

USAFA ANNEXATION

True North Commons

CPC A 18-00124, CPC A 18-00125, CPC MP 18-00138,
CPC PUZ 18-00137, CPC PUP 18-00177

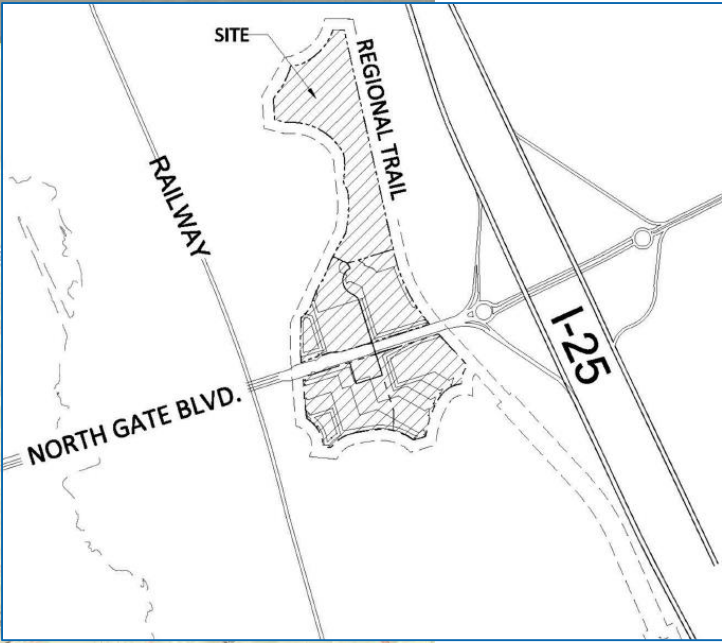
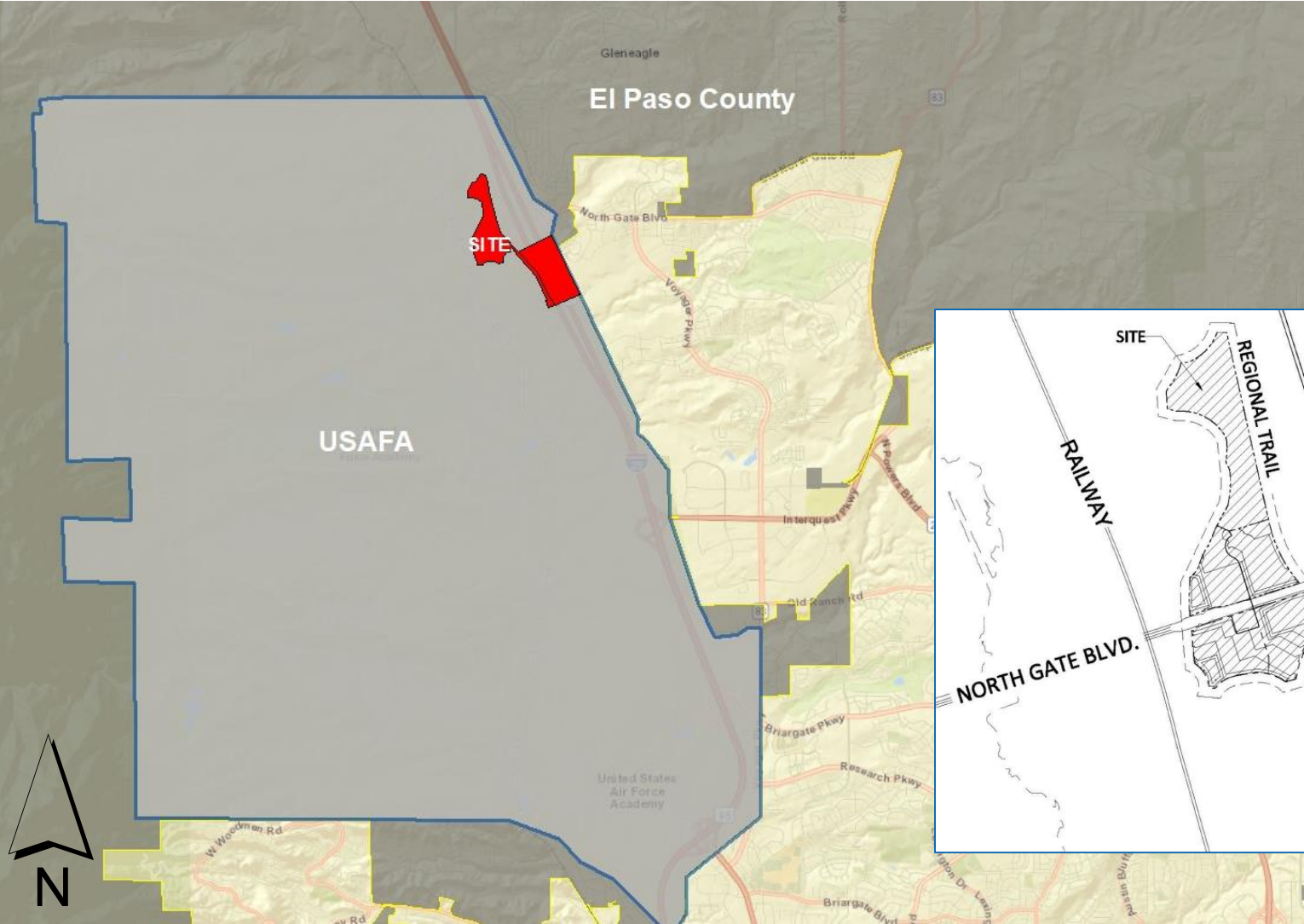
City Council

