

Dynamic Infill Projects Tool and Infill Action Plan Update

City Council Work Session

October 9, 2017

- Peter Wysocki, Planning and Community Development Director
- Carl Schueler, Comprehensive Planning Manager
- Page Saulsbury, Comprehensive Planning Technician



Update Purposes



- Demonstrate Infill Projects Data Base and Mapping Tool
- Brief Update on Infill Action Plan
- Tie it all to PlanCOS



Background and Context



- March 2016
 - Comprehensive Plan Infill Supplement
 - Ordinance amending 2001 Comprehensive Plan
- Infill Action Plan
 - More dynamic and adaptable list of strategic recommendations
- PlanCOS



Why an Infill Projects Tool?



- Other indicators are easier
- Never fully up-to-date and is selective
- But still very powerful
 - Project- specific experience
 - Spatial patterns
 - Multiple lenses
 - Ability to query
 - Temporal perspectives/ archiving
 - Feeds into strategic and indicator metrics
 - A little “myth busting”
- The data base does not “judge” projects



Infill Projects Data Base



- Total projects to date: 245
- What gets on the list?
 - Where and at what point
- What we collect data on

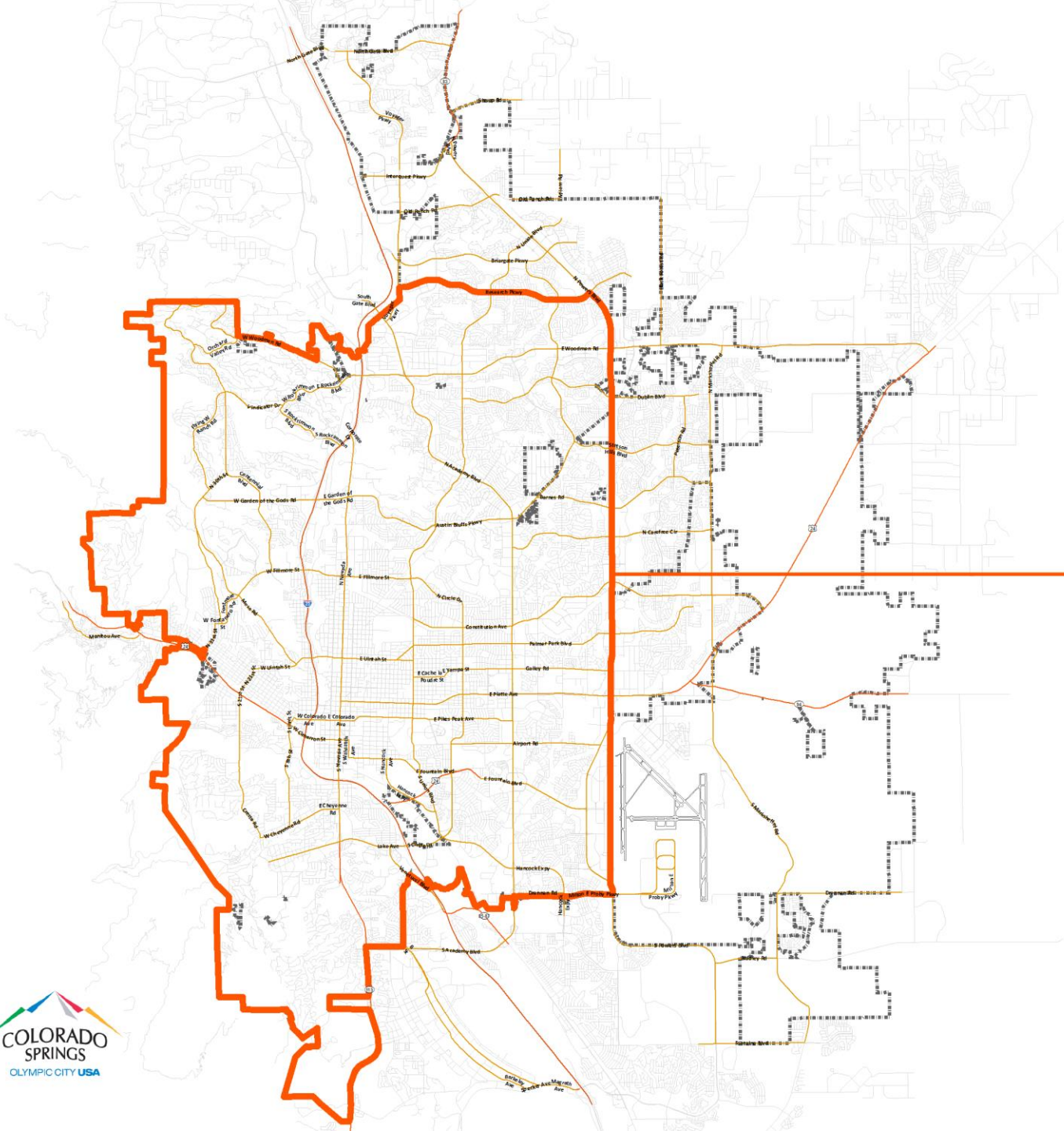
Colorado Springs

Infill & Redevelopment

Infill Boundary

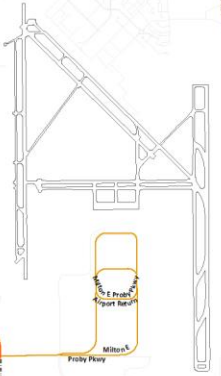
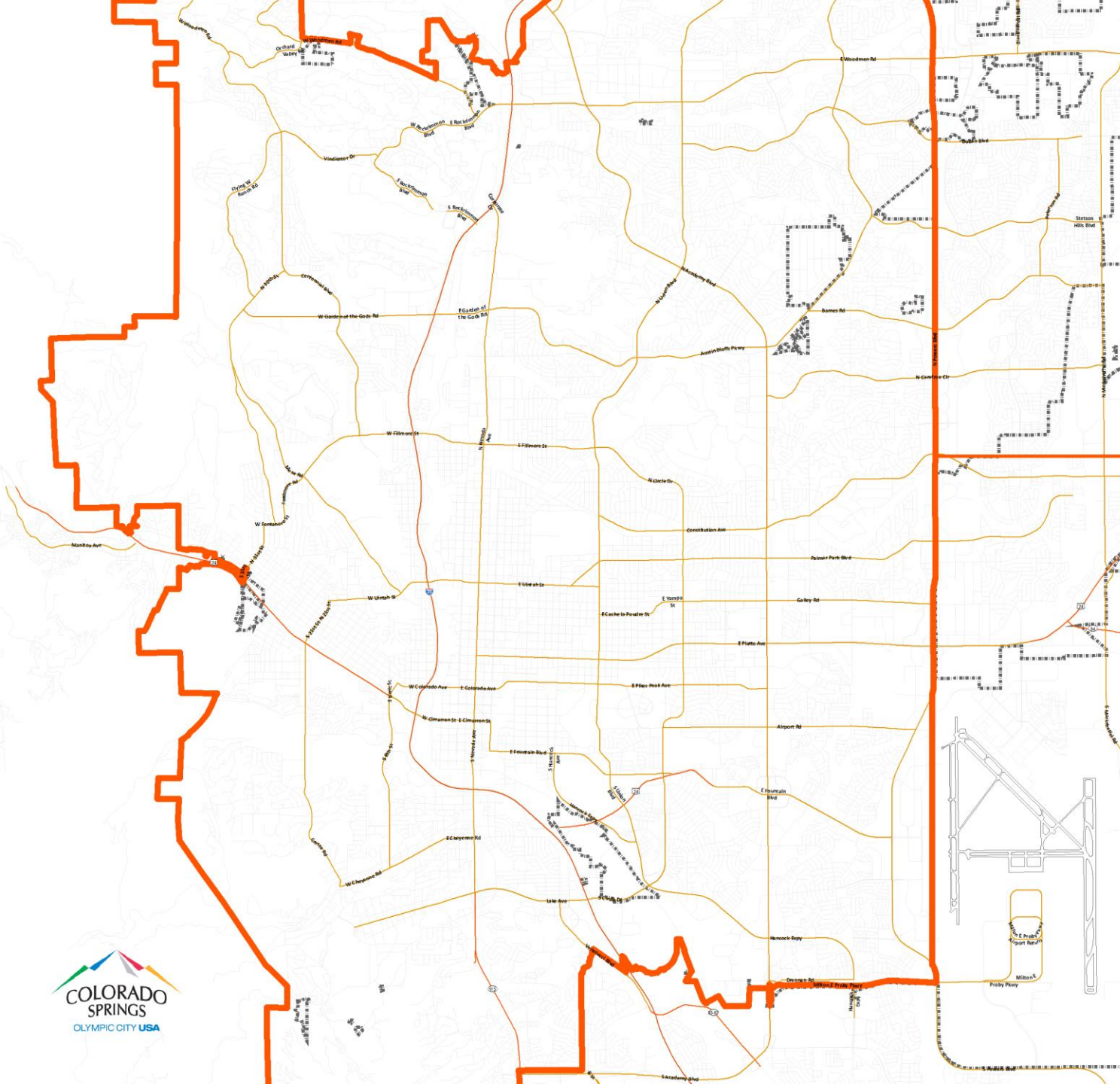


The project information on this map represents a sample of, and selected information for, infill projects throughout Colorado Springs. This information is not warranted as complete, definitive or fully up-to-date.



