

# **Hughes Civic Assembly Public Survey Analysis Report**

Prepared for the City of Fort Collins and the Civic Assembly Information Committee by the [American Public Trust](#) with support from the [AI & Democracy Foundation](#)

# Introduction

The former Hughes Stadium site presents an opportunity for the Fort Collins community to reimagine the use of public land in alignment with community values and needs. Following the 2021 ballot measure that designated the site for "parks, recreation, and open lands, natural areas, and wildlife rescue and restoration," the City of Fort Collins initiated a public engagement process to determine the future of this 165-acre property located along the western edge of the city at the base of the foothills.

The Hughes Civic Assembly was established to gather diverse community perspectives on potential uses for the site, with the goal of developing recommendations that balance various community interests while honoring the constraints established by the ballot measure.

**This report presents the findings from qualitative analysis of public input gathered through multiple survey questions related to the site's future.** This analysis aims to identify the themes, values, concerns, and proposed uses expressed by community members to inform the deliberative work of the Civic Assembly delegates. By analyzing over 1,100 community responses across several key questions, this report provides insight into the landscape of public opinion regarding the Hughes site.

## Methods

### Data Collection

Public input was collected through a community survey administered by the City of Fort Collins. The survey included five main open-ended questions designed to elicit detailed perspectives on:

1. **Values and goals** that should guide decision-making about the Hughes site
2. **Specific uses** of the site that would most benefit the local community
3. **Concerns** about potential uses of the site
4. **Stakeholders** who should be consulted in the decision-making process
5. **Additional information** participants wanted to share with Civic Assembly delegates

The survey was distributed throughout the Fort Collins community, resulting in over 1,100 responses that represent a diverse range of perspectives, interests, and priorities.

## Analysis Approach

An open-coding qualitative analysis approach was employed using [Claude 3.7 Sonnet Extended](#) to systematically identify patterns and themes across the approximately 1,200 survey responses. The analysis process followed these steps:

1. **Open Coding:** [Raw survey data](#) was provided to Claude 3.7 Sonnet Extended with instructions to conduct an open-coding analysis that would identify emergent themes without predetermination.
2. **Theme Identification:** For each survey question, Claude was tasked with identifying the eight most prominent themes that emerged from the responses.
3. **Theme Description:** Each identified theme was given a clear label and detailed description to capture its essence and scope.
4. **Representative Quote Selection:** For each theme, at least three strictly verbatim quotes were selected based on criteria of being highly representative, clearly articulated, and distinctive. Original response row numbers were preserved for reference and verification.
5. **Quality Verification:** The analysis included multiple verification steps to ensure:
  - Quotes accurately reflected the original, untruncated responses
  - Selected themes represented the breadth of community perspectives
  - Quotes were fully representative of the positions they illustrated
  - No critical themes were overlooked in the analysis

For each survey question, eight major themes were identified, representing the most prominent perspectives expressed by community members. These themes emerged organically from the data through the analytical process, capturing the diversity of community values, concerns, and priorities regarding the Hughes site.

# Executive Summary

The analysis of community input on the future of the Hughes site reveals a landscape of diverse and sometimes competing visions for the property's future. While there are areas of disagreement, several overarching patterns emerged across the data.

## Key Findings

1. **Visions in Tension:** The most pronounced tensions exist between two visions for the site: (a) development as a recreational area with facilities, particularly a bike park, and (b) preservation as a natural area with minimal development. Both perspectives have community support, with passionate advocates citing different interpretations of what would best serve the community's interests.
2. **Indigenous Recognition:** A significant theme across survey responses is recognition of indigenous connections to the land and advocacy for indigenous involvement in decision-making. Many respondents emphasized the importance of acknowledging historical injustice and potentially returning the land to Native tribes or ensuring indigenous voices are central to planning.
3. **Democratic Process Concerns:** Many respondents emphasized the importance of respecting the 2021 ballot measure, though interpretations of the measure's intent varied widely. Some respondents viewed the ballot language as clearly mandating natural area preservation, while others saw it as permitting a range of recreational uses.
4. **Multi-Use Compromise Potential:** A substantial number of respondents advocated for a balanced approach that could accommodate multiple uses at the Hughes site. These respondents recognized the site's size could support various activities while preserving significant natural features and wildlife habitat.
5. **Wildlife and Habitat Preservation:** Protection of wildlife corridors, habitat restoration, and ecosystem preservation emerged as significant priorities across questions, with many respondents emphasizing the site's ecological connection to adjacent natural areas.
6. **Community Accessibility:** Regardless of their preferred use, many respondents emphasized the importance of creating a space that is accessible to a broad segment of the community, including people of all ages, abilities, and socioeconomic

backgrounds.

7. **Long-term Vision:** Numerous respondents urged decision-makers to consider the long-term impacts of their choices, particularly in the context of climate change, regional development pressures, and future generations' needs.
8. **Stakeholder Engagement:** Responses identified a diverse array of stakeholders who should be involved in the decision-making process, including cycling/bike organizations, wildlife and conservation groups, indigenous organizations, neighborhood associations, and various community advocacy groups.

The remainder of this report offers further analysis of resident survey responses, organized by question.

# 1. Values and Goals

Based on a qualitative analysis of responses to the question "**Given the constraints provided by the ballot measure, what values or goals should guide our decision on how to use the land?**", eight major themes emerged.

## Theme 1: Recreation and Bike Park Advocacy

**Description:** Advocacy for developing recreational facilities, particularly a bike park, to meet community needs, promote physical activity, and position Fort Collins as a premier destination for cycling and outdoor recreation. Many respondents emphasized that Fort Collins lacks certain recreational facilities (especially a bike park) despite its reputation as a bike-friendly city.

### Representative Quotes:

- "Fort Collins has a rich bike culture. People move here because of that culture. Adding a world class bike park will further put us on the map of great cycling cities in the US. It will increase the draw to the town and make this the most desirable town on the front range to move to, to drive to, to recreate in and to spend money in." (Row 73)
- "The long-term vitality of Fort Collins depends on maintaining its appeal as a place where businesses want to invest and families want to live. To achieve this, we need to diversify our recreation offerings and close the gap between our outdoor reputation and actual accessibility. [...] A bike park would help bridge this gap, making outdoor recreation more accessible to a wider range of people, including para-cyclists, and reinforcing Fort Collins' status as a premier destination for active lifestyles." (Row 37)
- "Fort Collins claims itself to be one of the bike-friendliest cities in the US but doesn't have a bike park or bike lane infrastructure truly needed to claim such a title." (Row 91)

## Theme 2: Open Space and Natural Area Preservation

**Description:** Strong emphasis on maintaining the land as natural, open space to preserve the beauty of the area, protect wildlife habitats, and maintain the natural character of the foothills. Many respondents valued the land for its aesthetic and environmental qualities and wanted to minimize development.