February 26, 2019

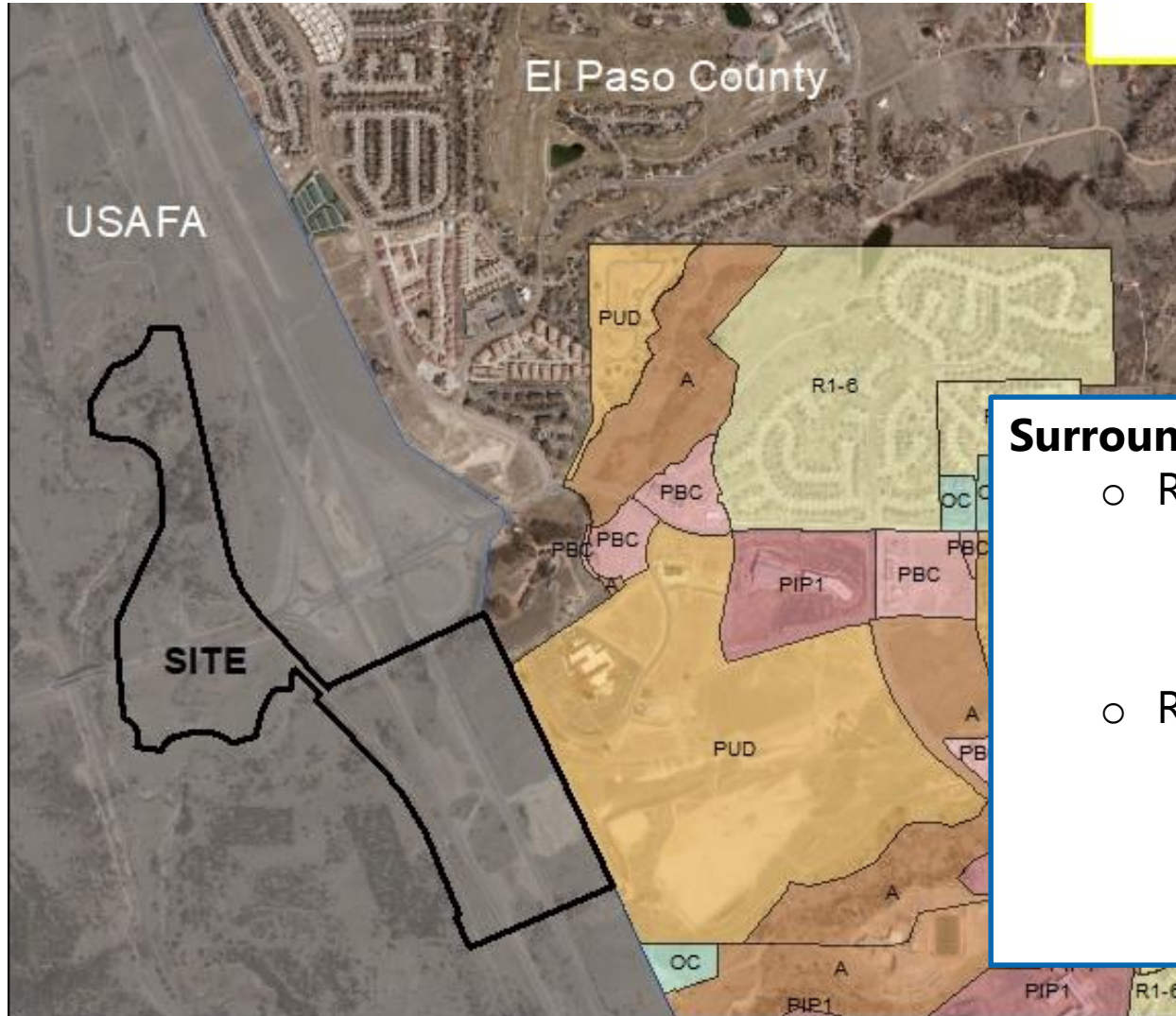
Catherine Carleo, Principal Planner



BACKGROUND



BACKGROUND



- ### Surrounding Land Use
- Regional commercial
 - North Gate Boulevard
 - Interquest Parkway
 - Polaris Pointe Shops
 - Residential
 - Northgate Highlands
 - Greyhawk
 - Flying Horse

BACKGROUND



United States Air Force Academy (USAFA) – Visitors Center

- City for Champions
 - USAFA Visitors Center as one of four awarded projects
 - Site location for the proposed new Visitors Center

- Establishment of site within the City
 - City of Colorado Springs Regional Tourism Act grant
 - Development to occur in the City
 - Required annexation

APPLICATIONS



Concurrent Applications

Annexation:

- Total annexation 183.14 acres
- Serial annexation

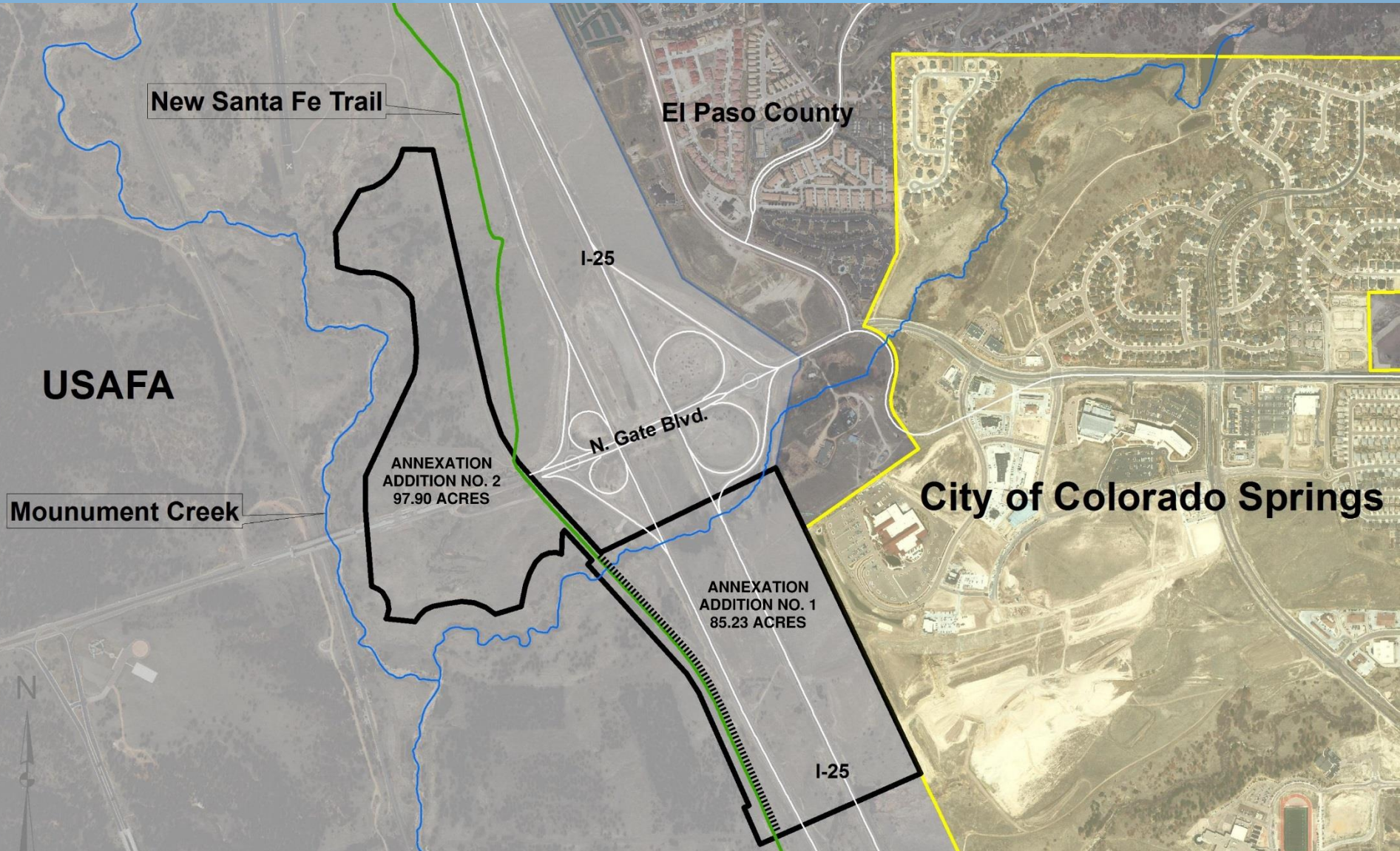
Zone Change:

