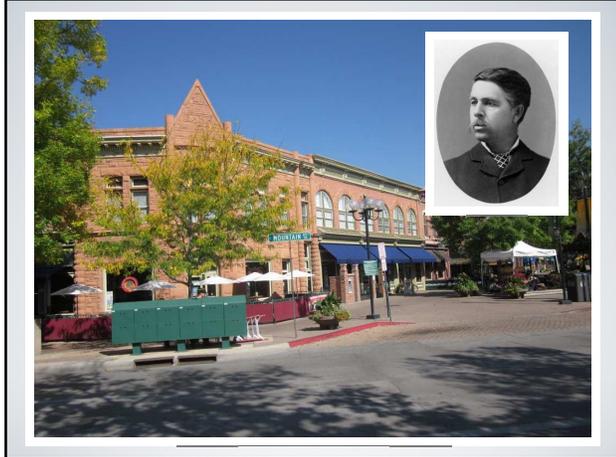


Camp Collins ca.1864



ca.1885-1890



c. 1900



ca. 1940's

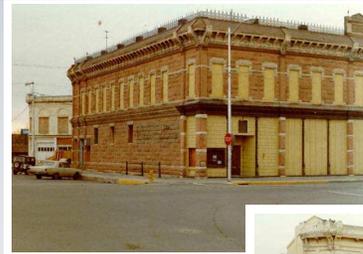
Smallest US town to boast a streetcar system
-Saturday Evening Post, 1947



ca.1970's

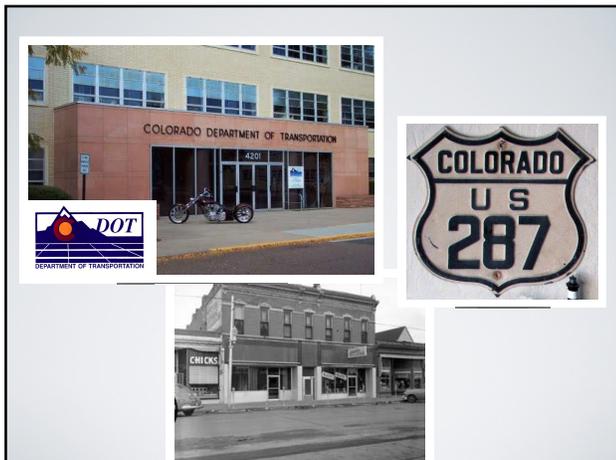


ca.1970's

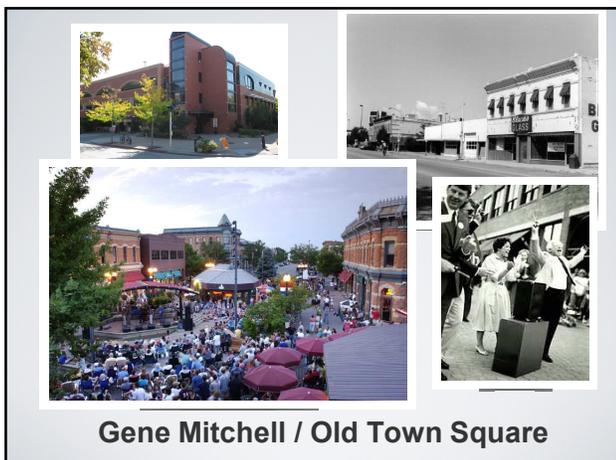


c.1970's





then came the era
of rethinking how
we do things...



Old Town Square:
“A financial failure for the
developer,
...an economic success for
the downtown”
-J. Reidhead

Old Town Square demonstrated:

- how to create public - private partnerships / leverage redevelopment tools
- how the new DDA and City work together
- what was once old is now new again
- that Downtown was a safer place to make investments in property



Thoughts about the redevelopment process:

- **building-by-building**
- **block-by-block**
- **partnerships** *(do it over, and over, and over again)*
- **It's incrementalism** *(no silver bullets, no overnight solutions, each success and each failure a learning tool)*
- **strive for design excellence in architecture and urban design** *(constant improvement)*
- **institutional capacity** *(leadership, strategy, and financing)*

Avoid the Plan-on-the-Shelf Conundrum

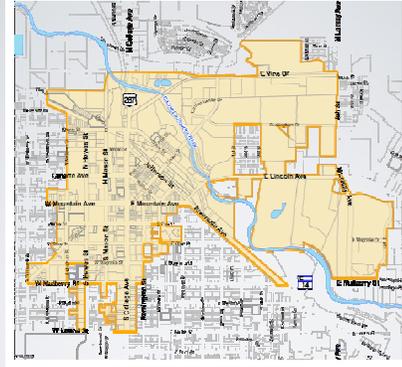
Ideas ...you still have to put them together

Genius ...is nothing without a blueprint

Vision ...still needs guidance



Care and Feeding of the Downtown



DDA Mission

To build public and private investment partnerships that foster economic, cultural and social growth in the Fort Collins central business district.

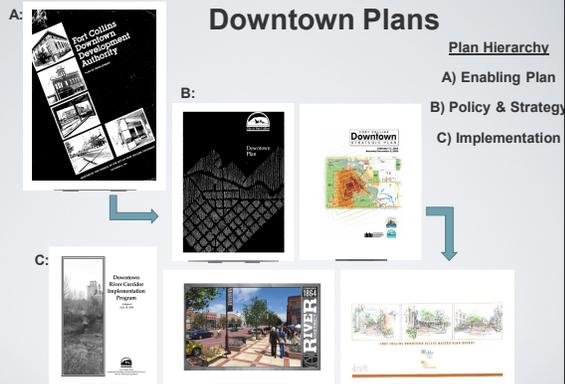
Who is DDA?

- Enabled and authorized by Colorado Revised Statutes
- Established by vote in 1981
- Provide direction and financial support for development and redevelopment of downtown.

Who is DDA?

- 11-member Board of Directors
- Appointed by City Council from land/building owners, business owners, downtown residents
- 1 City Councilor and 1 County Commissioner

Staff:
5 full time



How is DDA Funded?

5 mill property tax levy
approx. \$723,000 annually

Tax Increment District
\$2.8 million – 2014

Tax Increment collected until
2031

What is Tax Increment?

The difference between the property tax liability before improvements and tax liability after improvements = tax increment

determined annually by County Assessor across entire district.



Partnerships w/ City of Fort Collins

- planning
- infrastructure improvements
- beautification and maintenance
- parking

w/ Private Sector

- façade improvements
- infrastructure and utility upgrades in R.O.W.

Public Projects



- Enhanced Alleys
- Oak Street Plaza
- Parking Structures
- Old Town Plaza



Public/Private Projects

- Historic Rehabilitation
- Qualified Affordable Housing
- Infill Mixed Use
- Residential Loft Condominiums and Apartments



Historic Linden Hotel



Cherry Street Lofts



Cortina Lofts