### **Representative Quotes:**

- "Keep the area as close to its natural state as possible. We value the beautiful scenery and being able to use it to recreate freely." (Row 48)
- "We have a unique opportunity to protect a major portion of our western foothills from Mulberry to Harmony if we link the Maxwell and Pineridge Natural Areas with the Hughes property. The guiding values and goals should be: 1) Preservation of the natural ecosystem, 2) Sustainability for future generations, 3) Public access while preventing overuse and degradation." (Row 330)
- "I think the land should be left as open space and a natural areas. This would be a compliment to the beautiful ridge and land in that area." (Row 160)

## **Theme 3: Community Accessibility and Inclusivity**

**Description:** Focus on creating a space that serves diverse community needs, is accessible to people of all ages, abilities, and backgrounds, and promotes community gathering and connection. Emphasis on equity and ensuring that the space benefits the broadest range of community members.

### **Representative Quotes:**

- "Consider the value needed in having 'protected' open spaces within our city limits... When deciding on how to use the land, make sure it is a use that EVERYONE can enjoy, including the local wildlife, people with disabilities, the elderly and people of all socioeconomic backgrounds." (Row 44)
- "All decisions should address the diverse population of Fort Collins and access to all with disabilities in mind. Land use should address the community principles that historically has directed Fort Collins growth." (Row 79)
- "The goal should be to provide the most benefit for the most people, with benefits that are both desirable to the community AND currently not being adequately provided." (Row 220)





## Theme 4: Wildlife Protection and Habitat Conservation

**Description:** Recognition of the land's importance for wildlife habitat, biodiversity, and ecological connectivity. Support for wildlife rescue facilities, habitat restoration, and maintaining wildlife corridors.

### Representative Quotes:

- "The foothills are a unique landscape that we must preserve for a continuous wildlife habitat corridor with low impact development." (Row 32)
- "I believe that the goal for this Natural Area should be to protect habitat and species that are endemic to the area. [...] Partnership with local non-profit groups that would see the land protected and make certain that their presence would insure years of protected Open Space with use by residents and visitors to Fort Collins [...]" (Row 80)
- "Preserve, manage and enhance this land to keep it as natural and open as possible. [...] Protect this land as unique and not make it a developed park like other parks in Fort Collins. Design the land to be more like Pineridge, Dixon Reservoir, and Lory State Park rather than City Park, Spring Canyon Park, and other city parks." (Row 1110)

## Theme 5: Low Impact Development

**Description:** Advocacy for minimal development, limited infrastructure, and maintaining the natural character of the land. Preference for uses that have low environmental impact and preserve the natural landscape.

### Representative Quotes:

- "It should be protected open space with little to no development with a focus on conserving the environment for native plants and wildlife." (Row 306)
- "Low impact with multi use development. Equity and inclusivity for Fort Collins residents are a high priority. Limited parking spaces should be provided and in the spirit of low environmental and traffic impacts, no events other than Fort Collins wide events (like middle school) should take take." (Row 358)

- "Minimal impact. Preservation of natural area. NO large scale projects." (Row 833)

## Theme 6: Honoring the Ballot Measure and Voter Intent

**Description:** Emphasis on respecting the original ballot measure and voter intent, with concerns about special interests overriding the democratic process. Strong sentiment that the City should implement what voters approved without reinterpreting the language.

### Representative Quotes:

1. "The only goal is to preserve the landslide results of the 2021 official ballot (~69% of voters said YES to preserving Hughes as open space!). If you recall, more citizens cast a vote for this initiative than cast a vote for Mayor. That is undeniable consensus! If a secondary goal is to be considered, it would be to be better financial stewards of our tax dollars and stop wasting time and resources (shamefully) rehashing the outcome of the citizens voice which was heard through the voting process." (Row 337)
2. "Follow the directive of the community and abide by the parameters in which we voted. Do not let those aiming to profit off the land, or an administration that is unhappy with the vote's outcome, to take precedence or influence your decision. Our community has spoken. Listen to us." (Row 516)
3. "LEAVE IT ALONE! The voters spoke loud and clear—preserve it as open space, PERIOD. In perpetuity. No special interest should override the voters' mandate. The city council must follow that mandate. IT IS NOT FOR SALE." (Row 331)

## Theme 7: Indigenous Land Rights and Acknowledgment

**Description:** Recognition of indigenous connections to the land and advocacy for indigenous involvement in decision-making, including potential land return. Focus on respecting the historical and cultural significance of the land to Native peoples.

### Representative Quotes:

- "I believe CSU put the land up for sale when they did not want to deal with public pressure to allow the land to be returned to the stewardship of the indigenous peoples from whom it was stolen in the first place. This moved the moral imperative and

responsibility to the city - the land should be returned to tribal control." (Row 313)

- "The City should honor the treaty with the land's Indigenous stewards by collaborating with the Ute and Cheyenne tribes to make the decision. It is the only ethical (and technically legal) route, and it would inspire confidence in the City's leadership after the last few years of growing discontent." (Row 601)
- "We should value giving the land back to it's original indigenous stewards. The city recently held it's state of the city address which included a land acknowledgement statement. We now have an opportunity to practice what we preach by listening to and engaging with what the original indigenous stewards would like to do with the land." (Row 1018)

## Theme 8: Multi-Use and Balanced Approach

**Description:** Support for a balanced approach that accommodates multiple uses and interests, recognizing that the space is large enough for various activities to coexist. Emphasis on finding compromise solutions that serve different community needs while respecting environmental values.

### Representative Quotes:

- "We should look at enabling people to recreate and conserve responsibly within their own City. Due to the size of the Hughes site, we don't need to limit it to a single use. It can be both a park and a natural area (for example, look at Rolland Moore park which is bordered on 3 sides by natural areas). Multi-use enables people to enjoy the area in a variety of ways and keeps Fort Collins consistent with environmental sustainability." (Row 154)
- "I would focus on serving as many wants of the community as we can. The site is quite large, and even with a bike park the size of Valmont we would still have more than half of the site for other uses." (Row 205)
- "Hughes is large, and thankfully that allows a diversity of uses. I think prioritizing victories for all interest groups is the goal." (Row 663)

## Additional Notable Themes:

- **Educational Opportunities:** Many respondents emphasized the potential for educational programming related to wildlife, conservation, and indigenous history.
  - **Economic Benefits:** Some responses, particularly those advocating for recreational facilities, highlighted potential economic benefits through tourism and enhancing Fort Collins' appeal.
  - **Current Uses:** Preservation of existing recreational uses of the land (disc golf, sledding, dog walking) was mentioned by numerous respondents.
  - **Traffic and Environmental Impact Concerns:** Some responses expressed concern about potential increased traffic, parking needs, and environmental impacts of development.
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## 2. Preferred Uses

This report presents a thematic analysis of responses to the question: "What uses of the former Hughes Site would most benefit our local community?" Respondents were asked to consider what specific benefits their proposed use would provide, who would benefit, potential disagreements from community groups, and how implementation might look. The following eight themes emerged as the most prominent in the responses.

### Theme 1: Bike Park/Mountain Biking Facilities

**Description:** Many respondents advocate for creating a bike park similar to Valmont in Boulder or Berthoud's bike park. They argue this would benefit cyclists of all ages and skill levels, provide a safe place to learn and practice skills, foster community, attract tourism, and align with Fort Collins' identity as a bike-friendly city.