- Proposed PUD (Planned Unit Development) to be establish

Master Plan & Concept Plan:

- Developable area of 57 acres
- Dedicated Open Space of 125 acres

SERIAL ANNEXATION



New Santa Fe Trail

El Paso County

I-25

USAFA

N. Gate Blvd.

ANNEXATION
ADDITION NO. 2
97.90 ACRES

Mounument Creek

ANNEXATION
ADDITION NO. 1
85.23 ACRES

City of Colorado Springs

I-25

SERIAL ANNEXATION



New Santa Fe Trail

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USAFA

Mounument Creek

Colorado State Statute

- One-sixth contiguity
- Voluntary annexation by owner (USAFA)

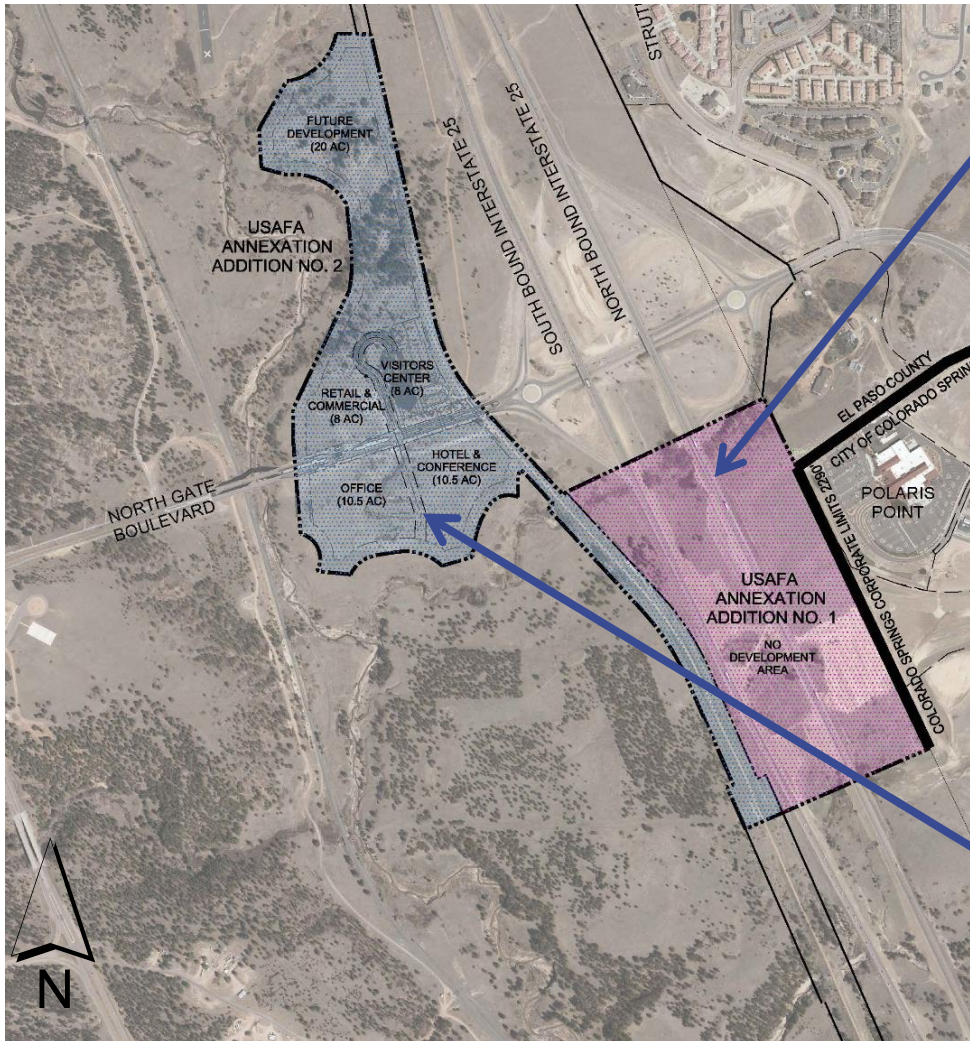
Annexation 183.14 ac.

- Petition accepted by City Council on October 23, 2018
 - Referred to City Staff

