



City of Colorado Springs

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Update, discussion and direction on composition of the Infill and Redevelopment Steering Committee

From:

Councilmember Jill Gaebler

Summary:

Councilmember Gaebler will provide an update on discussions relating to the composition of the newly-formed Infill and Redevelopment Steering Committee (IRSC), which was established to provide input to City Council and the City's Planning Department on the development of a new chapter of the City's Comprehensive Plan relating to those subjects.

The issues of infill and redevelopment touch a variety of topics, such as housing, real estate, transportation, development, neighborhood character, and infrastructure. The IRSC will be composed of stakeholders with broad knowledge, backgrounds and experience relating to urban infill and redevelopment issues, including those that have practical experience in development, real estate and neighborhood advocacy.

Once the new chapter is developed, Council will decide whether to adopt it by ordinance, which will have the effect of incorporating it into the 2001 City's Comprehensive Plan. The recommendations within the Chapter should help guide future City actions such as code changes, zoning changes, incentives, development standards, utility and infrastructure.

Previous Council Action:

At Council's January 27, 2014 Work Session, City Council designated Councilmembers Jill Gaebler and Andy Pico as its representatives on a steering committee to be formed.

Background:

The City included \$150,000 as a project in the 2014 budget to begin working towards a full update of

the City's Comprehensive Plan, with the understanding that additional funding of up to \$500,000 would need to be budgeted in future years to complete the update. During 2014, the executive branch determined that it was unlikely funding would be available in future years, and that the 2014 funding would be better spent by focusing on City policies and code relating to the issues of infill and redevelopment, with the goal of developing a new chapter of the Comprehensive Plan specifically addressing those issues. This work is consistent with Council's strategic plan, specifically the objective of "...(e)ncourag(ing) infill and develop job creation with a priority on Economic Opportunity Zones and Downtown through City Code and Ordinances." It is also consistent with the current Comprehensive Plan's land use strategies.

City staff recommended the appointment of a steering committee to begin this process. That committee was initially composed of two Council members and two members of the City's Planning Commission. In August 2014, Planning Department staff requested applications for citizen volunteers to participate in the work of the IRSC. Twenty-one applications were received and are available for Council review. The four committee members met to choose an additional five members for a full committee of nine. During our meeting to choose these committee members, we decided that the committee would be composed of eleven members, and selected seven new members from the applications that were received.

After the committee members' names were released publicly, Councilmembers began hearing concerns that certain community groups were excluded from the committee. The four original committee members met to discuss the addition of two committee members, but were unable to reach consensus.

Separate from the IRSC's work, staff is also forming a technical committee to help them with a full review of City Code (or "code scrub") as it relates to evolving planning and development issues. While some of the "code scrub" will be guided by the recommendations of the Infill and Redevelopment Steering Committee's work, the majority of the code changes will have city-wide and process-wide improvements, not necessarily directly related to infill and redevelopment.

Financial Implications:

N/A

Board/Commission Recommendation:

N/A

Stakeholder Process:

There has been no formal stakeholder process, but Council members have been contacted by community members who have expressed their views on this topic. The committee members request City Council provide direction on the composition of the Infill & Redevelopment Steering Committee, so the committee can begin its work.

Alternatives:

N/A

Proposed Motion:

N/A

N/A