- "In terms of a broad benefit to the community and assessing recreational gaps, I believe a fully featured mountain bike park, similar to Valmont or Berthoud, would be an extremely good use of this space. While there are MTB trails in and around Fort Collins, we have a dearth of recreational options made for mountain biking relative to our peers along the Front Range, across the state, and even our neighbors up in Southern Wyoming." (Row 52)
- "The bike park option, in my opinion, fits our city and community ethos and North Star more than most as it aligns with maintaining natural outdoor areas, eco-friendly transportation and recreation options, and aligns with our strong bike culture within the area." (Row 106)
- "Bike parks have had a positive impact in many communities similar to Fort Collins by promoting outdoor recreation, community engagement, and economic benefits. Here are a few key ways they've made a difference: 1. Encouraging Outdoor Activity for All Ages • Bike parks create a safe, dedicated space for riders of all skill levels, from beginners to advanced riders. • They encourage families to be active together, helping kids develop confidence and skills in a controlled environment. • Parks like Valmont Bike Park in Boulder, CO, have become a hub for local riders and families, providing a structured yet fun way to enjoy biking." (Row 153)

### Theme 2: Natural Area/Open Space Preservation

**Description:** Many respondents advocate for keeping the land as natural as possible with minimal development, perhaps just adding some hiking trails. They emphasize the value of preserving open space for wildlife, maintaining the viewshed, and providing a quiet place for people to connect with nature.

- "I support only those uses that are compatible with maintaining and enhancing the value of the Hughes Stadium property AND the adjacent Maxwell Natural Area for nature (plants, animals, insects, etc.). I believe this is what would most benefit our local 'community.' I think we have an opportunity with this property to not merely slow the decline of our non-human community but provide IMPROVED habitat and ecosystem values on a sizable property." (Row 65)
- "Any inviting outdoor area is beneficial to all ;this use at this site would add a free place for people to simply walk, sit, spread a blanket, see the sky and scenery... Wildlife rescue and restoration would be a nice addition if isn't too big a building, has a cool aviary all of which fit with the natural feel of the land, and leaves ample open space for others to utilize elsewhere at Hughes without nearby distraction of parking and such." (Row 317)
- "Open space! Developers may disagree but they can build elsewhere. Residents and visitors alike would benefit having more open space." (Row 301)

### **Theme 3: Wildlife Rehabilitation and Nature Center**

**Description:** A significant number of responses suggest using the site for wildlife rehabilitation, particularly for raptors, with educational components. The Rocky Mountain Raptor Program is specifically mentioned by many respondents.

- "The Rocky Mountain Raptor Program would be a great use at that location. They take care of US protected Birds of Prey without receiving a dime from the federal, state or local governments. They raise all operational funds a nickel at a time and yet they have operated in northern Colorado for some 40 plus years." (Row 77)
- "I believe a nature and science center would most benefit our local community. This would protect wildlife habitat from short-sighted development, provide educational opportunities for all members of the local community and beyond. I believe literally everyone would benefit from this use." (Row 249)

- "I would like to see the Raptor Rehab and Bird Conservancy being part of this. I understand their low profile and environmental sensitive footprint would be close to Overland where it would be an ideal place to help educate so many of us on the local wildlife, birds and habitat. In addition, I believe strongly that this education would enable visitors to improve their experience as well as their concern for the protection of our open spaces which so many in Ft. Collins support and cherish as one of our finer local resources." (Row 644)

## Theme 4: Multi-use Recreation (Including Trails)

**Description:** Many responses suggest combining multiple recreational uses to benefit the broadest possible segment of the community, rather than dedicating the entire site to one purpose. These often include hiking trails, biking areas, disc golf, sledding hills, and other recreational opportunities.

- "I would most like to see the redeveloped site contain a mix of recreation uses, including 1) a Valmont-style bike park and 2) other areas for non-bike recreation like walking, running, frisbee golf, etc. This mixed-use solution would provide benefits to the vast majority of Fort Collins residents regardless of how they specifically choose to recreate." (Row 1)
- "Part with walking/ running/biking paths (not paved) - could be used for occasional cross country races (middle and high school, the sport with the highest # of kids in our city) Part for raptors Hill for sledding Disc golf All could happily coexist." (Row 41)
- "I don't think it has to be an all or nothing type situation. I think the area to the eastern side of hughes could absolutely be a great small bike park next to the frisbee course which is a huge use/benefit to a large section of our community. However, I think toward the western side by maxwell, low impact trails/connectors for walking/skiing and open space would be warranted. A low impact pit toilet would be useful." (Row 242)

## Theme 5: Indigenous Land Rights/Cultural Uses

**Description:** A number of responses suggest returning the land to Indigenous tribes or creating spaces for Indigenous cultural practices. They emphasize righting historical wrongs and honoring the original inhabitants of the land.

- "Land Back Initiative: Returning the land to the Indigenous peoples from whom it was taken would be a bold and just step forward. This would honor historical commitments and foster meaningful reconciliation." (Row 730)
- "This should be co-created by our indigenous community members. In many instances, lands managed by indigenous communities are more ecologically and culturally rich than those that are not. Given that they are a minority voice in our community, many will disagree and/or not see the value." (Row 541)
- "I can't imagine any community groups that would be opposed to restoring access and cultural rights to at least part (if not all) of the former Hughes site to local indigenous tribes — this would be a much needed 'loving correction' to the historical wrongs inflicted violently on the Indigenous tribes in this country, such as the university 'land grab' of this very site." (Row 898)

## Theme 6: Disc Golf and Sledding Preservation

**Description:** Several responses specifically advocate for preserving and potentially enhancing the existing disc golf course and sledding hill, emphasizing their long-standing use and value to the community.

- "Currently a lot of us really enjoy the disc golf course there and don't want to see that to disappear. As being born and raised here in Fort Collins not far from Hughes. I have memories from game days with my family, to shooting rockets in parking lot when there was no game day. I feel there is room to use more of the property for many things. Maybe even something simple as some barbecue pits and structures for picnic gatherings." (Row 499)
- "I am here to advocate for the disc golf course on this site. There are at least 8 courses in town that are playable to the public and two private courses I know of in town. Only two of those courses are on city property, Aggie Greens and Edora. All the other courses are all on school grounds and two private courses within business establishments and the course at Anheuser Busch. Edora is a very busy course, likely



the busiest course in Northern Colorado. It is difficult to take my children to this course as it is so busy. Aggie Greens gives our family the opportunity to grow our skills in an environment with more space and to not have the stress errant shots and people waiting behind us to hurry up, or us having to wait on most teepads for our opportunity to play." (Row 1049)

- "Disc golf is ecologically sustainable, healthy, low-impact recreation suitable for all ages. The site already has a disc golf course, but it will likely need re-design as changes occur at the site. The success of the re-design at Edora shows that when the city invests in disc golf, hundreds of new users use the site." (Row 364)

## Theme 7: Cross-Country Running and Skiing

**Description:** Several responses specifically suggest creating a cross-country running course that could also be used for skiing in winter. They highlight the benefits for local schools, running clubs, and creating year-round recreational opportunities.