Colorado Springs Infill & Redevelopment

Infill Boundary



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Dynamic Infill Projects Tool



Table



Infill 2016

Project_Name	Planner	OBJECTID *	ID	Shape *	Address	PARCEL	Parcel2	Status	Neighbor_Issues
Lexington Crossing At Briargate	Herington	1	111	Point	3346 Redcoat Ln.	6303406035	6303406035	Pre Application	<Null>
Carmike Theaters	Katie KC KS	2	17	Point	1710 Briargate Blvd	6305401031	6305401031	Completed	Limited
Taco Bueno	Carleo	3	104	Point	7970 N. Academy Blvd.	6305403007	6305403007	Completed	TBD
Dusty Hills Annexation	Herington	4	27	Point	235 + Woodmen Ct.	6307208038	many	Approved	Limited
Crest at Woodmen	Schultz	5	139	Point	1005 E. Woodmen Rd.	6308303010	6308303010	Application In Review	Some
Peaks at Woodmen Apartments	Completed	6	65	Point	6913-6750 Alpine Current VW	6309414087	6309414087	Completed	Some
7-Eleven Dublin Blvd. ?	Van Nimwegen	7	184	Point	6480 Academy Blvd N.? location	6317116110	6317116110	Approved	<Null>
North Pointe Apartments	Tuck	8	62	Point	5812-5956 Walsh Pt.	6318304027	6318304027	Completed	Limited
Lion Village Student Housing	Tekeira	9	26	Point	5852-5940 Big Paw Hts.	6318305065	6318305065	Completed	Major
Louisa Graff Jewelers	TBD	10	48	Point	5901 N. Nevada Ave	6318401018	6318401018	Completed	Limited
Lodges of Colorado Springs	Tuck	11	47	Point	5877 N. Nevada Ave	6318401034	6318401034	Completed	Limited
Adeptus- Colorado General Hospital	Tuck	12	61	Point	5818 N. Nevada Ave	6318406005	6318406005	Under Construction	Limited
BMW on North Nevada	Tuck	14	13	Point	5845 N. Nevada Ave	6318401035	6318401035	Completed	Limited
Veterinary Clinic	Olmedo	15	178	Point	5520 Nevada Ave N.	6319101065	6319101065	Completed	Limited
University Village Shopping Center	TBD	16	87	Point	5060-5382 N. Nevada Ave.	6319101059	6319101059	Ongoing	Limited
America West Housing Solutions ?	Van Nimwegen	17	157	Point	105 Pro Rodeo Dr.	6319205006	6319205006	Approved	<Null>
UCCS Visual and Performing Arts	TBD	18	83	Point	Four Diamonds Sports Complex area	6319401003	estimate	Under Construction	Some
University Park Bluffs and Business Center	Completed	19	86	Point	2102 University Park Blvd	6321213003	estimate	Completed	Major
Austin Heights Duplexes	Van Nimwegen	20	142	Point	Austin Bluffs Pkwy.	6324200017	6324200017	Pre Application	<Null>
Autstin Heights Office rename	Van Nimwegen	21	163	Point	4783 Farmingdale Dr.	6324219003	6324219003	Approved	null
Barnes Center (High Chaparral) Apartments	Olmedo	22	33	Point	4748 Asher Hts.	6324401093	6324401093	Approved	Major
Kum and Go	TBD	23	43	Point	5771 N. Carefree Cir.	6325418002	6325418002	Completed	Major
Dutch Bros. Coffee	Van Nimwegen	25	159	Point	4320 Austin Bluffs Pkwy.	6326218011	6326218011	Approved	<Null>
Marketplace at Austin Bluffs	TBD	26	52	Point	3604 Austin Bluffs Pkwy	6327121028	6327121028	Completed	Limited
Austin Bluffs Apartments rename	Van Nimwegen	27	151	Point	2922 Austin Bluffs Pkwy.	6327206052	6327206052	Pre Application	<Null>
Lookout on Cragmoor	Schultz	28	100	Point	10 Cragmor Village Rd.	6328206024	6328206024	Completed	Some
5 and 7 Cragmore	Schultz	29	189	Point	5 Cragmor Village Rd.	6329100052	6329100052	Pre Application	<Null>
Magnolia Apartments	Tekeira	30	97	Point	1185 Magnolia St.	6329318008	6329318008	Approved	Major
American Home Suites Inc.	TBD	31	60	Point	4290 N. Nevada Ave.	6330100123	6330100123	Completed	<Null>
Arena Indoor Sports and Recreation Facility	Tuck	32	5	Point	4003 N. Weber St.	6330112076	6330112076	Approved	Major
Bestway Recycling Center	Tefertiller	33	9	Point	4005 Interpark Dr.	6330204001	6330204001	Completed	Limited
Path at Pike View	Schultz	34	114	Point	N. Cascade Ave.	6330300057	6330300060 city view	Application In Review	<Null>
Winters Duplex	Schultz	35	108	Point	N. Cascade Ave	6330300058	6330300061 city view	Ongoing	<Null>
Cyber Center	TBD	37	146	Point	3650 N. Nevada Ave	6330409019	6330409019	Ongoing	<Null>
Tap Traders Tap Room	Schultz	38	183	Point	3104 North Nevada Ave.	6331109012	6331109012	Under Construction	Limited
Virginia Ave Residential infill	Van Nimwegen	39	133	Point	3029 Virginia Ave.	6332225018	6332225018	Approved	<Null>
Medical Plaza	Completed	40	53	Point	1625 Medical Center Pt.	6332401005	6332401005	Completed	Some
Simms Medical Office	Completed	41	74	Point	1380 E. Fillmore St.	6332402048	6332402048	Completed	Some
Mackenzie Place Senior Center	TBD	42	51	Point	1605-1659 Elm Creek Vw.	6332406053	6332406053	Completed	<Null>
Medical Office Plaza	Completed	43	54	Point	2770 N. Union Blvd.	6332406080	6332406080	Completed	Limited
Medical Office Plaza Penrad Audubon	Completed	44	103	Point	3010 N. Circle Dr.	6333317001	6333317001	Completed	<Null>
Irving Middle School Repurposing	TBD	46	36	Point	1702 N. Murray Blvd	6402300001	6402300001	Completed	Limited
Kum and Go/Mini Storage/Carls Jr.	Schultz	47	127	Point	3700 Maizeland Rd.	6403101002	6403101002	Approved	Major
Wal-Mart Neighborhood Market	Completed	48	93	Point	1725 N. Union Blvd	6404318055	6404318055	Completed	Limited
Penrose Hospital Expansion	Tuck	49	66	Point	2222 N. Nevada Ave.	6406108027	6406108027	Completed	Some
Weber Street Apartments	Schultz	50	94	Point	2126 N. Weber St.	6406117001	6406117001	Application In Review	Major

What Infill Attributes We Are Tracking

- Address
- Parcel
- Neighborhood issues
- Traffic and drainage issues
- Utilities issues
- Process
- Acreage
- Project land use type
- Prior land use type
- Description
- EOZ
- Special Districts
- Project status
- Building Permit Issuance Date*
- Certificate of Occupancy Date

