



**Parks and Recreation Advisory Board  
Meeting Minutes  
February 11, 2016**

**Members Present:** Jackie Hilaire, Gary Feffer, Charles Castle, Mina Liebert, Ron Ilgen, Scot Hume, Alex Johnson, Jason Rupinski, Hank Scarangella

**Members Absent:** N/A

**Alternates Present:** Bob Lally

**Alternates Absent:** N/A

**Staff Present:** Karen Palus, Chris Lieber, Kurt Schroeder, Kim King, Christi Mehew

---

**Called to Order** Jackie Hilaire brought the meeting to order at 7:33 am.

**Citizen Discussion**

Steve Ridings (Pikes Peak Pickleball Association) - Distributed a newsletter that described teaching Pickleball to 4-6<sup>th</sup> graders at The Classical Academy Central Elementary School.

Jim Coonradt – (Cottonwood Disc Golf Club) – Thanked the Parks, Recreation and Cultural Services department for delivering mulch to the course. The Pikes Peak Disc Golf Club is posting disconcerting information regarding him. The Parks and Recreation Advisory Board agreed that both clubs need to meet and work together to resolve these issues and devise a mutual plan. Jackie Hilaire asked Jim Coonradt to work with David Deitemeyer to start this process.

Jeff Norton (Pikes Peak Pickleball Association) – Distributed a handout regarding Monument Valley Park Pickleball Courts Financial Update.

Brooks Williams - Presented an update regarding his involvement in the Little Mesa Tank project. The proposed tank location was changed and there are concerns regarding the views from his neighborhood. He has attended numerous meetings with Colorado Springs Utilities. The Trails and Open Space Coalition are working on this project and desire continued funding for consideration of a restroom, parking area and dog park. Jackie Hilaire suggested he contact Chris Lieber (Parks Design and Development Manager) to engage in this process.

Susan Davies (Trails and Open Space Coalition) The El Paso County Santa Fe trail closed the gap. February 8<sup>th</sup> a Bicycle Summit was held in Denver. Chris Lieber participated in the Summit and was a part of the Legacy Loop discussion and Popcycle Bridge presentation. Colorado Springs Bike Summit will be held on June 3<sup>rd</sup>. A bike planner has been hired for the City.

**Approval of Minutes** – January 14, 2016

Motion: Ron Ilgen/Charles Castle, Approved - Unanimous

## **Action Items**

### **1. Infill Comprehensive Supplement and Infill Action Plan** (Presented by Carl Schueler – City Planning - [see presentation below](#))

- An Infill Comprehensive Plan Supplement and Infill Action Plan have been prepared within the existing Colorado Springs Comprehensive Plan. The Infill Action Supplement and Action Plan have been created, reviewed and adopted by the City’s Infill Steering Committee. The Plan includes opportunities and recommendations that may inform and shape the park system and park related policies in infill areas of the City.
- The Action Plan recommends:
  1. Comprehensively addressing infill and redevelopment issues and needs in conjunction with an overall Park Land Dedication Ordinance (PLDO) update, including consideration of park development and renovation fees as options.
  2. Extending land dedication and/or park development fees to include non-residential properties.
- The Colorado Springs Planning Commission approved the Infill Comprehensive Plan Supplement and endorsed the Infill Action Plan on January 21, 2016.
- Proposed Motion: A motion in support of the Infill Comprehensive Plan Supplement and Infill Action Plan as elements of the Comprehensive Plan.

Motion: Charles Castle, Mina Liebert, Approved - Unanimous

### **2. Tejon Street and Platte Avenue Intersection Improvement Project** (Presented by Robin Allen - City Engineering - [see presentation below](#)).

- Public Works has initiated a project to improve the intersection of Tejon Street and Platte Avenue. This project affords an opportunity to improve vehicular and pedestrian safety as well as implement parking improvements within the public right-of-way along the north side of Acacia Park. The estimated cost of the project is \$115,400. \$103,421 will be provided by federal grant dollars and \$12,000 will be from the City of Colorado Springs. Staff is seeking a recommendation of support for this project.
- Kenneth Bowen, a citizen, stated he hopes the plan will include modern accommodations for pedestrians, such as a walk only light, no turn on red signs, etc.
- Proposed Motion: A motion in support of the proposed improvements to the intersection of Tejon Street and Platte Avenue specifically related to the proposed parking improvements along the north side of Acacia Park.

Motion - Hank Scarangella, Charles Castle, Approved - Unanimous

### **3. Request to Rename Sand Creek Stadium to Switchback Stadium** (Presented by Kurt Schroeder – Parks Operations and Development Division)

- Pursuant to Section 2.6 of the Joint Use and Lease Agreement between the City of Colorado Springs and Ragain Sports LLC, Ragain Sports is requesting approval for Switchbacks Football Club (Switchbacks FC) to be identified as a sponsor of the field and to change the name of 'Sand Creek Stadium' to the name 'Switchbacks Stadium' in identifying and promoting the field.
- Proposed Motion: A motion to approve the name change of Sand Creek Stadium to Switchbacks Stadium.

Motion - Charles Castle, Scot Hume, Approved - Unanimous

### **Presentations**

#### **4. Stratton Open Space Management Plan (Presented by Sarah Bryarly – Design and Development Division - [see presentation below](#))**

- The presentation included the project background, givens, community input, existing conditions and management plan recommendations. This is a master plan which identifies how we take care of the Stratton Open Space property.
- This will be an action item on the Parks and Recreation Advisory Board March meeting agenda.
- Mimi Fisher, a citizen, is concerned due to the paths that they want to close are historically fire breaks and it will be a fire danger. Sarah Bryarly will provide her the link that describes the management plans and provides an area for citizen comments.
- Jim Young, a citizen, asked when he can make comments in regards to the dogs swimming in the South Suburban Reservoir. Sarah Bryarly stated the reservoir is Utilities property; therefore his comments would be appropriate at a Colorado Springs Utilities Board meeting.