- "In addition to the bike park, a dedicated cross-country running track around the property would provide an excellent training and event space for high school teams and recreational runners. This multi-use loop could also serve as a skate-skiing venue in the winter, further increasing year-round outdoor recreation opportunities." (Row 37)
- "Nordic ski track. There are numerous biking and hiking trails, athletic facilities (specifically pickleball) and open areas. There is one thing missing - a nice area for the many, many skiers who now use the larger parks and the golf course." (Row 443)
- "A dedicated cross country running course that could host events for the community, youth from middle schools to collegiate host races and events in fort collins to encourage the next generation of athletes that are here in Fort Collins." (Row 580)

## Theme 8: Environmental Education/Community Learning Center

**Description:** Many respondents advocate for creating educational facilities focused on ecology, conservation, and environmental stewardship that would serve schools and the broader community, often in conjunction with other uses of the space.

- "I believe the use of the former Hughes Site would be as an outdoor/indoor educational facility and accompanying trails, etc for the citizens of FOCO and all of NOCO to be invested in foothills habitats and their conservation and how they support us, as well as the wildlife in our world. This educational space could easily facilitate school groups and educate them on strategies for conservation in general." (Row 92)
  - "I would like to see a nature center where families can come and learn about the local wildlife. I also think the sledding hill should be enhanced and to add Nordic ski tracks for the winter. This would benefit families and individuals who enjoy Nordic sports but do not have the time or transportation to take them all the way to the mountains. Additionally, the more resources we have for nature and education, the more people are able to enjoy the outdoors in a way that is safe for them and the environment." (Row 459)
  - "I think a restoration site/ natural area would provide the biggest benefit to the local community. A space for kids to have more environmentally educational experiences would benefit our youth. Right now the ELC on the east side of town provides the biggest environmental education curriculum. It would be great to have something on the west side of town as well. More nature center increase the likelihood of getting kids in nature." (Row 585)
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### 3. Concerns

This analysis examines responses to the survey question: **"What are some concerns you have about the future of the Hughes site?"** Things to consider: What specific uses would you be opposed to? Why? Are there community groups who have proposed this use? Are you familiar with the arguments they made in support of that use? Is there a compromise to be made for this use that could also balance another use for the site? What might that look like?"

Respondents shared their concerns about potential uses of the Hughes site, uses they would oppose, their familiarity with community group proposals, and thoughts on possible compromises. The following themes represent the most prominent concerns and perspectives that emerged from the analysis.

#### Theme 1: Concerns About Bike Park Development

**Description:** Many respondents expressed concern about proposals to develop a bike park at the Hughes site. They worry about increased traffic, environmental impact, and dedicating a large portion of the land to a use that serves a limited segment of the population.

**Representative Quotes:**

- "I am opposed to the bike park. I believe this would cheapen the environmental potential of the site and fail to optimize the site for enjoyment by the broadest cross section of the City. The biking lobby has been vocal and active, but they are clearly motivated by a singular, specific interest and not by the broader interests of the community." (Row 681)
- "I am opposed to the industrial style 'bike park' that some have been pushing for. This kind of activity does not need to be in an area adjacent to existing designated Natural Areas. It will produce traffic, degrade the land... mountain biking is a niche activity that costs more money than many households can afford." (Row 315)
- "I am strongly opposed to the development of a bike park on the Hughes property, as it would introduce high-intensity infrastructure, including larger parking facilities and lighting... this type of development does not serve the broader Fort Collins community." (Row 1006)

## Theme 2: Support for Bike Park Development

**Description:** In contrast, many respondents strongly support developing a bike park at the Hughes site, citing the need for such a facility in Fort Collins, recreational benefits for youth and families, and potential economic advantages. These respondents often mention existing bike parks in other communities as successful models.

### Representative Quotes:

- "My biggest fear is that the city of Fort Collins is going to miss this opportunity to create a community level bike park on the west side of Fort Collins. It has been 10 years since we first began the project for a bike park in Fort Collins and my fear is that it will be another decade before the city has an opportunity like this again..." (Row 728)
- "My primary concern is that this space will be developed in a way that would irreversibly prevent it being utilized for outdoor and recreational activities." (Row 637)
- "I don't think this particular plot has a ton of value as a natural area, due to how barren and featureless it is. I think it would be neglected, less visited, and ultimately a lost opportunity to enrich the community." (Row 771)

## Theme 3: Natural Area Preservation Advocacy

**Description:** Many respondents expressed strong support for preserving the Hughes site as a natural area with minimal development. These respondents emphasized environmental protection, the value of open space, and honoring what they perceive as the original intent of the ballot measure that prevented development.

### Representative Quotes:

- "I and more than 28,000 Fort Collins citizens voted to preserve and conserve the land formerly occupied by Hughes Stadium. We did not vote for buildings, parking lots, sidewalks, fences, and high-impact land development, such as for a 70-acre recreation bike park or an 80-acre wildlife campus. We have enough habitat fragmentation as it is..." (Row 326)
- "I am opposed to bike parks and other intense recreation uses which are incompatible with the enjoyment of open space and natural areas... I think it is clear from the language of the ballot measure that the intent of the petition signers was for open space and natural areas for enjoyment of the natural environment..." (Row 599)
- "1. Putting ANY pavement on this site. 2. Disrupting the ecosystems at the location. 3. Building of any kind... I understand that there is a push for a bike park. Seems we have

hundreds of miles of trails... We have a great city for cycling already... Compromise? Leave the land as it is." (Row 311)

## Theme 4: Concerns About Site Underutilization

**Description:** A prominent concern was that the Hughes site would remain undeveloped or underutilized. Many respondents worried that leaving it as an empty space would waste its potential and miss an opportunity to create meaningful recreational facilities for the community.

### Representative Quotes:

- "My biggest concern is that it simply sits empty. I've seen numerous comments online with folks asking that it be returned to its natural state and go unused. We have a unique opportunity with that space." (Row 14)
- "I am concerned that if a bike park was not built it would be built well... I'm worried that a bike park will be built and just left there! It's going to need continuous work for a good spot." (Row 157)
- "I would be rather disappointed as a citizen if this land wasn't used heavily for recreation... Land was dammed by a reservoir, built a picturesque stadium... and to be left unnatural to be a dog park/ and breeding ground for prairie dogs. Or it can be a community space for a front range city..." (Row 720)

## Theme 5: Multi-Use Compromise Advocacy

**Description:** Many respondents advocated for a compromise approach that would accommodate multiple uses at the Hughes site. These individuals believed the property was large enough to balance various recreational needs, wildlife protection, and other community interests without dedicating the entire site to a single purpose.

### Representative Quotes:

- "I would like to see a multi-usage approach and would be opposed to limiting the site to any one single use... I want see several groups benefit from improvements/additions even if it means the size of each usage area is smaller. I'm concerned that one group could prevent multiple groups from enjoying the benefit of the site." (Row 140)
- "The key concern we have is that there may be a lack of understanding within other user groups, who may be under the impression that building a bike park is an either/or proposition. A bike park should just be a part of the integrated plan, not the sole

consideration. There is enough opportunity afforded by the Hughes site to accommodate more than one groups desires..." (Row 162)

- "This type of question only divides groups and does not support building consensus. Without noting the space needed for each of these areas and REAL information about each ideas impacts how are people supposed to make intelligent decisions about this?" (Row 955)

## Theme 6: Opposition to Housing/Commercial Development

**Description:** Strong opposition to using the Hughes site for residential housing or commercial development was a recurring theme. Many respondents emphasized that the land should remain in public use for recreation or as a natural area rather than being developed.

