



Legislation Text

File #: CPC CA 16-00043, **Version:** 2

A resolution adopting the South Academy Economic Opportunity Zone Action Plan for strategic planning purposes.

(Legislative)

Presenter:

Peter Wysocki, Planning and Community Development Director
Carl Schueler, Comprehensive Planning Manager

Summary:

This is a request for adoption, by resolution, of the South Academy Boulevard Economic Opportunity Zone (EOZ) Action Plan (EOZ Action Plan) as originally prepared in 2014. The document would be used in an advisory manner for strategic planning purposes, consistent with the City's previously adopted Academy Boulevard Corridor Great Streets Plan, Strategic plan and Infill Action Plan. If adopted, staff suggests that the recommendations in the action plan be treated and used by the City as a "menu" of available strategic options.

Previous Council Action:

This item was presented on May 23, 2016, during Council's work session and referred to the Regular session to be held June 14, 2016.

City Council adopted the Academy Boulevard Corridor Great Streets Plan (Great Streets Plan) in May of 2011 (Resolution No. 11-74). This EOZ Action Plan was previously presented to City Council at a work session in early 2014, but no formal action was taken at that time.

Background:

In 2013 at the request of then Mayor Steve Bach, Fred Veitch of Nor'wood assembled Task Forces for Academy Boulevard and North Nevada Avenue as part of larger EOZ Solutions Team. The co-chairs for the Academy effort were Tiffany Colvert of the NAI Highland commercial real estate group and Councilman Merv Bennett. Additional members are listed in the report. The purpose of the effort was to recommend specific strategies to implement revitalization of the South Academy Boulevard area following from the Great Streets Plan.

Their resulting EOZ Action Plan recommends a focus on four catalyst areas:

- Academy Boulevard/ Hancock Expressway
- Academy and Fountain Boulevard
- Citadel Mall area, and
- Rustic Hills Mall area

The EOZ Action Plan also presents 28 recommendations that vary in time frame, specificity and responsibility. Some are more pro-active, and others are more responsive, from the City's perspective.

The general approach of the EOZ Action Plan and the City's approach focus on pursuing specific projects and plans and leveraging opportunities. One example has been the largely-completed plans for substantially reconfiguring and reconstructing the intersection at Academy Boulevard and Hancock Expressway and securing funding for a first phase project at that location.

Although Transit-Oriented Development-supporting rezoning along this corridor has been subsequently recommended as part of the recent 2016 Infill Action Plan, the need for City-initiated rezoning is not considered as high of a priority for this corridor as it has been for North Nevada Avenue.

Included at the end of the EOZ Action Plan is a limited 2016 "supplement" describing new factors and issues not identified in 2014. This includes references to the now planned UCCS cyber center. No attempt has been made to update the status of the existing content in the body of the EOZ Action Plan.

Adoption of the EOZ Action Plan would be consistent with the overall intent of the City Strategic Plan, and with several of its particular recommendations. These include:

"Improve our image by addressing blight, improving medians and rights-of-ways, and encouraging development of EOZs (Economic Opportunity Zones)

'Implement priorities of the Infill & Revitalization Steering Committee

Facilitate increased private sector investment in EOZs through improving infrastructure, updating planning efforts, and changing related City policies.

Partner with stakeholders to continue development in EOZs."

Financial Implications:

There are no direct financial impacts of this action in terms of required financial obligations. The EOZ Action Plan is an advisory document. However, some of the associated recommendations contained in the EOZ Action Plan could have the potential for future financial implications depending on implementation choices.

Board/Commission Recommendation:

In early 2014, the Academy Boulevard EOZ Task Force recommended this action plan to the Mayor and City Council.

The Planning Commission (PC) recommended adoption of this resolution at their April 21, 2016 meeting. A copy of their record of decision will be provided in conjunction with formal action on this resolution. In recommending approval, individual PC members strongly endorsed the adoption and use of this document, although some members expressed a concern that more initial PC communication and involvement in this process would have been preferable.

Stakeholder Process:

The stakeholder's process for this document involved an overall EOZ Solutions Team endorsed by then-Mayor Bach and chaired by community member Fred Veitch. Two EOZ task forces were organized by Mr. Veitch, one for this area and one for North Nevada Avenue, each with a City Council co-chair and a community member co-chair. A complete list of Task Force members is included in the report.

Alternatives:

City Council could choose to approve, deny or modify the proposed resolution.

Proposed Motion:

Approve a resolution adopting the South Academy Economic Opportunity Zone Action Plan for strategic planning purposes.

N/A