Developable: 57.84 acres
Open Space: 125.30 acres

N

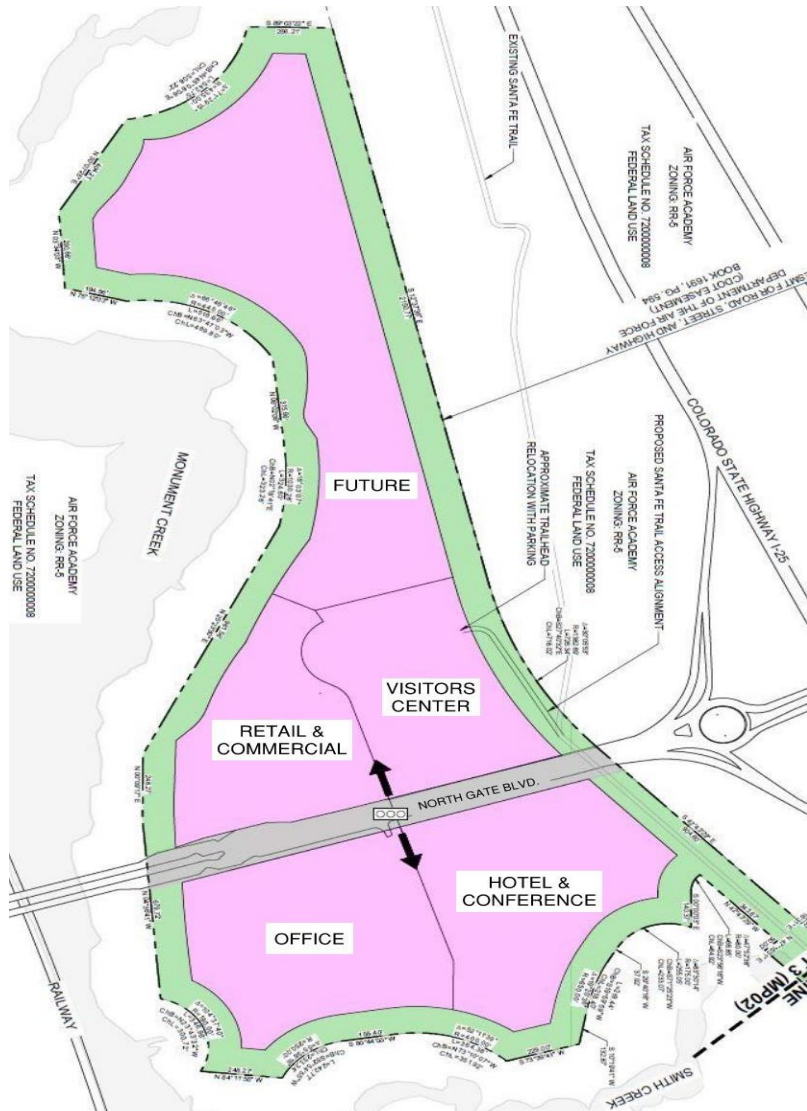
SERIAL ANNEXATION



ADDITION NO. 1
85.23 acres

ADDITION NO. 2
97.90 acres

ZONE CHANGE



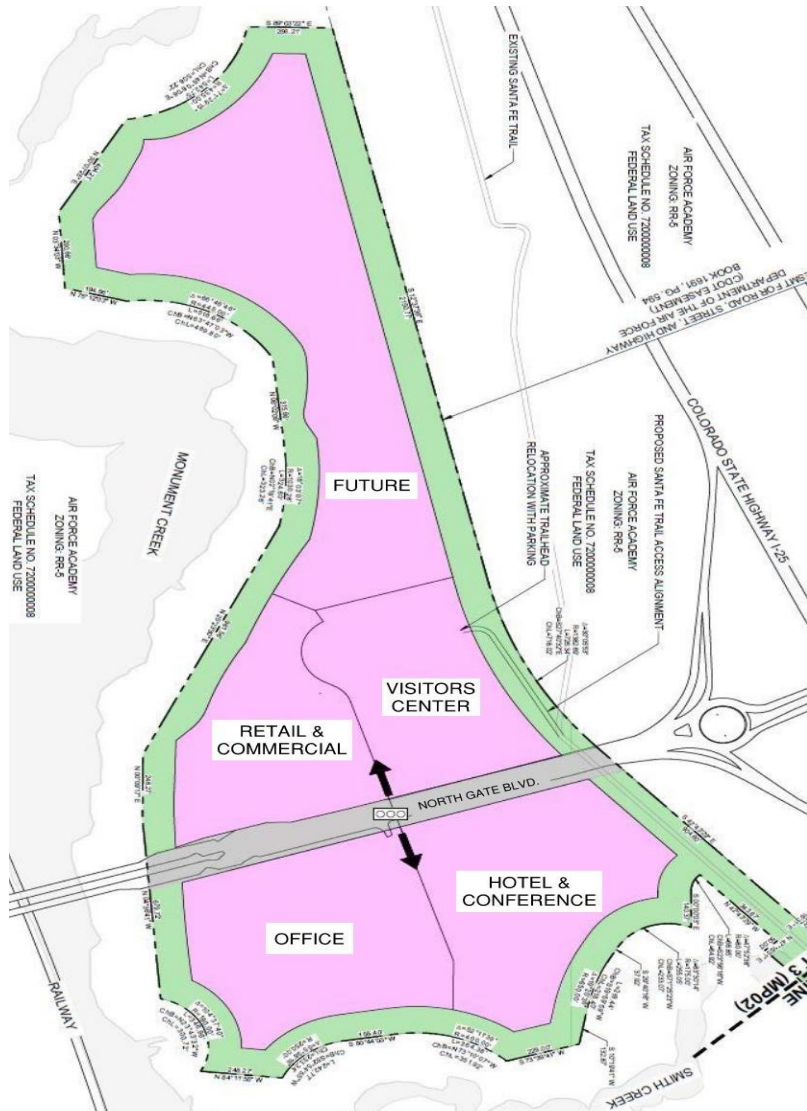
Planned Unit Development (PUD)

Establish zoning district for entirety of annexing acres.

- Commercial
- Office
- Retail
- Institutional
- Hospitality
- Open Space

Master Plan further details the intended areas for the proposed land use classifications

MASTER PLAN



True North Commons Master Plan

Developable area: 57 acres

Proposed land use designations

- Hotel and Conference
- Office
- Retail and Commercial
- USAFA Visitor Center site
- Surrounding Open Space
 - This includes the entire area included as Filing No. 1

Maximum building height 45'-120'

- Visitors Center allows for 120'
- Hotel allows for 100'

Access along North Gate Boulevard

- New full movement intersection

APPLICATION REVIEW



City Agencies:

- Traffic Engineering
- Water Resource Engineering
- City Fire
- Colorado Springs Utilities
- City Parks and Recreation

External Agencies:

- Colorado Geologic Survey
- United States Fish and Wildlife
- Army Corps of Engineers
- Colorado Department of Transportation
- United States Air Force Civil Engineer Squadron

APPLICATION REVIEW



New Santa Fe Trail

El Paso County

I-25

USAFA

SITE

N. Gate Blvd.

Mounument Creek

TRAFFIC

- Traffic Impact Study
- North Gate Boulevard to remain within USAFA boundary as a private road
- Full movement signalized intersection
 - Developer responsibility for roadway improvements
- I-25 to remain as exists

