

North College Infrastructure Funding Plan



April 13, 2010

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North College Infrastructure Funding Plan

Introduction

The *North College Infrastructure Funding Plan* (Funding Plan) provides a framework to guide efforts by the Urban Renewal Authority (URA), the City, and other stakeholders to assemble funding for public infrastructure projects needed in the North College Avenue corridor area. The Funding Plan essentially consists of a list of projects, with priorities and potential funding sources identified and explained. It does not contain any new goals or policy decisions; rather, it is an aid to help implement adopted plans. It is part of an ongoing continuum of City efforts to stimulate and support revitalization in collaboration with citizens in the area.

The term “infrastructure projects” generally refers to construction projects that would build up a more complete system of streets and utilities, including a drainage system to handle runoff from streets and development. These are basic public facilities needed to support long-term revitalization of the area as envisioned in the adopted *North College Corridor Plan*.

The need and initiative for this Funding Plan specifically arose out of administration of the 2004 *North College Avenue Urban Renewal Plan*, which enables tax increment financing (TIF) to help fund various public improvements. This TIF is administered by the URA, which is governed by City Council members acting as the Board of Commissioners. The URA participates in private development projects to cover financing gaps to make the projects feasible; and it also expects to initiate or participate in public capital projects to build infrastructure.

A North College Citizen Advisory Group (CAG) advises the URA on North College matters, primarily those involving TIF. In July 2008, the URA held a first annual joint work session with the CAG, and at that meeting, the Board, CAG, and staff all agreed on the need for a prioritized funding plan for infrastructure projects, to help plan for the use of TIF revenues. The Board directed staff to prepare the needed plan.

In response, staff initiated a process to develop this Funding Plan. The process centered around a series of five regularly-scheduled monthly CAG meetings that began in March 2009. Various City departments participated, along with interested members of the public and the Colorado Department of Transportation.

Background

Previously Adopted Plans

The Funding Plan is a tool to help implement the vision, goals, policies, and objectives of previously adopted plans that address infrastructure needs, including:

The 2007 *North College Corridor Plan*.

The 2004 *North College Avenue Urban Renewal Plan*.

The 2000 *US287/SH14 Access Management Report*.

North College Corridor Plan

Awareness and understanding of North College area infrastructure issues have grown steadily since the late 1980's. In particular, the original 1994 *North College Corridor Plan* first articulated infrastructure issues, and led to a number of infrastructure projects. The plan's highest priority and largest recommended project was a \$10 million Dry Creek flood facilities project that removed the Dry Creek floodplain from the area in 2003. That project set the stage for many subsequent initiatives on infrastructure and revitalization. The North College Corridor Plan was updated in 2007 to reflect new information and changed conditions.

Infill Infrastructure Staff Team Assessment

In 2004, City staff completed a city-wide assessment of infrastructure needs in areas targeted for infill development and redevelopment activity. The *Infill Infrastructure Team Report* included a fairly detailed listing of projects needed in the North College area, with general priorities and notes about potential funding sources. That information provided the foundation for the more detailed listing and analysis of projects in this funding plan.

North College Avenue Urban Renewal Plan

In December 2004, the *North College Avenue Urban Renewal Plan* was adopted, which further articulated deficiencies and needs in the area, and changed the funding picture by enabling TIF. By 2008, the URA was beginning to see several significant development projects seeking TIF assistance within the North College area.

Engineering Design Work

Development activity has been compounded by engineering design work on drainage and sewer facilities, and also on the proposed new arterial street known as "Realigned Vine". This work has also contributed to the information in this Funding Plan.

In 2009, a voter-approved capital project to design and construct North College Avenue roadway improvements was underway, concurrent with this funding plan process. The project is known as the "BOB" project (after the 2005 referendum called the "Building on Basics" capital improvements package). The BOB project has highlighted issues and yielded more detailed understanding of infrastructure issues related to North College Avenue/US Highway 287.

Tax Increment Policy Questions

All of the activity noted above has spotlighted policy questions about allocating TIF revenues to development projects, and reserving TIF revenues for public capital projects. If the TIF revenue stream accrues as projected, the URA could become proactive in initiating capital projects to build infrastructure.

Purpose and Use

The main purpose of this Funding Plan is to place all of the area's key infrastructure needs into an overall framework to guide work efforts and decisions by the URA, the City of Fort Collins, and others with an interest in North College area infrastructure. One key aspect of this Funding Plan's purpose is to help the URA prioritize and plan for ongoing use of TIF revenues.

Also, this Funding Plan is intended to be used for coordination and input into other important capital project programs such as:

- The City's Stormwater Capital Projects Program
- The City's Transportation Master Plan
- The City's Capital Improvement Budget
- Colorado Department of Transportation Project Lists
- North Front Range Metropolitan Planning Organization Project Lists

Finally, another aspect of the purpose is to allow any additional projects or other new information to be incorporated into the plan with updates as needed. During initial preparation of this Funding Plan, the flow of new information and ideas about projects has been constant, and that is anticipated to continue.

This Funding Plan does not represent any specific commitment or obligation to fund any given project. Rather, it provides a working framework and guide for those involved in capital project programs. It can be monitored and updated as needed by staff to remain current and useful.

Any City or URA capital projects that move forward to construction would be administered in accordance with the City's *Capital Projects Procedures Manual*.

Process

The planning process to generate this Funding Plan was formally initiated in March 2009. Draft material was developed in a series of five regularly-scheduled monthly CAG meetings, through spring and summer, 2009. Draft material was then reviewed by the URA Board at a joint work session with the CAG in July 2009. In September, this material was also presented at a public Open House and to the North Fort Collins Business Association. As a result of this process, the list of projects was developed along with other pertinent information on the projects.

The CAG then periodically reviewed minor updates through fall 2009 as the Funding Plan document was prepared, and finally forwarded a recommendation to City Council regarding plan adoption in early January 2010. The Planning and Zoning Board and Transportation Board also reviewed the Funding Plan and forwarded recommendations to City Council regarding approval. The final Funding Plan was considered for approval by City Council on February 2, 2010.

The List of Infrastructure Projects – Project Summary Table

The centerpiece of this Funding Plan is the Project Summary Table (Table 1), which lists infrastructure projects needed in the area. The table also designates priorities and suggests potential funding sources to pursue, along with other aspects of each project including estimated cost, objectives met, benefits and responsibilities associated with the project, and potential funding sources.

Projects Listed in the Summary Table

Listed projects are those that have been identified as having a primary, determining role in progress toward the adopted vision and goals for development and redevelopment in the area; and/or having a need for special coordination and partnership among multiple public and private funding sources.

Most of the projects were first identified in a 2004 list generated by staff as part of a city-wide assessment of infill and redevelopment issues. That list was reviewed and updated with more detailed attention and discussion during this Funding Plan process.

Categories

The projects are listed in four categories:

- Improvements to Existing Streets
- New Streets
- Storm Drainage Facilities
- Sewer Line

It must be noted that projects involving both existing and new streets include a complete set of transportation components such as pedestrian, bicycle, and transit facilities, along with any streetscape enhancements as appropriate. Cost estimates for projects reflect this “complete streets” approach.

If any such street components are identified as separate capital projects, it is the intent of this plan to offer the framework to recognize them and aid the pursuit of funding. For example, at this time there are no transit capital projects identified within the area, but capital investments in transit may be needed in the future as part of the Enhanced Travel Corridor designation connecting the Mason Corridor to the future “Realigned Vine Drive”.

Priority of Each Project

Each project on the list is assigned a relative priority for staff work in pursuing funding. Priorities are assigned from Very High to High, Medium, and Low. Staff and the CAG found no need for numerical scoring or ranking of all projects from top to bottom. The original intent was to identify a few projects to pursue immediately, with a sense of relative priority for all projects.

In assigning priorities, staff and the CAG used two main considerations: how projects meet objectives, and the degree to which proactive public funding actions are necessary (as opposed to projects being more a function of private development). Also, one consideration in assigning Very High priority is the ability to identify a conceptual funding scenario illustrating what it might take to assemble funding for the project. In other words, if no conceptual scenario can be identified for a project, the intent of this plan has been to either break the project down into more feasible parts, or to reduce the priority until such time as a scenario can be identified and pursued.

Lower priority generally indicates projects likely to be implemented further in the future, or not quite as central to the implementation of higher priority projects in the North College area. The list will be a working structure for ongoing efforts over a long term.

Priorities are not meant to prevent efforts or actions on any projects. Opportunities may arise that could initiate action at any time on any of the projects, regardless of priority shown. Also, priorities will change as projects are completed and other conditions change in the area.

Estimated Cost of Each Project

Estimated costs reflect planning-level capital costs of getting the projects designed and built. The estimates were done in 2009 and are time-sensitive. The long-term nature of this funding plan highlights the need to adjust for inflation in later years. Unless more up-to-date inflation information is available, a basic assumption of 3% per year should be used in future years, and not the 2009 dollar figures shown.

Operation and maintenance costs are distinct from capital costs and are not reflected in the estimates. Listed projects would affect these costs to varying degrees, and would affect various operation and maintenance programs and budgets. Funding for operation and maintenance costs for City capital projects must be identified at the time projects are approved, in accordance with the City's *Capital Projects Procedures Manual*.

Any other specific financial impacts of projects will be determined on a case by case basis as projects proceed to approval of funding, programming, and construction.

In the course of creating the Funding Plan, discussions included ideas about bonding or other debt financing to allow up-front construction, if an appropriate revenue source is identified to pay the debt. However, such specific mechanisms are beyond the scope of this Funding Plan, and would be determined later in the funding packages for individual projects. Estimated costs do not include financing costs of any debt financing.

Objectives Met by Each Project

This column on the Summary Table was used to aid discussion of priorities. The objectives reflect past discussions of Transportation capital projects, the vision and goals of the North *College Corridor Plan*, and discussions among staff and the CAG. The objectives are as follows:

- IDN** Distinct **Identity** or Sense of Place – Improve Public Perception
- APF** **Adequate Public Facilities** – Fix Obstacles to Development
- ECN** Support **Economic** Development
- LEV** **Leverage** – Opportunities for Cost Sharing or Public/Private Partnership Opportunities
- SFT** **Safety** – Reducing Hazards for All Transportation Modes
- LOS** **Level of Service** for All Transportation Modes
- PED** **Pedestrian** and Bike Activity
- FIN** **Financing** Feasibility, Political and Ownership Realities
- FIX** **Fixes** a Problem in Existing Public Infrastructure

Benefits and Responsibilities Associated with Each Project

This column on the Summary Table was used to aid discussion of potential funding sources. Some of the projects on the list offer general, area-wide benefits, suggesting a broader responsibility for funding; while others would offer more specific benefits for certain properties, suggesting different types of potential funding sources.

Potential Funding Sources for Each Project

Given the nature and magnitude of needs in the area, partnerships among many different public and private sources are likely to be required. This column on the table contains suggestions for funding sources that appear appropriate to the project, and worth pursuing with further staff work.

Other Infrastructure Not Listed

The Project Summary Table is not a comprehensive list of every infrastructure facility that may be needed over time. Additional supporting infrastructure will be needed as a function of development and redevelopment projects. For example, water, sewer, stormwater, electric, gas, communications, and other utilities are generally not identified and listed unless they present special opportunities or challenges. Also, local street improvements or other public access facilities may be needed. It is presumed that these facilities will be programmed into development projects or larger capital projects, in conjunction with abutting developers and property owners.

Many of the utilities noted above would be built in association with street projects, but they are not reflected in any of the assumptions about listed projects.

If any additional projects, or parts of projects, are identified in the future, they can be added to this Funding Plan. In fact, that is part of the intent of this Funding Plan -- to be a useful framework for ongoing work.

Table 1 - Project Summary Table

North College Infrastructure Funding Plan

4/13/2010
Advance Planning Department, 221-6376

Very High Priority
(a) Priority is based on need for public funding and City objectives.
(b) Benefits and Responsibilities are in order from direct to indirect.

PROJECTS	PRIORITY (a)	ESTIMATED COST, 2009	OBJECTIVES MET	BENEFITS & RESPONSIBILITIES (b)	POTENTIAL FUNDING SOURCES
IMPROVEMENTS TO EXISTING STREETS					
▶ 1 N College Av - 750' from Hemlock to Conifer, street edges (remainder post-BOB project)	VH	\$2,700,000	IDN, SFT, PED, LOS	Area, City, State, Developers	TIF, 2015 Citywide CIP, Developers
2 N College Av - 1/2 mile from Vine to Conifer, Medians, East Side Circulators and Overlay (remainder post-BOB project)	M	\$1,600,000	IDN, SFT	Area, City, State, Developers	Developers, CDOT Programs, TIF, Federal Grants, Mil Levy
▶ 3 N College Av - 300' Conifer to Hickory (remainder post-HES Project)	VH	\$1,550,000	LOS, APF, ECN, IDN, PED	State, City, Developers, Area	TIF, 2015 Citywide CIP, Developers
4 N College Av - Conifer/Hickory intersection realignment of Conifer to meet Hickory	L	\$6,700,000	FIX, APF	City, State, Area	Future City CIP
5 N College Av - 1/2 mile from Hickory to Willox, interim asphalt path	H	\$840,000	SFT, LOS, FIN, PED	Area, City, State	2015 Citywide CIP, Federal Grants, CDOT Programs, Mil Levy, TIF
▶ 6 N College Av - 1/2 mile Hickory to Willox, permanent sidewalk only	VH	\$2,100,000	SFT, LOS, PED	Area, City, State	2015 City CIP, TIF, Federal Grants, CDOT Programs, Mil Levy, Developers
▶ 7 N College Av - 1/2 mile Hickory to Willox, street edges minus sidewalk	VH	\$10,850,000	IDN, SFT, LOS	Area, City, State, Developers	2015 City CIP, TIF, Federal Grants, Mil Levy, Developers
8 N College Av - 1/2 mile from Hickory to Willox, medians and overlay	M	\$1,360,000	IDN, SFT, LOS	Area, City, State, Developers	Future City CIP
9 N College Av - 1/4 mile from Eaton Ditch to Hwy 1	L	\$3,700,000	IDN, SFT, PED, LOS	Area, State, City	CDOT Programs, State & Federal Grants, Developers
10 Vine Dr - 1/2 mile from College to Linden	M	\$2,800,000	LOS, IDN	Area, City, Developers	Developers, TIF (URA & DDA)
11 Willox Ln - 1/2 mile from Union Pacific Railroad to College (remainder post-Union Place development)	L	\$2,760,000	LOS	Area, City, Developers	Developers
12 Alley upgrade - parallel east 1/4 mile from Conifer to Bristlecone	L	\$308,000	LOS, FIN	Developers, Area, City, State	Developers, TIF
NEW STREETS					
13 Realigned Vine Dr - 1/8 mile from College to Jerome, interim street connection for abutting development	M	\$244,000	ECN, LOS, IDN	Developers, Area, City	Developers, TIF
14 Realigned Vine Dr - 1/8 mile from College to Jerome, full Arterial	M	\$3,850,000	ECN, LOS, IDN	Developers, Area, City	Developers, TIF
15 Realigned Vine Dr - new concrete intersection at North College Av	L	\$3,816,000		City, State	Future City CIP
16 Realigned Vine Dr - 3/8 mile from Jerome to Redwood	L	\$7,600,000	APF, ECN	Developers, Area, City	Developers
17 Redwood St - missing southern segment 600' Cajetan to "Realigned Vine"	H	\$471,000	APF, LOS, FIN, ECN	Developers, Area, City	Developers, TIF
18 Redwood St - missing northern segment 400' "Realigned Vine" to current terminus	H	\$314,000	LOS, APF, FIN, ECN	Developers, Area, City	Developers, TIF
19 Mason St - parallel west circulator 3/8 mile from Alpine to Hickory	L	\$1,380,000	LOS	Area, City, State	Future City CIP, Developers
20 Mason St - parallel West 1/2 mile from Hickory to Willox	M	\$2,100,000	ECN, IDN, LEV, LOS	Developers, Area, City	Developers, TIF, SID
STORM DRAINAGE FACILITIES					
▶ 21 NECCO - primary "backbone" section from Pond E to Vine Drive	VH	\$6,000,000	APF, ECN	Developers	SID, Utilities CIP
22 NECCO - redevelopment system (upstream of Pond E)	L	\$4,000,000	APF, ECN	Developers	SID, Utilities CIP
23 NCDID - west side drainage system	L	\$6,000,000	APF, ECN	Developers, Owners	SID, Utilities CIP
SEWER LINE					
24 Sewer westside - City sewer from Alpine to Poudre Valley Plaza	H	\$1,200,000	FIX, APF, LEV	Owners	Utilities Maintenance Program
TOTAL COST, 2009 DOLLARS		\$74,243,000			

Key to Acronyms
 APF - Adequate Public Facilities – Solve Obstacles to Development by Meeting Standards
 CIP - Capital Improvements Program, e.g., the current "Building on Basics" (BOB) voter-approved sales tax referendum and City Utilities programs
 DDA - Downtown Development Authority
 ECN - Support Economic Development
 FIN - Financing Feasibility, Political & Ownership Realities
 FIX - Fixes A Problem in Existing Public Infrastructure
 IDN - Distinct Identity or Sense of Place, Change Public Perception