### Representative Quotes:

- "I would be extremely opposed to selling/leasing the land, or commercializing it in any way." (Row 318)
- "It's a poor location for residential or commercial development because of neighbors to the north and increases in traffic on Overland Trail." (Row 177)
- "I am very afraid that the political direction with want to sell it to a developer for condos and retail." (Row 556)

## Theme 7: Indigenous Land Recognition

**Description:** A significant theme was recognition of indigenous claims to the land and support for indigenous involvement in decision-making. Some respondents advocated for returning the land to indigenous peoples or ensuring their perspectives were central to planning.

### Representative Quotes:

- "I oppose using the land for a purpose that would serve me—if it is not my decision. Let the tribes decide." (Row 218)
- "The indigenous community is my concern. Are we only going to virtue signal our claims to diversity with things like murals and events or will we allow them to have control over some of their historical land and actually follow through on our promoted values?" (Row 285)

- "I'm opposed to anything besides major involvement from native peoples, and them having a major say in what happens. CSU already illegally sold the land when they should have honored the Morrill Act..." (Row 1018)

## Theme 8: Wildlife and Habitat Protection

**Description:** Many respondents emphasized the importance of protecting wildlife habitat and corridors. These individuals expressed concern about human activities that might disrupt local ecosystems and advocated for prioritizing environmental conservation.

### Representative Quotes:

1. "All my concerns revolve around impacts on nature and wildlife: Motorized activities... Loud or wildlife-incompatible human activities (e.g., sporting events, playgrounds, bike or skateboard park, etc.)... DOGS - because leash laws are ignored... I'm concerned that development of the Hughes Site will not only reduce the ecosystem/wildlife value of the Hughes Site, but also the value of the adjacent Maxwell Natural Area due to spillover effects." (Row 65)
2. "Because of the site's location, in the middle of a corridor of non-developed open space, I am opposed to any development that would result in fragmentation of habitat... I am opposed to developing a mountain bike park because I think it would detrimentally affect the wildlife that lives in and migrates through this corridor." (Row 249)
3. "I am strongly opposed to a Bike Park, running race track, nordic track or a Nature Campus/Zoo. First off a bike park or running track would be highly disruptive to the lands and local wildlife... I believe there are two groups (OMBA and Raptor Center/NoCo Wildlife Center) that are trying to make a land grab for this property..." (Row 44)

## Additional Notable Themes

**Concerns About Decision-Making Process:** Many respondents expressed worries about how decisions regarding the Hughes site would be made, questioning the transparency and fairness of the process and whether community input would be genuinely considered.

**Traffic and Infrastructure Concerns:** Numerous responses mentioned concerns about increased traffic, parking issues, and strain on local infrastructure resulting from certain developments at the Hughes site.

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## 4. Stakeholders List

This report compiles stakeholder recommendations from a community survey regarding the future of the Hughes site in Fort Collins. The data comes from responses to the following survey question:

**"What community members, groups, or organizations can offer helpful information to the Civic Assembly delegates as they consider the future of the Hughes site?** Things to consider: What interests do these community members, groups, or organizations represent? What perspectives and information can these community members, groups, or organizations provide to the assembly? Why do you feel this information is helpful for the delegates to consider? Who is usually missing from these conversations? How can we listen to those voices?"

This section organizes these recommendations by category, provides representative quotes illustrating why community members believe each stakeholder should be involved, and summarizes all stakeholders in a reference table.

### Cycling/Bike Organizations

#### Overland Mountain Bike Association (OMBA)

(Kenny Bearden, Taylor)

"**OMBA** has trail building knowledge, bike knowledge, and a sustainable, environmentally friendly philosophy. They partnered with Velo Solutions and the City of Fort Collins would get us a quality bike park." (714)

#### Send Town Bike Club

(Kevin Krauss)

"**Sendtown Bike Club**, which focuses on youth bike programs, is a great resource for this perspective. Young adults and youth are the future of this town. Build something that they can use for their lifetime and share with their kids." (788)

#### Fort Collins Bike Park Collective

"The **Fort Collins Bike Park Collective** has been the face of the community pushing for a bike park. They have my best interest in mind along with many of the other people that are invested in the future of Hughes." (266)

## **Your Group Ride**

(Dan Porter)

"**Dan Porter** is another long-term supporter of cycling and cycling in the Fort Collins area - and he has experience working with the city." (72)

## **Ciclismo/Cyclismo and Wolfpack**

"**Ciclismo youth foundation** supports our community, help maintain trails, and serve the youth of Fort Collins with integrity and passion. We have sports fields, tennis, indoor pools, pickleball, playgrounds, paved trails. Listen to the bike community." (791)

## **Bike Fort Collins**

"**Bike Fort Collins** and the **Bike Park Collective** would be a great resources for the bike park and to some degree the multi-use trails." (1112)

## **Colorado Mountain Bike Association (COMBA)**

"COMBA, Overland MTB, Colorado High School Cycling League" (17)

## **International Mountain Bike Association (IMBA)**

"IMBA helped design Valmont. They and other bike park/frisbee golf course designers would be good to have involved in the whole process." (208)

## **CSU Cycling Team**

"And myself as a leader of collegiate cycling here in Fort Collins, I can create forms and get responses about what our CSU cycling community would like out of a bike park." (165)

## **Other Bike-Related Organizations**

"Twin Silo BMX, Bike Fort Collins, Fort Collins Cycling club, CSU Cycling." (10)

"**Fort Follies, Send Town, Fort Collins Trail Runners, Gnar Runners** - these provide perspectives from those involved in active outdoor pursuits." (931)

"**Brave New Wheel, Recycled Cycles, Road 34**" (797)

"**Dude Dad (Taylor Calmus)** and his 'Dude Dad' brand unquestionably have the marketability, resources, talent, and network to ensure the project's success and longevity." (281)

## Wildlife and Conservation Organizations

### Bird Conservancy of the Rockies

(Tammy VerCautern)

"**Bird Conservancy of the Rockies** has become an increasingly influential partner with numerous others in collecting AND applying data for healthy ecosystem habitat and in educating the public about these goals. While birds are their focus because of avian diversity and charismatic nature, healthy habitat is good for all species, including humans." (267)

### Rocky Mountain Raptor Program

(Carin Avila)

"This project should be anchored by **Rocky Mountain Raptor Program. RMRP** has been an amazingly successful program for many years in Fort Collins. It has educated thousands of students and families, local citizens and visitors from out of state. Its research supporting the health of wildlife of many kinds, especially raptors and the environment is respected at a national level." (274)

### Audubon Society/Northern Colorado Bird Alliance

"**Northern Colorado Bird Alliance, Foothills Audubon, The Nature Conservancy**, etc. Science teachers in our area, both public and private schools, college students, community members, would be able to experience wildlife viewing, connections to nature, rehabilitation of wildlife and raptors, and connect with nature." (123)

### Colorado Native Plant Society

"I would suggest contacting local members of the **Colorado Native Plant Society**. **Crystal Strouse**, botanist for the city of Fort Collins, did the plant survey for the Maxwell Natural Area." (968)

## **Northern Colorado Wildlife Center**

"I believe they should reach out to **Northern Colorado Wildlife Center** and to **Rocky Mountain Raptor Rehab**." (404)

