



## Legislation Text

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**File #:** URA 23-092, **Version:** 1

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A resolution terminating the existing CityGate Urban Renewal Plan.

Related Files: URA 22-716, URA 22-768

**Presenter:**

Jariah Walker, CSURA Executive Director

**Summary:**

A resolution terminating the existing CityGate Urban Renewal Plan in order 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.

Along with the plan is a tax sharing agreement between the City and the Colorado Springs and Urban Renewal Authority for funding qualifying public improvements built by the project.

The Council must first vote on the City Gate 2.0 Urban Renewal Area and Plan. If it is approved, the Council may then consider the tax sharing agreement. If the Plan is not approved or final action postponed, then the tax sharing agreement must be either withdrawn or postponed.

**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:**

1. Adopt the plan and agreement as presented;
2. Adopt the plan and agreement with modifications;
3. Deny the plan and agreement; or
4. Postpone action for further analysis.

**Proposed Motion:**

Adopt a resolution terminating the existing CityGate Urban Renewal Plan.

N/A