

CITY PLANNING COMMISSION AGENDA

STAFF: CARL SCHUELER

FILE NO:
CPC CA 16-00044 – LEGISLATIVE

PROJECT: NORTH NEVADA EOZ PLAN

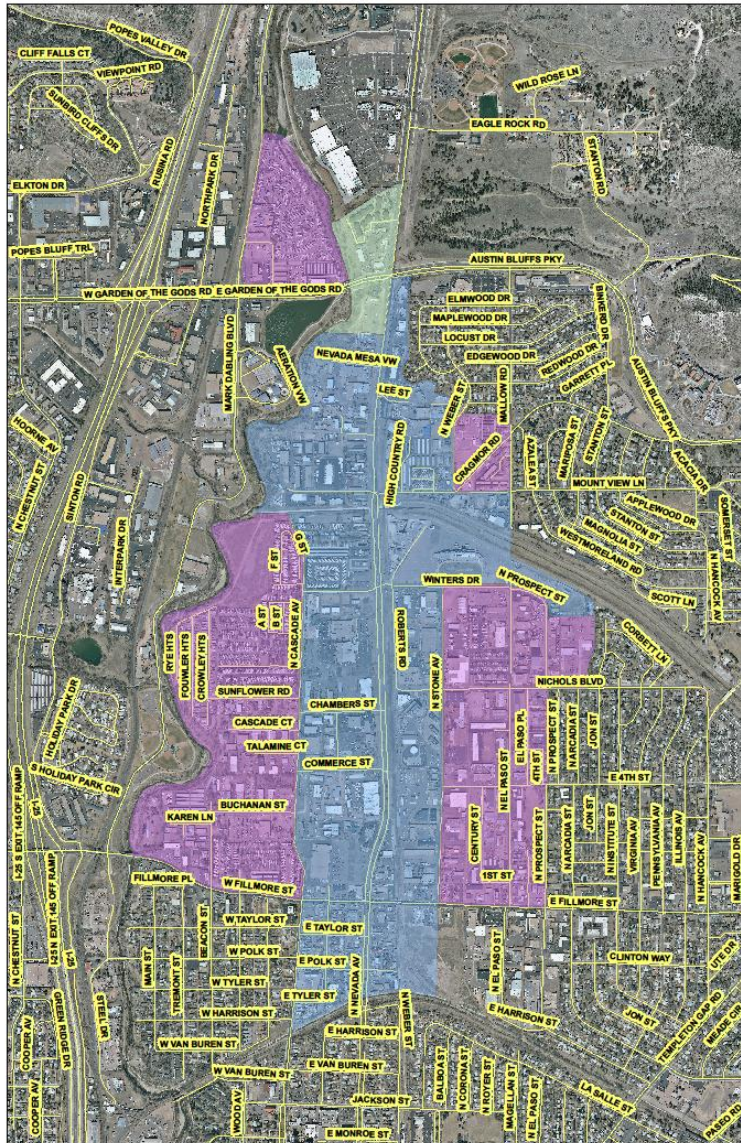
**APPLICANT: CITY OF COLORADO SPRINGS – PLANNING AND DEVELOPMENT
DEPARTMENT**

PROJECT SUMMARY:

A resolution adopting the North Nevada/University of Colorado, Colorado Springs Economic Opportunity Zone Task Force Findings and Recommendations, for strategic planning purposes (Legislative).

The draft resolution is included as **FIGURE 1**

The 2014 North Nevada/University of Colorado, Colorado Springs Economic Opportunity Zone Task Force Findings and Recommendations document is attached as **FIGURE 2**. **FIGURE 3** is limited 2016 supplement that separately provides a few updates but does not revise any of the original text. It is recommended that this supplement be adopted along with the 2014 document



**N. Nevada Avenue
Economic Opportunity Zone**



Legend

- Corridor Improvement Focus Area
- Planning Influence Area
- Focus Area Currently within Urban Renewal Boundary
- Roads

0.0 0.1 0.2 0.3 0.4
Miles

BACKGROUND

In 2013 at the request of then Mayor Steve Bach, Fred Veitch assembled Task Forces for Academy Boulevard and North Nevada as part of larger EOZ Solutions Team. The co-chairs for the Nevada effort were Rob Oldach of Colorado Structures and Councilman Don Knight. Additional members are listed in the report. The purpose of the effort was to recommend specific strategies to implement revitalization of the North Nevada Avenue area, particularly in light of the growth potential associated with UCCS.

The Task Force's resulting report recommends a focus on leveraging the growth and potential of UCCS, and presents 12 recommendations that vary in time frame, specificity and responsibility.

The general approach of the City with respect to these recommendations has been to focus on getting the plans and regulations in place to support the emerging vision and expected development activity in this corridor.

To-date the City has moved forward with securing funding for and engaging a consultant (Kimley Horn) to update the roadway traffic projections, cross section and access plans. This process is well underway. The City has also recently identified and secured funding for the recommended market study, land use and potential zoning/ design guideline planning process, including a \$95,000 Colorado Department of Local Affairs (DOLA) grant. The City has also identified a project manager for this effort.

In addition, the creation and adoption of TOD-supportive rezoning along this identified "high frequency transit corridor" has subsequently been recommended as part of the recent 2016 Infill Action Plan.

If adopted, staff suggests that these recommendations be treated and used by the City as a "menu" of available strategic options.

This action would be consistent with the overall intent of the City Strategic Plan, and with several of its particular recommendations. These include:

"Improve our image by addressing blight, improving medians and rights-of-ways, and encouraging development of EOZs (Economic Opportunity Zones)

'Implement priorities of the Infill & Revitalization Steering Committee

Facilitate increased private sector investment in EOZs through improving infrastructure, updating planning efforts, and changing related City policies.

Partner with stakeholders to continue development in EOZs."

STAKEHOLDER PROCESS AND INVOLVEMENT:

The stakeholder's process for this document involved an overall EOZ Solutions Team endorsed by then Mayor Bach and chaired by community member Fred Veitch. Two EOZ task forces were organized by Mr. Veitch, one for this area and one for Academy Boulevard, each with a City Council and community co-chairs. A complete list of Task Force members is included in the report.

ANALYSIS OF REVIEW CRITERIA/MAJOR ISSUES

With respect to these findings and recommendations for the North Nevada Avenue EOZ, the issue from the staff perspective is not so much should they be adopted, but in what exact form and for what purpose. These recommendations align with the City's current Comprehensive Plan including the recently adopted Infill Supplement and Infill Action Plan. They are also supported by the City's Strategic Plan. Since it was created, the City has been using this

document for guidance on strategic initiatives including for further transportation and land use planning for this corridor.

Although this document can and should provide some interim land use guidance, there is the expectation that the recommended and in-progress plans will provide additional context and detail.

It is also noted that the assumed completion dates for several of the recommendations included in this report were quite optimistic and progress has been slower than anticipated. This has been in part due to other priorities, and delays in getting funding identified and project management established. Additionally it should be understood that the include recommendations are just that, and not intended to pre-ordain outcomes, decisions and choices. New information and outcomes of processes may substantially affect the direction and decisions for a given recommendation. For example, subsequent to 2014 more has been learned about the Birdsall Power plant, both from a site-specific perspective and in light of the activities and decisions concerning the Drake Power Plant. Therefore, it may well be that logical and realistic options for de-commissioning Birdsall may be much more limited than anticipated two years ago.

RECOMMENDED MOTION:

Move to recommend approval to the City Council of a resolution adopting the North Nevada/University of Colorado, Colorado Springs Economic Opportunity Zone Task Force Findings and Recommendations, for strategic planning purposes.