## **Sierra Club (Poudre Canyon Group)**

"The local **Sierra Club** chapter, **Poudre Canyon Group**, is composed of citizens dedicated to advocating for and protecting our natural environment. Their input would be invaluable in this discussion, as they emphasize the popularity of our existing natural areas and the strong, long-standing political support for open space and natural area taxes in Fort Collins and Larimer County." (1006)

## **Colorado Parks & Wildlife**

"**Colorado Parks & Wildlife**... what are the wildlife needs of the area with urban expansion over the last 25 years?" (399)

## **Other Conservation/Environmental Organizations**

"**Reptile and Amphibian Center of the Rockies**, **Wildlands Restoration Volunteers**, and others. These groups are knowledgeable about habitat and ecosystem values that are easily overlooked by those who think 'nature' only means large mammals." (65)

"**Northern Colorado Astronomical Society** can help explain how critical it is to maintain a dark natural habitat for the wildlife and to provide our community access to dark skies." (32)

"**Fort Collins Sustainability Group**, **Northern Colorado Alliance for a Livable Future**" (326)

"**High Plains Environmental Center** — should be consulted for any type of development on this land given their focus on creating native landscapes and indigenous perspectives." (1102)

## **Indigenous Organizations**

### **Tiyospaye Winyan Maka**

"I feel strongly that **Tiyospaye Winyan Maka**, a collaborative of Indigenous women, is the most essential organization and group of community members to prioritize in this conversation. It consists of members whose voices are rarely listened to and deserve to be prioritized at every stage of the process, in repair for violent historical and contemporary injustice." (808)

## **Other Indigenous Groups**

"**Intertribal Alliance for Hughes Land Back, Spirit of the Sun, Dr. Ricky Frieson, WCNR, CSU, Mending Mountains Collective, Ute Mountain Ute and Southern Ute tribes, Next100 Colorado**, tribal reps from tribes historically in the area" (287)

"The members, elders, and leadership of the **Arapaho, Cheyenne, and Ute peoples.**" (1114)

"**People of the Sacred Land**, who have completed a Historic Loss Assessment, and have recommendations for restoration, reparations, and reconciliation." (899)

"**Northern Colorado Intertribal Powwow Association**" (899)

## **Community Organizations and Advocacy Groups**

### **PATHS (Planning Action to Transform Hughes Sustainably)**

"The non-profit **PATHS** (Planning Action to Transform Hughes Sustainably) has led the fight to keep Hughes a natural area since 2019. This group initiated the referendum that voters approved to keep Hughes from becoming a housing development. The City should use this group's expertise and energy to inform them of the best use of this land." (315)

### **Fort Collins Running Club/Trail Runners**

"I would add the **Fort Collins Trail Runners** and **Fort Collins Running Club**. They can provide uniquely valuable perspectives on how shared use trails in natural areas are currently being utilized by our large running community here in town, and how shared use trails are often of much broader appeal to a community than a single use." (278)

### **Fort Collins Natural Areas**

"**Fort Collins Natural Areas** should be very involved in this dialogue." (757)

### **Disc Golf Organizations**

"**North Gate Disc Golf Club**- A 501c3 group that has been highly successful in the improvement of other courses, as well as a dedication to the disc golf community of Northern Colorado. They can provide resources and experience in tree planting, good course layout, and ways to improve the course in other ways as well." (372)

## **CSU Departments and Resources**

"**CSU** has several faculty and students who understand the impacts of high intensity development on wildlife corridors and breeding behavior." (1006)

"**CSU - Warner College of Natural Resources and Nordic Ski Club**" (725)

"**CSU Center for Collaborative Conservation**" (465)

## **Poudre School District (PSD)**

"I'd like to hear from **Poudre School District**. **PSD** has a role to play in evaluating the value of the site to their Title I elementary school (Bauder) and Blevins Middle School, which was part of the focus of the recent school closures." (1103)

## **Other Community Organizations**

"**La Familia, Mi Voz**, Mobile home park residents, Elementary, middle and high schools - learn what youth (and their teachers) really want in their community" (325)

"**Holiday Twin** [Drive-In], marginalized communities like low income earners." (502)

"There are at least 10 dance groups, mostly 501c3 nonprofits that comprise approximately 2000 social ballroom dancers in the Fort Collins area. These groups represent at least five different genres of social dancing including square, round, traditional dance, ballroom, swing, Latin, blues and more." (284)

"**Gnar Runners**, runners of all kinds and trail enthusiasts." (189)

## **Government Agencies and Departments**

### **City of Fort Collins Departments**

"**City Natural Areas** employees, conservation minded groups. This is helpful as the city council has leaned towards lobbyists groups who want a specific action to take place and have the city pay for it." (536)

## **Larimer County Departments**

"**Larimer Conservation District** would be able to provide a grade/scoring of the conservation value of the site." (1103)

## **Other Government Agencies**

"**US Forest Service, Poudre School District, Colorado State University Animal Sciences/Agriculture, Gardens on Spring Creek**, other conservation organizations." (571)

## **Local Businesses and Economic Interests**

### **Local Bike Shops**

"You can reach out to local bike shops (**Jax, Road 54, Fort Collins Cycles**) or cycling groups such as **Horsetooth cycle**. They can provide more information on the need for a bike park, and why it would be so beneficial for the community and the high need we have for it." (171)

### **Other Businesses**

"**Visit Fort Collins** and our local businesses should be asked what our tourists and our local businesses' employees look for in desirable places to base their companies, take families on vacation, and more." (37)

"**New Belgium Brewery**" (152)

## **Neighborhood and Resident Groups**

"Members of neighborhoods in close proximity to the land together with local cycling, walking, hiking organizations can present a unified plan to benefit the entire community" (607)

"Nearby neighborhoods and public schools. These are the people who will bear the brunt of increased traffic once it is finished and the annoyances of construction while it's being build. They should also be the ones who are most excited for whatever 'it' is to be created." (172)

"The **Bella Virá HOA** could answer this best. They are who I fully support." (889)

## Other Stakeholders

"**The Kubala Washatko Architects** out of Wisconsin who already work for the RMRP. They are the best and licensed in Colorado as architects and engineers." (77)

"**Velosolutions** is a fantastic company for developing 'pump tracks' and similar features." (210)

"**The Center for Public Deliberation** could be brought into the conversation to help mediate these difficult discussions." (494)

"**DARKSKY International**" (916)

"**Flow Ride Concepts, Andy Clark**" (165)

"**Sustain** (a non-profit organization that creates partnerships between the music industry and environmental organizations)" (1102)

## Individual Stakeholders Mentioned

"**Will Flowers, Michael Bussmann, Chelsea Gieryic, Meredith Wenskoski**" (165)

"**Taylor Calmus** aka 'Dude Dad' is an individual that should be included as well due to his appreciation for biking, particularly getting kids into bikes, building community, and advocating for the community, also because of his influence that reaches so much farther than Fort Collins." (764)

"**Kelly Ohlson** (if he desires to be a candidate)" (758)

"**Joy Nyenhuis** has been talking to a lot of people about the Hughes site." (1126)

"**Gayla Maxwell Martinez** whose family owned what is now the Maxwell land to hear her perspective." (875)

