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Presenter:
Peter Wysocki, Planning and Community Development Director
Carl Schueler, Comprehensive Planning Manager
Page Saulsbury, Planning Technician

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Presentation of Dynamic Infill Projects Map and Infill Action Plan Update

Presenter:

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Summary:

This presentation is to provide City Council with a demonstration of our dynamic infill projects map along with an overview of progress on the adopted 2016 Infill Action Plan.

Previous Council Action:

Council adopted the Comprehensive Plan Infill Supplement and associated Infill Action Plan in March of 2016.

Background:

Infill and Redevelopment remain a priority for the Planning & Community Development Department and other City departments and enterprises even as we focus on the full Comprehensive Plan Update, PlanCOS. PlanCOS is anticipated to incorporate and augment much of the content, direction and recommendations of the Infill Plan.

Dynamic Projects Map and Data Base

The data base is our infill project list and map to help track and measure City-wide progress and experience with infill at a project-specific level. This method provides the flexibility to sort projects by a myriad of a factors and attributes, and allows us to evaluate patterns and assumptions. It also assists in informing us about issues and perceptions important to infill and redevelopment.

Altogether, about 250 projects of varying, stages, sizes and complexity have been added to the data base and corresponding GIS mapping application. Projects “qualify” based on location within the larger generally developed part of the City, and if they meet a threshold of change in development or use. Projects can get on the list once they proceed to what appears to be a solid pre-application stage. From that point on their status is periodically updated (and other data is added), until they reach a final “disposition”. Most often this means they are constructed, but in rare “unsuccessful” cases, the disposition is withdrawal or denial.

As this database is added to, it is becoming more and more robust and informative. The Department is beginning to use it to help demonstrate alignment with Strategic Plan goals and as input into PlanCOS.

By its nature, and because of resource limitations, this data base should never be assumed to be complete, entirely non-subjective, or fully up-to-date. The data base is also largely “non-judgmental” in the sense that a new auto-oriented fast food restaurant or a single family infill project goes on the list along with fully integrated mixed use projects.

A few broad conclusions from our data are as follows:

- There has been a great deal of infill activity throughout the City, over time.
- Although there can often be technical and site-specific challenges many projects occur largely “under the radar” because they do not require high level discretionary land use approvals and opposition is limited.
- Denials or withdrawals (after a project is well into the application process), are high profile, but rare.
- Projects with high levels of neighborhood opposition tend to be clustered in the greater Westside, Mesa and Cragmoor neighborhoods. Conversely, very few projects in the core of Downtown, immediately along older arterials or anywhere in Southeast Colorado Springs, have high opposition.
- Major Utilities issues tend to be focused in oldest areas of the City.
- Infill projects identified as having major transportation or drainage issues appear to be evenly distributed throughout the City.

Infill Action Plan Update (IAP)

The March 2016 IAP was endorsed by City Council resolution as a working list of about 50 recommendations to be addressed and refined by the Planning & Community Development Department and other departments as resources allow. Some of the recommendations are fairly focused and discrete, while others are more broad-based. Although the primary focus of the Comprehensive Planning Division in particular has been on the PlanCOS process, it should be noted that the PlanCOS itself is has been highly aligned with many elements of the IAP.

Completed or in Process

Several IAP recommendations or areas of focus have been more or less completed or are well underway. These include the following:

- CSU meter credit transfer
- CSU inactive meters
- CSU capital improvement alignment
- Development plan review criteria
- Renew North Nevada Plan
- Zoning overlay in process
- S. Nevada projects and streetscape
- Neighborhood services initiatives and staffing
- Off-street parking requirements
- Strategic teams for infill areas
- Construction defects legislation (local)
- Parking enterprise proactivity
- Reinvest in existing infrastructure
- Downtown FBZ updates

Programmed or Pending

- Park Lands Dedication Ordinance (PLDO) update

Associated with/Deferred to PlanCOS

Several IAP recommendations are expected to be carried forward with the PlanCOS process. In particular, PlanCOS is expected to recommend a comprehensive update of the Zoning Code, with direction provided to pursue or consider certain changes. Several of these potentially recommended changes are pertinent to infill. One example is accessory dwelling unit (ADUs).

Not Implemented

It should be noted that a few IAP recommendations have been actively pursued, but with the result being an informed decision to not move forward at this time. Examples include major revisions pertaining to land use appeals and formally adapting CSU standards for older developed areas.

Financial Implications:

N/A This presentation is for information only.

Board/Commission Recommendation:

N/A This presentation is for information only.

Stakeholder Process:

N/A This presentation is for information only. There is an ongoing robust stakeholder and public input process associated with PlanCOS

Alternatives:

N/A

Proposed Motion:

N/A

N/A