LEV - Leverage, Cost Sharing, or Public/Private Partnership opportunities
 LOS - Level Of Service for All Transportation Modes
 NCDID - Drainage Improvements Design
 NECCO - Northeast College Corridor Outfall
 PED - Pedestrian & Bike Activity
 SFT - Safety/Hazard Elimination for All Transportation Modes
 SID - Special Improvement District -- Builds infrastructure funded by special assessments on property based on special benefit to the property
 TIF - Tax Increment Financing
 URA - Urban Renewal Authority

Table 2 - Potential Funding Sources

North College Infrastructure Funding Plan

12/30/2009

POTENTIAL FUNDING SOURCE FOR NORTH COLLEGE AREA	INITIATING ACTION	FUNCTION FOR NORTH COLLEGE AREA	REVENUE	ADMINISTRATION	COMMENTS
Developers					
Developer Improvements	Development Project	Build all infrastructure needed by the development project.	Developer Investment	City Engineering	Primary source of all city infrastructure.
Street Oversizing Program	Development Project	Fund oversized portion of Collector and Arterial Streets. Keep up with city-wide growth in traffic.	Development Impact Fees	City Engineering	New developments city-wide pay impact fees for street costs related to growth, since they all contribute to city growth. Funds pay costs of building Collector and Arterial Streets, above Local Street costs.
Developer Repays	Development Project	Allocate costs fairly, mitigate costs for the "first one in" who triggers development requirements, and gain participation by developers who benefit.	Developer Investment	City Engineering	Requires a developer to pay for their share of typical street or utility improvements if another developer or the City have previously built the improvements and filed for repayment. (First one to develop builds needed facilities, then is eligible to be repaid the fair share from others who develop later but also benefit from the facilities.)
Property Tax Increment					
Urban Renewal Authority (URA) Tax Increment Financing (TIF)	Development Project or URA Capital Project	Assist development projects, and initiate capital projects. Focus is on construction of public improvements that meet objectives.	Portion of property taxes collected	URA Board (City Council acting ex officio)	No new or additional tax -- captures portion of property tax resulting from increases in property values. URA can facilitate, coordinate, stimulate, and leverage multiple efforts.
State and Federal Transportation Grants					
Various grants from the Metropolitan Planning Organization, Colorado Department of Transportation, Colorado Department of Local Affairs, Others	Application by City staff	North College Avenue/US 287 Improvements.	Various state and federal programs	City Transportation Planning, City Council	City staff already collaborates actively and continuously to pursue appropriate grant funding under these programs.
City Sales Tax Ballot Issues					
e.g., current Building on Basics (BOB) Capital Improvements Package (city-wide)	City Capital Improvements Process	Public improvements that need a "trigger" other than development.	Dedicated Sales Tax	City Council, City Manager	Typical package is 1/4 cent sales tax, (25 cent sales tax per \$100 sale). Yields about \$40M, divided among many projects.
Property Tax Mil Levy					
General Improvement District (GID)	Petition of Owners -- 30% or 200 of those in district	Enhancements and amenities, local identity, local matching funds for grants, demonstration of local commitment to revitalization.	Additional Property Tax Mil Levy	GID Board (City Council acting ex officio)	Appropriate for projects with general, area-wide benefits. Downtown is an excellent example of use of a GID to fund beautification, pedestrian, and parking improvements. A ten-mil levy in the North College area would yield about \$250,000 per year, similar to downtown. This has supported funding of streetscape projects in the \$1 million range. Ten mils on a \$1 million property would add \$2,900 to a \$25,000 tax bill.
Special Assessment on Benefitting Properties					
Special Improvement District (SID)	Petition of Owners -- 50% of those in district	Coordinate multiple owners and funding sources to build facilities that enable later development.	Assessment on benefitting properties	City Council, City Engineering	Assessment for improvements tailored to benefit. Can be per acre, per cubic foot of stormwater runoff, per linear foot of street or pipe, etc, as appropriate.
Utilities Monthly Rates					
Stormwater Capital Improvement Program (CIP)	City Utilities CIP Process	Build "regional" facilities that serve large areas beyond the scope of individual developments.	Monthly utility rates	City Council, City Utilities	Competing city-wide demands are high. Programming projects typically takes years.
Utilities Maintenance Programs	City Utilities Maintenance Program	Maintain and replace outdated utility lines.	Monthly utility rates	City Utilities, City Council	Only known project being considered at this time is sewer line serving west side of North College Avenue.
Property Owners					
Voluntary Dedication	Property Owners	Allows infrastructure funding dollars to maximize construction of improvements that benefit property owners.	Owners equity	City Real Estate Services, City Engineering	West Elizabeth in Campus West is an excellent example where property owners voluntarily dedicated strips of land for improvements, to maximize those improvements.

Potential Funding Sources Table

Table 2 provides additional information on potential funding sources listed on the Project Summary Table. The staff team, with input from the North College Advisory Committee, and the URA Board, identified these potential funding sources as most appropriate to the identified projects, and worthwhile to pursue.

Developers (development improvements, street oversizing program, repays)

The first source, development contributions, provides the primary source of all city infrastructures. For vacant properties in the North College area targeted for new development, this source has the greatest potential. Potential funding from existing development and redevelopment is more difficult to achieve. Deficiencies with existing infrastructure, which was not constructed to urban standards, may require other funding tools, along with development contributions.

Urban Renewal Authority (URA) Tax Increment Financing (TIF)

With the URA TIF tool in place, this revenue stream is a good tool to fund a variety of projects in the North College area. However, the North College Urban Renewal Plan area is not projected to generate tax increment revenues adequate to solely cover costs of larger capital improvement projects in the area. While this revenue source is a good funding tool, other funding partnerships and sources need to be considered in combination, in order to feasibly finance larger, high cost projects.

State and Federal Transportation Grants

This funding source represents various grants from the Metropolitan Planning Organization, Colorado Department of Transportation, Colorado Department of Local Affairs, and others. City Transportation staff already collaborates actively and continuously to pursue appropriate grant funding under these programs. Projects from across the state compete for these sources of funding.

Capital Improvement Program – Dedicated City Sales Tax

The current 2005 Capital Improvement Program, Building on Basics (BOB), provides revenue from a ¼ cent renewal on sales tax for projects throughout the city. Included in this round of BOB, was the North College Avenue streetscape edge infrastructure improvements from Vine Drive to Conifer Street. A few of the proposed future projects identified in this Plan suggest potential future revenue funding from the next round of BOB in 2015.

Property Tax Mil Levy (General Improvement District)

A General Improvement District (GID) establishes an additional property tax mil levy on properties within a designated district boundary. The GID would require a petition of owners, a minimum of thirty percent of those owners in the District, resulting in about 200 owners. This type of funding is appropriate for projects with general, area-wide benefits. Downtown is an excellent example of use of a GID to fund beautification, pedestrian, and parking improvements. A 10-mil levy for the North College area, similar to the Downtown GID, would yield about \$250,000 per year as an example. A 10-mil levy on a \$1 million property would add \$2,900 to a \$25,000 property tax bill.

Special Assessment of Benefiting Properties (SID)

A Special Assessment District (SID) represents an assessment for improvements tailored to a specific benefit for the affected properties. For example, the property assessment could be per acre, per square foot of existing building space, per cubic foot of storm water runoff, or per linear foot of street or utility pipe, as appropriate. This revenue tool allows for coordination of multiple owners and funding sources to build facilities that enable later development. The SID requires a petition of a minimum of 50% of the affected owners in the District. It enhances the City's ability to provide public improvements by assessing all or part of the cost of the improvements against the properties that specifically benefit from them.

Utility Rates

This Funding Plan includes references to the City's Stormwater Capital Improvements Program, and the Water Utilities Maintenance Program. These are funded through monthly rates paid by users city-wide.

Property Owner Dedications

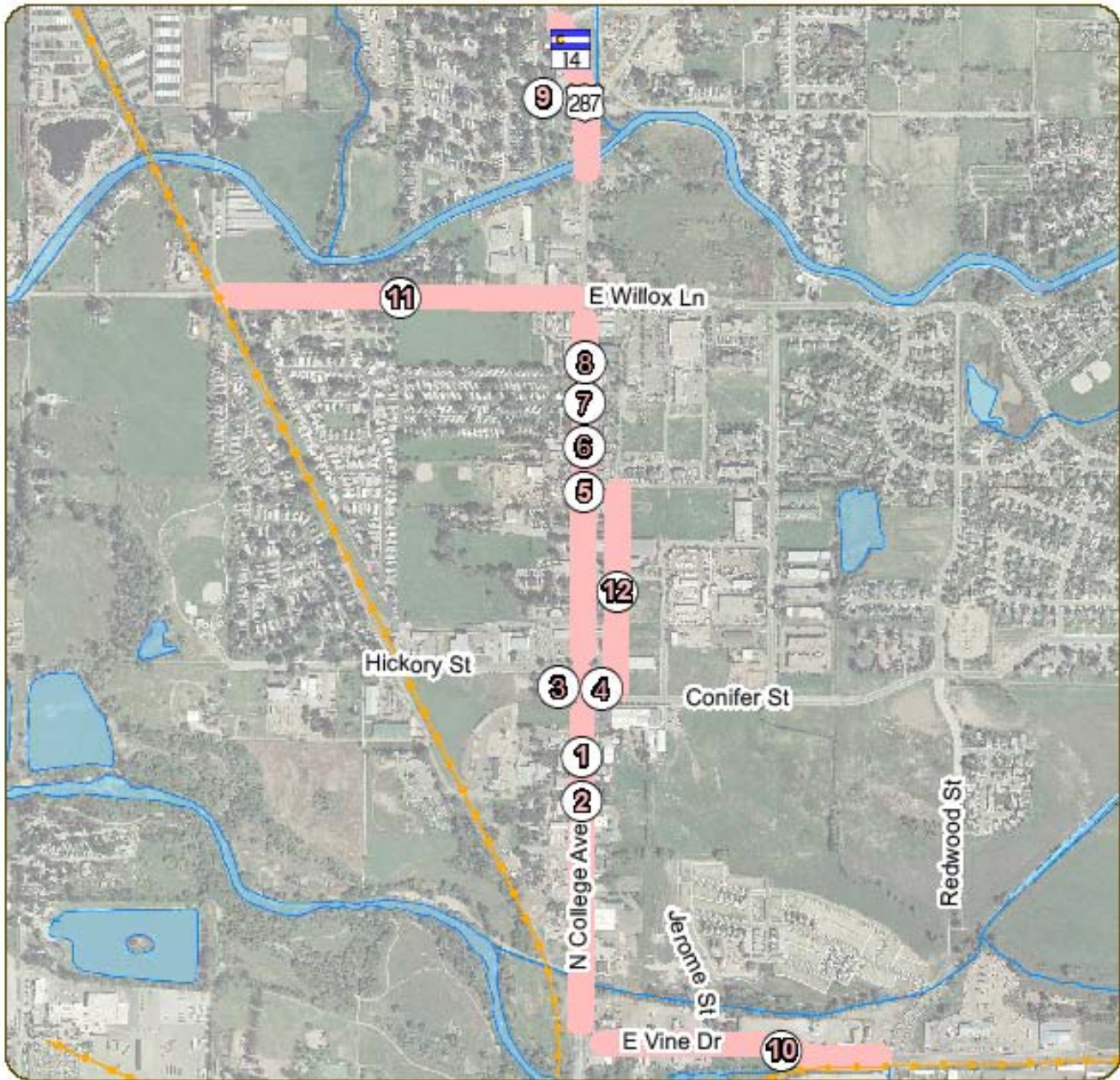
This form of "funding" is actually a mechanism to eliminate costs of purchasing right-of-way for infrastructure, with affected property owners voluntarily contributing street right-of-way or utility and access easements to a given package of funding for needed improvements. This would allow infrastructure funding dollars to maximize construction of improvements that benefit the property owners.

Project Location Maps

The following pages contain project location maps showing groups of projects by category from the Project Summary Table.

North College Infrastructure Funding Plan

IMPROVEMENTS TO EXISTING STREETS MAP



Projects

- | | | |
|---|--|--|
| ① College Ave
(750 ft Hemlock - Conifer) | ⑤ College Ave - Interim Path
(1/2 mi Hickory - Willox) | ⑨ College Ave
(1/4 mi Eaton Ditch - Hwy 1) |
| ② College Ave
(1/2 mi Vine - Conifer) | ⑥ College Ave - Sidewalk
(1/2 mi Hickory - Willox) | ⑩ Vine Dr
(1/2 mi College - Linden) |
| ③ College/Hickory/Conifer
Intersection | ⑦ College Ave - Street Edges
(1/2 mi Hickory - Willox) | ⑪ Willox Ln
(1/2 mi Union Pacific RR - College) |
| ④ College/Hickory/Conifer
Intersection | ⑧ College Ave - Medians/Overlay
(1/2 mi Hickory - Willox) | ⑫ East Alley
(1/4 mi Conifer - Bristlecone) |

