



COLORADO
Department of Local Affairs
Division of Local Government

January 13, 2016

The Honorable John Suthers, Mayor
City of Colorado Springs
30 S Nevada Avenue
Colorado Springs, CO 80903

RE: North Nevada Avenue Redevelopment Planning Grant Award

Dear Mayor Suthers:

Thank you for organizations application to the North Nevada Avenue Redevelopment Planning Grant. I am offering to enter into a contract for a grant in the amount of \$95,000 to assist with the above mentioned project. We anticipate these grant funds are from State General Fund dollars which may cause you to go to election to receive and spend these funds. You should confer with your legal and budget advisors to determine if such an election is necessary.

Some projects funded by the Department may be subject to the requirements of the High Performance Certification Program through the Office of the State Architect. For more information on these requirements, please visit the department High Performance Certification Program website at <http://dola.colorado.gov/HPCP>.

In order for the Department to enter into a contract for these grant dollars, we must receive confirmation that City Council has approved this project and accepted this grant award. Also, the Department needs confirmation of the total project budget, including the commitment of matching funds, as well as the following tasks:

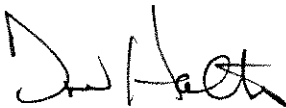
1. A market and needs assessment of the North Nevada Economic Opportunity Zone. The assessment will be utilized to evaluate whether or not the current zoning and development standards are appropriate to accommodate the potential market and desirable land uses. If not, the assessment will be used as policy and guiding document for amending current zoning and development standards for the area. The assessment will likely build upon the success of the University Village shopping center, just north of the North Nevada Economic Opportunity Zone, and the ongoing and future planned expansion of UCCS campus and student enrollment.
2. Preparation of an illustrative and tactical plan that identifies a vision for the redevelopment of the area.
3. Preparation of new zoning and potential development standards for the area, which may include an overlay zone, form-based code or traditional re-zoning to accommodate land uses identified by the market and needs assessment.
4. Assessment of current utility infrastructure (water, wastewater, gas and electric) and determination of whether or not the current utility infrastructure can accommodate the potential market and land uses.
5. Development of a strategic direct and indirect economic development incentives plan to stimulate the redevelopment of the area, particularly catalytic projects.



6. Facilitation of neighborhood meetings and public hearings at the City Planning Commission and City Council.
7. Specific consideration of potential impacts to local community corrections programs, including COMCOR, and recommendations for optimum location/relocation of community corrections facilities.
8. Project Manager who will oversee all elements of project work, including outsourcing to sub-contractors as necessary.

Please contact your regional manager, Clay Brown, at 303-273-1787 to confirm the scope of work noted above and the project budget. Please note, NO state funds or matching funds can be obligated before a grant contract is fully executed. Expenditure of any funds prior to the contract being fully executed cannot be included in the contract budget or reimbursed by the state—please talk with Clay before expending any funds. These funds must be spent by June 30, 2017—no funds will be available from the State for this project after this date.

Sincerely,



Irv Halter
Executive Director

cc: Bob Cope, City of Colorado Springs, Economic Development Manager
Amy Lathen, Chair, El Paso County Board of County Commissioners
DeAnne McCann, El Paso County, Economic Development Manager
Michael Merrifield, State Senator
Pete Lee, State Representative
Clay Brown, Regional Manager, DOLA