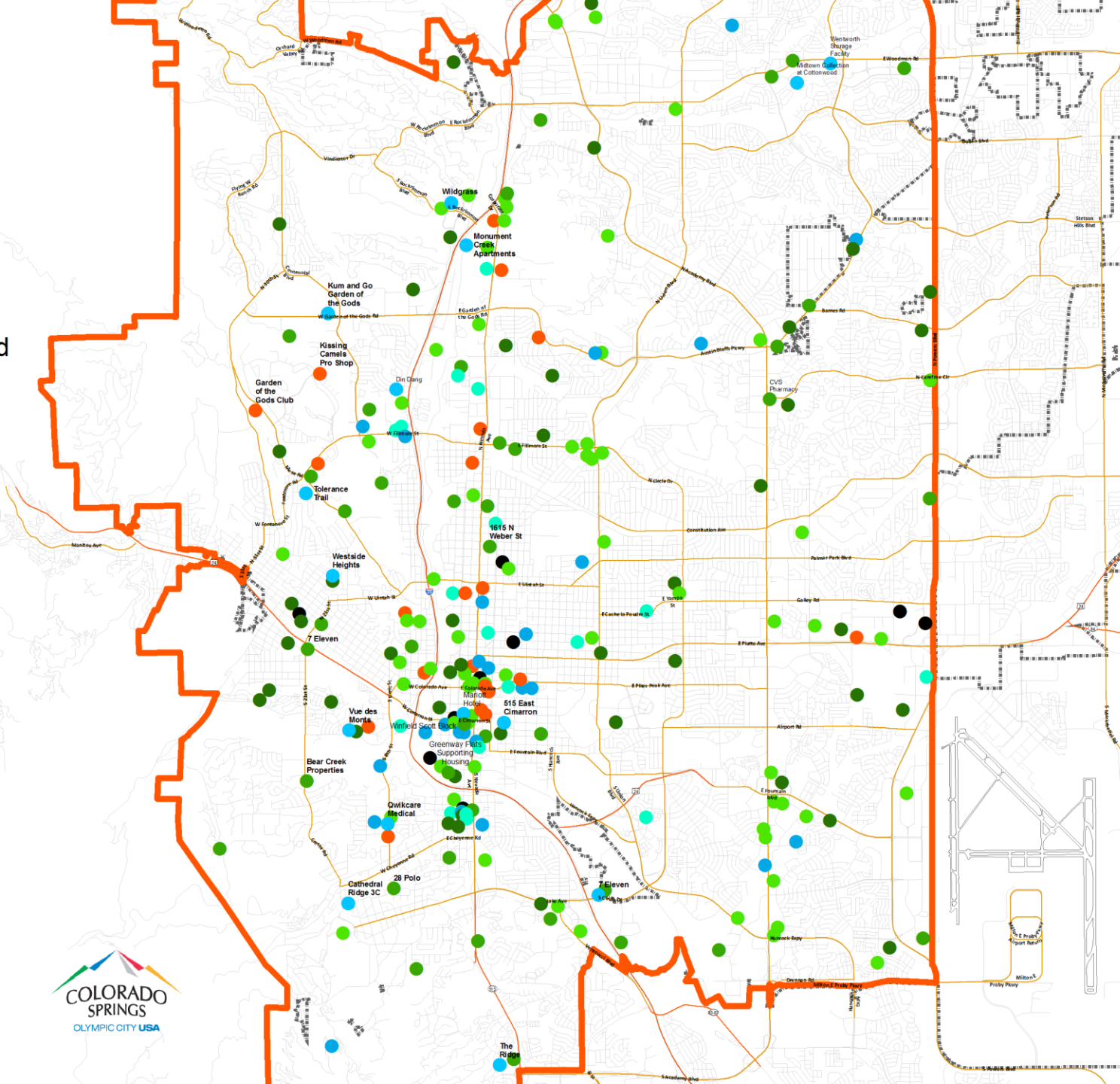
*This allows us to sort and focus in on actual construction activity and to sort out older projects

Colorado Springs

Infill & Redevelopment

- Completed
- Ongoing
- Under Construction
- Approved
- Application In Review
- Pre Application
- Unsuccessful
- Infill Boundary

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Colorado Springs

Infill & Redevelopment

DENSITY

Low



Low

Medium

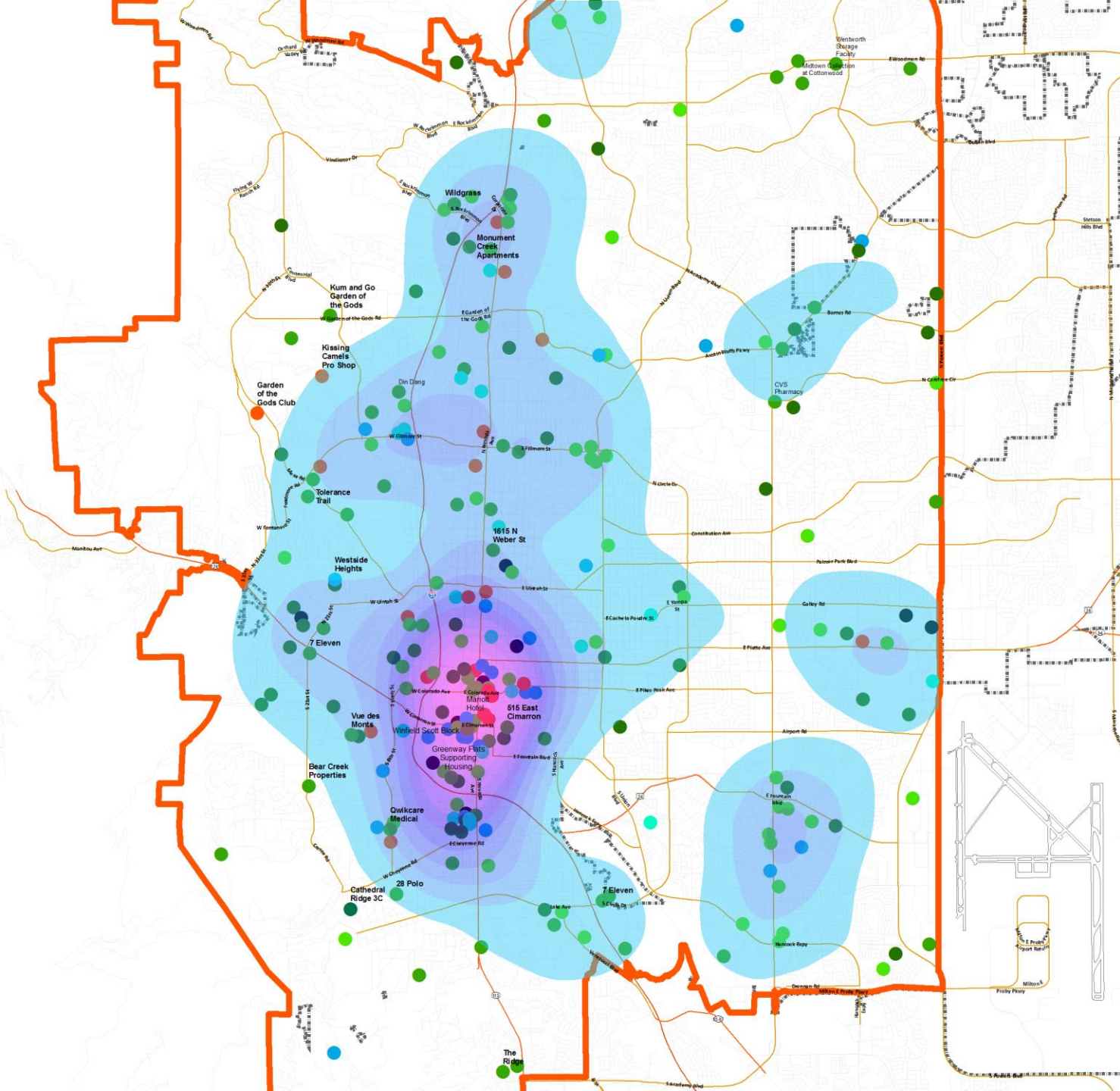


High

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0 1 2 Miles



Infill On Vacant Land







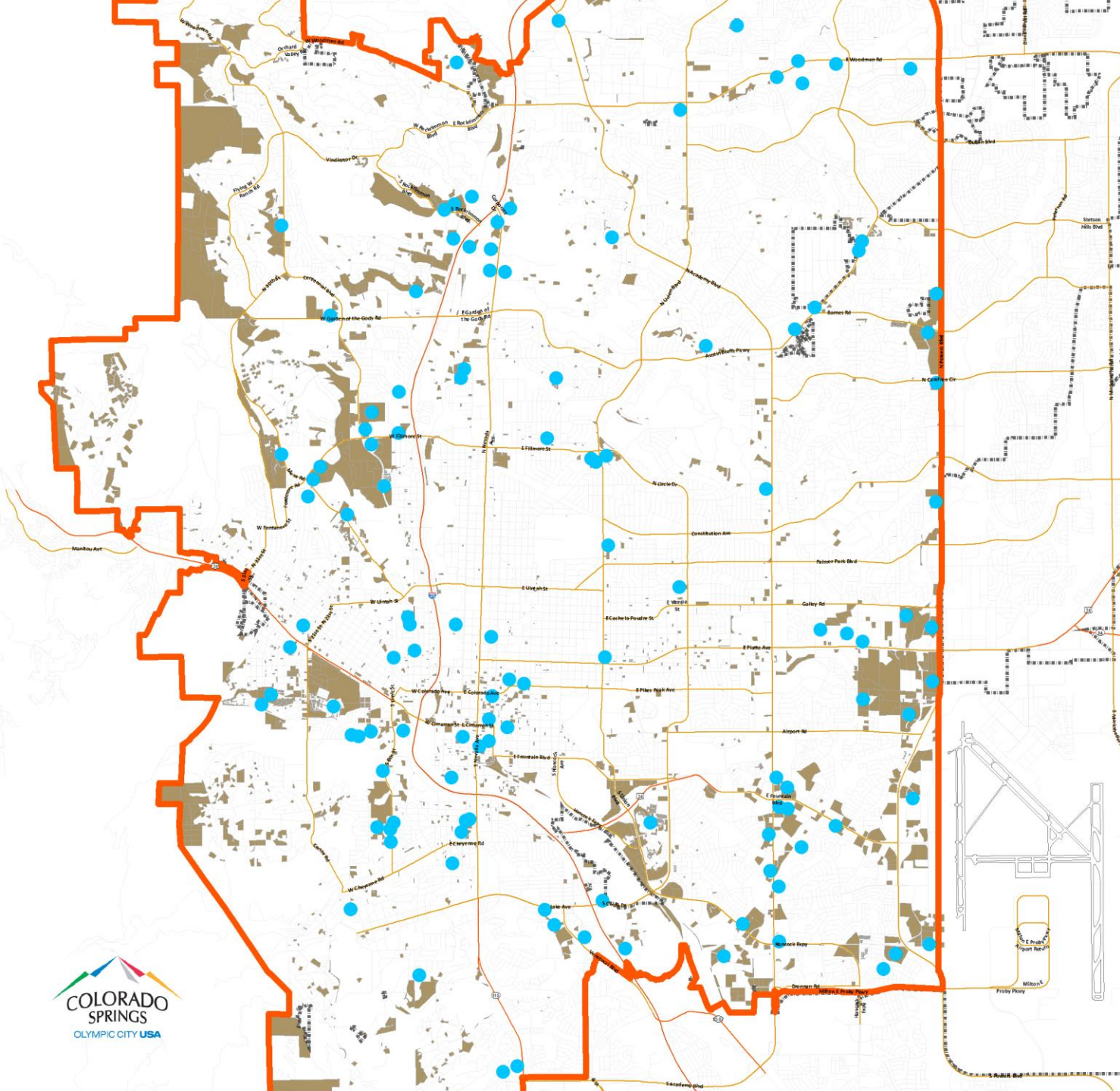
- 50.6% of projects are on previously vacant land
- These projects account for ~ 1,400 total acres
 - For comparison- we show about 7, 000 acres currently vacant in infill area