City of Colorado Springs

I-25



APPLICATION REVIEW



New Santa Fe Trail

El Paso County

I-25

USAFA

SITE

N. Gate Blvd.

Mounument Creek

WATER RESOURCE/ ENGINEERING

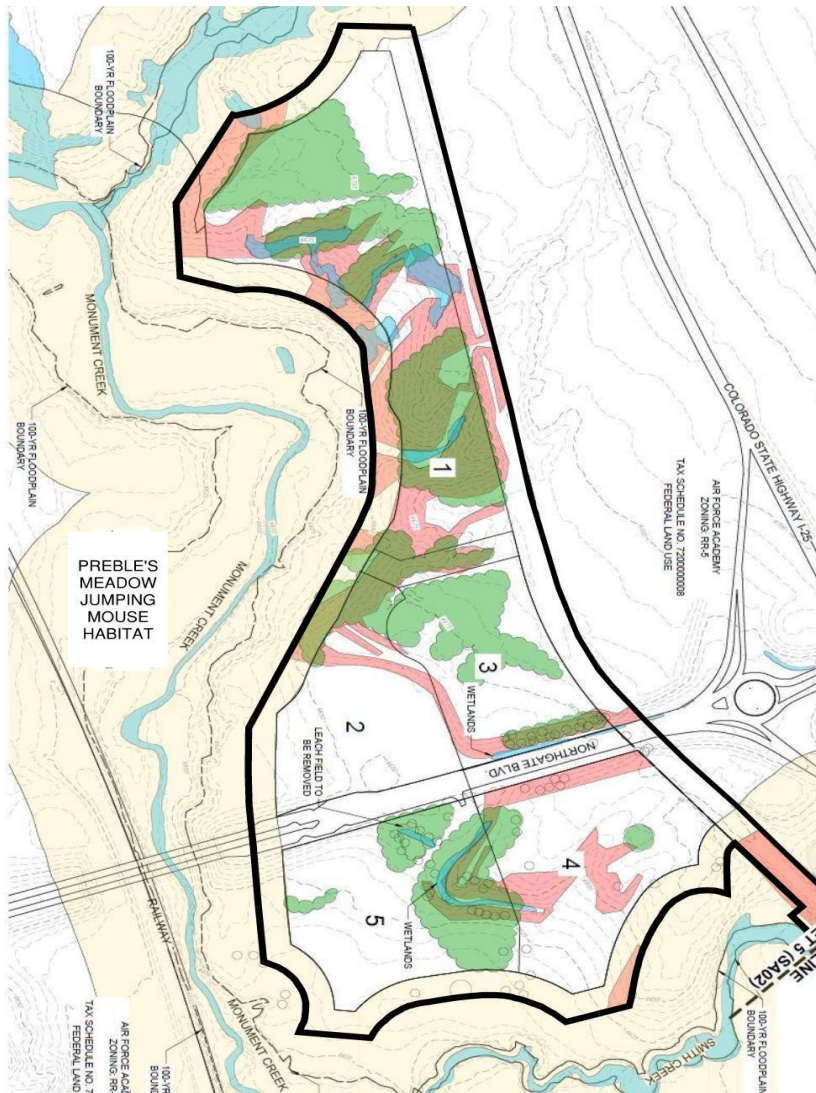
- MDDP reviewed by Water Resource Engineering
- Future development required to comply with all City drainage criteria
- Final Drainage Report required prior to development

City of Colorado Springs

I-25



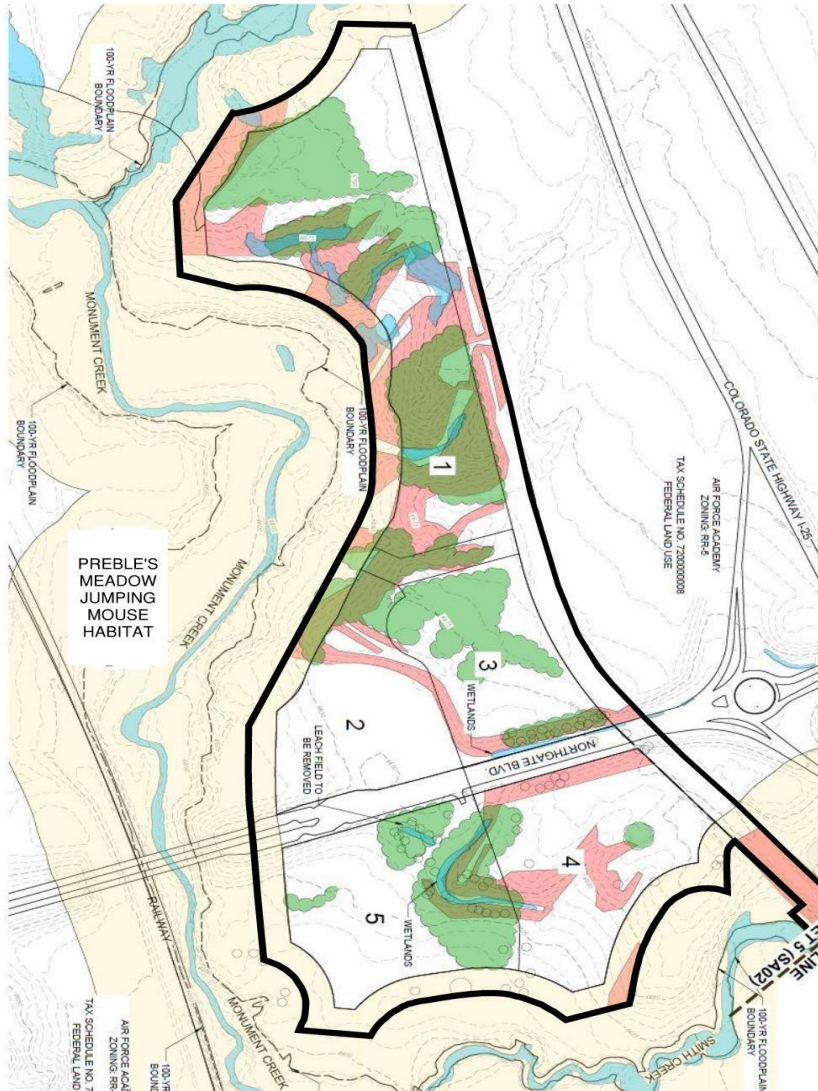
APPLICATION REVIEW



Land Suitability Analysis

- Developable area outside the PMJM Habitat
 - Future consideration at development
 - Not required with the master plan
 - State/ Federal requirements are moving forward with an Environmental Assessment
- Monument creek analyzed
- Streamside review conducted
 - Outside of 100-year floodplain
 - No impact within buffer area

APPLICATION REVIEW



Colorado Geological Survey

- Geological Hazard Study completed
 - Analyzed steep slopes
 - Location of development is set back from slopes along creek
- Overall no significant impacts

APPLICATION REVIEW



Environmental Assessment

Reviewed by:

- United States Fish and Wildlife Service
- Army Corps of Engineers
- United States Air Force Engineers

Areas of review include:

- Wetlands and
- Riparian environments
- Endangered species habitats (Preble's Meadow Jumping Mouse)
- Preservation

Future Development Plan

- Required prior to any development or construction
 - Final approval will be required to ensure wetlands and PMJM

APPLICATION REVIEW



New Santa Fe Trail

El Paso County

I-25

USAFA

SITE

N. Gate Blvd.

Mounument Creek

TRAILS

- New Santa Fe Trail to remain
 - Trail head location at Visitors Center
 - Added parking
 - Improved trail head
- Jurisdiction for the trail with El Paso County