#### **5. Pikes Peak - America's Mountain 2015 Recap and 2016 Overview (Presented by Jack Glavan – Pikes Peak - America's Mountain Division - [see presentation below](#))**

- The presentation included videos, a 2015 review, guiding documents, special events, an event and project timeline, facts, statistics, budget, advertising and the Summit Complex project.
- A virtual video was shown of the future Summit Complex.
- The Summit Complex design architect is RTA Architects and GWWO Inc. They recently presented initial concepts for the new visitor center atop Pikes Peak. In addition to design concepts, information about interpretive exhibits, landscaping, sustainability, water, permafrost and mechanical challenges, and other aspects of the design process were shared with the public at a recent meeting.

### **Ceremonial Items** (Time certain, 10:00 am)

Recognition of Deerfield Hills Community Center - AmeriCorps VISTA – Julie Slivka (Presented by Jody Derington – Deerfield Hills Community Center Park Operations Administrator - [see presentation below](#))

- Jody Derrington presented Julie Slivka with a plaque for her dedication, motivation and service to numerous community center events, activities and youth projects.

## **6. Proposed Land Exchange with the Broadmoor** (Presented by Karen Palus – Parks, Recreation and Cultural Services Director - [see presentation below](#))

- The proposed land exchange achieves several goals on the Colorado Springs Parks System Master Plan which includes: preserving and expanding our open space system; connecting our trail system; securing public access to valued recreational trail corridors that currently traverse private lands; and providing additional recreational opportunities within our community for horseback riding and picnicking. The City of Colorado Springs, with this proposal, will acquire 371.21 acres and another 115.4 acres of new public trail easements. The Broadmoor will receive 189.05 acres.
- Several meetings have taken place to provide community members and citizens the opportunity to learn more about the proposed Land Exchange along with providing comments on “citizen comment cards” and/or verbal statements to the Parks and Recreation Advisory Board at this meeting. Notices have been sent to neighborhoods and a meeting flyer showing all meeting dates and locations along with a map was provided at the Open House on January 28<sup>th</sup> and the Parks and Recreation Advisory Board meeting today ([see below](#)).

### **Meetings to date:**

- Stakeholders Meeting, January 14, 2016; 1 p.m.
- City Council Briefing, January 25, 2016; 1 p.m.
- Open House, January 28, 2016; 6-8 p.m.
- Parks, Recreation & Cultural Services Advisory Board Meeting, February 11, 2016; 7:30 a.m.

### **Upcoming meetings:**

- Trails, Open Space and Parks Committee Meeting, March 2, 2016: 7:30am
  - Parks and Recreation Advisory Board Meeting, March 10, 2016; 7:30 am
  - Listening & Discussion Session with Councilman Keith King, March 14, 2016; 6-8 p.m.
- Jack Damioli, The Broadmoor President and CEO, stated the following: the Incline and Barr Trail should be in public hands; there will not be parking at Strawberry Fields and access to this area by the Broadmoor will be by shuttle; picnicking and horseback riding are some of the activities they are considering for the area; public access will be available to the trail system in the area and the property will not be fenced; there will be a “No Seven Falls Parking” sign in the area; twenty five percent of the tram fee in Seven Falls will be donated to the Friends of Cheyenne Canon for their assistance in the Ambassador program; the focus is to have the land be preserved, cleaned up and have public use; they are comfortable with a deed restriction for the area which states that it cannot be changed from a PK zone.

- City staff has received numerous comments, both in favor and in opposition, to the proposed Land Exchange. The majority of comments received from neighbors who reside in close proximity to the Strawberry Fields area have expressed strong opposition to the proposed Land Exchange. Comments have been received via mail, email, comment cards and the City's land exchange website. All comments/letters received to date were provided to each Parks and Recreation Advisory Board member.
- Citizens who spoke "FOR" the Proposed Land Exchange included: Glenn Montgomery, Carol Beckman
- Citizens who spoke "AGAINST" the Proposed Land Exchange included: Richard Skorman, Kent Obee, Denise Eckstein, Lara Rowell, Kathy Meinig, Chris Roberts, Chris Beyer, Becky Wegner, David Rudin, Mel and Louise Eskanos, Joel Gazibara, Jolee Thompson, Walt Lawson, Mimi Fisher, Jim Bensberg, Donna Strom
- The following citizens signed in to speak, however, they left the meeting prior to being called: Barbara Sparks, Bob Parker, Susan Garsoe, Walt Palmer, Laurie Zickefoose

### **Board Comments on Proposed Land Exchange**

Scot Hume – Concerned about conservation easements and deed restrictions. The overall goal should be to protect the property and consider a conservation easement and potentially create a master plan to manage the property.

Hank Scarangella – There was so much focus on Strawberry Fields property and most comments ignored the whole Land Exchange. The City is getting a lot of land in return for Strawberry Fields and I'm still processing and looking at the whole deal.

Gary Feffer - There are gray areas in any deal and room for discussion. Continued dialogue needs to be respected. The Broadmoor is not a big bad wolf. I've lived in many addresses very near this area. El Pomar is a part of the Broadmoor which is a legacy. The emotions need to stay out of it and see what is best for the City.

Charles Castle - This should not be on the March calendar and May should be the earliest as we need to explore all options. The people present are passionate about this project and this is a prime piece of property. I see the passion of the public today and would like it to be delayed to May.

Alex Johnson - The process needs to slow down and be deliberate, open and transparent. Why don't we have a forum/debate about this property at the Penrose House? I would like to see historic trades and sales of park land property. We need to do right by the citizens, especially if 2000 people signed a petition, and not represent just the development community.

Mina Liebert – The public comments are appreciated and we need to look at what is on the table and not make decisions based on emotions. I do not believe the Parks staff and the Broadmoor are doing anything maliciously. Preservation and conservation aspects are critical in this proposal. We need to be creative and innovative in our actions, doing the best we can with what we have in the budget. During the master plan process, we discovered what are the most critical elements regarding why we live where we live. We need to consider these elements when looking at budgets and taking care of Strawberry Hills, in addition to the bigger picture of what we are getting and what we have already invested in the maintenance of the other parcels.