Colorado Springs

Vacant Land Inventory

-  Infill Vacant Land
-  Infill Boundary
-  Vacant Land
-  City Boundary



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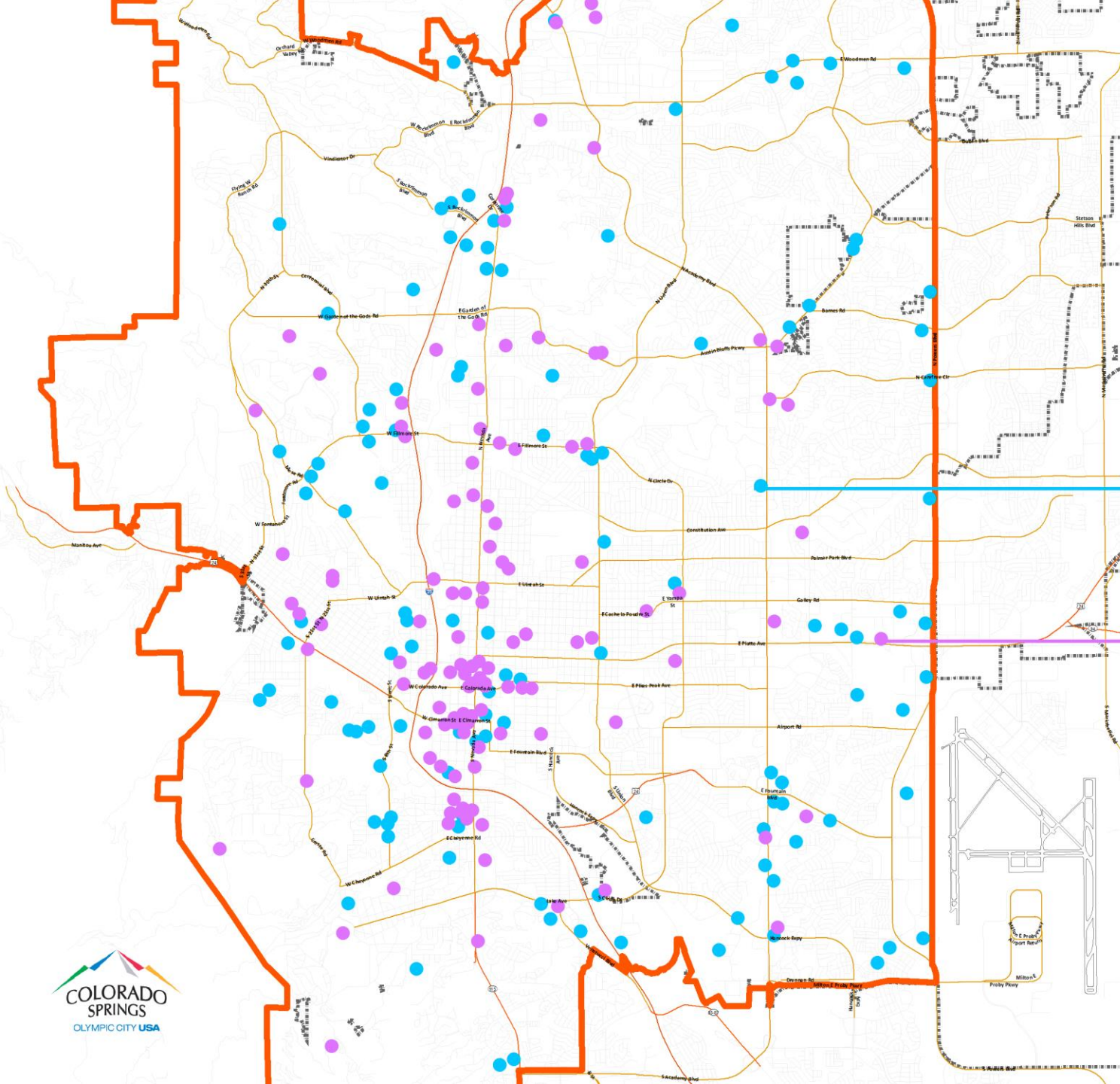
Infill & Redevelopment