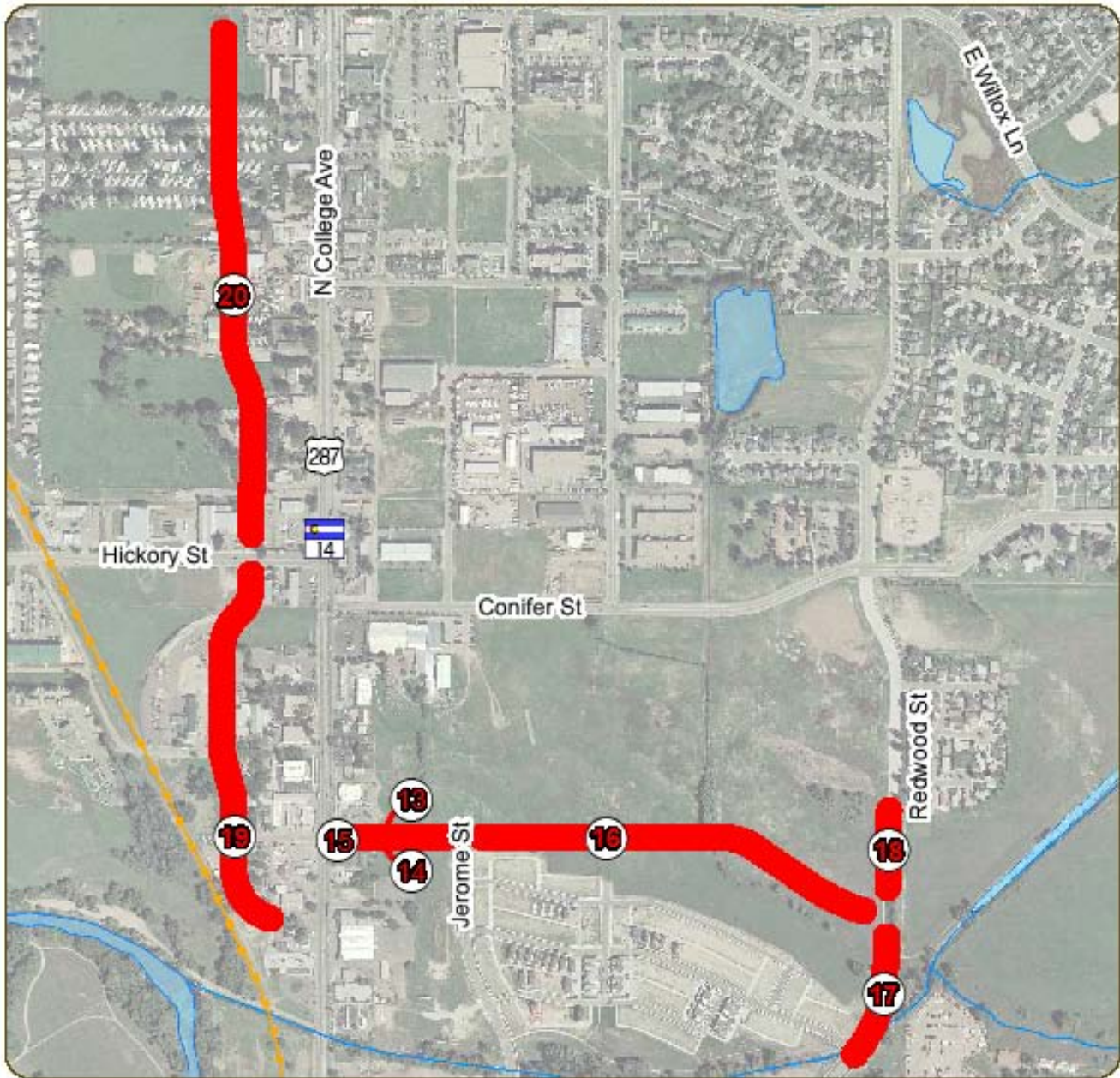
Other

- Water
- - - Railroad



City of Fort Collins

North College Infrastructure Funding Plan NEW STREETS MAP



Projects

12 Realigned Vine - Interim
(1/8 mi College - Jerome)

14 Realigned Vine - Full Arterial
(1/8 mi College - Jerome)

15 Realigned Vine - Intersection
(1/8 mi College - Jerome)

16 Realigned Vine
(3/8 mi Jerome - Redwood)

17 Redwood St
(600 ft Cajetan - Realigned Vine)

18 Redwood St
(400 ft Realigned Vine - Redwood)

19 Mason St
(3/8 mi Alpine - Hickory)

20 Mason St
(1/2 mi Hickory - Willox)

Other

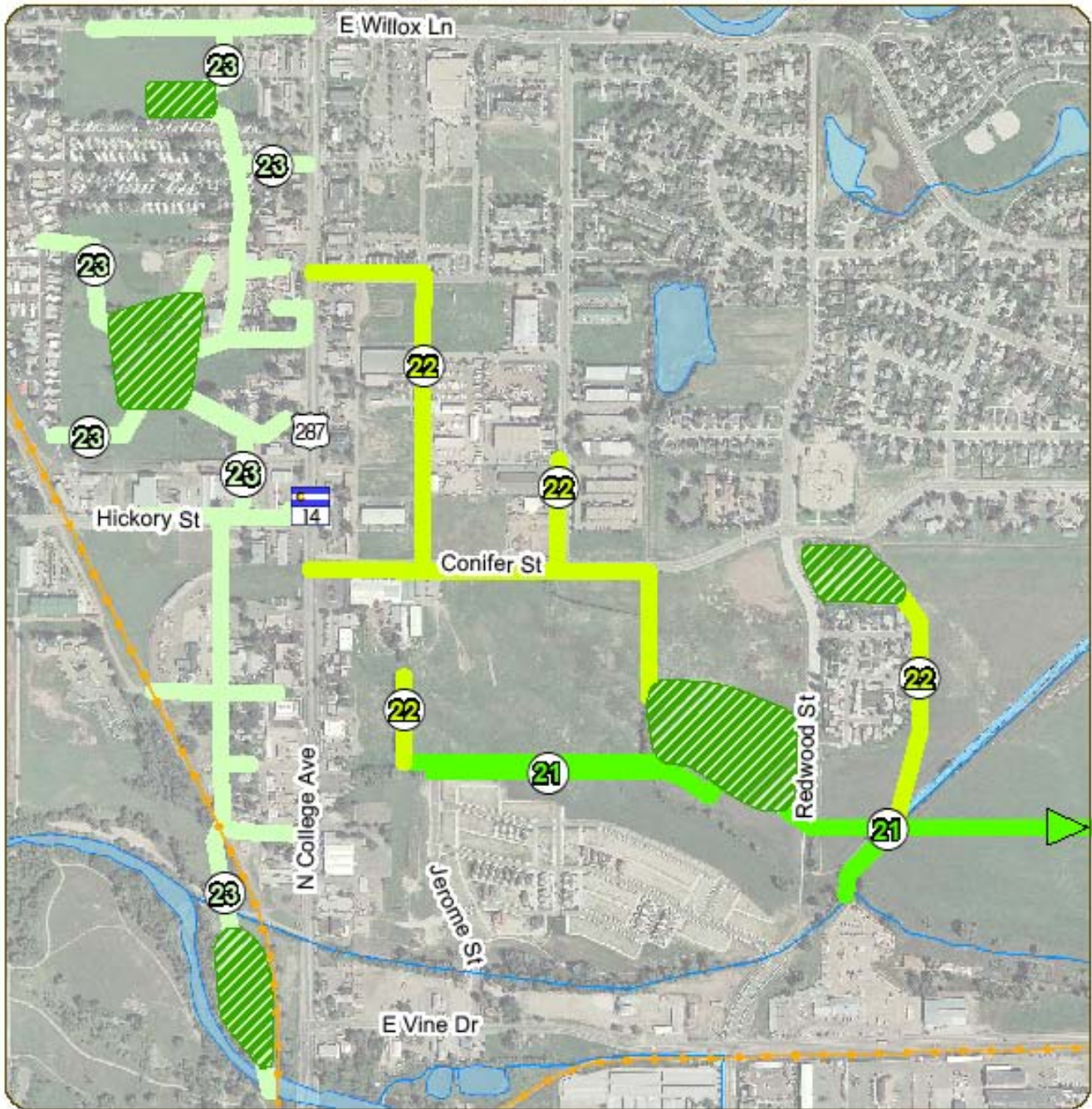
Water

Railroad



North College Infrastructure Funding Plan

STORM DRAINAGE IMPROVEMENTS MAP



Projects

- **21** Northeast College Corridor Outfall (NECCO) (Main Drainage Outfall)
- **22** NECCO (Redevelopment System Upstream)
- **23** West Side Drainage System

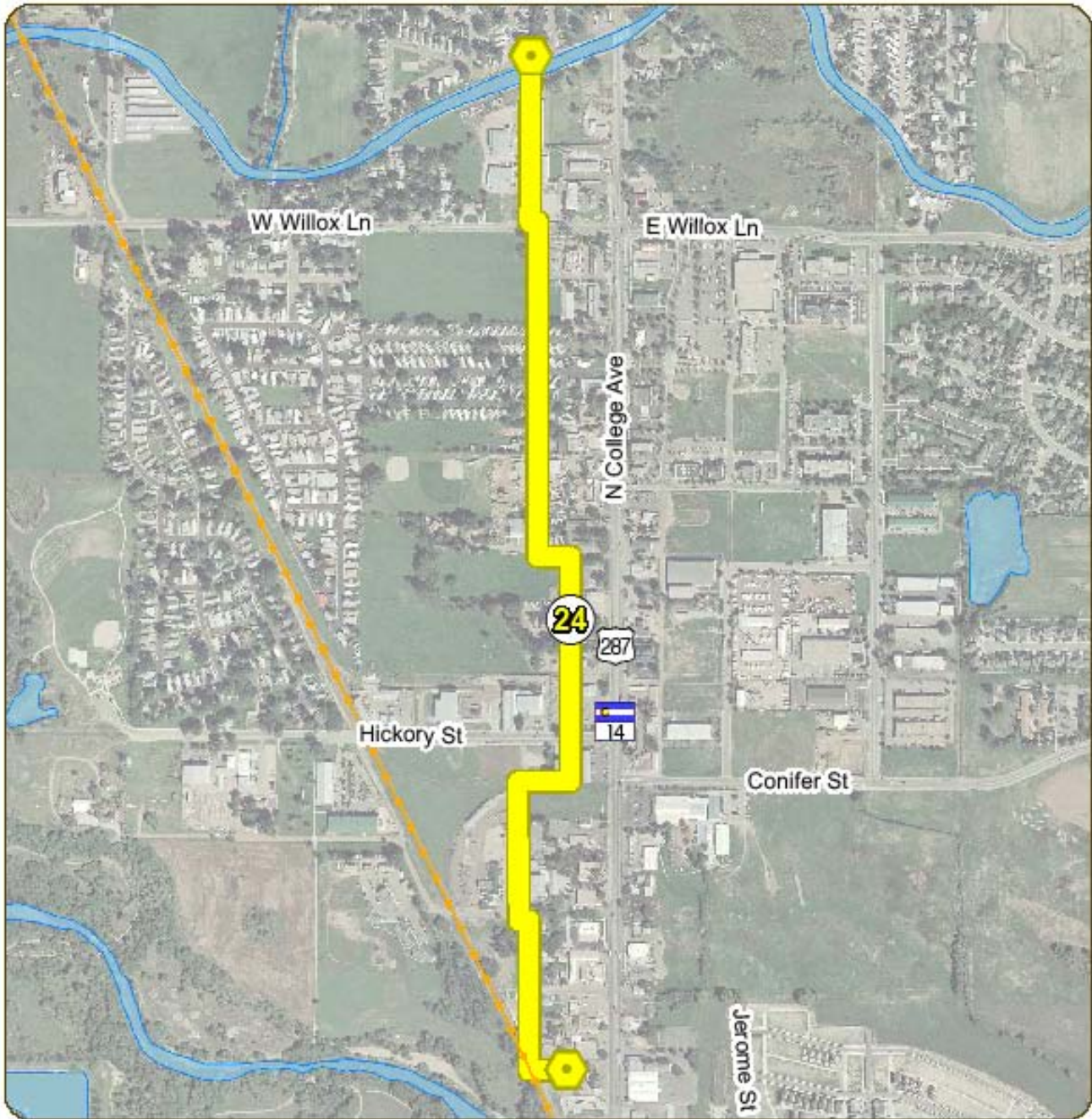
Other

- ▨ Detention Pond
- Water
- Railroad





North College Infrastructure Funding Plan

SEWER LINE MAP



Projects

-  City Sewer (Alpine - Poudre Vly Plaza)
-  Utility Connection

Other

-  Water
-  Railroad



Funding Scenarios for the Very High Priority Projects

A few of the listed projects are shown as Very High priority. Discussion and analysis has focused on these top projects, and preliminary work has already begun on seeking funding for them. One aspect of assigning the Very High priority designation is the ability to identify a conceptual funding scenario for the project. These scenarios are to illustrate the types and magnitude of funding that could possibly accomplish the projects, to guide efforts and actions in pursuit of funding.

Each funding source in the scenarios below appears potentially feasible; but none are certain at the time of this writing. Every one will require significant follow-up effort and actions by the City, URA, private citizen leadership, and property owners working cooperatively. Timing, agreements, and community support are major issues associated with each scenario. As projects become further defined, the dollar figures will change.

**Funding Scenario for
Project 1 on Project Summary Table:
North College Avenue Street Edge
Improvements, Hemlock Street to Conifer Street**
Estimated Cost: \$2.7 million

Tax Increment Financing	\$2,700,000
TOTAL	\$2,700,000

This project will complete the North College Avenue improvements begun with the 2005 Building on Basics (BOB) voter-approved capital improvements package. This project will focus on bike lanes, curb, gutter, parkway landscaping, sidewalks, and streetscape enhancements. This scenario is simple – tax increment projections indicate that TIF is expected to become available and be appropriate to fund this project because of its priority.

Also, developer contributions are another potential source of minor funding for this project and others involving North College Avenue. However, they are not listed in the scenario because the amount would be minor in the context of the project, and timing would be completely unpredictable. Developer responsibility would only involve the local street portion of missing street edge improvements, and would only become available if any properties complete the development process for redevelopment or change of use projects.

**Funding Scenario for
Project 3 on Project Summary Table:
North College Avenue Complete Street Edge
Improvements, Conifer Street to Hickory Street**
Estimated Cost: \$1,260,000

Tax Increment Financing	\$1,000,000
2015 Citywide Capital Improvements Package	\$550,000
TOTAL	\$1,550,000

This project will complete the improvements begun by a CDOT Hazard Elimination and Safety Grant in 2011, and will extend the North College Avenue improvements begun with the 2005 Building on Basics (BOB) voter-approved capital improvements package. It includes bike lanes, new or relocated signals, sidewalks, landscaping, driveway access, a median, paving overlay, and striping. TIF projections indicate that funding may become available and be appropriate for this project. TIF may prove adequate to fully fund the improvements; however, the scenario includes a “placeholder” designation for possible inclusion in the next package of capital improvements which would be expected to be referred to voters in 2015. The adequacy of TIF and possible cost sharing with a City Capital Project should be explored further, with possible adjustment of the amounts as shown. For the same reasons that the 2005 BOB package included North College Avenue improvements, extending those improvements may be justifiable in the next package, especially if the funds are leveraged by TIF.

Developer contributions are another potential source of minor funding for this project and others involving North College Avenue. However, they are not listed in the scenario because the amount would be minor in the context of the project, and timing would be completely unpredictable.

**Funding Scenario for
Project 6 on Project Summary Table:
North College Avenue Sidewalks, Hickory Street to
Willox Lane**

Estimated Cost: \$2,100,000

2015 Citywide Capital Improvements Package	\$900,000
Federal Grants	\$300,000
CDOT Programs	\$100,000
Property Tax Mil Levy (General Improvement District)	\$200,000
Tax Increment Financing	\$600,000
TOTAL	\$2,100,000

This project is a six-foot wide concrete sidewalk to connect gaps in the sidewalk system in the ½-mile stretch of North College Avenue between Hickory Street and Willox Lane. It is broken out separately from the remainder of street edge improvements which constitute the next scenario below, as a less costly, interim alternative in the event that funding for full completion can not be found.

This scenario represents partial continuation of the improvements begun with the BCC and BOB voter-approved capital projects. It would be appropriate as a possible use of TIF and a new mil levy funding district, given its priority. The safety aspect of the project is a reason to seek CDOT and federal grant dollars.

Developer contributions are another potential source of minor funding for this project and others involving North College Avenue. However, they are not listed in the scenario because the amount would be minor in the context of the project, and timing would be completely unpredictable.

Funding Scenario
Project 7 on Project Summary Table:
North College Avenue Complete Street Edge
Improvements, Hickory Street to Willox Lane
 Estimated Cost: \$10,850,000

Tax Increment Financing	\$5,000,000
2015 Citywide Capital Improvements Package	\$5,000,000
Property Tax Mil Levy (General Improvement District)	\$625,000
Federal Grants	\$225,000
TOTAL	\$10.85 million

This project includes the remainder of street edge improvements needed for this stretch of North College Avenue, in the event the sidewalk project in the previous scenario is done separately in advance of this project. That sidewalk project corresponds to the same stretch of the street and ideally, the two projects would be done as one. This project includes bike lanes, curb and gutter, parkway landscaping, and streetscape enhancements. This scenario may represent a stretch of the funding sources to their limits, but it would complete the last remaining stretch of North College Avenue improvements to transform the image of the street.

Developer contributions are another potential source of minor funding for this project and others involving North College Avenue. However, they are not listed in the scenario because the amount would be minor in the context of the project, and timing would be completely unpredictable.

**Funding Scenario for
Project 21 on Project Summary Table:
Drainage System East Side of North College Avenue**
Estimated Cost: \$6,000,000

Special Assessment on Benefitting Properties	TBD
Stormwater Capital Improvement program	TBD
TOTAL	\$6,000,000

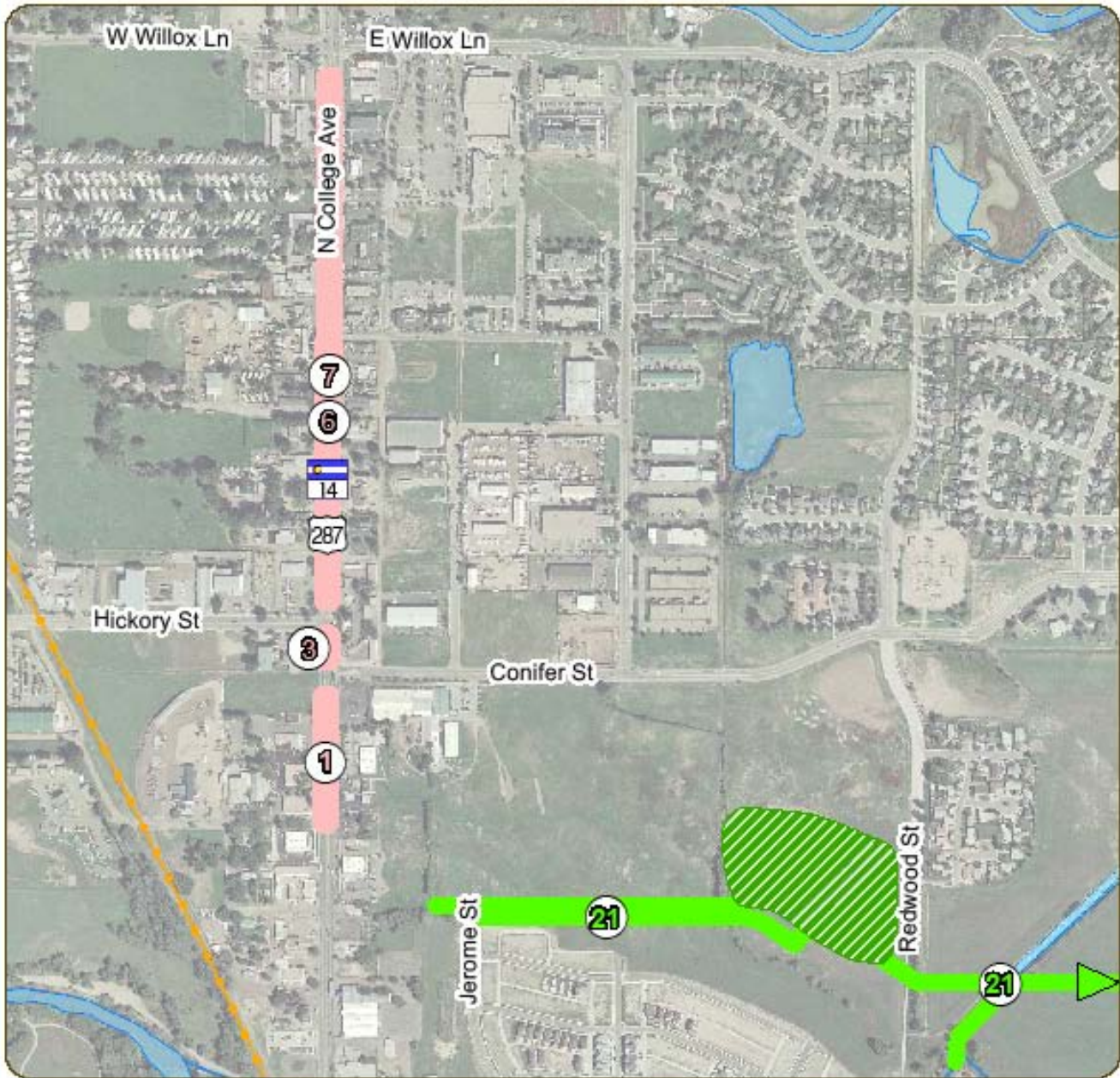
This project is the primary “backbone” portion of a drainage system called the Northeast College Corridor Outfall (NECCO). While the funding allocations shown in all of the conceptual funding scenarios are merely illustrative to give a sense of magnitude, TBD indicates that conceptual numbers are to be determined. City staff has begun analysis to give a better understanding of appropriate allocations based on technical calculation of benefits and responsibilities using runoff calculations from each property that would benefit.