City of Colorado Springs

I-25



STAKEHOLDER PROCESS



Public Notice

- Internal Review Process
 - First public notice was done on October 29, 2018
 - Site was posted
 - Postcard mailed to all property owners within 1000-foot buffer
 - One email received from adjacent Mining Museum
 - From this first posting no further comments for staff

- Public Hearing
 - Site was posted
 - Postcards mailed to property owners within 1000-foot buffer
 - Began receiving emails several days after posting/ mailing

STAKEHOLDER PROCESS



Comments Received from Citizens

- Ecology preservation
- Santa Fe Trail changes
- Impact to Monument Creek
- Preble's Meadow Jumping Mouse habitat impacts

Comments Addressed

- All reviewing agency comments have been addressed
- Citizen comments reviewed
- Impacts mitigated
- Clarification of scope to address citizen comments

FISCAL IMPACT



Fiscal Impact Analysis

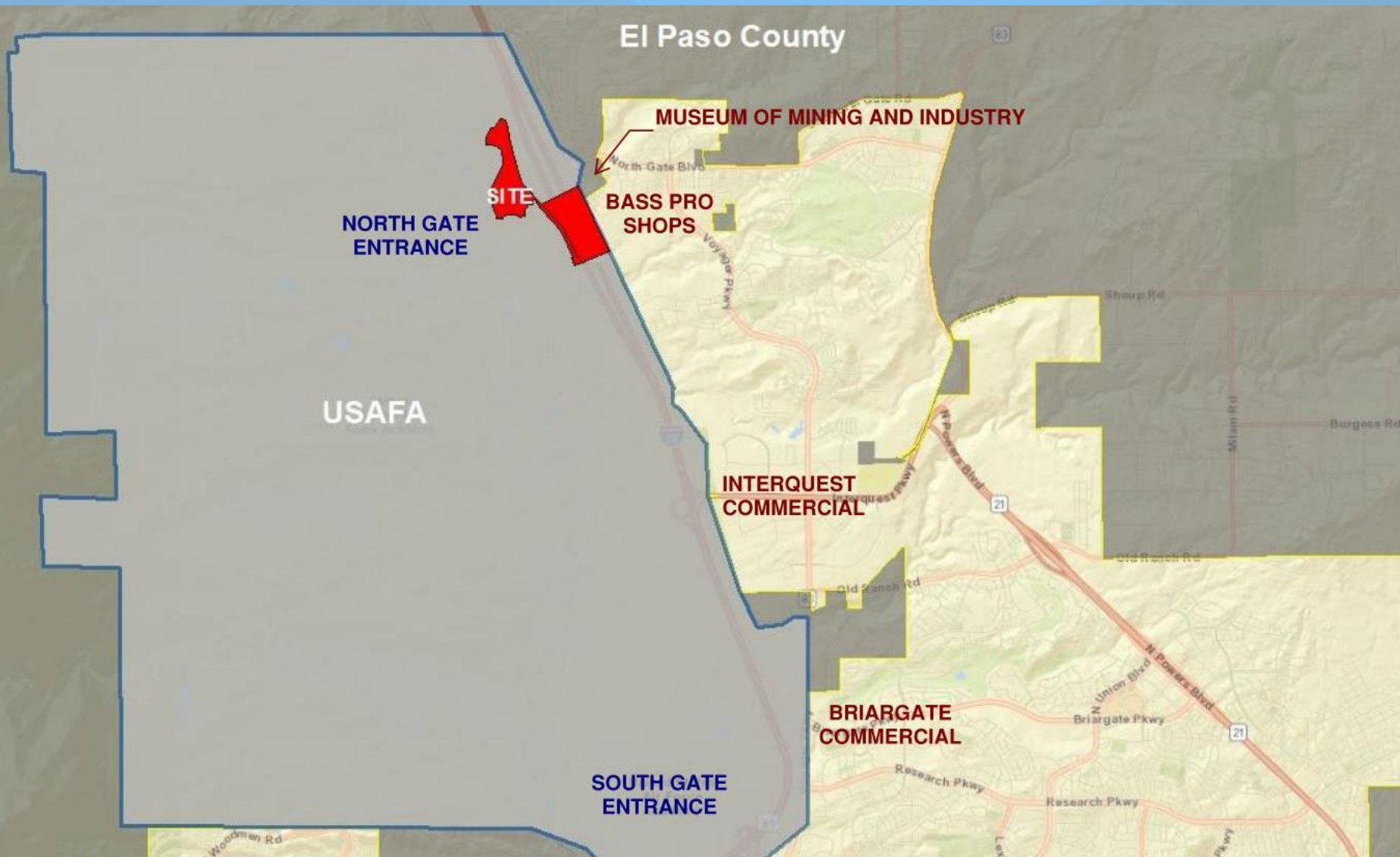
Analysis of costs related to City infrastructure and service levels