Infill

Vacant Land

Redevelopment

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Development Issues



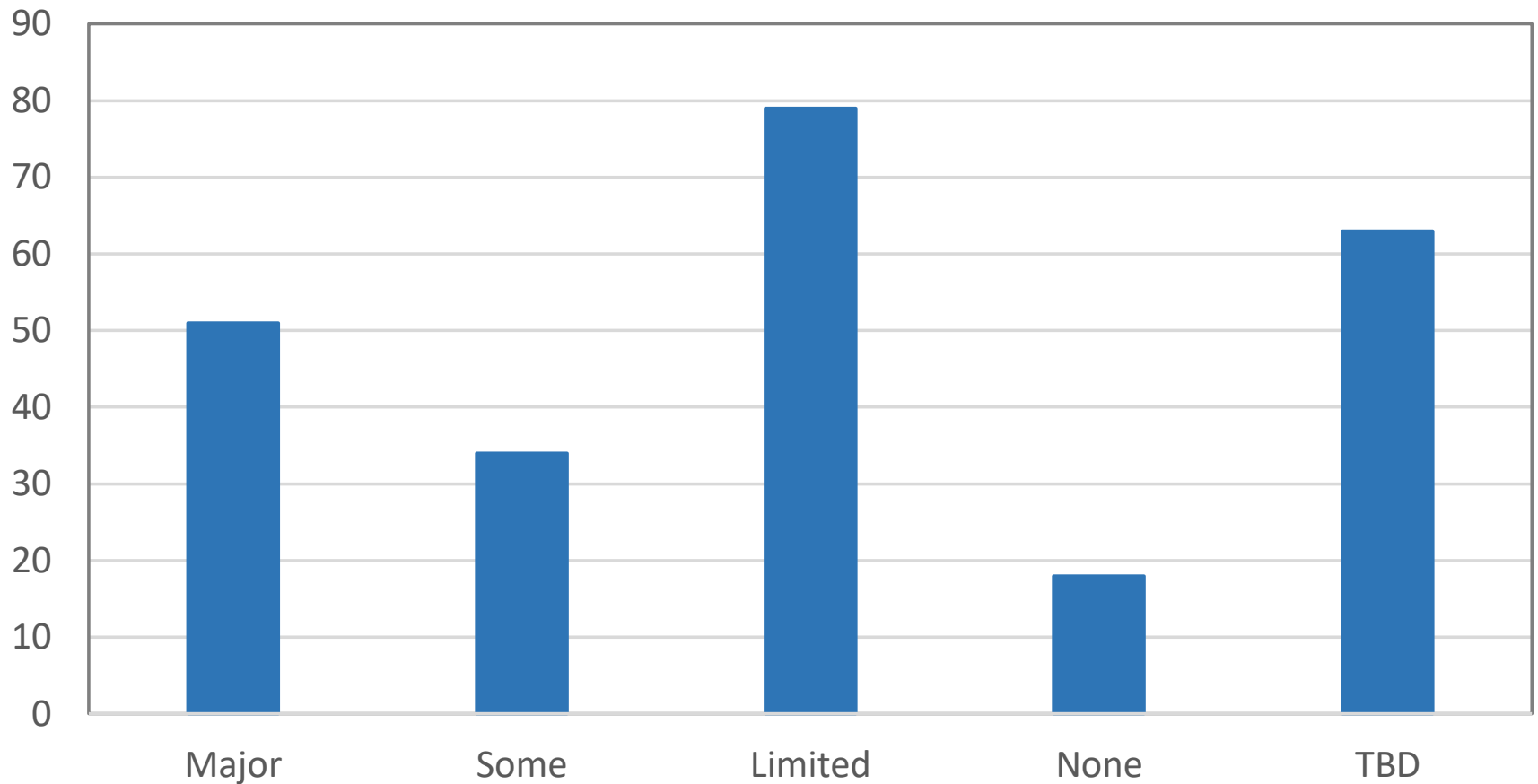
Major Neighbor Issues



Neighbor Issues



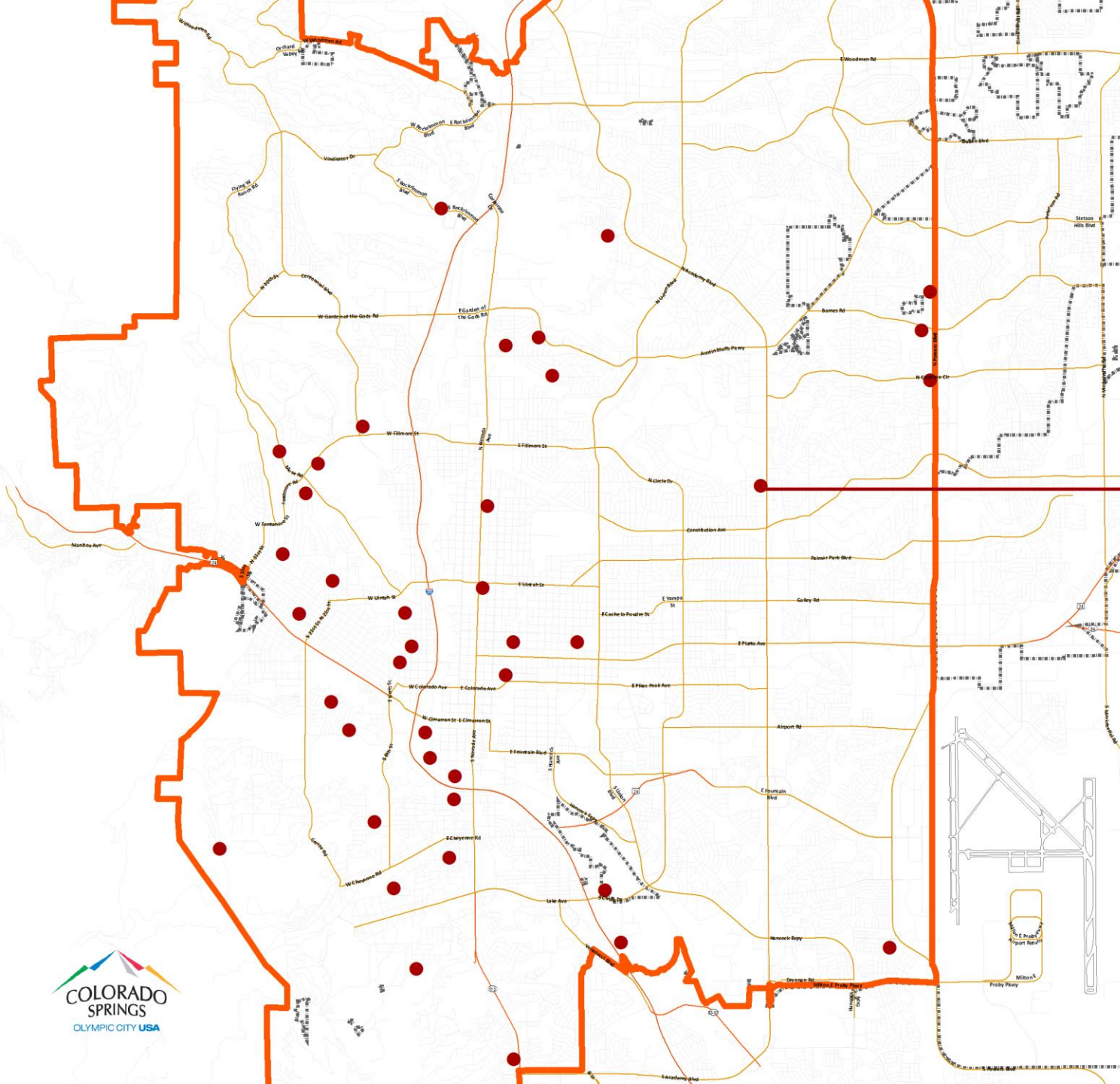
Infill Neighbor Issues



Colorado Springs

Infill & Redevelopment

Major Neighborhood Issues



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Colorado Springs

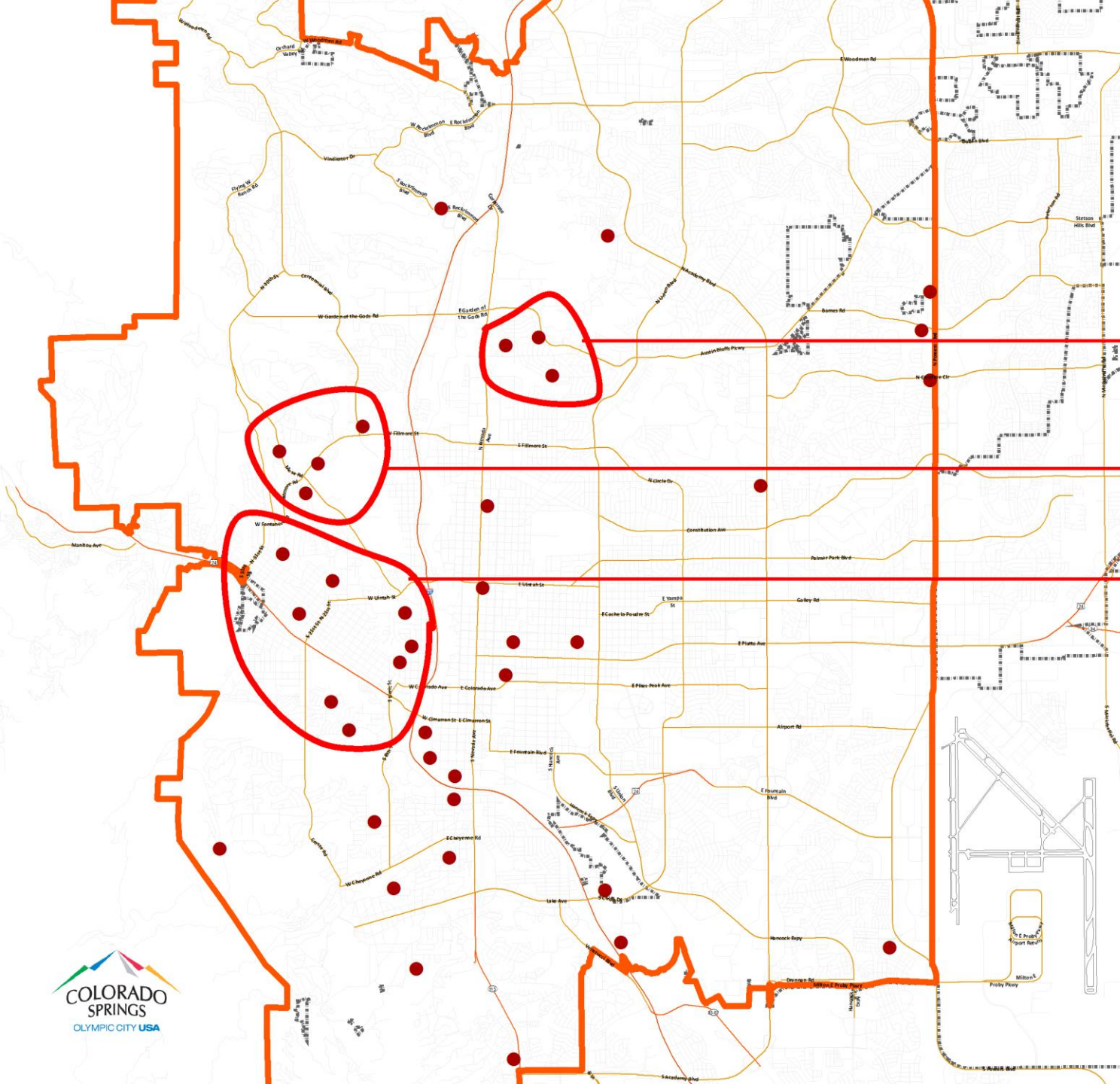
Major Neighbor
Issues

Cragmoor

Mesa

Westside
Major
Neighbor
Issues

