

F. LAND USE

The overall vision for the Shooks Run Corridor suggests that improvements and added amenities could support changes in land uses, including density and building height restrictions, along and near the corridor in the future.

Figure 26 illustrates the potential influence of mixed-use and parks land use changes. These changes are most anticipated south of Pikes Peak Avenue. Areas in the vicinity of Transit Mix and to the west of the Shooks Run area, stretching as far west as Nevada Avenue, may convert to a mixed-use orientation, including residential, office and retail uses as the downtown area continues to evolve and as amenities along Shooks Run make the area more attractive to investment.

The potential evolution of this area as described, is consistent with the vision and land use diagrams identified in the recent update to the Experience Downtown Plan. It anticipates that mixed-use redevelopment will continue to spread to the east and south from the heart of downtown Colorado Springs, eventually approaching the Shooks Run Corridor.

Changes in land use also incorporate the visions of developers and the City for mixed-use development around the Catalyst Campus, the Gazette property and the former St. Francis Hospital facility along Pikes Peak Avenue.

To the north, the addition of amenities along Shooks Run may make the District-11 administrative complex an attractive location for mixed-use, primarily focusing on residential development.

This FMP encourages and provides for the infrastructure to accommodate these land use changes and bring together the vibrancy of an urban park edge with new development. The City could include these land use changes in future updates to the Colorado Springs' Comprehensive and Neighborhood Plans.

POTENTIAL LAND USE CHANGE INFLUENCE

- Mixed-Use
- New Parks



Figure 26: Potential Land Use Changes

G. ECONOMIC VITALITY & REDEVELOPMENT

In line with anticipated changes in land uses, efforts undertaken by the City and various stakeholders to promote economic development and redevelopment along both sides of the corridor and in the greater downtown area, should be supported.

Forecasts for future development along the corridor are generally optimistic. Based on market conditions and regional economic trends, the economic analysis completed as part of the Envision Shooks Run project revealed that the Shooks Run study area could support the development of up to 2,400 new apartment units and 2,400 townhome or condominium units over the next 25 years. The area could also support the development of around 200,000 to as much as 600,000 square feet of office space over the next 20 years, and around 100,000 square feet of additional retail space.

The Shooks Run Corridor is likely to attract and support a good deal of additional residential development as the amenities and facilities along the corridor are completed, and as the revitalization of the downtown area continues to move forward.

The area is somewhat less likely to serve as a focus for retail growth, given its more isolated location in the region, compared to locations in the heart of the downtown area. It is more likely to emerge as an area of new office development, given the projects currently underway at the Catalyst Campus. This economic development will produce significant fiscal benefits to the City of Colorado Springs over the next several decades, which will support the public investment made to stimulate and improve the corridor's environment (see Appendix B: Economic Analysis).

OFFICE

- Office development downtown and in the Shooks Run area should remain less prominent compared to residential development over the next few decades.
- The potential growth of the Catalyst Campus could significantly fuel office and employment growth in the downtown and Shooks Run areas.

RESIDENTIAL

- Assuming that residential projects in the downtown area gain success in the local market, this should provide momentum and further market support for residential development along Shooks Run.
- As the residential market in Colorado Springs becomes more expensive, and the trend toward maintenance-free living becomes more popular, higher density, attached residential living and apartment living may become more prominent.

RETAIL

- Retail growth may occur "organically" as the Downtown area continues to add to its residential base over time.
- Restaurants will continue to create vitality in support of other land uses and residential downtown living.
- Grocery stores, pharmacies and other outlets selling "everyday use items" are needed and would likely be successful retail expansions.