Ron Ilgen – We need to keep in communication with Susan Davies, Trails and Open Space Coalition, regarding their comments and position on the proposal.

## **7. Committee Reports/General Comments**

Mina Liebert –The Venezia Park public meeting will be at the end of February or early March.

Alex Johnson – The Larry Ochs Sports Complex public meeting will be held in late February.

Charles Castle – How are the City Auditorium applications progressing? Kim King stated they have interviews next week. Will Meadows Park Community Center be included in the discussion for the S. Nevada project? Chris Lieber stated the focus of the project is the area between Nevada and Tejon. What is the progress of the City Auditorium restrooms? Kim King stated a contractor has been hired and they are scheduled to start on February 27<sup>th</sup>. Some minimum asbestos mitigation will be done initially and the following week construction will begin. A meeting is scheduled tomorrow to discuss the location of the trailer restrooms. This project will take three months to complete.

Hank Scarangella – He was present at the Larry Ochs Sports Complex second public meeting and the process is slowing down. Chris Lieber confirmed the Parks, Recreation and Cultural Services department is taking a “time-out” and postponed the third public meeting. The concerns are access and traffic and the department is looking at all ideas. The Trust for Public Land will be conducting an economic benefit analysis on the City’s Park System which will take approximately nine months.

Ron Ilgen – Commended Jack Glavan and team on the Summit House project.

## **Adjournment**

Parks and Recreation Advisory Board adjourned at 1:05 pm.

# COLORADO SPRINGS PARKS AND RECREATION DEPARTMENT

## PARKS AND RECREATION ADVISORY BOARD

---

**Date:** February 11, 2016

**Item Number:** Action Item #1

**Item Name:** Infill Comprehensive Supplement and Infill Action Plan

### **Summary:**

An Infill Comprehensive Plan Supplement and Infill Action Plan have been prepared within the existing Colorado Spring Comprehensive Plan. The Colorado Springs Planning along with an accompanying Infill Action The Supplement and the Action Plan have been created, reviewed and adopted by the City's Infill Steering Committee. The Plan includes opportunities and recommendations that may inform and shape the park system and park related policies in infill areas of the City.

**Previous Council Action:** N/A

### **Current Status:**

Infill and redevelopment has been identified as an important strategic and land use goal of the City Council and Mayor's office particularly during the past 5 years. Although the current 201 City of Colorado Springs Comprehensive Plan addresses this topic, there has been an identified need for additional visioning, prioritization and policy direction in order to make the Comprehensive Plan more useful, relevant and actionable for infill.

It has been determined and recommended by the Infill Steering Committee that the best approach at this time is to prepare a separate and essentially stand-alone chapter of the 2001 Comprehensive Plan.

The Infill Chapter is deliberately brief, visionary and high level. Among other things it establishes a vision, justification, importance, and broad goals for the support and encouragement of infill and redevelopment throughout the City. It also provides a broad framework for identifying geographic areas and activities for prioritization and emphasis. The Chapter is intended to be used as a policy document both to generally direct City-initiated actions and to evaluate applicate private development plans for Comprehensive Plan consistency.

The Chapter recommends the ongoing and adaptive use of an Action Plan in order to focus, direct and make progress on the City initiatives pertaining to infill. The Action Plan includes numerous recommendations that shape and inform the future of parks within the City. Specifically, the Action Plan recommends:

1. Comprehensively address infill and redevelopment issues and needs in conjunction with an overall Park Lands Dedication Ordinance (PLDO) update, including consideration of park development and renovation fees as options.
2. Extend land dedication and/or park development fees to include non-residential properties

A representative from City Planning will provide an overview of the Infill Comprehensive Plan Supplement, a summary of the Infill Action Plan and a review of the community process informed the development of the draft documents.

### **Financial Implications:**

N/A

**Stakeholder Process and Involvement:** The Infill Steering Committee, comprised of two City Council members, two Planning Commission members, representatives from the development, professional, and neighborhood communities met twice per month from late 2014 through 2015. Infill Steering Committee meetings were open to the public. A website was maintained throughout the process to inform the community.

**Board/Commission Recommendation:** The Colorado Springs Planning Commission approved the Infill Comprehensive Plan Supplement and endorsed the Infill Action Plan on January 21, 2016.

**Proposed Recommendation:** A motion in support of the Infill Comprehensive Plan Supplement and Infill Action Plan as elements of the Comprehensive Plan.

# Comprehensive Plan Infill Chapter – and Action Plan

Parks Board Update  
February 11, 2016

Carl Schueler, Planning Manager- Comprehensive Planning  
Planning & Development Department

# Purpose

- Update and information
- Opportunity for questions and comments
  - Still time for (very limited) changes
- Spurring of other thoughts

# Actions

- 1) Adopt Infill Chapter by ordinance
  - Amends Comprehensive Plan
  
- 2) Adopt Infill Action Plan by resolution
  - Will not amend the Comprehensive Plan
    - But would help focus and direct City-driven implementation

# Schedule

- **January 21, 2016-**
  - Planning Commission Recommendation- Done
- **February 22, 2016-**
  - City Council Intro.
- **March 8, 2016-**
  - City Council Hearing
- Other dates on attached schedule

# Infill Steering Committee

- City Council-Endorsed
  - Jill Gaebler- chair
  - Andy Pico –vice chair
  - Planning Commissioners
  - Community reps.
    - Business
    - Neighborhoods and Downtown
    - Developers
    - Planners
    - Community organizations
  - Working/ not working
    - Topics → Input → Recommendations → Plan

# Infill Steering Committee Mission Statement

- The Infill Steering Committee will collaboratively assist City leadership through **policy creation** and the formulation of **priorities** and **actionable strategies** to support and encourage infill and redevelopment.
- This process will result in a recommended new chapter to the City's Comprehensive Plan.

Emphasis added

# Infill Purpose Statement

Infill and redevelopment are essential to the City's long-term fiscal sustainability and to its overall vibrancy, livability, and quality of life.