- 10-year horizon
- No identifiable marginal costs for providing services

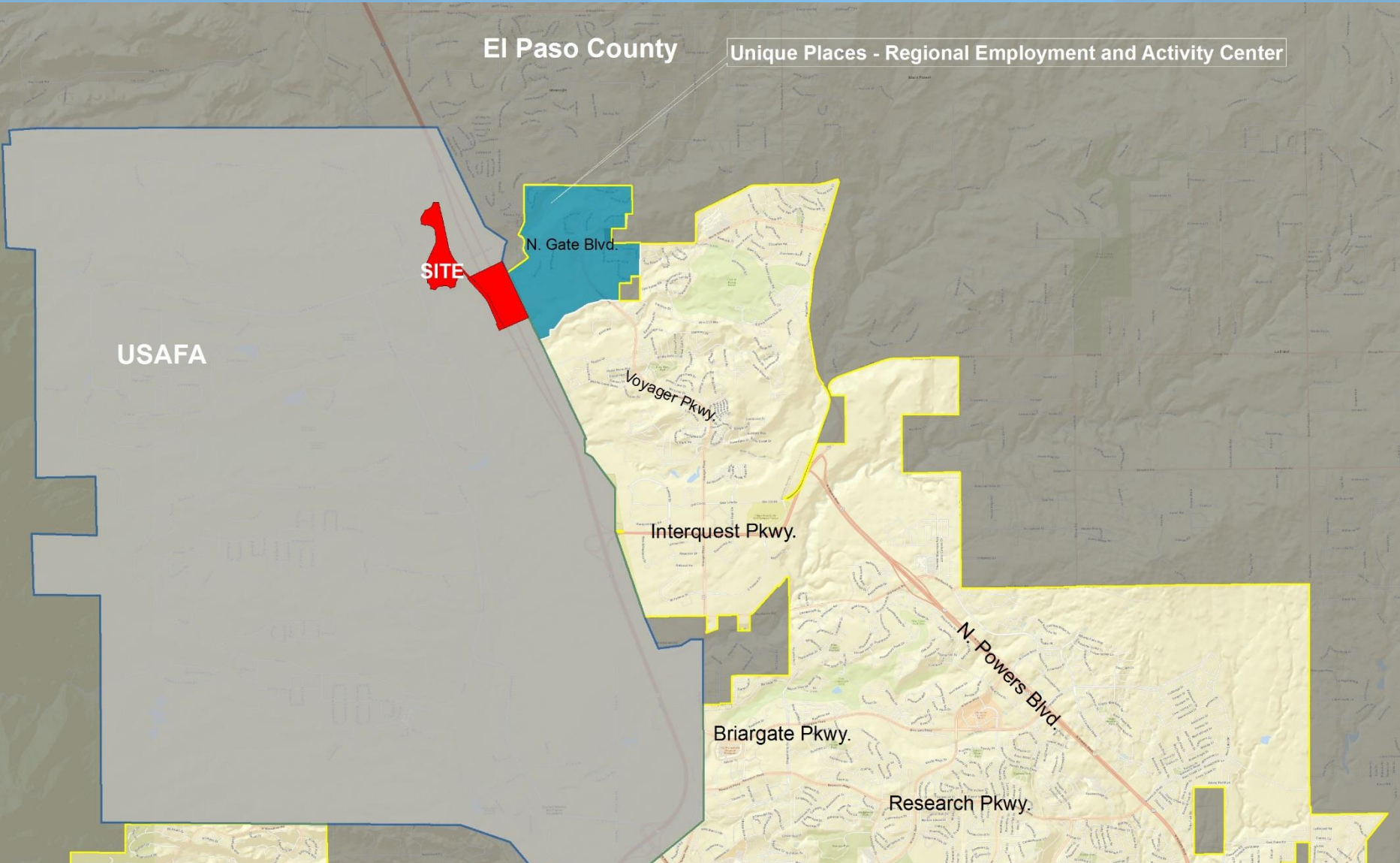
Positive cumulative cash flow over 10-year analyzed timeframe

Further explanation of analysis from City Budget

CITY ANNEXATION PLAN



PlanCOS FRAMEWORK



El Paso County

Unique Places - Regional Employment and Activity Center

SITE

N. Gate Blvd.

Voyager Pkwy.

Interquest Pkwy.

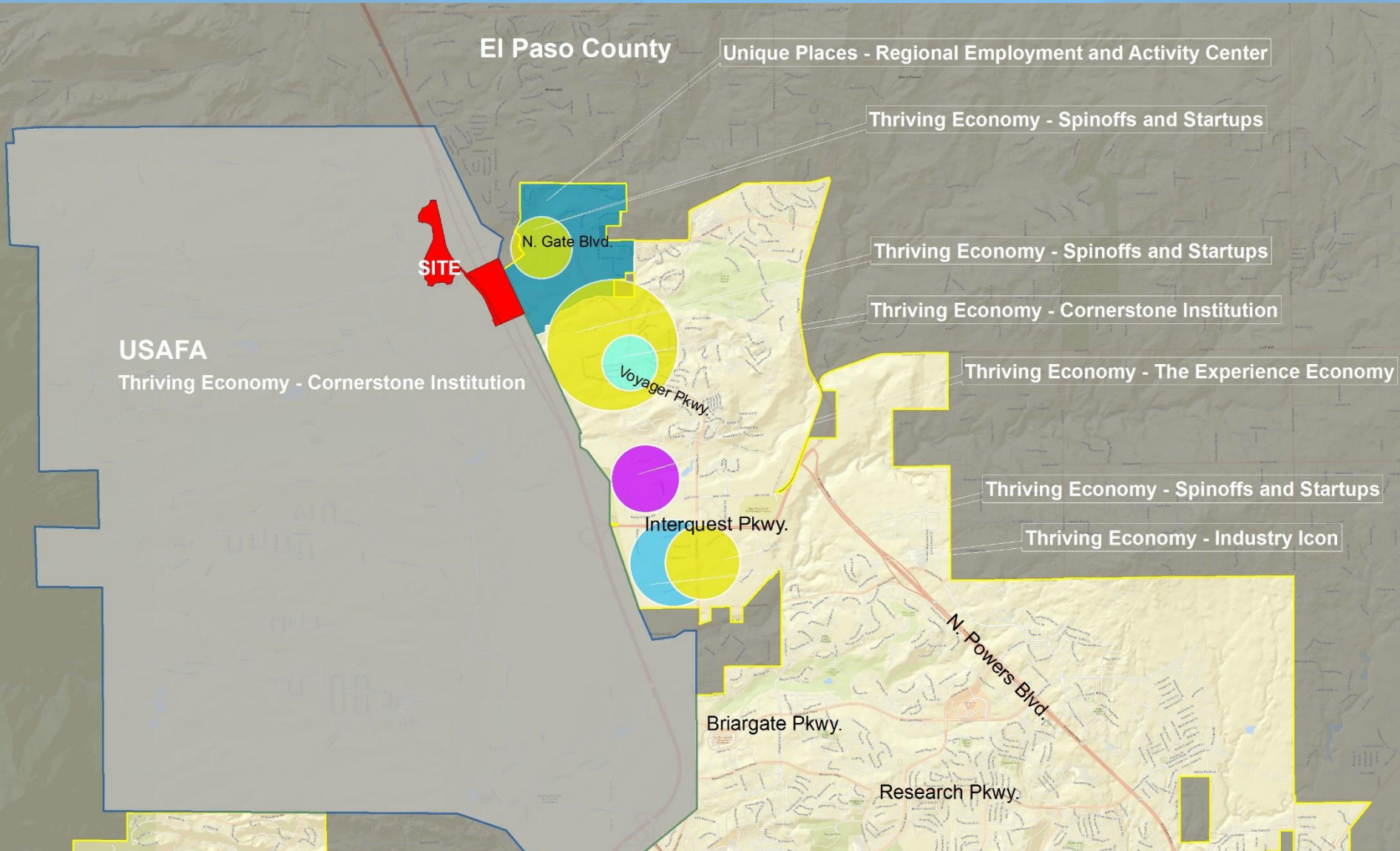
Briargate Pkwy.

Research Pkwy.