Very High Priority Projects Location Map

The following map shows only the projects assigned Very High Priority, for which the funding scenarios above have been developed.

North College Infrastructure Funding Plan

PRIORITY PROJECTS MAP



Street Improvements

- ① College Ave (750 ft Hemlock - Conifer)
- ③ College/Hickory/Conifer Intersection
- ⑥ College Ave - Sidewalk (1/2 mi Hickory - Willox)
- ⑦ College Ave - Street Edges (1/2 mi Hickory - Willox)

Storm Drainage Improvements

- ②① Northeast College Corridor Outfall (NECCO) (Main Drainage Outfall)

Other

- Detention Pond
- Water
- Railroad



Funding Plan Implementation

This Funding Plan will guide discussions and efforts over many years. New information and changes have been constant, and that is expected to continue. The project information in this Funding Plan, including estimated costs, timing and potential funding sources, will evolve and change as new progress is made and new information is available. Yet, this Funding Plan is important in determining a basis for identifying priority projects and potential funding for them. Below, staff has developed a general timeframe for initiating project coordination and funding scenarios for each project.

For the projects listed in the one- to four-year timeframe, staff has already started certain aspects of coordination to identify conceptual design and funding components. Other projects are not as ready, or depend on development initiatives rather than staff initiatives, and are listed in longer timeframe categories.

Project Funding Efforts Timeframe

1–4 Years	4–8 Years	8–20 Years
Projects: 1,3,6,7,21	Projects: 2,5,8,9,10,13,14,17,18,20,24	Projects: 2,4,8,10,11,12,13,14,15,16,19,20,22,23

Follow Up Actions

Coordination With Other Plans

The *Transportation Master Plan* is in the process of being updated, along with *City Plan*, beginning in the fall of 2009 and projected to be completed in early 2011. The recommendations of this Funding Plan will need to be coordinated with the update to the Transportation Capital Improvements Program.

Staff will also need to coordinate with other City Capital Improvement Program efforts.

Monitor Funding Plan Information

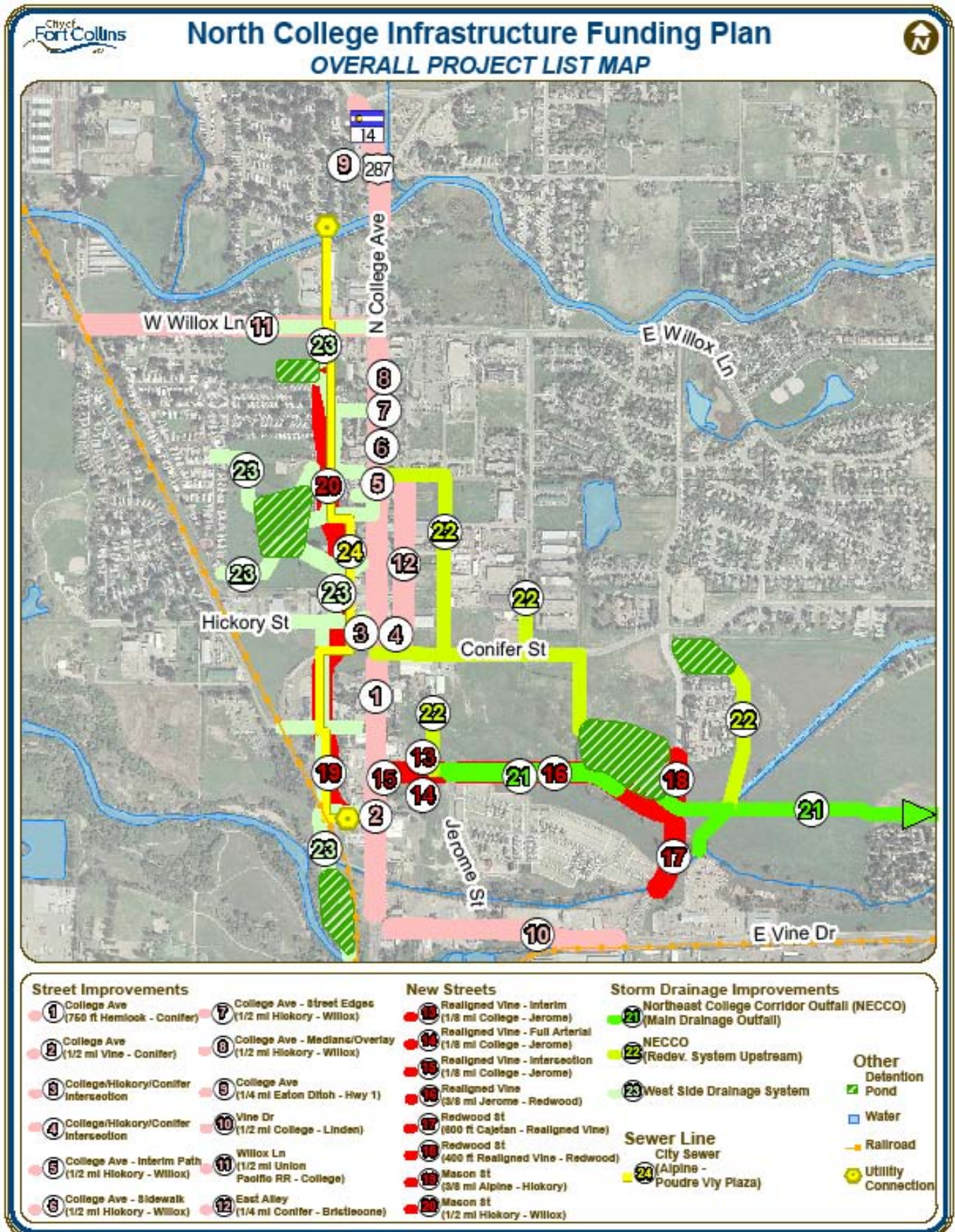
As new information is available, staff will need to review and monitor updates to the Funding Plan project status and funding recommendations.

Coordination with Affected Interests

City and URA staff should continue to initiate and coordinate efforts among various stakeholders to identify, establish, and allocate funding.

Appendixes

- A. Overall Project List Map
- B. Individual Project Summaries



North College Infrastructure Funding Plan Individual Project Description Summary

**Project 1 on Project Summary Table:
North College Avenue Street Edge Improvements, Hemlock Street to Conifer Street**

This project is an approximately 750-foot long stretch of North College Avenue improvements begun with the 2005 Building on Basics (BOB) voter-approved capital improvements package. It focuses on bike lanes, curb, gutter, parkway landscaping, sidewalks, and streetscape enhancements. This scenario is simple – tax increment projections indicate that TIF is expected to become available and be appropriate to fund this project because of its priority.

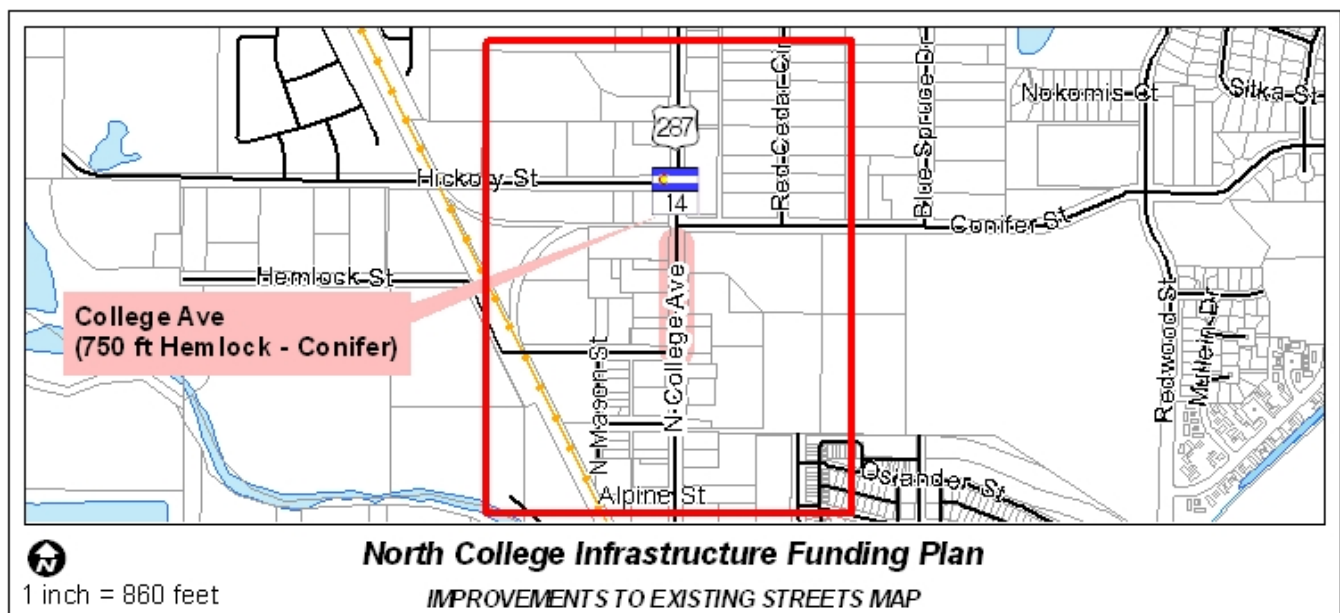
Summary Table Information

Priority	Estimated Cost	Benefit/ Responsibilities	Funding Sources
Very High	\$2,700,000	North College Area, City, State, Developers	TIF, 2015 City CIP

Criteria and Objectives

- Distinct identity/sense of place
 - Safety
- Pedestrian and bicycle activity
 - Level of service

Project Location Map



North College Infrastructure Funding Plan **Individual Project Description Summary**

**Project 2 on Project Summary Table:
North College Avenue Access Management Improvements, Vine Drive to Conifer Street**

This project involves a 1/2-mile stretch of North College Avenue, together with a new parallel circulation route through properties on the east side of the roadway. It focuses on access management improvements called for in the 2000 *US287/SH14 Access Management Report*. Landscaped medians define left-turning movements at specified locations that offer access to a parallel street and/or drive system. The system provides new alternative access to properties that currently have uncontrolled, full-movement access which would be eliminated. Finally, the project would complete any needed overlay.

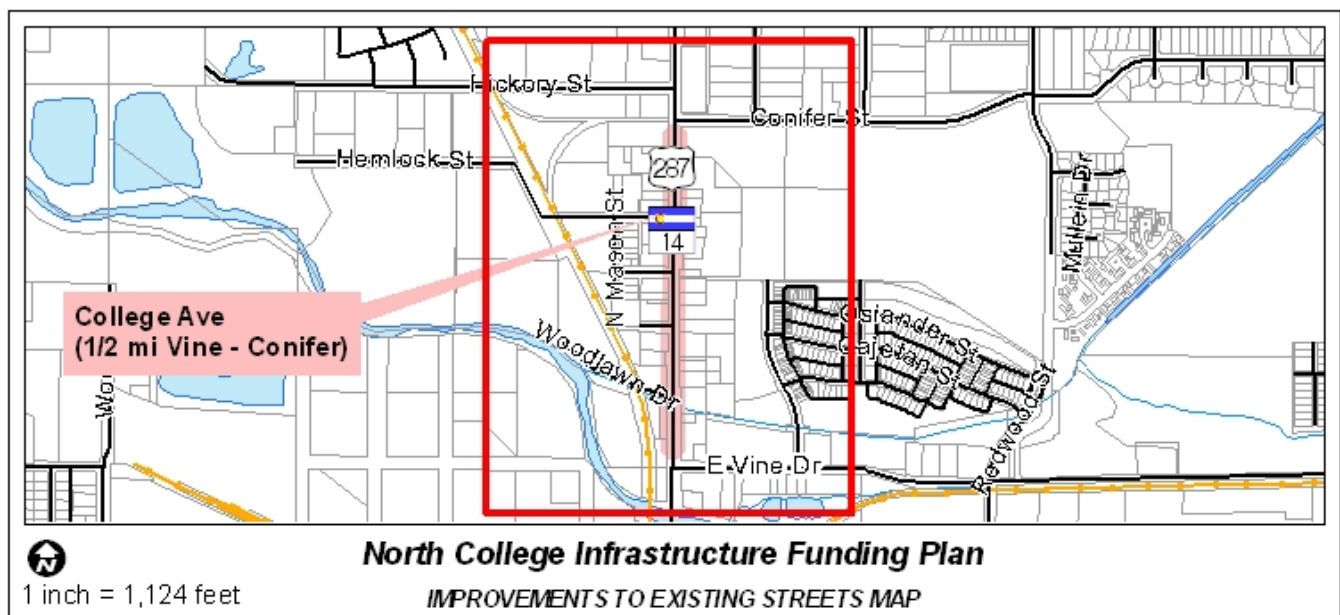
Summary Table Information

Priority	Estimated Cost	Benefit/Responsibilities	Funding Sources
Medium	\$1,700,000	North College Area, City, State, Developers	Developers, CDOT Programs, TIF, Federal Grants, Mil Levy

Criteria and Objectives

- Distinct identity/sense of place
- Safety

Project Location



North College Infrastructure Funding Plan Individual Project Description Summary

**Project 3 on Project Summary Table:
North College Avenue Street Edge Improvements, Conifer Street to Hickory Street**

This project involves an approximately 300-foot stretch of North College Avenue from Conifer Street to Hickory Street. It completes the improvements begun by a CDOT Hazard Elimination and Safety Grant project done in conjunction with the 2005 Building on Basics (BOB) voter-approved capital project, and extends the street edge improvements begun with the BOB project. It focuses on bike lanes, curb and gutter, new or relocated signals, sidewalks, landscaping, driveway access, paving overlay, and striping.

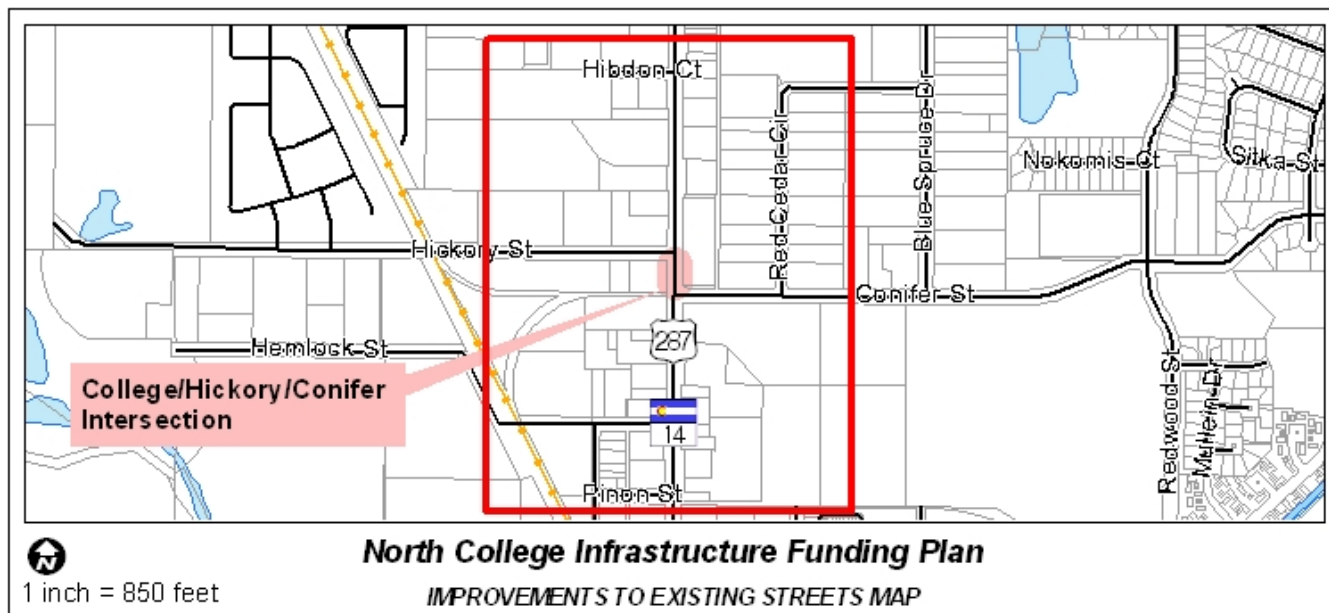
Project Information

Priority	Estimated Cost	Benefit/ Responsibilities	Funding Sources
Very High	\$1,550,000	State, City, Developers, North College Area	TIF, 2015 City CIP

Criteria and Objectives

- Distinct identity/sense of place
 - Support economic development
 - Adequate public facilities
- Pedestrian and bike activity
 - Level of service

Project Location



North College Infrastructure Funding Plan Individual Project Description Summary

**Project 4 on Project Summary Table:
Realignment of Conifer Street to Create New Intersection with Hickory Street**

This project is a long-term solution to eliminate the offset intersections of Conifer and Hickory Streets with North College Avenue. It consists of realigning Conifer Street to create a new, single intersection of Hickory, Conifer, and North College Avenue; and abandoning the current intersection at Conifer and North College Avenue. This new alignment would run through the location of the existing Palomino Motel, and also through a platted vacant parcel east of the motel. This project is most feasible if it can be combined with a redevelopment project involving the properties affected by the realignment, in order to create new property value and economic activity associated with the new street corners that would be created.