# Infill Definition

- Infill and redevelopment activities include the development, redevelopment, major renovation and/or adaptive use of properties or buildings in the older and largely developed areas of the City

Note: This is more encompassing than the 2001 definition

# Chapter

- Supplements Comp. Plan
- Establishes vision
- Provides framework
- Applies to both City initiatives and private development
- Suggests priorities
  - Including Downtown and Frequent Transit Corridors
- Talks about success
- Talks about its purpose and use
- Has high level guiding principals and goals
- Recommends, supports and highlights an ongoing Action Plan
- Has a (still being finalized) Map



# Success

- Optimize resources
- Take actions
- Promote
- Measure
- Uphold supporting conditions

# Principles

- Community Benefit
- Remove Barriers
- Minimize Risk

# Goals

- Density
- Priority
- Connectivity
- Stimulus
- Efficiency
- Community Pride
- Reinvestment
- Neighborhoods and Placemaking
- Blight Relief

# Chapter– On Parks and Property Care

- P. 9 supporting conditions
- P. 15
  - Restructure park dedication requirements and fees
    - To be responsive to infill
  - Streetscapes/ maintenance
  - Code enforcement
- Fiscal sustainability
- Connectivity

# Action Plan

- Will not amend Comprehensive Plan
- Contains topical, actionable strategies
- Reflects a great deal of Committee attention, input, thought and discussion
- Intended to be adaptable, and reportable/updateable
  - At least annually
- Not fully constrained to resources
- Conversely, some recommendations well underway
  - In strategic plans
  - Or even initially completed
    - e.g. CSU reconnection fees, and strategy teams; construction defects ordinance

# Action Plan Related to Parks Etc.

- About 50 Total Strategy Recommendations
  - Several with direct or indirect pertinence to Parks and the public realm
    - Neighborhood process/planning (1.A.1)
    - Property care and maintenance (4.B.1, 4.B.2, 4.B.3)
      - Overall care
      - Streetscapes
      - Asset management data base
    - Parks- PLDO (5.A.1, 5.A.2)
      - Infill nexus
      - Non-residential

## Priority Areas

- Downtown, funding, catalyst projects (7.A.1, 7A.3, 7.A.4)

## Tools and Incentives

- Alignment of capital plans, Civic projects

# Coming Attraction

- 2-Year Comprehensive Plan Update
- 2014 Parks MP-
  - Big Part of the "Bones"

# Questions and Comments?

- Potentially including support?
- More?
  - Web Site? “Infill”
  - Come to hearings

**City of Colorado Springs Infill and Redevelopment Action Plan 1-12-16 Version**

Number	Recommendation Category	Recommendation	Problem Statement/ Justification	Timeframe	Accountability/ Responsibilities	Process	Budget/ Cost Considerations	Measures of Success	Status	Key Elements and Other Comments
1.A.1	Neighborhood Process	Create and endorse a replicable process and template for strategic small area and neighborhood plans	New, updated and enhanced neighborhood plans are necessary to allow infill to occur in a manner that is supportive of and reasonably supported by neighborhoods. Plans are out-of-date or missing. A replicable template would optimize use of City resources and the value of these plans.	Short Term	City Comprehensive Planning Division (CPD), in coordination with CONO and other stakeholders; Significant IT-GIS role	Staff; stakeholders including the development community; Informal PC and Informal Council for formal adoption; The process for developing the templates should be similar to that used to develop the form-based code	Resources available for first phase with limited augmentation; Would need to be high priority for Comprehensive Planning Division; part of this could be a good job for an intern or temp. staff assignment	1) Template created and endorsed; 2) Successfully piloted; 3) Effectively used	Concept being discussed informally; not formally initiated	Neighborhood/ area delineation will be a key step in this process. Neighborhood have collective common features and typically have multiple uses. It will be critical to address Infill Plan goals including accessible and walkable design
1.A.2	Neighborhood Process	Pilot process and template on first neighborhood plan	see above.	Medium Term	CPD, CONO and area/neighborhood leadership; other stakeholders; multiple departments will also have a role	Staff; community stakeholders including any affected HOAs or property owners associations, or CONO in the absence of these; and PC and Council for formal adoption	Resources not fully available at this time; Would need to be high priority for Comprehensive Planning Division	Pilot completed in 9 months	Not yet initiated	Pilot area to be carefully selected with stakeholders, and should have infill issues and opportunities.
1.A.3	Neighborhood Process	Roll out refined process to complete plans for remaining high priority neighborhoods	see above.	Medium to Long Term	CPD, CONO and area/neighborhood leadership; other stakeholders; multiple departments will also have a role	Staff; community stakeholders including CONO; PC and Council; including budget priorities	TBD; substantial, and resources not identified and available this time; could involve contracted staff and/or consultants	Plans initiated/completed in identified period as compared with total priority areas; Cost per plan in time and dollars; Qualitative and quantitative measures of value of plans	Not yet initiated	Note: Particularly for this action and for 1.A.2 above, there will be a relationship to the 2016-2017 Comprehensive Plan update process
1.B.1	Neighborhood Process	Revise appeals section of the Code (7.5.906) to more clearly limit the standing of parties who can appeal and the basis for appeals	As currently written the land use appeals section of the Code allows "any aggrieved person" to appeal almost any administrative or hearing-based decision for reasons that maybe tied to fairly open-ended criteria. For property owners and developers, this creates an extra measure of uncertainty and potential delay. "Tightening up" the appeals process could preserve the appeal rights and options of the most impacted parties, while at the same time reducing the potential for the appeals process to result in delay in getting to final decisions.	Short Term	LUR; Code Scrub Committee	Staff drafted; Code Scrub Committee review; PC; Council; key role for City Attorney's Office (high level of outreach anticipated)	Limited direct; primarily time of existing staff and stakeholders, plus hearing processes	1) Completion of hearing process by Q2-2016; 2) Subsequent staff and stakeholder input on impact 3) Subsequent data on number of appeals	Code Scrub Committee Process to occur in late 2015	Establish standing for appeal in the code. Limit appeal only to challenged approval criteria.
2.A.1	Zoning	Update existing Downtown FBZ Code Phase 1	The Downtown FBZ is an important zoning tool used to support the continuing development and redevelopment of the Downtown as a cornerstone of the City's infill vision and strategy. Periodic reviews and updates are needed to maintain its maximum value and effectiveness	Short Term	LUR; Code Scrub Committee; Downtown Design Review Board (DRB)	Staff drafted; Imagine Downtown Plan (IDP) consultant; Code Scrub Committee review; DRB; Council	Limited direct; primarily time of existing staff and stakeholders, plus hearing processes	1) Completion of hearing process on initial changes in 2016; 2) Subsequent staff and stakeholder input on impact from changes	Some topic identified; otherwise not initiated	Address current outstanding issues with current FBZ (other than major changes regarding signage) including setbacks/utilities nexus; parking and other changes recommended by IDP consultant
2.A.2	Zoning	Revise existing Downtown FBZ Code Phase 2- Signage	The Downtown FBZ largely defers to the City-wide sign code which is not always applicable or preferable, in turn leading to requests for warrants (waivers) from the Code. A Downtown-specific sign code would address this need.	Medium Term	LUR; Development Review Enterprise (DRE) Code Scrub Committee; DRB; City Sign specialist	Staff drafted; Code Scrub Committee review; DRB; Council	Limited direct; but will involve considerable time of existing staff and stakeholders, plus hearing processes; possible use of a consultant or contract staff	1) Completion of hearing process by 2017; 2) Subsequent staff and stakeholder input on impact from changes	Not initiated	Completion of Downtown-specific sign code in addition to any other changes deemed necessary at this time

