construction of the parking garage would require a complicated partnership
 - Public parking is not an eligible expense under LIHTC funding
- September 2024 Staff and HC discuss updating the MOU
- January 2025 HC presents new approach to the site including a new market rate development partner; Work on a Purchase and Sale Agreement Begins
- March 2025 Staff postpones PSA presentation to Finance at HC's request (HC indicates a desire to do additional engagement)



DDA & Business Input & Concerns





Two Primary Concerns:

- 1. Can the City sell property to private entity purchased with GID No. 1 funds?
 - Legal review did not reveal any limitations to sell
 - All bonds have matured and been paid off
 - Property has served intended purpose for 5 decades
- 2. Lack of replacement parking will negatively impact downtown parking capacity.
 - Significant difference of perspective related to utilization
 - Parking analysis of evenings, weekends, & late evening reveals a different type of utilization pattern
 - Request to consider findings of ongoing Downtown Parking Optimization Study

Many businesses echo these concerns

Evolution of Staff Perspective



Additional Information

- Revised appraisal significantly higher value
- Refined understanding of parking demand and impacts
- Input from DDA & Business Stakeholders
- Clarification on Parking Study timing and output

Evolved Thinking

- Utilization of parking different than originally understood
- Missed opportunities to engage stakeholders and follow common City practices when contemplated major partnerships
- **Usefulness of Parking Study** output to understanding both financial and operational health of Downtown Parking
- Narrow focus of efforts since 2022 myopic approach to redevelopment focusing on the City's affordable housing priority without considering other City/community priorities/goals
- Operating in isolation not leveraging downtown partners



Reflections





Key Reflection:

- Staff should have paused when the project shifted/changed
- Multiple points where we could/should have stepped back

Lesson Learned:

- Commitment and passion can overshadow process
- Need to work to actively avoid "spotlighting"

Next Steps

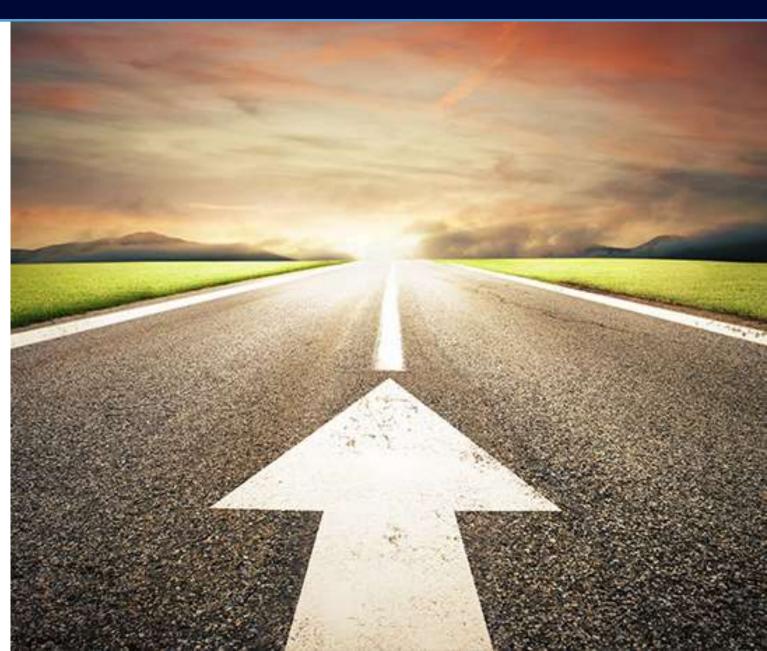


Next Steps:

- Review and consider the Parking Study when complete
- 2. Implement Parking Study recommendations
- 3. Allow time for recommendations to impact parking demand and operations

In the meantime:

- Continue supporting affordable housing
- Improve disposition/ redevelopment processes for City owned property



Direction Sought



1. What questions does Council have regarding the status of the Remington/Oak Parking Lot and its potential disposition?

2. What other feedback do councilmembers have as staff approaches this work moving forward?



Thank you!