The project includes a complete new stretch of arterial street, approximately 500 feet in length, and associated changes at the new intersection and the intersection to be abandoned including all street components such as curb, gutter, sidewalk, bike lanes, medians, roadway paving, striping, signals, landscaping, drainage, other utilities, and driveway access.

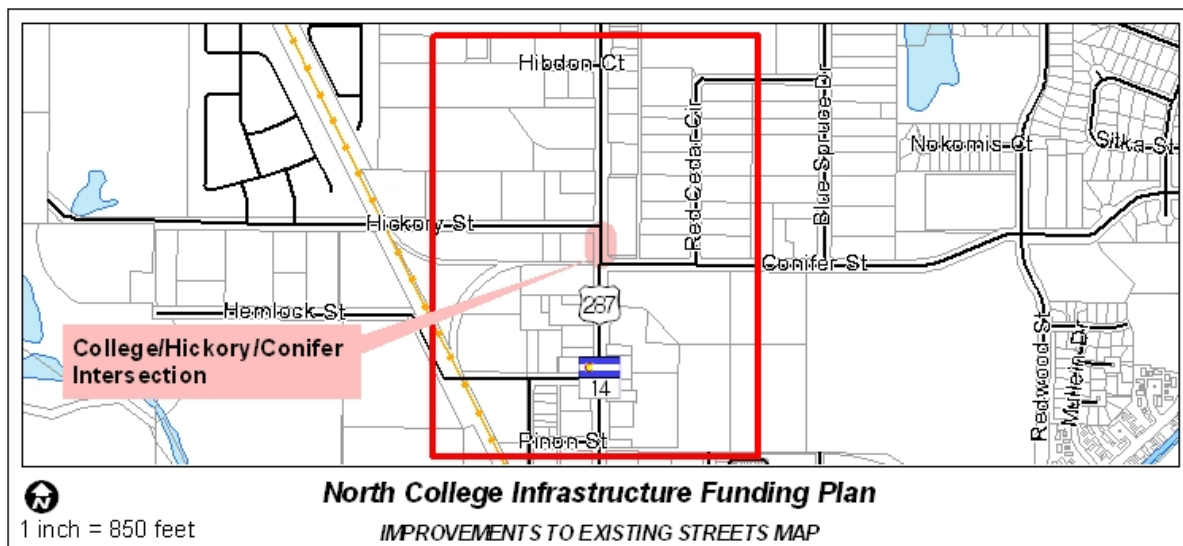
Project Information

Priority	Estimated Cost	Benefit/ Responsibilities	Funding Sources
Low	\$6,700,000	City, State, North College Area	Future City CIP

Criteria and Objectives

- Fixes a problem in existing public infrastructure
- Adequate Public Facilities

Project Location



North College Infrastructure Funding Plan Individual Project Description Summary

Project 5 on Project Summary Table: North College Avenue Interim Asphalt Path Connections, Hickory Street to Willox Lane

This project would provide pedestrian connections across gaps in the sidewalk system in this 1/2-mile stretch of North College Avenue. It is an alternative option to Project 6. It involves a reduced right-of-way requirement for purchase, and fewer impacts to existing development and drainage, than permanent standard improvements. Thus is less costly, making it more feasible in the short term.

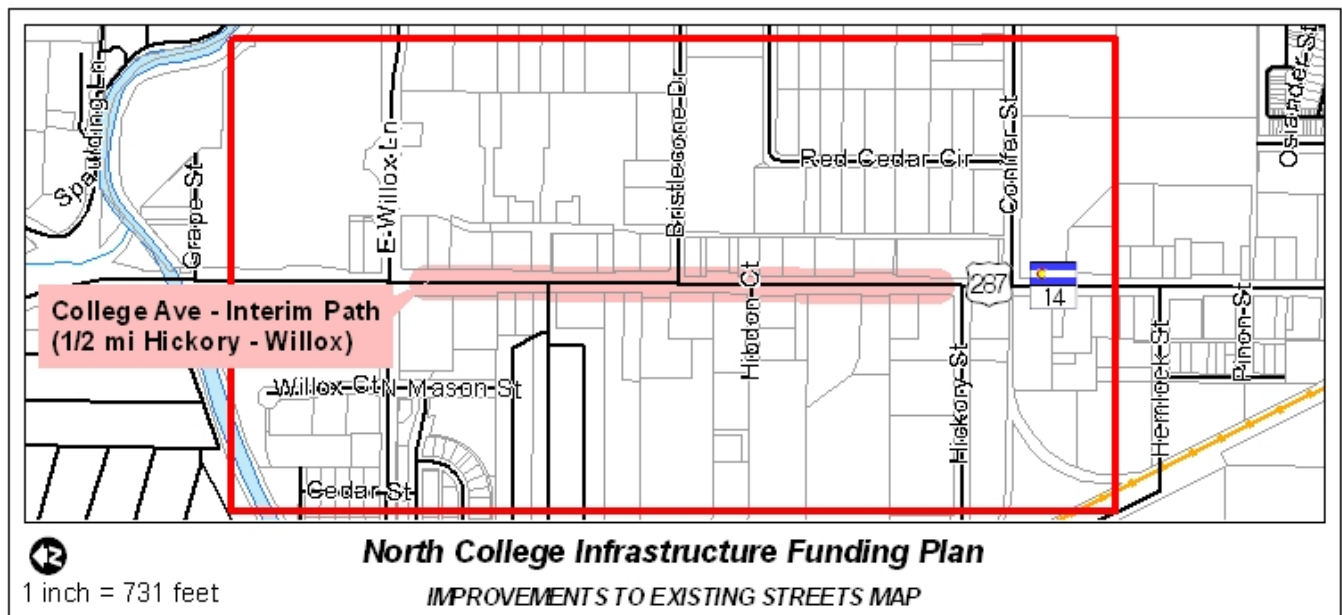
Project Information

Priority	Estimated Cost	Benefit/Responsibilities	Funding Sources
High	\$840,000	North College Area, City, and State	2015 City CIP, Federal Grants, CDOT Programs, Mil Levy, TIF

Criteria and Objectives

- Fixes a problem in existing public infrastructure
- Safety
- Level of service, financial feasibility
- Pedestrian and bike activity

Project Location



North College Infrastructure Funding Plan Individual Project Description Summary

Project 6 on Project Summary Table: North College Avenue Sidewalks, Hickory Street to Willox Lane

This project would provide permanent, standard concrete sidewalks across gaps in the sidewalk system in this 1/2-mile stretch of North College Avenue. It would be placed in an ultimate location per the City’s current standard for a four-lane arterial roadway. It could be fitted into existing conditions without triggering drainage facilities or other street improvements, which could be added later. It is an alternative option to Project 5.

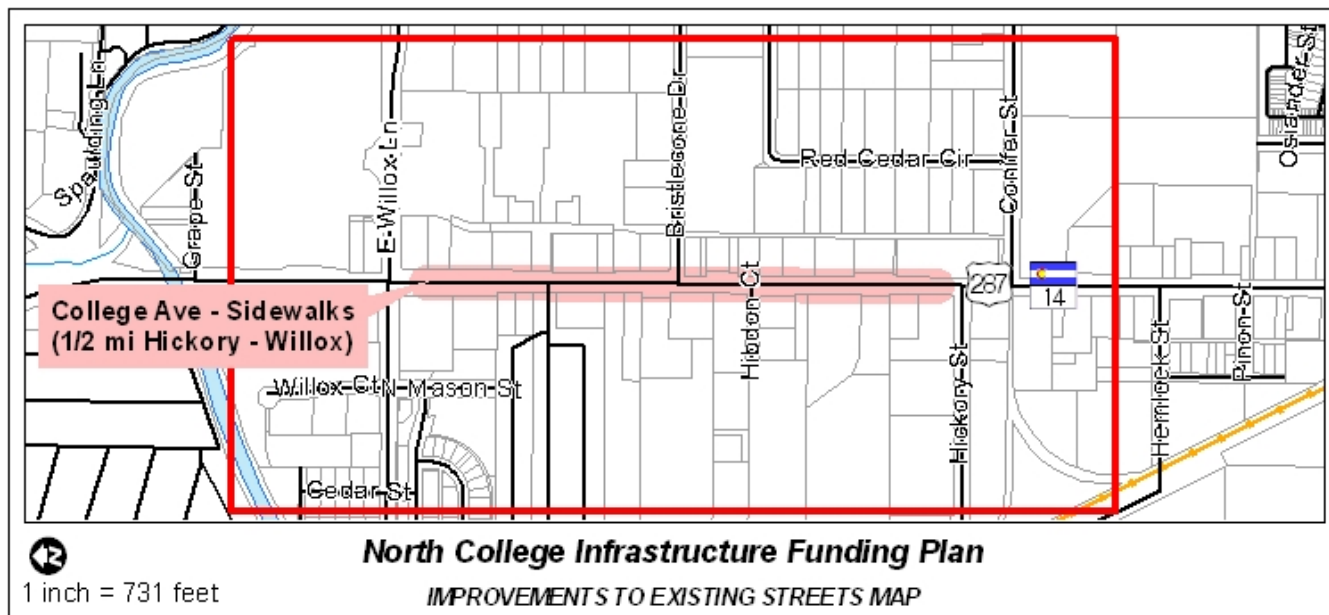
Project Information

Priority	Estimated Cost	Benefit/Responsibilities	Funding Sources
Very High	\$2,100,000	North College Area, City, and State	2015 City CIP, TIF, Federal Grants, CDOT Programs, Mil Levy

Criteria and Objectives

- Safety
- Level of service
- Pedestrian and bike activity

Project Location



North College Infrastructure Funding Plan Individual Project Description Summary

Project 7 on Project Summary Table: North College Avenue Street Edge Improvements, Hickory Street to Willox Lane

This project focuses on street edge improvements including bike lanes, curb and gutter, parkway landscaping, and any enhanced streetscape elements consistent with goals for the area. Sidewalks are listed separately as Project 6.

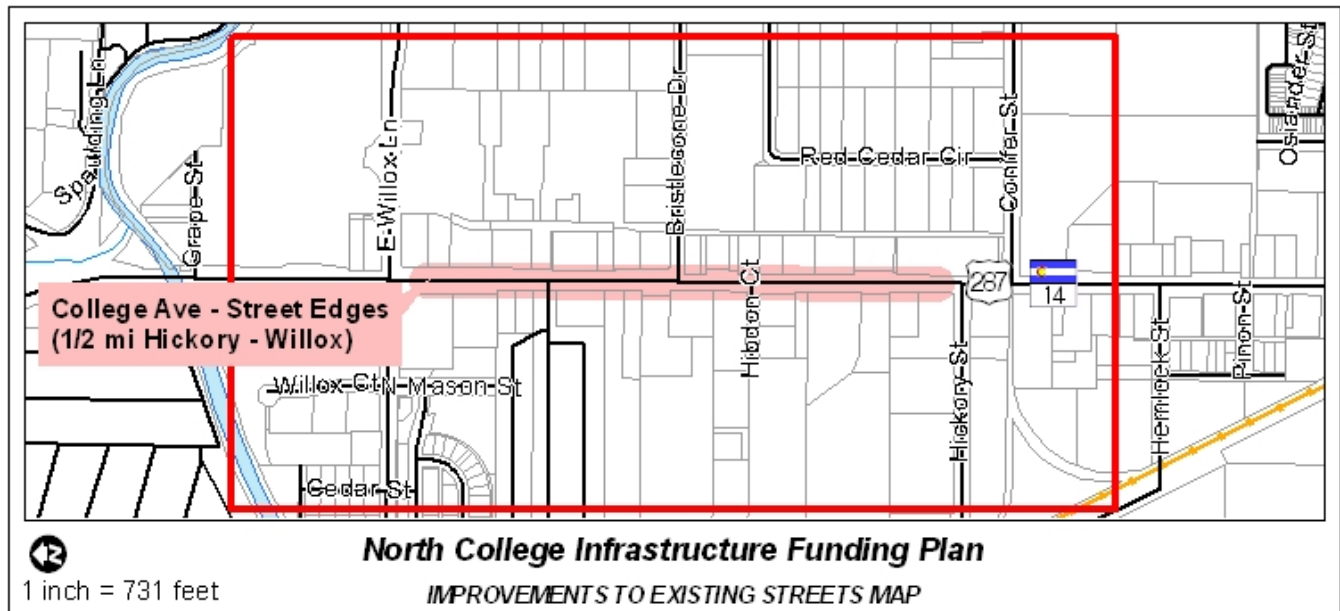
Project Information

Priority	Estimated Cost	Benefit/Responsibilities	Funding Sources
Very High	\$10,850,000	North College Area, City, State, and Developers	2015 City CIP, TIF, Federal Grants, Mil Levy

Criteria and Objectives

- Distinct identity/sense of place
- Safety and hazard elimination for all transportation modes
- Pedestrian and bike activity
- Level of service

Project Location



North College Infrastructure Funding Plan Individual Project Description Summary

Project 8 on Project Summary Table: North College Avenue Access Management Improvements, Hickory Street to Willox Lane

This project involves a 1/2-mile stretch of North College Avenue. It focuses on access management improvements called for in the 2000 *US287/SH14 Access Management Report*. The project focuses on landscaped medians to define left-turning movements at specified locations. A parallel system of streets and/or drives would provide new alternative access to properties that currently have uncontrolled, full-movement access which would be eliminated. For this stretch, the parallel system consists of Project 12 on the east side, and Project 20 on the west side. These three projects are all interrelated and would need to be coordinated together. This project would include an overlay to complete the improvement of the roadway.

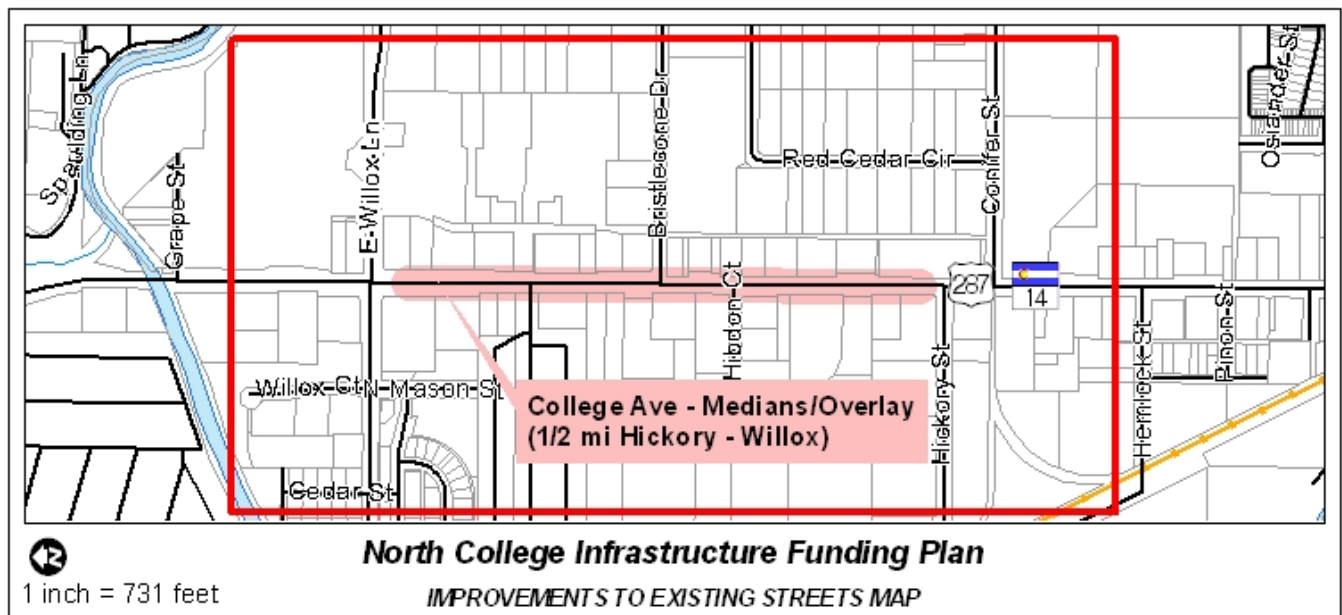
Project Information

Priority	Estimated Cost	Benefit/Responsibilities	Funding Sources
Medium	\$1,360,000	City, North College Area, State	Future City CIP, CDOT Programs, Developers, TIF

Criteria and Objectives

- Distinct identity/sense of place
- Safety and hazard elimination for all transportation modes
- Level of service

Project Location



North College Infrastructure Funding Plan Individual Project Description Summary

Project 9 on Project Summary Table: North College Avenue Street Improvements, Larimer Weld Canal to State Highway 1

This project extends slightly less than 1/2 mile along a stretch of North College Avenue which is not within the city limits in 2009, nor does annexation appear imminent. This project would improve North College Avenue to a City standard as a complete street, with street edge improvements, medians, and paving overlay. Also, it includes architecturally enhanced pedestrian bridges over the canal on both sides of the existing roadway bridge.