Number	Recommendation Category	Recommendation	Problem Statement/ Justification	Timeframe	Accountability/ Responsibilities	Process	Budget/ Cost Considerations	Measures of Success	Status	Key Elements and Other Comments
2.A.3	Zoning	Extend Downtown FBZ into appropriate applicable areas	There are areas adjacent to but not now located in the Downtown FBZ, that are or may be priorities for infill development and might benefit from an FBZ approach. This option is available on a case-by-case basis, and could provide an opportunity to take advantage of the existing Downtown FBZ for these logical areas. However, work would need to be done in order create new or modified "sector" standards for these new areas	TBD	LUR; Downtown Partnership	Staff or Downtown Partnership-initiated; PC; Council; substantial stakeholder process including neighborhood groups and directly impacted property owners	Some of the required planning costs may be encompassed by the IDP update process; however funding may be needed to prepare a plan for South Nevada area if considered; Costs of updating regulating plan and processing the amendment would need to be addressed	Completion of recommended inclusions by 2017	Imagine Downtown Plan update underway- otherwise not initiated (10/15)	IDP consultant process should be reasonably completed before formally initiating inclusions of new property
2.A.4	Zoning	Prepare and adopt new FBZ plans	Although the Infill chapter of the Comprehensive Plan does not recommend a large-scale City-wide conversion to FBZ zoning, certain infill and redevelopment areas could benefit. Creation of FBZ plans is process and labor intensive and requires broad-based community input. Therefore, there should be a City role in this process	TBD	CPD; LUR	Staff, develop or community-initiated; PC; Council; substantial stakeholder process including neighborhood groups and directly impacted property owners	Substantial costs to create new vision plan if needed and to create new regulating plan (possibly \$30,000 for public regulating plan); plus staff, stakeholder and hearing time	TBD	Not initiated; TBD	Costs and process for development-specific FBZ plans could be borne partly by developer, but must be led by the City in most cases. Likely public candidate areas might be South and North Nevada
2.B.1	Zoning	Add "Uses by Right" (permitted uses) in non-residential or non-single-family districts	If infill supporting uses are not allowed as a permitted use in a particular zone district, the property owner's options include applying for a rezoning, applying for a conditional use (if allowable in that district) or applying for a variance of use. All of these processes have some costs, take time and can have uncertainty risk. For the range of zone districts between public facilities and single family districts on one side of the spectrum and heavier industrial districts on other, there may be potential for adding some permitted uses to this "mixed use middle". A tradeoff may entail the adoption of some additional standards to address the impacts of any added uses.	Short to Medium Term	LUR	Staff-initiated; Code Scrub Committee reviewed; PC; Council; additional stakeholder outreach including CONO and development community	Limited direct; primarily time of existing staff and stakeholders, plus hearing processes	Adoption of recommended Code changes by 2016	Not initiated	Some uses may need 'performance standards' to ensure compatibility.
2.B.2	Zoning	Implement City-Initiated TOD-supportive zoning overlays for priority corridors and activity centers	A primary recommendation of the Infill Chapter is to encourage transit-compatible development and redevelopment in association with frequent transit corridors. Overlay zoning provides one important tool with which to support this recommendation.	Medium to Long Term	CPD; Transit Services; LUR	Staff-initiated but highly stakeholder based; Code Scrub Committee reviewed; PC; Council ; additional stakeholder outreach including impacted property owners, CONO and development community.	TBD, but significant in terms of staff and potentially consultant time. Significant analysis and notice costs and efforts	TBD	Not initiated	Contingent on finalizing corridors and areas; "Vision-level " plans should adopted for corridors such as North and South Nevada. May be some hesitancy to implement prior to Comp. Plan Update. May also be a bias against required density. Standards should address accessibility and be inclusive
2.B.3	Zoning	Revise the Findings in Section 7.5.603.B of the Zoning Code and the purpose statements in Section 7.3.101.A and 7.3.201.A to be more directly supportive of infill and redevelopment	From a zoning-related perspective, the successful implementation of desirable infill and redevelopment will be dependent not only on development in exist zoning districts or City-initiated changes to zoning, but also on privately initiated requests for different zoning.	Short Term	CPD, LUR	Staff-initiated but highly stakeholder based; Code Scrub Committee reviewed; PC; Council ; additional stakeholder outreach including impacted property owners, CONO and development community.	Limited direct; primarily time of existing staff and stakeholders, plus hearing processes	1) Code change implemented; 2) Qualitative feedback	Not initiated	Very limited (but carefully considered) wording would be all that is necessary. Most important could be adding a just a few words to the standard findings, highlighting the importance of infill, as applicable