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Development Issues



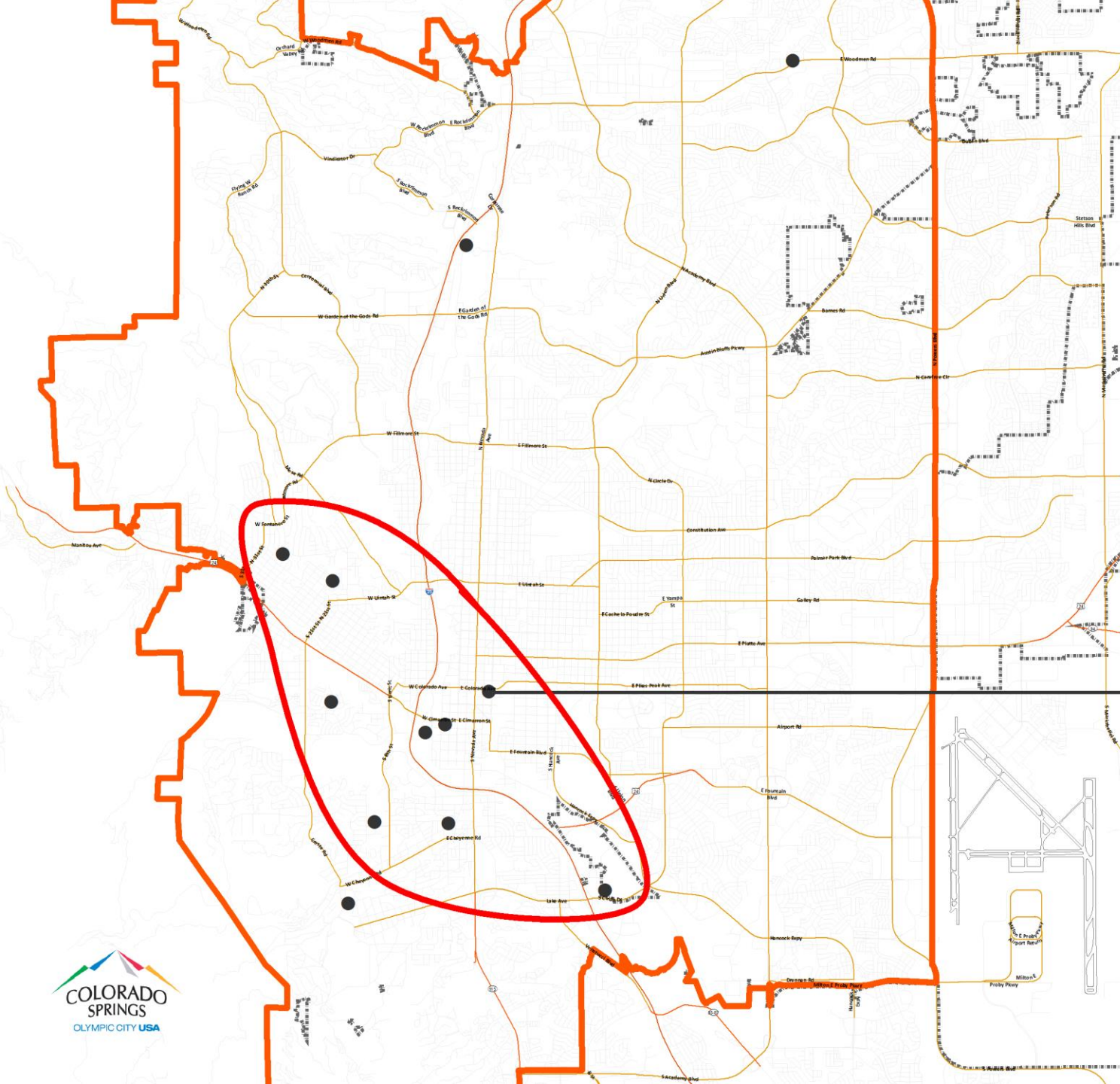
Major Utilities Issues



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Major Utilities Issues

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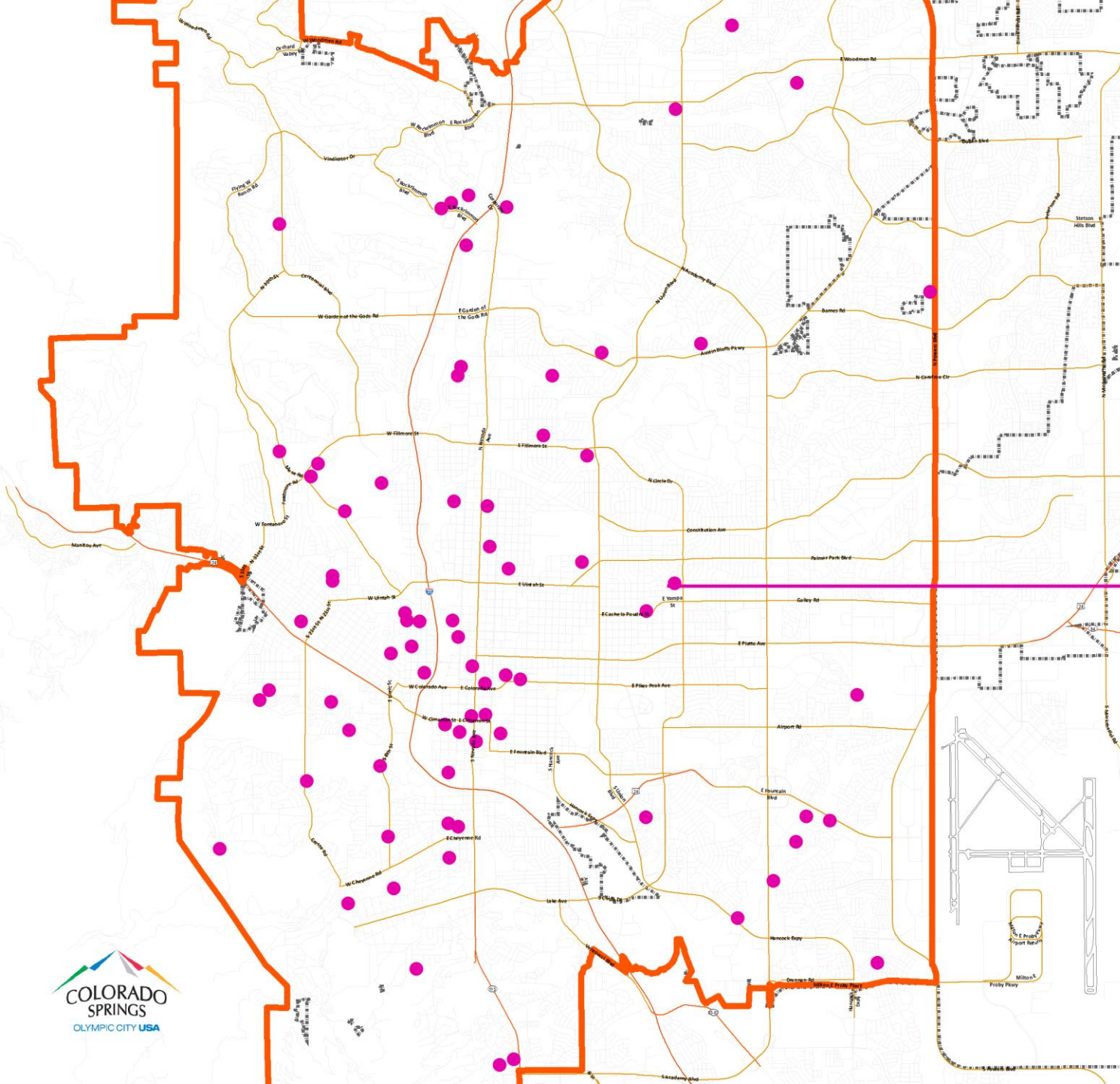


Residential Units



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Residential Housing



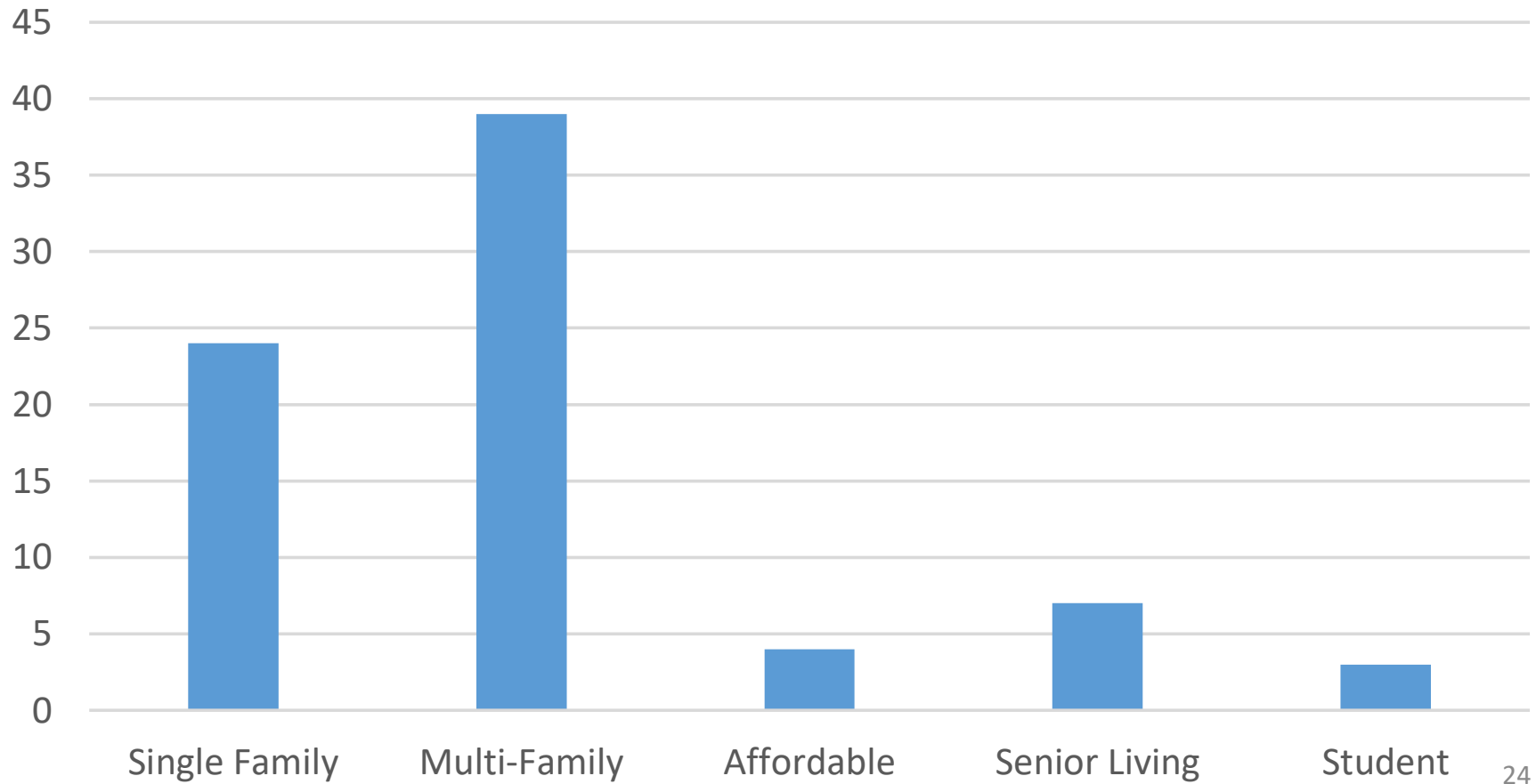
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Housing Project Types



