



## Legislation Details (With Text)

**File #:** URA 22-716    **Version:** 2    **Name:** CityGate 2.0 Urban Renewal Area  
**Type:** Resolution    **Status:** Mayor's Office  
**File created:** 10/19/2022    **In control:** City Council  
**On agenda:** 3/14/2023    **Final action:** 3/14/2023  
**Title:** A resolution making certain legislative findings and approving the City Gate 2.0 Urban Renewal Plan.

Related Files: URA 22-768, URA 23-092

**Presenter:**  
Jariah Walker, CSURA Executive Director

**Sponsors:**

**Indexes:** URA

**Code sections:**

**Attachments:** 1. Resolution\_CityGate2.0URAPlan, 2. City Gate 2.0 Plan Final with Legal., 3. CPC Staff Report\_CityGate URA\_RBT, 4. 213039-Council Summary Slides 2-1-2023, 5. FIGURE 1 - City Gate URA Plan, 6. FIGURE 2 - City Gate Zoning Exhibit, 7. FIGURE 3 - PlanCOS Vision Map, 8. FIGURE 4 - CSURA-Conditions Survey-City Gate 9-16-2021, 9. FIGURE 5 - Impact Report City Gate 2.0, 10. City Gate 2.0 Financial Model Final, 11. PPLD 9 6 22(w notes), 12. Signed Resolution No. 38-23.pdf

Date	Ver.	Action By	Action	Result
3/14/2023	2	City Council	adopted	Pass
2/13/2023	2	Council Work Session	referred	
11/9/2022	1	Planning Commission	referred	Pass

A resolution making certain legislative findings and approving the City Gate 2.0 Urban Renewal Plan.

Related Files: URA 22-768, URA 23-092

**Presenter:**  
Jariah Walker, CSURA Executive Director

**Summary:**  
A resolution making certain legislative findings of blight and to establish the City Gate 2.0 Urban Renewal Area and Plan. The area consists of approximately 11.63 acres of land. The boundaries of the Plan Area to which this Plan applies includes West Cimarron Street to the north, West Rio Grande Street to the south, Sahwatch Street to the east, and the railroad to the west, The development plan includes 1,200 apartment units and 37,000 square feet of retail space. The Plan Area will be redeveloped into a vibrant, walkable area adjacent to the Weidner Soccer Field in Downtown Colorado Springs. West Moreno Avenue on the north side of the Plan Area will be developed into a pedestrian plaza to create street activation and strengthen the soccer stadium directly north. Additional public amenities include streetscape, sidewalks, trees, and public structured and off-street parking. The proposed development includes public parking in addition to the

residential parking requirements.

The Council must first vote on the findings of blight and then the Gold Hill Mesa Commercial Urban Renewal Area and Plan.

**Previous Council Action:**

City Council approved the original City Gate URA in 2007.

These items are being introduced to Council at the February 13, 2023 City Council Work Session.

**Background:**

Please see that attached Planning Commission Staff report, conditions survey and the urban renewal plan for background information related to urban renewal and project details.

**Financial Implications:**

URA staff and project team will present the details on the project, plan and impacts at the City Council Work Session. As background information, please refer to the attached materials.

**Board/Commission Recommendation:**

Pursuant the CRS § 31-25-107, the City Gate 2.0 Urban Renewal Plan was reviewed by the Planning Commission on November 9, 2022. The Planning Commission found that the City Gate 2.0 Urban Renewal Plan is consistent with the City's Comprehensive Plan.

The Colorado Springs Urban Renewal Authority Board approved both the conditions survey and the Urban Renewal Plan on September 22, 2021.

**Stakeholder Process:**

Pursuant to CRS § 31-25-107, a notice must be given to property owners of the conditions survey and potential establishment of an urban renewal area. Arguably, these CRS requirements do not apply given that the proposed urban renewal plan was initiated by the property owner and the property owner has been continually involved in the process. Regardless, to fully comply with CRS, all required notifications have been sent to the property owner throughout the process, including the City Council hearing.

**Alternatives:**

Council can choose to approve, deny, or refer back to staff.

**Proposed Motion:**

Adopt a resolution making certain legislative findings and approving the City Gate 2.0 Urban Renewal Plan.

N/A