Number	Recommendation Category	Recommendation	Problem Statement/ Justification	Timeframe	Accountability/ Responsibilities	Process	Budget/ Cost Considerations	Measures of Success	Status	Key Elements and Other Comments
2.B.4	Zoning	Revise development plan review criteria in Section 7.5.502 of the Zoning Code	The City's development review criteria are used in conjunction with the review of normally administrative development plans throughout the City including in infill areas. The "open ended" nature of the current criteria allow them to potentially be used to discourage almost any combination of use, bulk and density.	Short Term	Planning	Staff-initiated; Code Scrub Committee reviewed; PC; Council; additional stakeholder outreach including, CONO and development community (HBA)	Limited direct; primarily time of existing staff and stakeholders, plus hearing processes	1) Code change implemented; 2) Qualitative feedback	Initial research and first draft completed by staff (12/15); being discussed by Code Scrub Committee	
2.B.5	Zoning	Specifically amend Chapter 7.4.201-207 of the Zoning Code (Off Street Parking Requirements) to adopt new infill-supportive standards including allowing credit for on-street and off-site parking in some cases	Outside of the parking-exempt area of Downtown, it is not uncommon for infill projects to have difficulty meeting current parking requirements within their sites and based on a strict application of calculations and standards in the Zoning Code. Credit for on-street, shared or off-site parking is not normally allowed, even if reasonably available. Options for alternative compliance are (e.g. credit for alternative modes, unique use mixes etc.) are also limited.	Short Term	LUR; Fire Department	Staff-initiated; Code Scrub Committee reviewed; PC; Council; additional stakeholder outreach including, CONO and development community (HBA)	Limited direct; primarily time of existing staff and stakeholders, plus hearing processes	1) Code changes adopted; 2) Number of development approvals with shared parking	On Code Scrub Committee list; initial language drafted	Include backing out in to alley ROW for non-res uses. Review parking standards in general particularly within FBZ and TOD areas to have a maximum allowed as surface spaces. Consider strategic versus across-the-board reductions based on context
2.B.6	Zoning	Evaluate and implement options to allow more accommodation of Accessory Dwelling Units in single-family areas	Generally, ADUs are small fully independent housing units associated with existing 1sf dwelling units (e.g. small apartments within home, small cottages or units over garages. Although ADUs may be effectively precluded in many neighborhoods due to covenants, in others, particularly in mature areas, they could provide an opportunity for reinvestment, use of existing capacity and housing options, without significantly altering their character. The addition of ADUs could also the unique housing needs of demographic group(s) including seniors and millennials	Medium Term	CPD/LUR	Staff-initiated; Code Scrub Committee reviewed; PC; Council; additional stakeholder outreach including, CONO and development community (HBA)	Substantial costs associated with the analysis and process	1) Substantive Code changed adopted, 3) New ADUs registered etc.	Not initiated; but on Code Scrub Committee List	approach most likely should be area neighborhood-specific rather than across an entire zone district; should also evaluate lot sizes, impact of CCRs etc.
2.B.7	Zoning	For mature areas, establish or amend geographically specific development standards based on neighborhood plans and input. Also establish clear criteria for administrative relief from these standards.	This is general recommendation- much of which might be best addressed in conjunction with overall updates of the Zoning Code and Traffic Criteria Manual ( Part III of the Engineering Criteria Manual)- see also 6.A.3 below	Medium to Long Term	LUR; Code Scrub Committee	Staff drafted; Code Scrub Committee review; PC; Council;	Limited direct; primarily time of existing staff and stakeholders, plus hearing processes	1) Completion of hearing process on initial changes 2) Subsequent staff and stakeholder input on impact	Not initiated, but corner lot Code change on Code Scrub Committee list	Separate meetings with CONO/HBA likely
3.A.1	Utilities	Increase open access to CSU facilities and capacity information	As with other areas of the City, much of the "due diligence" associated with land development decisions can occur offline and prior to formal meetings or applications, if the data are available. For infill projects, being able to find out about the location, type, condition and probable capacity of utilities (along with their associated easements) can be particularly important. Much of this data is currently in digital form but not available to outside users.	Short to Long Term	CSU, El Paso County	Potentially coordinated between CSU and RBA; Some data comes from other entities such as El Paso County	TBD but CSU; design and roll out costs could be substantial; some potential for lost revenue from data sales	1) Decision on policy; design and structure; 2) Roll out of product; 3) Quantitative and qualitative measures of use and value	Options and recommendations being actively evaluated by UPAC as of December 2016	Recommended approach to be finalized by UPAC in Q1 2016 and then potentially carried forward to UB and Council; there are limits to this data (e.g. capacity might be there but not condition etc.) There are also system security issues that must be addressed
3.A.2	Utilities	Align CSU capital improvement plans to strategically upgrade systems in high priority infill areas including Downtown	Downtown is an identified cornerstone for the City's infill vision. There are a variety of Utilities-related challenges associated with Downtown including capacity and aging sometimes poorly located systems	Medium to Long Term	CSU; UB	CSU, UPAC, UB, Council	Variable and case-by-case determination	1) Report on needs, funded projects and priorities; 2) Implementation of highest priority projects	Being addressed by CSU; however UPAC has suggested revisions to this recommendation	To be reviewed case-by-case by CSU Development Review Team