## Summary of Stakeholder Recommendations

| Category | Organizations and Individuals |
|----------|-------------------------------|
|----------|-------------------------------|



|   |  |
|---|--|
| Cycling/Bike Organizations                  | Overland Mountain Bike Association (OMBA), Send Town Bike Club, Fort Collins Bike Park Collective, Your Group Ride, Ciclismo/Cyclismo, Wolfpack, Bike Fort Collins, Colorado Mountain Bike Association (COMBA), International Mountain Bike Association (IMBA), CSU Cycling Team, Twin Silo BMX, Fort Collins Cycling Club, Fort Follies, Brave New Wheel, Recycled Cycles, Road 34, FoCo Fondo, Niner Bikes, Push Industries  |
| Wildlife and Conservation Organizations     | Bird Conservancy of the Rockies, Rocky Mountain Raptor Program, Audubon Society/Northern Colorado Bird Alliance, Colorado Native Plant Society, Northern Colorado Wildlife Center, Sierra Club (Poudre Canyon Group), Colorado Parks & Wildlife, Reptile and Amphibian Center of the Rockies, Wildlands Restoration Volunteers, Northern Colorado Astronomical Society, Fort Collins Sustainability Group, Northern Colorado Alliance for a Livable Future, High Plains Environmental Center, Trees Water & People, Conservation Colorado, Preserve Fort Collins, Half-Earth Project, The Nature Conservancy |
| Indigenous Organizations                    | Tiyospaye Winyan Maka, Intertribal Alliance for Hughes Land Back, Spirit of the Sun, Mending Mountains Collective, Ute Mountain Ute tribes, Southern Ute tribes, Arapaho peoples, Cheyenne peoples, Ute peoples, People of the Sacred Land, Northern Colorado Intertribal Powwow Association, Native Lands Advocacy Project  |
| Community Organizations and Advocacy Groups | PATHS (Planning Action to Transform Hughes Sustainably), Fort Collins Running Club, Fort Collins Trail Runners, Fort Collins Natural Areas, North Gate Disc Golf Club, Fort Collins Fun Disc Golf Club, CSU Warner College of Natural Resources, CSU Center for Collaborative Conservation, CSU Society for Ecological Restoration, Poudre School District (PSD), La Familia, Mi Voz, Holiday Twin Drive-In, Fort Collins Friends Meeting (The Quakers), Gnar Runners  |
| Government Agencies and Departments         | City of Fort Collins Natural Areas, Larimer Conservation District, Larimer County Department of Natural Resources, US Forest Service, Colorado Division of Wildlife, Fort Collins Parks & Recreation, Gardens on Spring Creek  |

|   |  |
|---|--|
| Local Businesses and Economic Interests | Jax, Road 54, Fort Collins Cycles, Horsetooth Cycle, Visit Fort Collins, New Belgium Brewery, Drake Cycles   |
| Neighborhood and Resident Groups        | Nearby neighborhoods, Bella Vira HOA, The Ponds, Quail Hollow, West side residents, Brown's Farm development   |
| Other Stakeholders                      | The Kubala Washatko Architects, Velosolutions, The Center for Public Deliberation, DARKSKY International, Flow Ride Concepts, Sustain  |
| Individual Stakeholders                 | Will Flowers, Michael Bussmann, Chelsea Gieryic, Meredith Wenskoski, Taylor Calmus (Dude Dad), Kelly Ohlson, Joy Nyenhuis, Gayla Maxwell Martinez, Crystal Strouse, Dan Porter, Kenny Bearden, Kevin Krauss, Dr. Ricky Frieson, Tammy VerCautern, Carin Avila, Andy Clark, Zack and Whitney Allison, Dave Kemp, Chance Brown |

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## 5. Additional Messages

This section presents an analysis of community responses to the question: **"If you could share one thing with the Civic Assembly delegates about the former Hughes site, what would it be?"** The analysis identifies eight major themes emerging from the responses, providing insight into the diverse perspectives and priorities of community members regarding the future of the Hughes site. Each theme is illustrated with representative verbatim quotes from the responses, indicating the row number of the original submission.

### Theme 1: Bike Park Advocacy

**Description:** Many respondents strongly advocated for creating a bike park at the Hughes site, citing Fort Collins' cycling culture, the lack of a dedicated facility within city limits, and the benefits for youth and families. Supporters highlighted the site's ideal topography, accessibility, and potential to serve riders of all ages and skill levels.

#### Representative Quotes:

- "The former Hughes Stadium site is the ideal location for a bike park because it offers the space, accessibility, and community support needed to make this long-overdue project a reality. With few other viable locations available, this site presents a rare opportunity to create a dedicated space for youth and families to ride safely, develop skills, and foster a lifelong love of cycling." (Row 102)
- "My one thing is: BIKE PARK! I strongly advocate adding a bike park to the Hughes site because I am confident it would be heavily used and cherished by many in Fort Collins and the surrounding community, including many youths." (Row 216)
- "WE WANT A BIKE PARK!! ps The one at spring canyon is small and often flooded. Lory is pretty remote. If we do a good job, this will attract people from all over the state (many of us go to Valmont in Boulder)." (Row 226)

## Theme 2: Natural Area Preservation

**Description:** This theme represents perspectives advocating for minimal development and preservation of the site as a natural area. These respondents emphasized the value of open space, the ecological connection to adjacent natural areas, and the importance of preserving the foothills corridor amid ongoing development in the region.

### Representative Quotes:

- "Why would you not take the opportunity to connect two existing, heavily used open spaces on some of the last open land on the west side of town and protect it as another open space. This is your one opportunity to protect a beautiful piece of west side land, there aren't many, if any, left." (Row 296)
- "That Hughes land be kept as close to it's natural state as possible to encourage people to get out and experience the natural world as well as providing a habitat for wildlife. These are important to me because maintaining our connection to nature is a way to help people be in touch with their own humanity." (Row 582)
- "The former Hughes site is very unique and cannot be replaced. Please keep it as natural as possible and add this property to the unique preserves along the foothills !!!!!" (Row 842)

## Theme 3: Indigenous/Native American Land Rights

**Description:** This theme encompasses perspectives advocating for recognition of indigenous claims to the land, potentially returning it to Native tribes, or ensuring indigenous voices are central to decision-making about the site's future. These responses emphasize historical injustice, treaty obligations, and the opportunity for reconciliation.

### Representative Quotes:

- "Because we have an obligation to honor treaties made with tribes. [...] I teach history in the area. I do not want to ignore history just to get what I want—a bike park. Let the tribes decide." (Row 218)
- "If I could say one thing, it's that, Per People of the Sacred Land's report, the value of dispossessed lands in Colorado is approximately \$1.17 trillion [...] The immense wound the genocide of Native Americans can hardly be captured in numbers. Everyday we walk on the blood our ancestors spilled. We have a responsibility as the current inhabitants of this land to tend to that wound." (Row 898)
- "CSU is legally obliged to return any land they vacate back to Native Nations as per their status as a land grab institution. They sold the land illegally for millions. Help them honor the treaty! Do what they will not, that is, the right thing." (Row 1114)

## Theme 4: Voter Intent and Democratic Process

**Description:** This theme emphasizes the importance of respecting the outcome of the 2021 ballot measure regarding the Hughes site. Respondents expressed concern that the Civic Assembly process might circumvent or reinterpret the voters' will, arguing that the purpose of purchasing the site was clearly established by the democratic process.