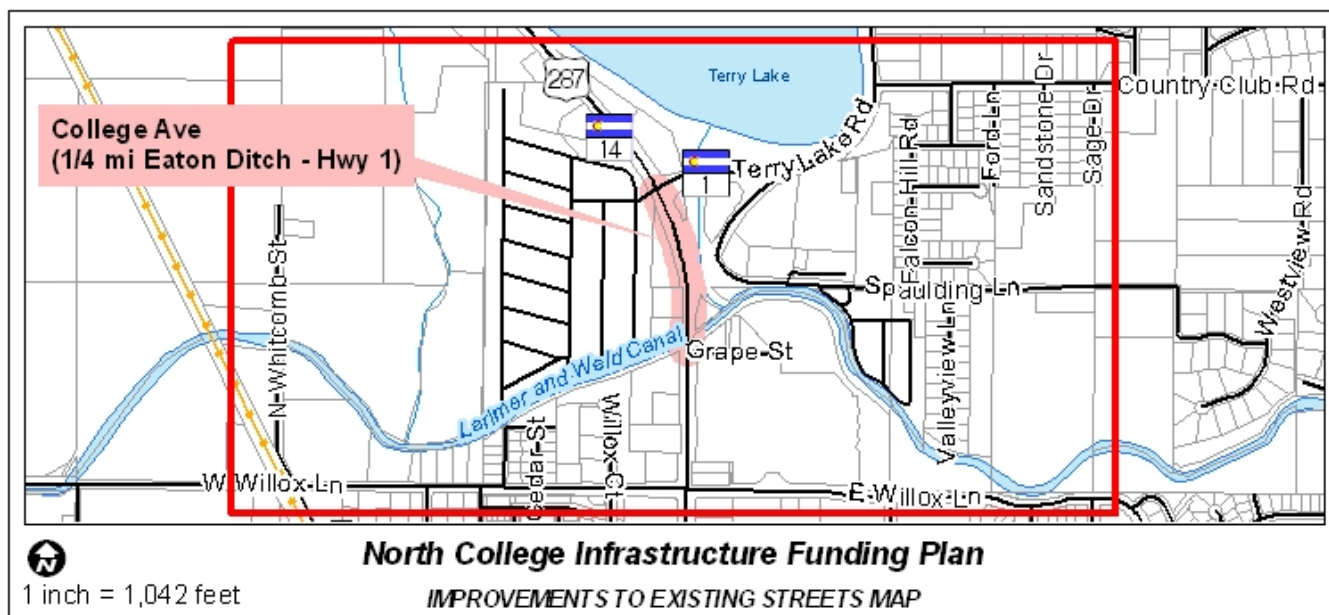
Project Information

Priority	Estimated Cost	Benefit/Responsibilities	Funding Sources
High	\$3,700,000	North College Area, City, and State	CDOT Programs, State and Federal Grants, Developers

Criteria and Objectives

- Safety and hazard elimination for all transportation modes
 - Distinct identity/sense of place
- Pedestrian and bicycle activity
 - Level of service

Project Location



North College Infrastructure Funding Plan Individual Project Description Summary

Project 10 on Project Summary Table: East Vine Drive Street Improvements, North College Avenue to Linden Street

This project extends 1/2 mile along Vine Drive from North College Avenue to Linden Street. It focuses on street improvements including street edge improvements and paving overlay. Improvements would bring to street to a City standard as a complete street, with unique adaptations to reflect goals for the area and floodway restrictions which would apply to a portion of the project.

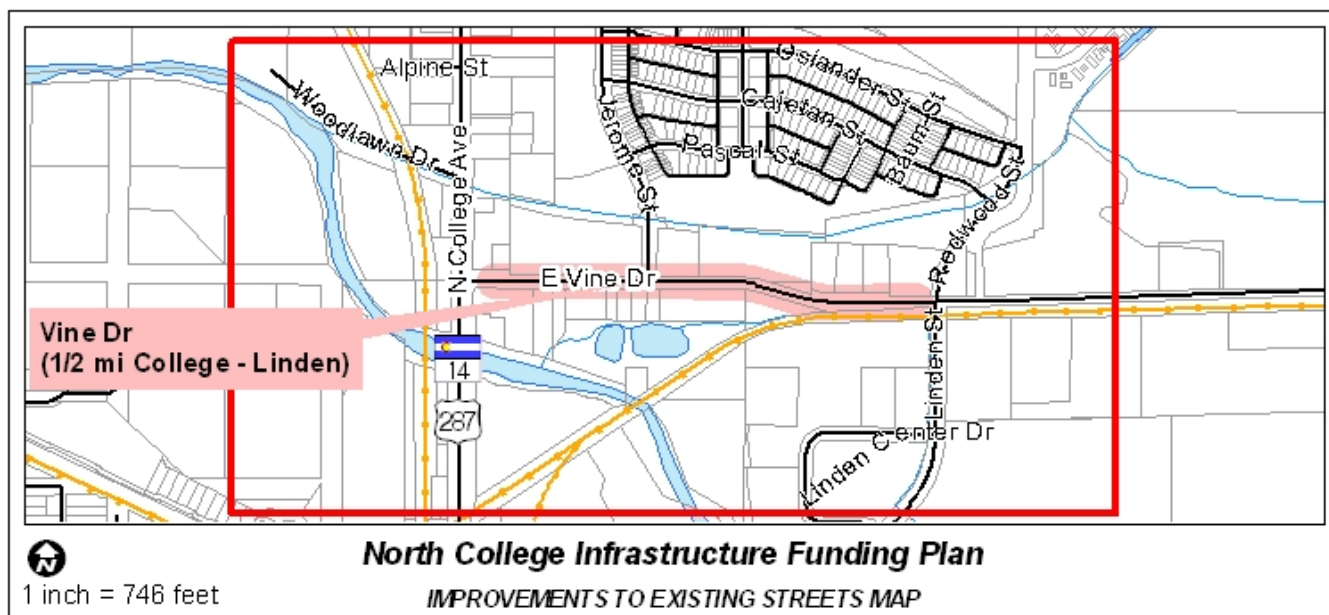
Project Information

Priority	Estimated Cost	Benefit/Responsibilities	Funding Sources
Medium	\$2,800,000	North College Area, City, and State	Developers, Street Oversizing, TIF

Criteria and Objectives

- Distinct identity/sense of place
- Level of service

Project Location



North College Infrastructure Funding Plan Individual Project Description Summary

Project 11 on Project Summary Table: Willox Lane Improvements from North College Avenue to the Union Pacific Railroad Tracks

This project extends approximately 1/2 mile west along Willox Lane from North College Avenue. The western half of this stretch is outside City Limits in 2009. Approximately 1/4 mile along the south side of this stretch will be improved by development. This project focuses on street edge and roadway improvements to bring the street to a City standard for Minor Arterial streets.

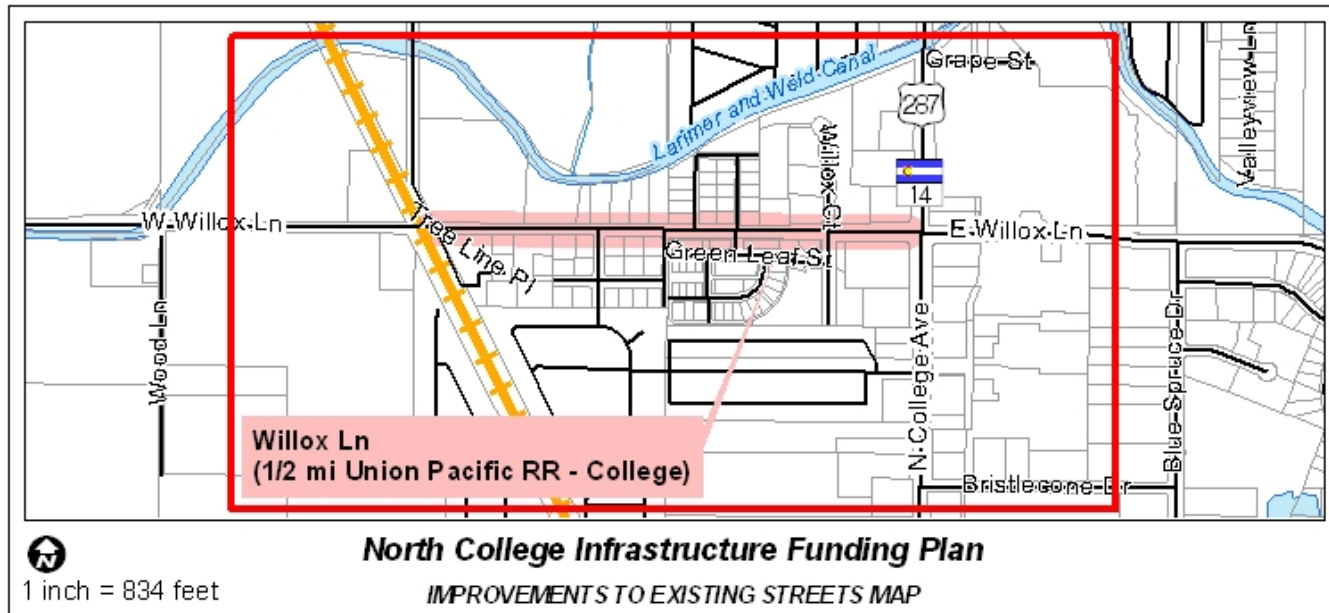
Project Information

Priority	Estimated Cost	Benefit/Responsibilities	Funding Sources
Low	\$2,760,000	North College Area, City, and Developers	Developers, Street Oversizing

Criteria and Objectives

- Level of service

Project Location



North College Infrastructure Funding Plan Individual Project Description Summary

Project 12 on Project Summary Table: Alley Upgrade, East Side of North College Avenue, Conifer Street to Bristlecone Street

This project is located parallel to and approximately 200 feet east of North College Avenue. It would improve a gravel alley to a paved street to provide rear access to properties fronting on North College Avenue. It would be most feasible if done in cooperation with owners and developers interested in redevelopment of those properties. It would provide a crucial component of access management improvements to North College Avenue which constitute Project 8.

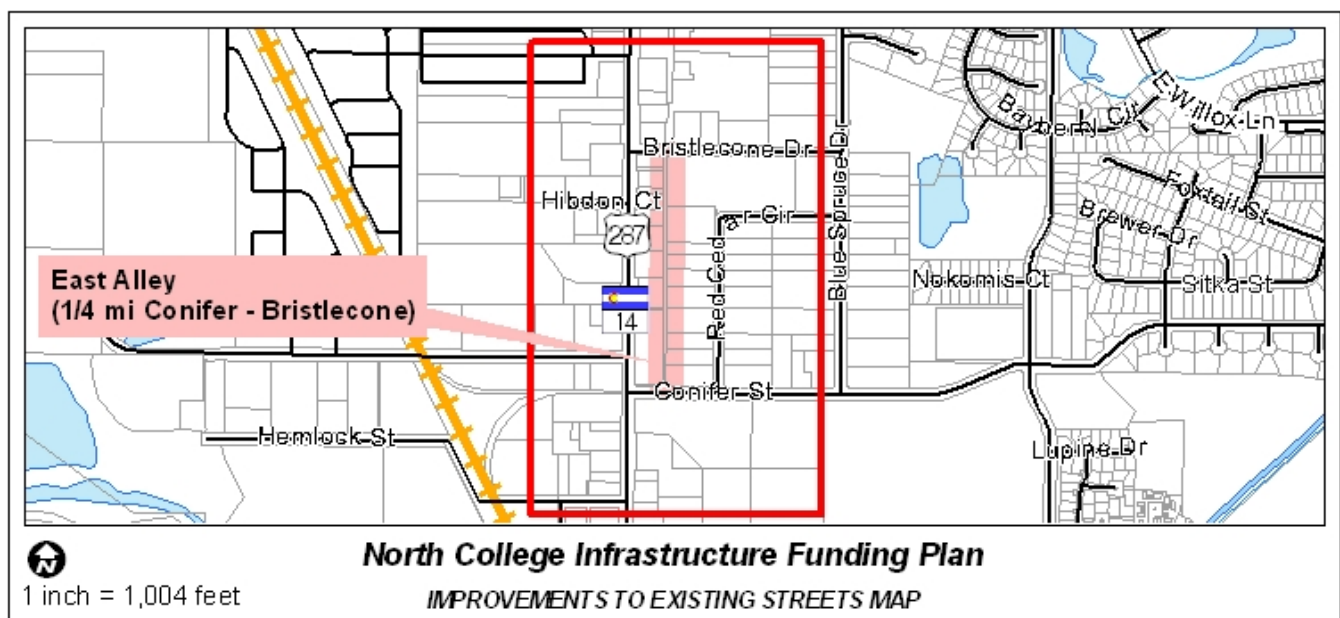
Project Information

Priority	Estimated Cost	Benefit/ Responsibilities	Funding Sources
Low	\$308,000	North College Area, Developers, City, State	Developers, TIF, Street Oversizing

Criteria and Objectives

- Level of service
- Financial feasibility, political and ownership realities

Project Location



North College Infrastructure Funding Plan Individual Project Description Summary

Project 13 on Project Summary Table: Interim “Realigned Vine Drive” Connection from North College Avenue to Jerome Street

This project is an interim local street connection that would be incorporated into any later project to complete the new “Realigned Vine Drive” as a full arterial street. It would help facilitate development on abutting properties, and would likely be triggered by such development. It would include travel lanes and street edge improvements as appropriate to function for abutting development in the interim while allowing for incorporation into a later arterial street project. It extends 660 feet from North College Avenue to Jerome Street.

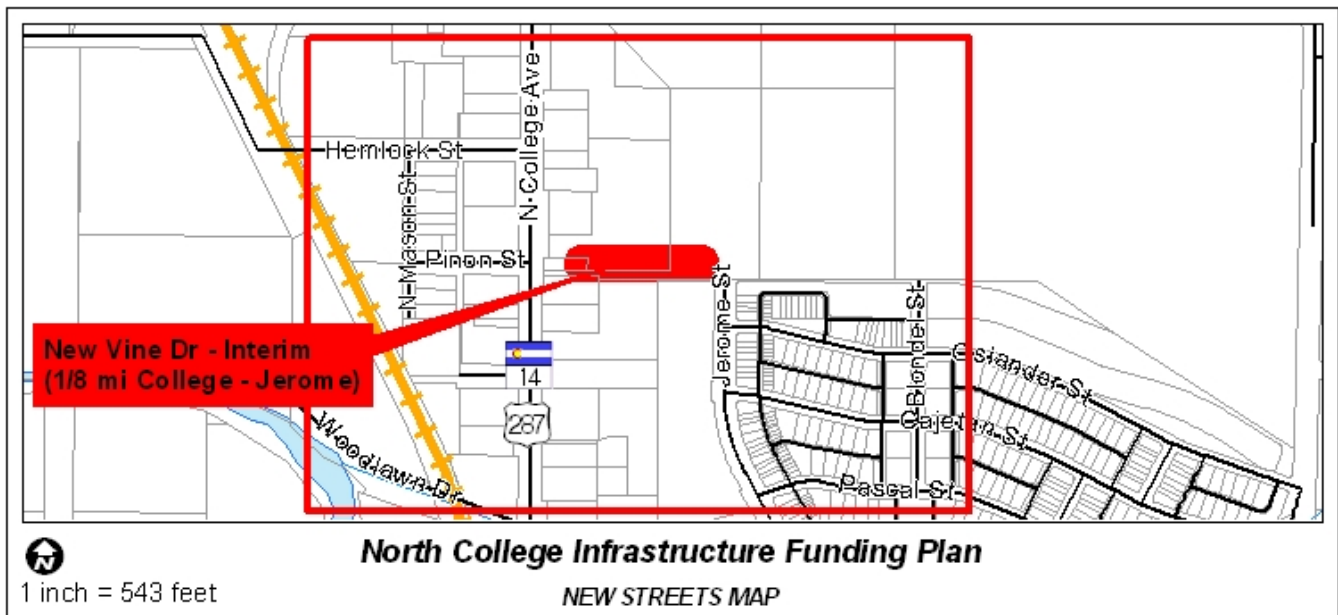
Project Information

Priority	Estimated Cost	Benefit/Responsibilities	Funding Sources
Medium	\$244,000	Developers, North College Area, City	Developers, TIF, Street Oversizing

Criteria and Objectives

- Support economic development
- Level of service
- Distinct identity/sense of place

Project Location



North College Infrastructure Funding Plan Individual Project Description Summary

Project 14 on Project Summary Table: “Realigned Vine Drive” Connection from North College Avenue to Jerome Street, Full Arterial Street

This project would construct a new arterial street for 660 feet from North College Avenue to Jerome Street. It is a crucial connection to provide access for significant new development envisioned on vacant land in the immediate area, and also a useful connection to the Old Town North development, which has begun development of the area as envisioned with significant infrastructure investments. This project is likely to be triggered by development.