Number	Recommendation Category	Recommendation	Problem Statement/ Justification	Timeframe	Accountability/ Responsibilities	Process	Budget/ Cost Considerations	Measures of Success	Status	Key Elements and Other Comments
3.A.3	Utilities	Develop and implement utilities standards for mature areas that minimize or optimize requirements to upgrade or replace existing infrastructure and which are sensitive to existing conditions and constraints	Meeting full "suburban" or "new area" CSU standards can be difficult in infill areas, particularly with respect to the age, condition, complexity and spacing limitations associated with existing facilities and available space. Reasonable openness to options including alternate standards can make an important impact on the practical and financial feasibility of infill projects. In infill areas, even a fairly small project can trigger the need for significant adjacent or off-site upgrades.	Ongoing	CSU	CSU, UPAC, UB, Council	Variable and case-by-case determination	Case-by-case feedback	Being addressed by CSU; however UPAC has suggested revisions to this recommendation	
3.A.4	Utilities	Refine System Development Charges to support and encourage infill	CSU System Development Charges (SDCs) for water and sewer taps constitute a significant cost for new development, and sometimes for intensified redevelopment. Although CSU already has a system of SDCs that distinguishes by lot area for single-family meters and further distinguishes somewhat for multifamily units, some additional "granularity" could provide benefit for infill projects with particularly low water and wastewater usage (due to very low unit size etc.)	Medium Term	CSU?	CSU staff; UPAC; UB; Council	TBD: one-time and ongoing; assume limited and largely net-budget-neutral changes	Adoption of revised table of charges supportive of infill (or an complete an informed and full process recommending no changes)	UPAC to discuss in January 2016; May be part of final UPAC recommendations to UB/Council	
3.A.5	Utilities	Implement limited option to transfer meter credits for infill-supportive purposes	This recommendation is already moving forward as late 2015. It could generally benefit infill if the program is limited to transfers into or within infill areas.	Short Term	CSU	CSU staff; stakeholders; UB; Council; Required changes to Utility Rules and Regulations (URRs) and City Code	TBD; cost of process plus limited forgone revenues (possibly augmented by induced demand)	1) Phase 1 change implemented; 2) potential further changes implemented	Limited transfer option included in 2016 CSU rate case; additional options pending	
3.A.6	Utilities	Further revise inactive meter policies, fees and rules to support infill	This recommendation is also already moving forward as late 2015, which could result in removal of these fees. This should benefit infill at applicable locations because most inactive meters tend to be associated with older or disinvested areas	Short Term	CSU	CSU, UPAC, UB, Council	TBD; cost of process plus limited forgone revenues (possibly augmented by included demand)	Adoption of a revised policy and URRs	Abbreviated CSU rate case in process; should be approved by early 2016	
3.A.7	Utilities	Actively continue to use strategic teams to address priority infill areas and issues	When utilities related infill challenges are only addressed as they come up in association with individual projects, the process can be inefficient in terms of time, cost and frustration for all parties. Strategic teams can more proactively address challenges that come up regularly, identifying better solutions in some cases, and at least better communicating the unavoidable constraints in others. An example is the team currently addressing Downtown utilities topics.	Ongoing	CSU?	CSU staff; stakeholders	TBD; dependent on staffing allocation	Periodic reports on team(s) status; progress and results	Standing team is now available for Downtown and can be engaged for any project; Established Development Review Team in 2015	
4.A.1	Private Property Care and Maintenance	Champion and support proactive Code Enforcement including both enhanced outreach and prevention programs and effective enforcement	Proactive "full spectrum" code enforcement is identified as important supporting element of an infill strategy, particularly for disinvested areas. Property owners and developers are less likely to reinvest in areas and neighborhoods unless a minimum standard of private property care can be assured via a combination of community support and enforcement of the most egregious cases	Ongoing	Mayor's Office; Council; Planning	All applicable City staff; City Communications	TBD; Limited direct costs; possible additional marketing and communications costs; possible costs of either staff or programs; possible direct and indirect offsets from greater compliance	1) Positive media coverage; 2) community feedback; 3) announcements of new initiatives and reports on experience	Organizational shift to Planning & Development Department completed; other steps could occur; limited resources in 2016 budget	
4.A.1	Private Property Care and Maintenance	Revise codes and processes to enhance effectiveness of Code Enforcement	Although the large majority of all Code Enforcement cases are abated without the need for a protracted process, there can be a frustration with the time it takes for the process to result in effective abatement for some persistent or egregious cases. In particular, liens on properties (versus property owners) can be ineffective	Medium Term	Planning/Code Enforcement, with Attorney	Options generated by staff with Attorney; stakeholder input including CONO, business community and Apartment Association, City Council	Primarily staff and stakeholder time and cost. However options for more proactive enforcement may involve added legal costs, and more aggressive City abatement would require up-front financial resources	1) Code and process changes implemented, 2) Increased "effective clearance rate" for the most serious cases	Not initiated	