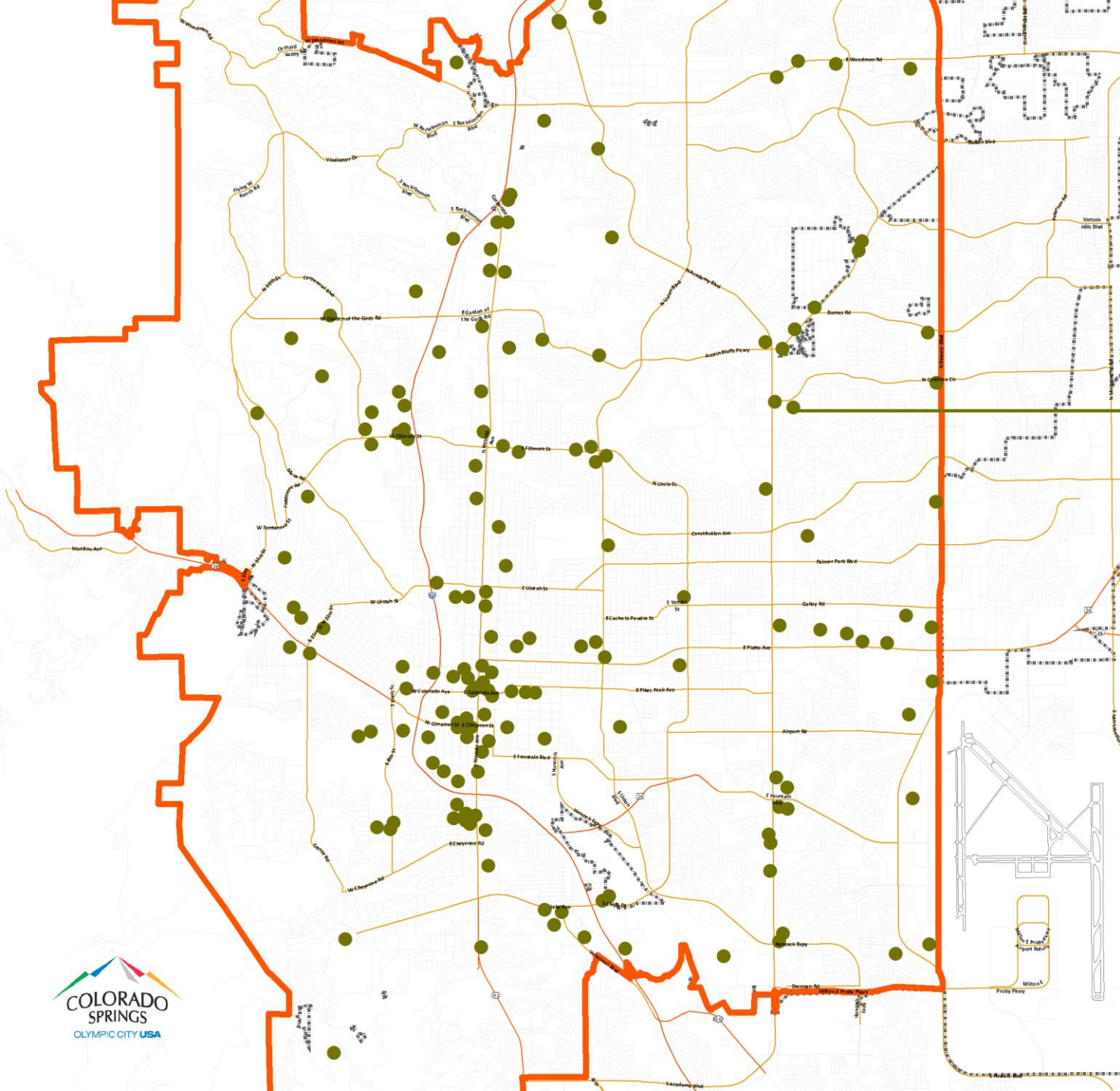
Housing Projects



Colorado Springs

Infill & Redevelopment

Non-Residential



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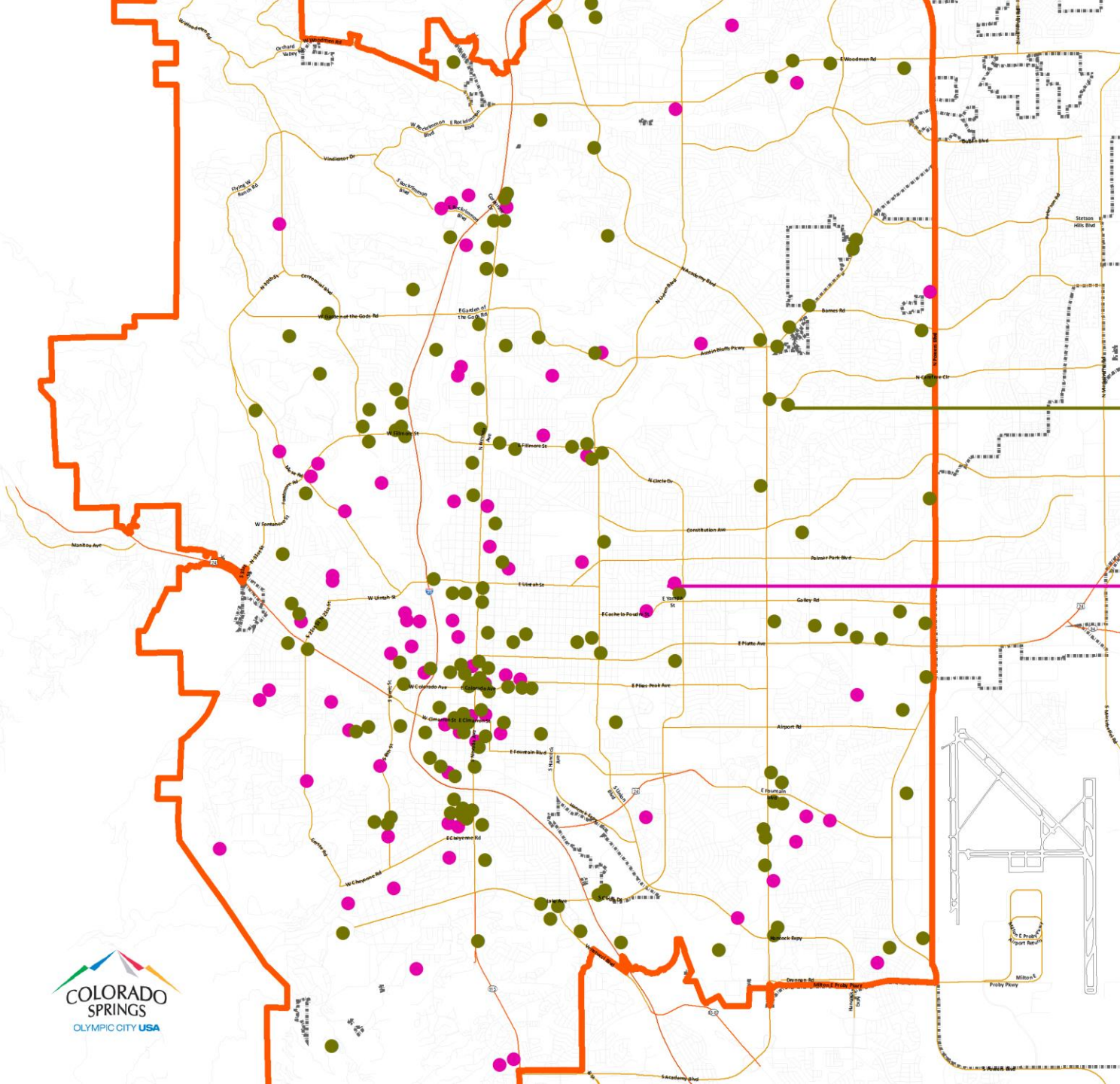