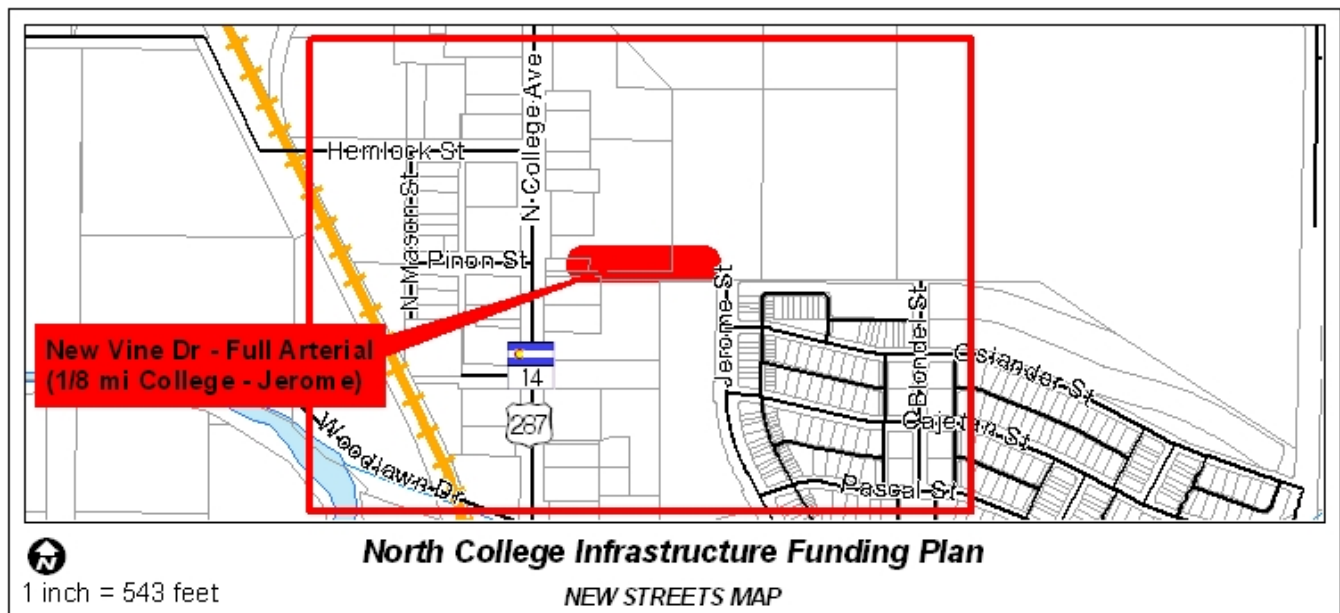
Project Information

Priority	Estimated Cost	Benefit/Responsibilities	Funding Sources
Medium	\$3,850,000	Developers, North College Area, City	Developers, TIF, Street Oversizing

Criteria and Objectives

- Level of service
- Support economic development
- Distinct identity/sense of place

Project Location



North College Infrastructure Funding Plan Individual Project Description Summary

Project 15 on Project Summary Table: “Realigned Vine Drive,” New Concrete Intersection at North College Avenue

The project consists of constructing a new concrete intersection at North College Avenue/Realigned Vine Drive, to bring the intersection to City standards. This project would need to be done as a City capital project. The benefits would involve life cycle cost effectiveness for the City and State, which are responsible for long-term maintenance of this arterial and highway intersection.

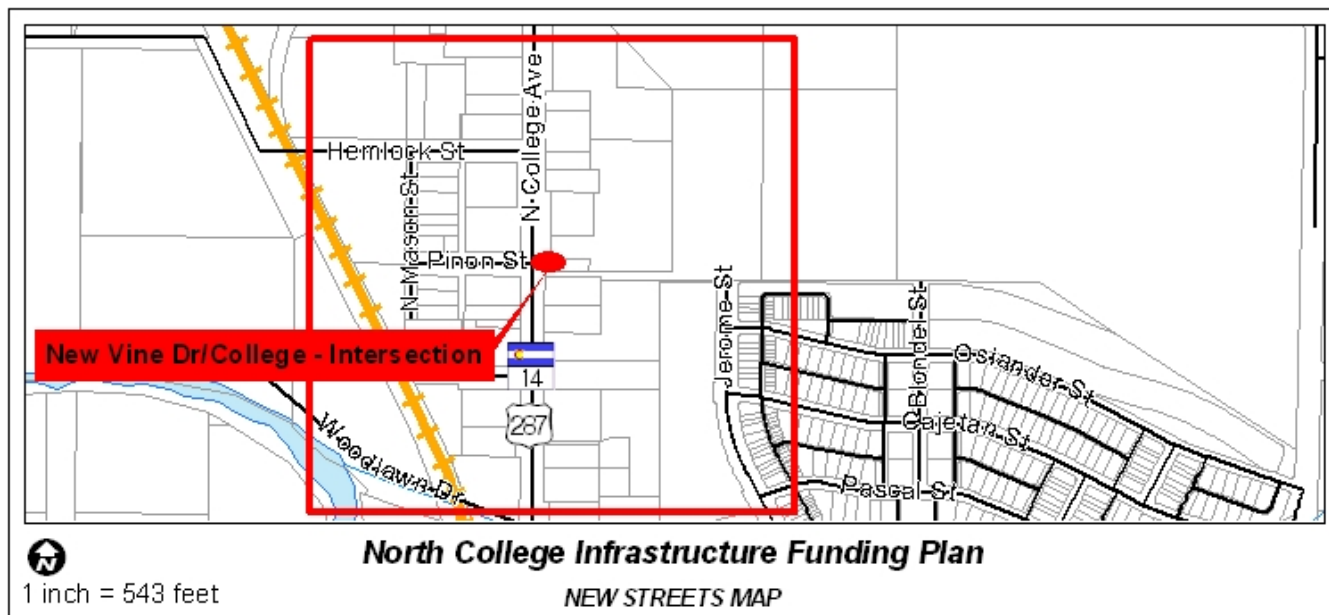
Project Information

Priority	Estimated Cost	Benefit/Responsibilities	Funding Sources
Low	\$3,816,000	City and State	Developers, TIF, Street Oversizing

Criteria and Objectives

None of the objectives used in this Funding Plan were found to be achieved to a particular degree by this project, as compared to an asphalt intersection. The objectives for this Funding Plan are based on the vision and goals for the area; while the objectives behind concrete intersection standards are city-wide objectives for long-term cost effectiveness.

Project Location



North College Infrastructure Funding Plan Individual Project Description Summary

Project 16 on Project Summary Table: “Realigned Vine Drive,” Jerome Street to Redwood Street

This project is a new arterial street extending 3/8 mile from Jerome Street to Redwood Street. It would facilitate development of abutting land, and be triggered by such development.

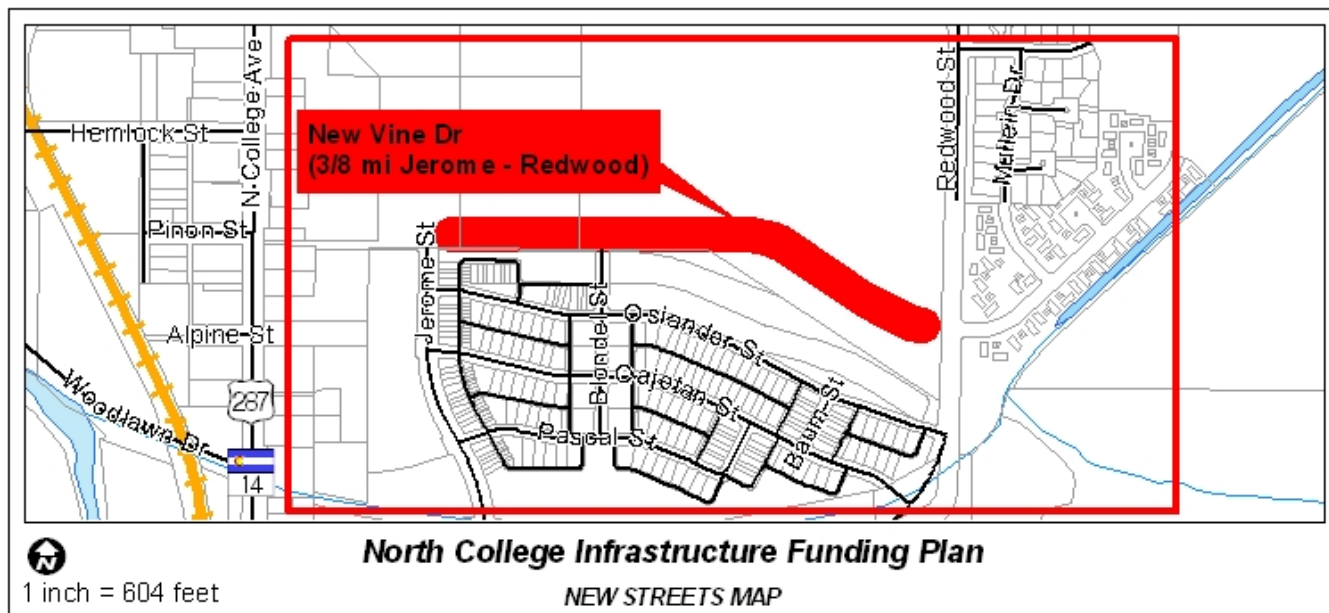
Project Information

Priority	Estimated Cost	Benefit/ Responsibilities	Funding Sources
Low	\$7,600,000	Developers, North College Area, City	Developers, Street Oversizing

Criteria and Objectives

- Adequate public facilities
- Support economic development

Project Location



North College Infrastructure Funding Plan Individual Project Description Summary

Project 17 on Project Summary Table: Redwood Street, South Segment from Cajetan Street to “Realigned Vine Drive”

This project would add a segment of Redwood Street approximately 600 feet in length, as part of connecting across a gap between completed portions of Redwood Street. The project would provide a new Collector street to extend the street in a manner consistent with the previously built portions. Together with Project 18, and in coordination with Project 16, this project would provide an important and broadly beneficial link between the North College corridor area and Downtown.

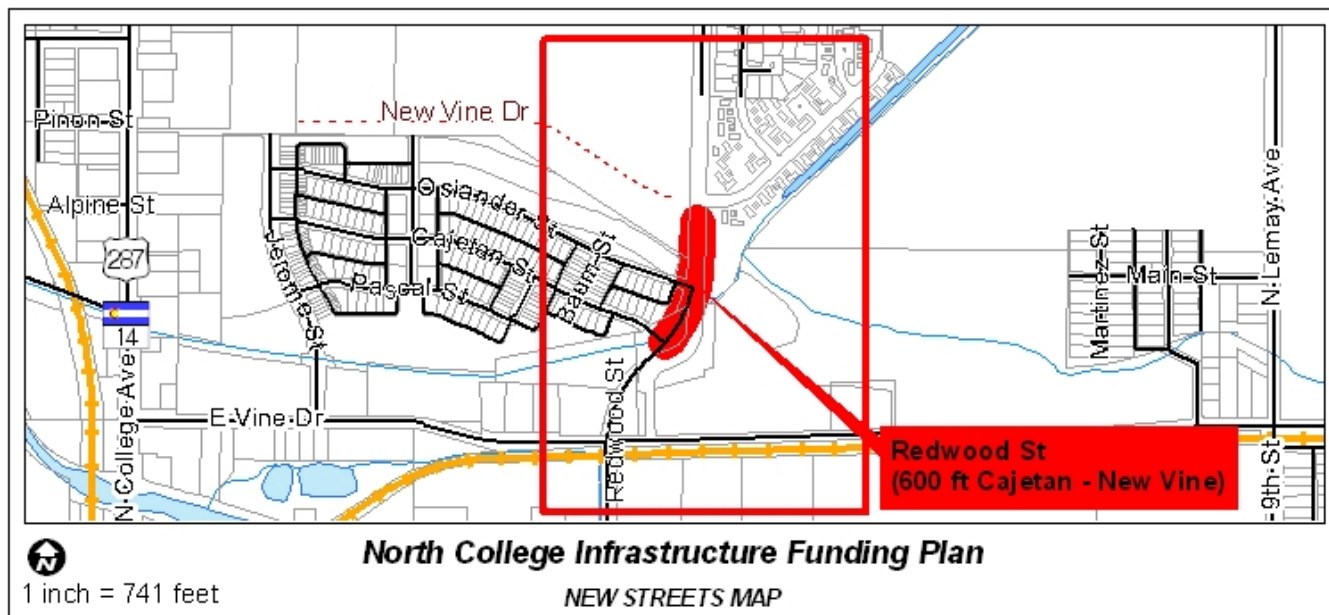
Project Information

Priority	Estimated Cost	Benefit/Responsibilities	Funding Sources
High	\$471,000	Developers, North College Area, City	Developers, Street Oversizing, TIF

Criteria and Objectives

- Adequate public facilities
 - Support economic development
- Level of service
 - Financial feasibility

Project Location



North College Infrastructure Funding Plan Individual Project Description Summary

Project 18 on Project Summary Table: Redwood Street, North Segment from “Realigned Vine Drive” to Current Terminus

This project would add a 400-foot segment of Redwood Street, as part of connecting across a gap between completed portions of Redwood Street. The project would provide a new Collector street to extend the street in a manner consistent with the previously built portions. Together with Project 17, and in coordination with Project 16, this project would provide an important and broadly beneficial link between the North College corridor area and Downtown.

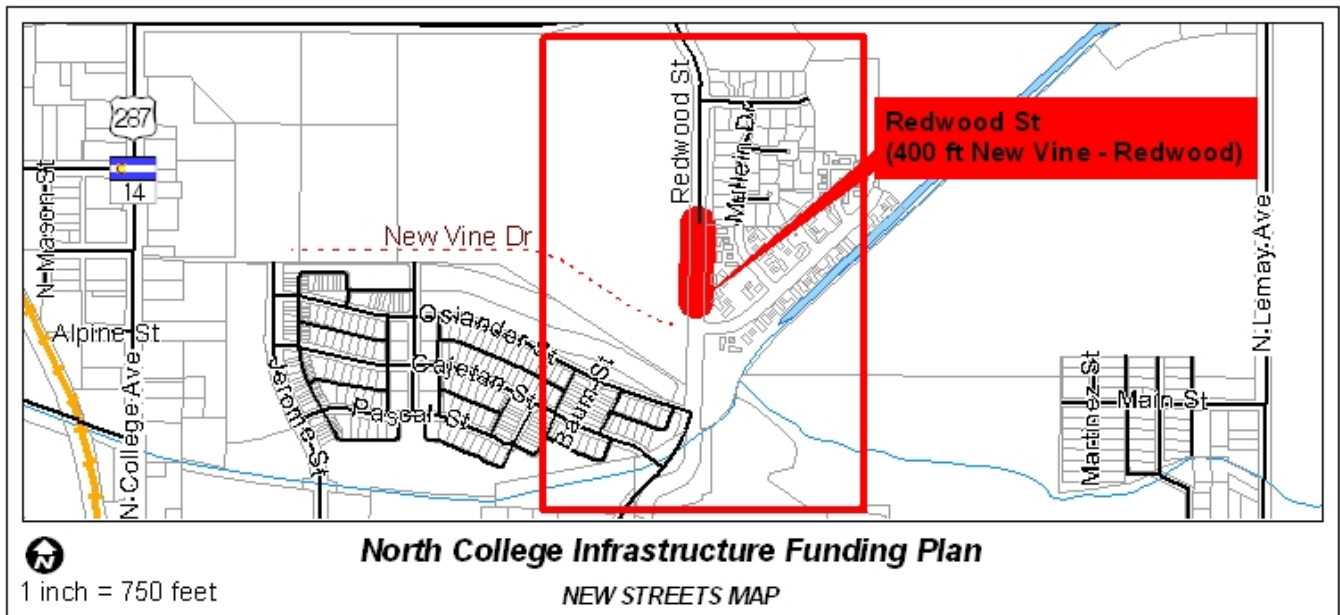
Project Information

Priority	Estimated Cost	Benefit/Responsibilities	Funding Sources
High	\$314,000	Developers, North College Area, City	Developers, Street Oversizing,, TIF

Criteria and Objectives

- Adequate public facilities
- Level of service
- Support economic development
- Financial feasibility

Project Location



North College Infrastructure Funding Plan Individual Project Description Summary

Project 19 on Project Summary Table: Improve and Extend Mason Street from Alpine Street to Hickory Street

This project is a parallel circulator street on the west side of North College Avenue. About half of this project would improve an existing unpaved street between Alpine and Hemlock Streets. The remaining portion would need to be established in new right of way acquired from existing subdivided and developed properties to connect from Hemlock to Hickory Street.