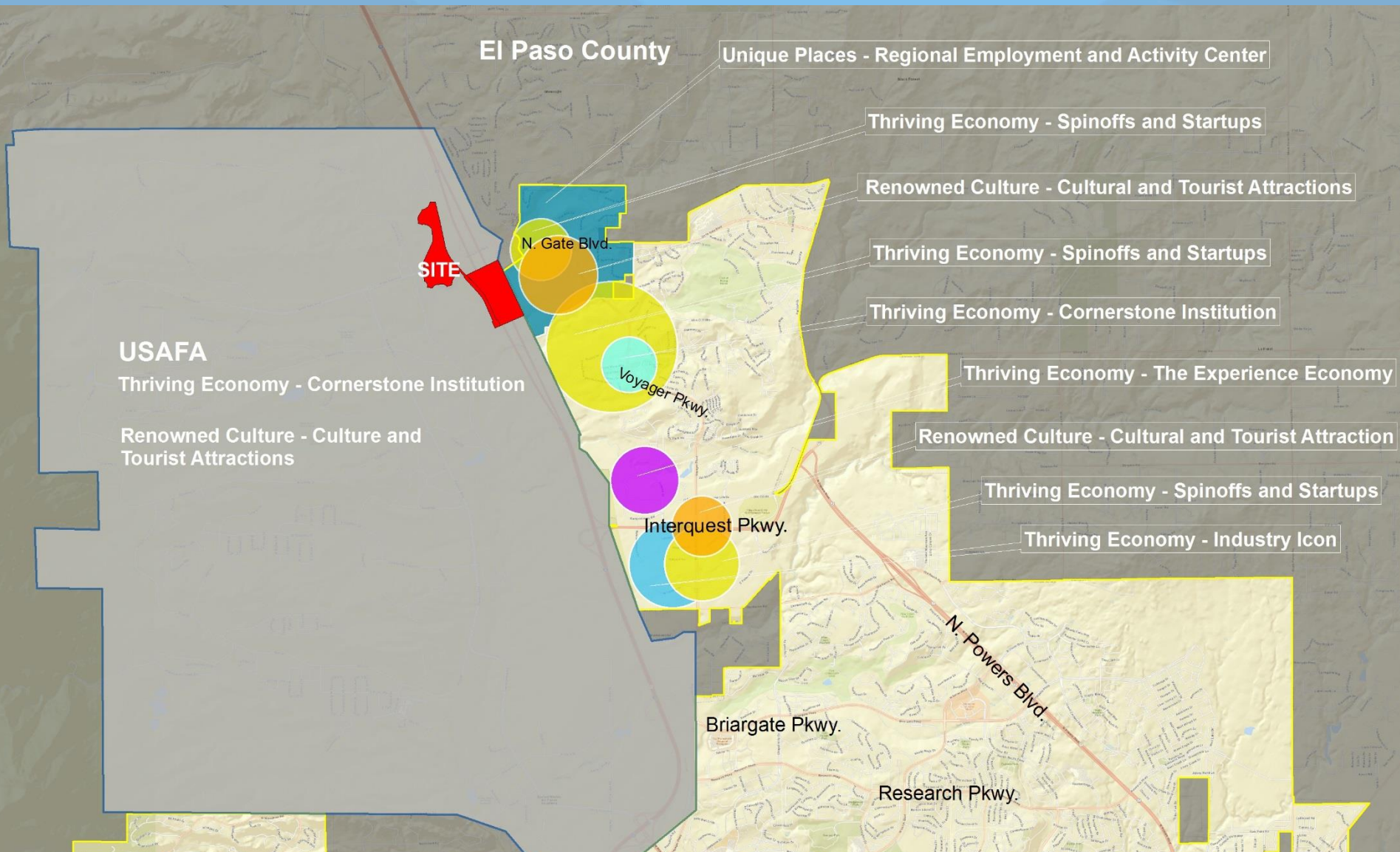
N. Powers Blvd.

USAFA

PlanCOS FRAMEWORK



PlanCOS FRAMEWORK



AGREEMENT



Serial Annexation Agreements

Annexation Addition No. 1 considered main agreement

- Addition No. 2 agreement directed to details of agreement No. 1

Section V: Public Facilities

B(2): Traffic Control Devices

- Improvements to North Gate Boulevard
 - Private road due to security
- New full movement intersection with traffic control device
- New westbound left turn lane and right turn lane along North Gate
- Construction of all improvements Owner's responsibility

C: Drainage

- Owner shall provide detention and water quality facilities for all developed areas
 - Facilities owned and maintained by Owner
- Municipal Separate Storm Sewer System (MS4) – annexed area will not be under City MS4 permit boundary

AGREEMENT



Section VIII: Fire Protection

City and USAFA will complete a Mutual Aid Agreement for response

- City will be main responding agency with cooperation and support from USAFA Fire

Section IX: Fire Protection Fee

Standard fee (\$1631.00) to be collected.

- Collected on the developable acres
- Collection due prior to issuance of building permit

Section X: Police Service Fee

Standard fee (\$677.00) to be collected

- Collected on the developable acres
- Collection due prior to issuance of building permit

Joint City and USAFA police response

Fire and Police Fee for developable acres

- Due on any portion of the remaining 125.30 annexed acres if developed occurs

PROCESS



Urban Renewal Authority

Working through process with the Board and external groups.

Enhanced Use Lease

Owner and Developer working toward signed EUL

- Second reading by City Council is final action

TIMELINE



City Council Work Session: February 11, 2019

City Council 1st Public Hearing: February 26, 2019

2nd Public Hearing: March 12, 2019

RECOMMENDATIONS



CPC A 18-00124 – ANNEXATION

Approve the USAFA Addition No.1 Annexation based upon the findings that the annexation complies with all of the Conditions for Annexation Criteria as set forth in City Code Section 7.6.203.

CPC A 18-00125 – ANNEXATION

Approve the USAFA Addition No.2 Annexation based upon the findings that the annexation complies with all of the Conditions for Annexation Criteria as set forth in City Code Section 7.6.203.

CPC MP 18-00138 – MASTER PLAN

Approve the True North Commons Master Plan, based upon the findings that the proposal meets the review criteria for master plans as set forth in City Code Section 7.5.408.

CPC PUZ 18-00137 – ESTABLISHMENT OF ZONING

Approve the zone change and establish a PUD (Planned Unit Development; Commercial, Office, Retail, Institutional, Hospitality, Open Space) zone district, based upon the findings that the change of zoning request complies with the three (3) criteria for granting of zone changes as set forth in City Code Section 7.5.603(B) as well as the criteria for establishment of a PUD zone district as set for in City Code Section 7.3.603.

CPC PUP 18-00177 – PUD CONCEPT PLAN

Approve the True North Commons PUD Concept Plan, based upon the findings that the proposal meets the review criteria for concept plans as set forth in City Code Section 7.5.501(E) and criteria for PUD concept plans set forth in City Code Section 7.3.605.