Colorado Springs

Infill & Redevelopment

Non-Residential

Residential Housing



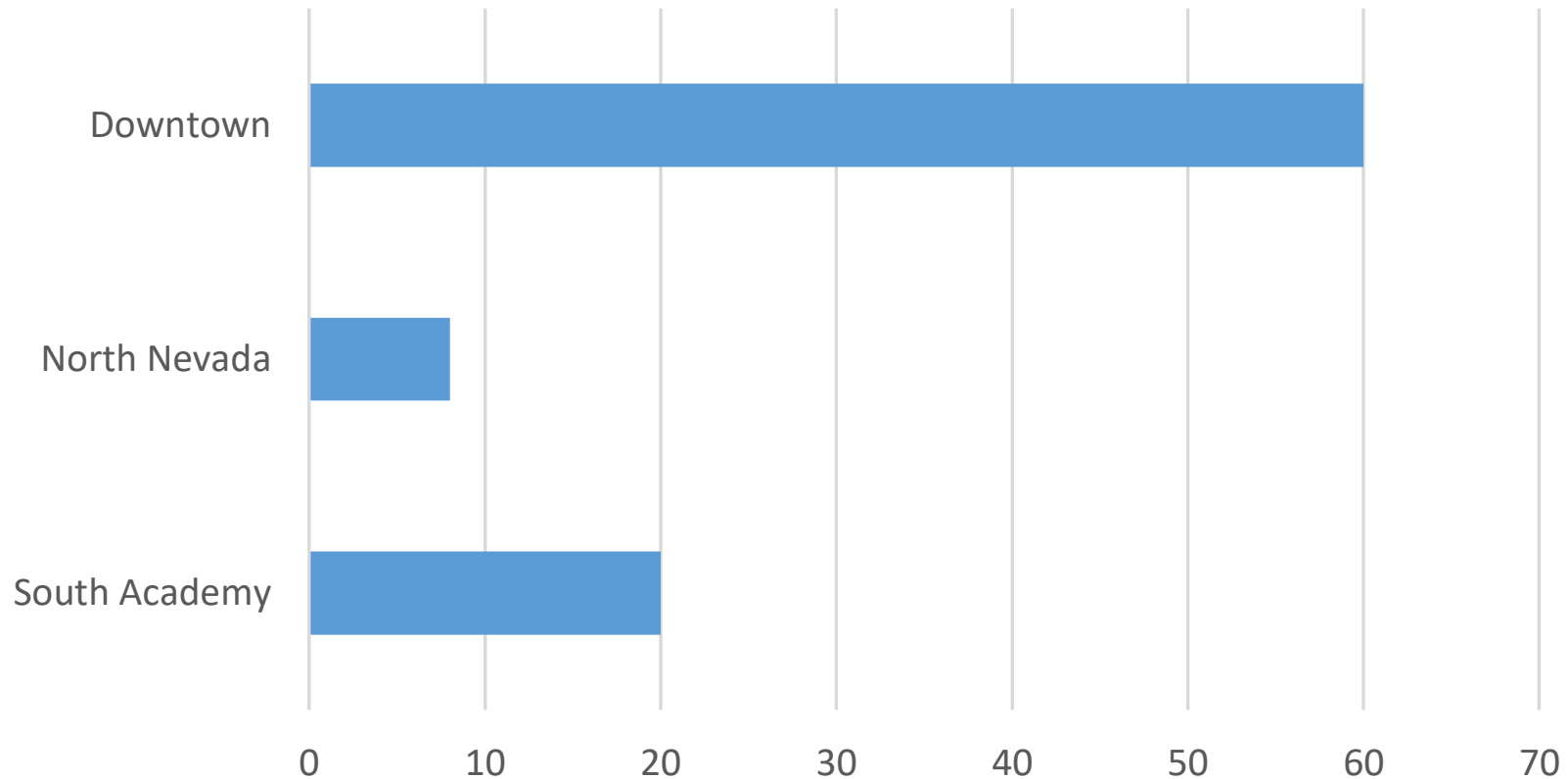
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Economic Opportunity Zones (EOZs)



Economic Opportunity Zones (EOZ)



Potential Future Applications



- Long term experience
 - Persistence of issues?
 - Project success?
- Further specification
- Celebrations of success
- Grant applications
- PlanCOS Indicators

A Few Other Takeaways



- A lot is going on
 - But not everywhere, meeting all needs, or countering all trends
- Many projects occur under the radar and/or administratively
- Only a minority have major issues (by our accounting)
 - But this does not mean infill is easy

Action Plan Highlights



- About 50 recommendations
- Some specific; some more general
- Several tied into current Strategic Plan
- Many incorporated into draft PlanCOS

City of Colorado Springs Infill and Redevelopment Action Plan 1-20-16 Version										
Number	Recommendation Category	Recommendation	Problem Statement/ Justification	Timeframe	Accountability/ Responsibilities	Process	Budget/ Cost Considerations	Measures of Success	Status	Key Elements and Other Comments
I.A.1	Neighborhood Process	Creates and orders a replicable process and template for strategic small area and neighborhood plans	New, updated and enhanced neighborhood plans are necessary to allow infill to occur in a manner that is supportive of and reasonably supported by neighborhoods. Plans are out-of-date or missing. A replicable template, would optimize use of City resources and the value of these plans.	Short Term	City Comprehensive Planning Division (CPD), in coordination with COMD and other stakeholders; Significant IT-GIS role	Staff, stakeholders including the development community, informal PC and Informal Council for formal adoption. The process for developing the template should be similar to that used to develop the form-based code	Resources available for first phase with limited augmentation. Would need to be high priority for Comprehensive Planning Division, part of this could be a good job for an intern or temp. staff assignment	1) Template created and adopted; 2) Successfully piloted; 3) Effectively used	Concept being discussed informally, not formally initiated	Neighborhood/ area delineation will be a key step in this process. Neighborhood have collective common features and typically have multiple uses. It will be critical to address Infill Plan goals including accessible and walkable design
I.A.2	Neighborhood Process	Pilot process and template on first neighborhood plan	see above.	Medium Term	CPD, COMD and area/neighborhood leadership; other stakeholders; multiple departments will also have a role	Staff, community stakeholders including any affected MDAs or property owners/ associations, or COMD in the absence of these; and PC and Council for formal adoption	Resources not fully available at this time. Would need to be high priority for Comprehensive Planning Division	Pilot completed in 3 months	Not yet initiated	Pilot area to be carefully selected with stakeholders, and should have infill issues and opportunities.
I.A.3	Neighborhood Process	Roll out refined process to complete plan for remaining high priority neighborhoods	see above.	Medium to Long Term	CPD, COMD and area/neighborhood leadership; other stakeholders; multiple departments will also have a role	Staff, community stakeholders including COMD, PC and Council, including budget priorities	TBD, substantial, and resources not identified and available this time. Cost per plan in time and dollars; Qualitative and quantitative measure of value of plan.	Plans initiated/completed in identified period or compared with total priority areas. Cost per plan in time and dollars; Qualitative and quantitative measure of value of plan.	Not yet initiated	Note: Particularity for this action and for I.A.2 above, there will be a relationship to the COMD-CIT Comprehensive Plan update process
I.B.1	Neighborhood Process	Revises appeals section of the Code (15.206) to more closely limit the standing of parties who can appeal and the basis for appeal	As currently written the land use appeals section of the Code allows "any aggrieved person" to appeal almost any administrative or hearing-based decision for reasons that may be tied to fairly open-ended criteria. For property owners and developers, this creates an extra measure of uncertainty and potential delay. "Tightening up" the appeal process could preserve the appeal rights and options of the most impacted parties, while at the same time reducing the potential for the appeals process to result in delay in getting to final decisions.	Short Term	LUR, Code Scrub Committee	Staff drafted; Code Scrub Committee reviews; PC Council; key role for City Attorney's Office (high level of outreach anticipated)	Limited direct, primarily time of coding staff and stakeholders plus hearing processes	1) Completion of hearing process by 02-2016; 2) Subsequent staff and stakeholder input on impact 3) Subsequent date on number of appeals	Code Scrub Committee Process to occur in late 2015	Establish standing for appeal in the code. Limit appeal only to challenging appeal criteria.

Completed or Well Underway



- CSU meter credit transfer
- CSU inactive meters
- CSU capital improvement alignment
- Development plan review criteria
- Renew North Nevada Plan
- S. Nevada projects and streetscape
- Neighborhood services initiatives and staffing
- Proactive Code enforcement
- Off-street parking requirements
- Strategic teams for infill areas
- Construction defects legislation (local)
- Parking enterprise proactivity
- Reinvest in existing infrastructure

Pending or Programmed



- Downtown FBZ update
 - Recommendations in Experience Downtown Master Plan
- Park Lands Dedication Ordinance (PLDO) update
- Renew North Nevada zoning overlay

Should Flow From PlanCOS



- Neighborhood plan priority
- Neighborhood plan process and format template
- More Transit Oriented Development (TOD) zoning overlays
- Accessory Dwelling Units (ADUs)
- Additional Zoning Code changes-
 - Mature area development standards
 - Modify findings
- Additional design standards for infill priority areas
- Intermodal Transportation Plan (increased focus on intermodal integration)

Questions and Comments?