### Representative Quotes:

- "We already voted on this, in 2021. The City continues to pretend that it's somehow still an open question. It's sad that the City is playing with words that have legal meanings in government documents but not in normal usage. 'Open space' is not the same thing as 'natural area' and so forth. Stop pretending that we voted to turn it into a high-impact, human-centered recreation spot." (Row 302)

- "If 69% of your voters said that they want Hughes to be open space you have a right and obligation to honor that voice. There is no balancing of other uses of the site because any other uses go against the mandate handed to you. Please move forward to preserve Hughes in perpetuity as open space." (Row 336)
- "I feel worried and somewhat angry that the 'Hughes Civic Assembly Process' seems to be bypassing the clear will and intent of the voters in the 2021 ballot measure. Why do we need this silly and arcane process when the voters have already spoken? It's not democratic, and it involves people outside of Fort Collins!" (Row 1093)

## Theme 5: Multi-Use and Compromise Perspectives

**Description:** This theme represents perspectives advocating for balanced, multi-use approaches that accommodate diverse community interests. These respondents recognized the site's size could support multiple uses and emphasized the importance of finding compromise solutions rather than focusing on a single dominant use.

### Representative Quotes:

- "The hughes site is perfect for a bike park as well as all other community interests. A bike park does not need to occupy the whole space and it can be designed in a way which keeps the natural features of the landscape." (Row 58)
- "There is no singular right or wrong way to enjoy spending time outdoors. [...] The right thing for the Hughes site is to make it into a multi-use, community gathering place and resource." (Row 159)
- "There is likely no way to ensure everyone is happy about this. [...] The site is large and can be used for many uses and it's OK if not everyone in the city is happy with everything that happens at the site. The site should serve the many groups and interests of the city and I think that coexist." (Row 362)

## Theme 6: Wildlife and Habitat Conservation

**Description:** This theme focuses specifically on the site's role in providing habitat and supporting wildlife, with some respondents advocating for restoration of native ecosystems and

others suggesting wildlife education and rehabilitation centers. These perspectives emphasize the ecological importance of the site and its potential contribution to biodiversity.

#### **Representative Quotes:**

- "We are on the cusp of a global extinction crisis. As plants and animals disappear, humans will increasingly see that we are connected to nature and effected by its decline. [...] We have a rare opportunity here to make things better. Seize it!" (Row 65)
- "The Rocky Mountain Raptor Center, NoCoWildlife, and Nature Conservancy want to come together to create a wildlife rehabilitation and learning center. With so much development in our area we need a space dedicated to protecting our wild natural resources and educating the public about their crucial role in the ecosystem." (Row 453)
- "The Hughes site is a great example of a location that was heavily altered in the past to fit the will of humans with a large negative impact on the natural area and native habitat. Now we have an incredible opportunity to restore the area [...] and most importantly teach each other about the wonder of the local flora and fauna and vast history of this incredible area we all call home." (Row 592)

## **Theme 7: Community Access and Recreation**

**Description:** This theme emphasizes the importance of creating accessible, inclusive recreation spaces for all community members, particularly focusing on youth needs and opportunities for physical activity, outdoor engagement, and community building through recreation.

#### **Representative Quotes:**

- "Give the kids somewhere safe to ride their bikes! Kids need help getting outside now days and organized sports aren't everyone's cup of tea. I know becuae I was one of those kids. My bike was an escape and I think I'd be in a much worse place in life without it." (Row 6)
- "Building healthy exercise and activity foundations for kids via close-in facilities is not just a societal plus, it's vitally important for getting kids off of screens, outdoors, and active. The Hughes space presents a rare opportunity for a world-class biking facility [...] that would integrate perfectly with other existing activities like disc golf and

sledding." (Row 212)

- "For almost 50 years, the Hughes stadium provided an outdoor place for the community to gather at the base of the 'A'. The future use of the Hughes site should honor and continue that tradition by building a bike and recreational park for the community to gather under the 'A'." (Row 303)

## Theme 8: Long-term Vision and Future Generations

**Description:** This theme emphasizes the importance of making decisions about the Hughes site with future generations in mind, considering long-term ecological, social, and community impacts rather than immediate needs or interests. Respondents expressing this perspective urged decision-makers to take a broader, longer view of the site's significance.

### Representative Quotes:

- "The most important thing to think about is how our choices will impact the people and things living here in 30 years or more. As we see increasing climate change and reduced population growth, we must consider how our choices can best impact place we live." (Row 112)
  - "Rewilding takes a long time and we want to be sure that we are stewards of the land. When people 'develop' or 'improve' a plot, it can take hundreds of years to return to a close-to-native state. We want to make a decision that several generations from now will approve of, and decisions in the interest of natural land almost assuredly meet this criterion." (Row 682)
  - "Read the book 'The Anxious Generation' and you will understand the gravity of the mental health crisis in our youth. Social media and screens have taken over their lives. As a community we have to invest in their outdoor resources for free, unstructured play." (Row 663)
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# Methodology for Recreating This Analysis

To reproduce a similar qualitative analysis with Claude 3.7 Sonnet Extended or similar AI systems, follow these instructions:

## Step-by-Step Process

### 1. Prepare Your Data:

- Organize your qualitative survey responses in a spreadsheet or text document with row numbers for reference
- For large datasets, consider batching by question or theme

### 2. Initial Prompt Structure:

You are tasked with performing an open-coding qualitative analysis on [NUMBER] responses.

Please follow these steps:

- \* Identify the top eight emerging themes from these responses.
- \* For each theme, provide a clear label and detailed description.
- \* Extract and list at least three representative — strictly verbatim — quotes for each theme, including the row numbers from which they were taken.

### 3. Quote Selection Criteria:

Attempt to use the "strongest" quotes. For selecting the "strongest" quotes, choose those that are:

- \* Highly Representative: Quotes that best capture the essence of the theme.
- \* Clearly Articulated: Responses that are unambiguous and convey the sentiment or idea without requiring additional context.
- \* Distinctive: Quotes that are not redundant with other examples and add diversity to the representation of the theme.

### 4. Quality Verification Instructions:

- Please confirm that you are using the full original, untruncated, verbatim responses
- Provide a report summarizing the eight themes with all the requested details



- Take the themes and the potential quotes and ensure all the quotes are accurate / provide rows for them
- Also identify any missing critical / more important themes
- Ensure the quotes are also fully representative of the position
- Review the quotes for accuracy with the originally provided data
- Review the themes to ensure that they are the best representations of the breadth of responses

## 5. Output Format:

- Request that the analysis be provided in a structured format with themes clearly labeled
- For each theme, include:
  - A descriptive label
  - A detailed description of the theme
  - Three or more verbatim quotes with row references
- Consider requesting the output in Markdown format for easier incorporation into reports

## 6. Integration Process:

- Analyze each survey question separately using this approach
- Compile the individual analyses into a comprehensive report
- Add an introduction, methods section, and executive summary that synthesizes findings across all questions
- Look for cross-cutting themes and areas of consensus/disagreement across different questions

This methodology can be adapted for various qualitative datasets and can be especially useful for analyzing large volumes of open-ended survey responses where manual coding would be time-prohibitive.

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