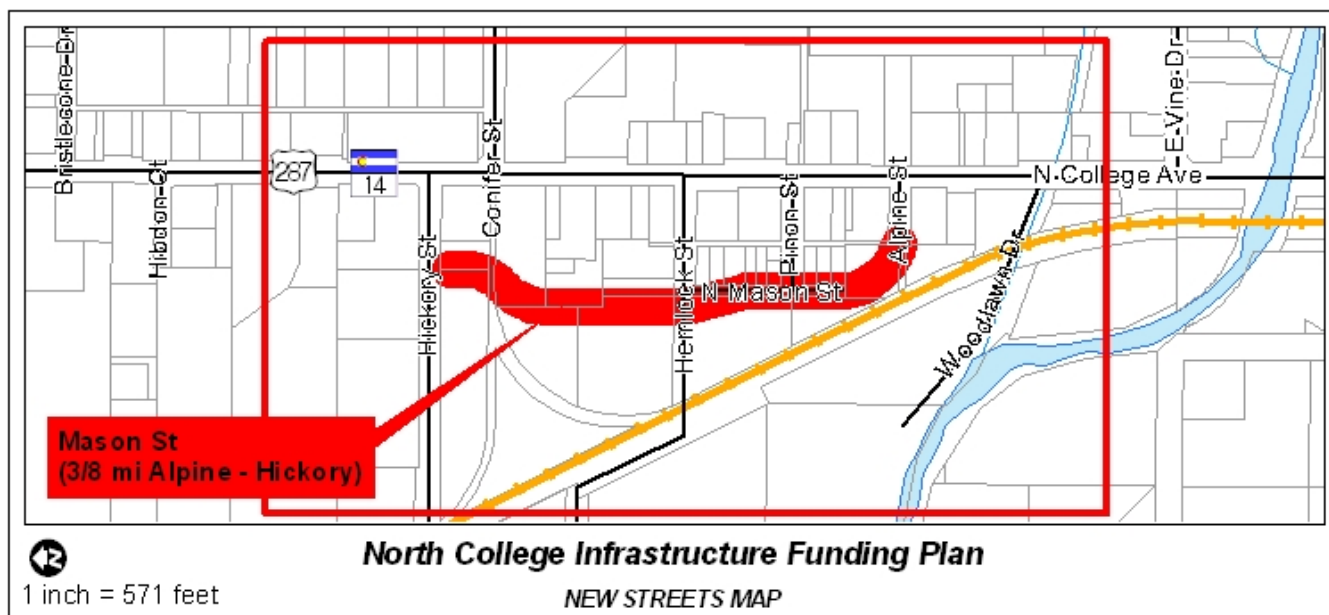
Project Information

Priority	Estimated Cost	Benefit/Responsibilities	Funding Sources
Low	\$482,000	North College Area,	Future City CIP, Developers

Criteria and Objectives

- Safety

Project Location



North College Infrastructure Funding Plan Individual Project Description Summary

Project 20 on Project Summary Table: Extend Mason Street from Hickory Street to Willox Lane

This project is a new parallel street on the west side of North College Avenue. It provides rear access to properties fronting on North College Avenue, thus facilitating access control improvements described in Project 8, and introduces new access and a utility corridor into rear portions of deep parcels that extend 1/8 mile back from North College Avenue, opening up opportunities for development. A very high level of initiative and cooperation among multiple property owners would be required.

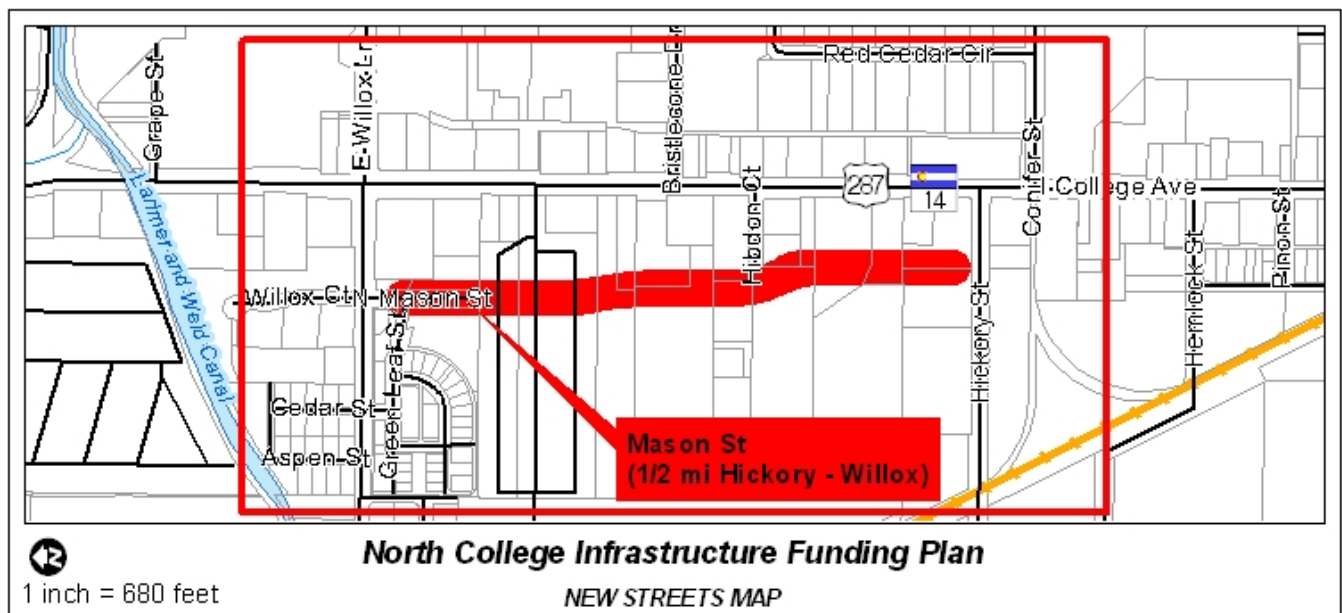
Project Information

Priority	Estimated Cost	Benefit/Responsibilities	Funding Sources
Medium	\$2,100,000	North College Area, City, and developers	Developers, TIF, SID

Criteria and Objectives

- Support economic development
- Identity/sense of place
- Leverage
- Level of service

Project Location



North College Infrastructure Funding Plan Individual Project Description Summary

Project 21 on Project Summary Table: Storm Drainage Facilities – North East College Corridor Outfall – “Primary Backbone”

This project is a proposed drainage outfall system south of Conifer Street, east of North College Avenue extending to a crossing of Vine Drive about 1/3 mile east of Lemay Avenue. This project is being called the “primary backbone” portion of a larger Northeast College Corridor Outfall (NECCO) system which would cover the entire east side of North College Avenue, including areas north of Conifer Street. The project includes a detention pond on the west side of Redwood Street draining into pipes within the proposed “Realigned Vine” alignment. Large pipes would cross under Lemay Avenue and then turn south to cross under Vine Drive.

This project would help facilitate development of about 370 acres of undeveloped land, much of which was removed from the Dry Creek floodway in 2004. Such development would include the "Realigned Vine" arterial street, which is crucial to development in western portions of the Mountain Vista area, in addition to the North College area.

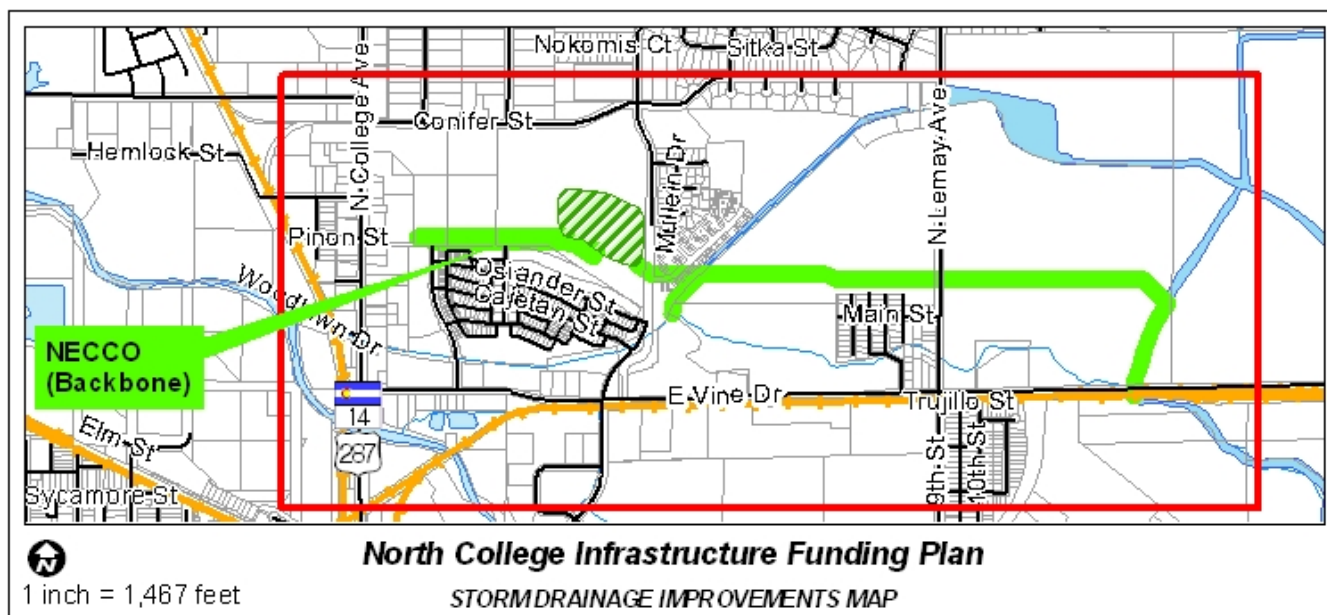
Project Information

Priority	Estimated Cost	Benefit/Responsibilities	Funding Sources
Very High	\$6,000,000	Developers	SID, Utilities CIP

Criteria and Objectives

- Adequate public facilities
- Support economic development

Project Location



North College Infrastructure Funding Plan Individual Project Description Summary

Project 22 on Project Summary Table: Storm Drainage Facilities – North East College Corridor Outfall - Upstream Redevelopment System

This project is a portion of the NECCO overall project and is located north of the proposed “backbone” segment in Project 21. This project includes a system of pipes that collect runoff and transport it to the regional stormwater quality and detention pond located in Project 21 and to the “backbone” downstream of the regional pond. This system would allow for the development of vacant lots and parcels and the redevelopment of existing developed parcels and would provide an outlet for existing developed areas.

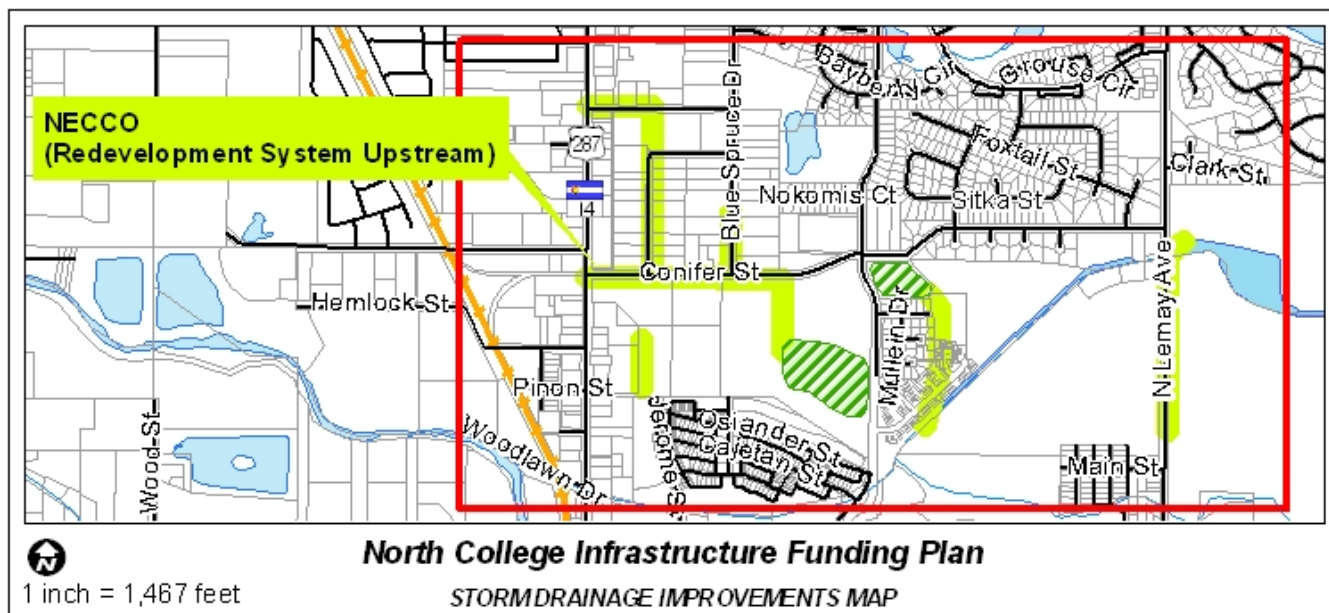
Project Information

Priority	Estimated Cost	Benefit/ Responsibilities	Funding Sources
Low	\$4,000,000	Developers	SID, Utilities CIP

Criteria and Objectives

- Adequate public facilities
- Support economic development

Project Location



North College Infrastructure Funding Plan Individual Project Description Summary

Project 23 on Project Summary Table: Storm Drainage Facilities – West Side Drainage System

This project is a major new system that would support full build-out of the west side of North College Avenue.

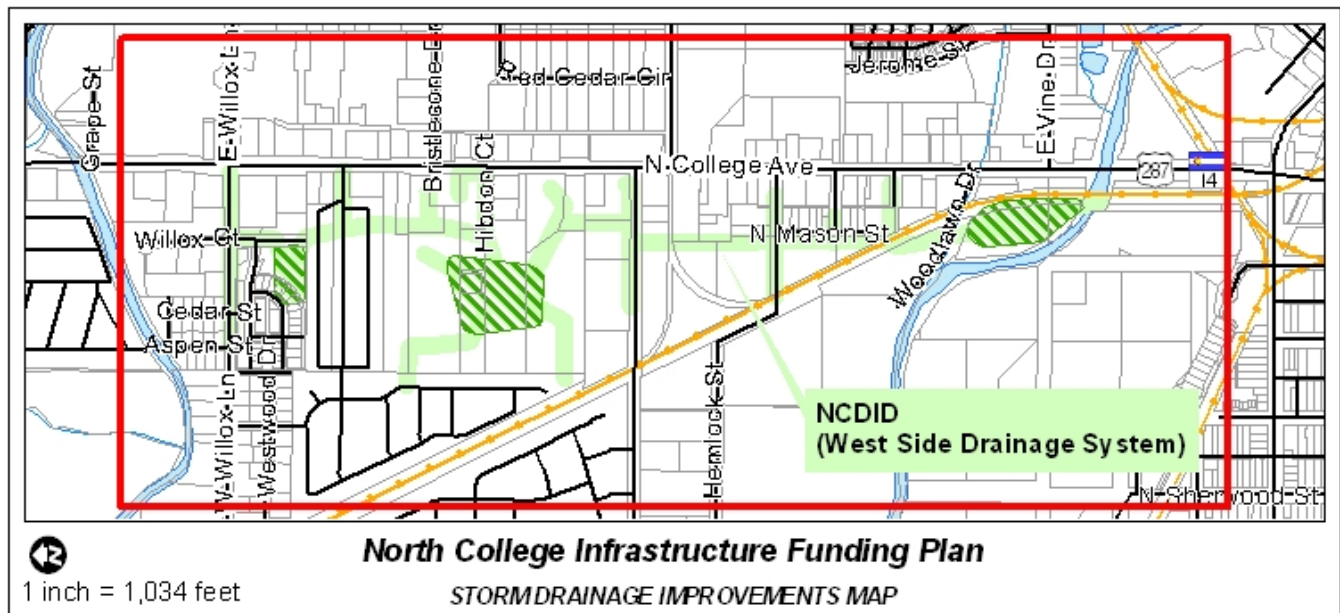
Project Information

Priority	Estimated Cost	Benefit/ Responsibilities	Funding Sources
Low	\$6,000,000	Developers and Property Owners	SID, Utilities CIP

Criteria and Objectives

- Adequate public facilities
- Support economic development

Project Location



North College Infrastructure Funding Plan **Individual Project Description Summary**

Project 24 on Project Summary Table: Storm Drainage Facilities – West Side Sewer Line

This project replaces an aging, deficient sewer line extending along almost the entire west side of North College Avenue, from Alpine Street to Poudre Valley Plaza Mobile Home Park. It includes construction of a new utility sewer line across both undeveloped land and existing development.

Project Information

Priority	Estimated Cost	Benefit/ Responsibilities	Funding Sources
High	\$1,200,000	Property Owners, Developers	Utilities Maintenance Program

Criteria and Objectives

- Fixes a problem in existing public infrastructure
- Adequate public facilities
 - Level of service

Project Location