Number	Recommendation Category	Recommendation	Problem Statement/ Justification	Timeframe	Accountability/ Responsibilities	Process	Budget/ Cost Considerations	Measures of Success	Status	Key Elements and Other Comments
4.B.1	Public Property Care and Maintenance?	Maintain existing infrastructure in the most cost-effective manner in order to support infill	Sustainable maintenance of public infrastructure such as roads, sidewalks, streetscapes, trails, parks, and schools (in their case by school districts) is an important aspect of infill support because these systems function as both the skeleton and the front door. Mature areas are more likely to have higher proportions of facilities in poor condition and less likely to have mechanisms such as districts and property owners associations in place to upgrade maintain them.	Ongoing, including but not limited to 2016 proposed ballot initiative	Citywide (primarily Public Works, Parks and CSU)	Multiple strategies	Very substantial, but with potential for induced revenues and offsets	Multiple measures mostly tied to asset management systems	Update after 11/15 ballot issue	
4.B.2	Public Property Care and Maintenance	Enable and promote full-service streetscape adoption	High quality (but not "one size fits all") sustainable streetscapes are an essential part of the fabric of the community needed to support continuing reinvestment. Major corridors and community/neighborhood entrances are of particular importance. General City revenues are inadequate and special financing entities (such as the DDA, districts and associations) are not always viable options. Current adoption programs, while valuable, tend to focus on limited ongoing care and not on new investments and capitalized maintenance. Therefore new funding opportunities may need to be developed.	TBD	Parks?	Parks, Public Works, City Attorney's Office	Cost of staff time; potential for offset of City costs	1) Determination of preference and feasibility; 2) Potential policies programs and procedures in place; 3) If applicable, streetscape miles and/or value of improvements sponsored	Not initiated	May be some complications with liability
4.B.3	Public Property Care and Maintenance	Fully integrate streetscape characteristics and maintenance information in City asset management system	The full spectrum of streetscape quality and maintenance important to infill success, especially for key corridors. This is more than the quality of asphalt and concrete and the presence or absence of sidewalks. It also involves keeping track of the type and quality of streetscapes (including elements of Urban Forestry) and spatially understanding all the various entities (besides the City and the immediate property owner) that have a role in taking care of them. Having more of this information in an integrated system will allow a better understanding of gaps, needs and the best choices for priorities and strategies.	TBD, Medium Term+	TBD?	Staff level	Significant, cross departmental and TBD; some ongoing system maintenance cost	Proportion of City included in asset management system by feature	Asset management framework in place, but not fully initiated.	Need to confer with Parks and Public Works; this was recommendation of the Streetscape Solutions Team also
5.A.1	Parks and Cultural Services	Comprehensively address infill and redevelopment issues and needs in conjunction with an overall Park Lands Dedication Ordinance (PLDO) update, including consideration of park development and renovation fees as options	The current PLDO is primarily structured around providing new park land (or paying fees in lieu of parkland) for newly developing areas. Requirements are limited to residential subdivisions, and there are strict limits on the use of the fee revenue. This system is not always amendable to infill areas where the parks-related needs do not match the limits in the ordinance. The needs in infill areas often have less to do with acquiring more land and more to do with either reinvestment in existing facilities or provision of non-traditional and non-qualifying improvements.	TBD with Parks Dept. and Mayor's Office	Parks Department, Planning, Real Estate Services; likely committee or task force	Staff/committee process; Parks Board; PC; Council	Staff-related cost of the process; ultimate likelihood of increased fee revenues but also different allocation impacts	1) Process, structure and staff/committee charge completed; 2) Changes adopted	Recommended in recently adopted Parks Master Plan but not initiated	Elimination of any fees or requirements for infill areas would create the greatest incentive; However, this might not address the need or result in the desirable public amenities
5.A.2	Parks and Cultural Services	Extend land dedication and/or park development fees to include non-residential properties	This recommendation is also an extension of 5.A.1 above, and has City-wide implications. Additional non-residential development creates site-related demands for parks-related facilities, but not the same as with more traditional residential development.	TBD with Parks Dept. and Mayor's Office	Parks Department, Planning, likely committee or task force	Staff/committee process; Parks Board; Council	Staff-related cost of the process; ultimate likelihood of increased fee revenues	1) Process, structure and staff/committee charge completed; 2) Changes adopted	Not initiated	New fees could result in a barrier to reinvestment, especially unless there was flexibility in allowing credit public realm investments

Number	Recommendation Category	Recommendation	Problem Statement/ Justification	Timeframe	Accountability/ Responsibilities	Process	Budget/ Cost Considerations	Measures of Success	Status	Key Elements and Other Comments
6.A.1	Transportation	Prepare and adopt new Engineering Criteria Manual standards allowing for the elimination or reduction of requirements for formal TISs (Traffic Impact Studies) for most infill projects.	Traditional TISs focus on projecting the motorized traffic demand created by a project, projecting its distribution on the existing roadway network, evaluating the level of service (LOS) impacts to those facilities, including intersections, and then recommending improvements such as added lanes and signals to maintain a desired LOS. These studies are expensive to prepare. For some infill projects the results will be fairly well known and understood without the analysis being done. Moreover, if the philosophy for some infill areas and corridors is to accept more congestion (and expect transportation behaviors and multi-modal systems to adapt) these studies have limited positive application. For projects where the traffic impacts will clearly remain below traditionally accepted LOSs, the results can end up primarily being used as an argument against more traffic rather than one pertaining to capacity.	Ongoing and Continuing	Public Works, Traffic Engineering Section	Public Works and Planning; largely related to the development review and public hearing processes	No direct City costs; potential for case-by-case long term costs and benefits	Large infill projects with requirement waived	Ongoing to some extent with waivers, but Engineering Criteria Manual amendments not yet initiated	process cost savings to applicable developers; savings can be more than just the cost of the report
6.A.2	Transportation	Develop, adapt and adopt transportation facility, access and related standards specific to infill areas by amending Section 3 of the Engineering Criteria Manual (Traffic Criteria Manual). Address multimodal factors, as applicable including transit, bicycles, pedestrian movements off-site parking. Adopt clear criteria of waivers.	Although it allows for substantial flexibility in some cases, the City's ECM, including its Traffic Criteria Manual, have a suburban and greenfield development orientation, that make it difficult to accommodate infill conditions and values. Although waivers of these standards are a reasonable and appropriate option in some cases, the associated uncertainty and subjective can be a challenge. Improved alignment of these Manuals with infill conditions and values will reduce uncertainty risk generally encourage reinvestment. TIS requirements also do not address certain modes such as transit and bicycles	Medium to Long Term	Planning and Public Works	Staff-generated (Planning/Public Works); CSC input and review; PC; possible DRB; City Council	Staff and processing time TBD	1) Systematic Code and manual review completed; 2) Amendments approved	Not initiated	
6.A.3	Transportation	Strategically involve the Parking Enterprise as a tool for redevelopment, including leveraging its potential for public/private partnerships	Continued development and redevelopment of Downtown is an identified cornerstone of the City's infill plan and strategy. Structured on-street spaces controlled by the Parking Enterprise account for a significant share of the parking demand associated with Downtown land uses. As such the role of the Enterprise will be critical to Downtown's continuing development including the ongoing alignment of capital programs moving forward with options to support Downtown residential development.	TBD and Ongoing	Parking Enterprise	Parking Enterprise; Planning; Economic Vitality; Downtown Partnership; stakeholders; Council	TBD; financial implications for Parking Enterprise	TBD	Ongoing to some extent (e.g. with Olympic Museum; however a comprehensive evaluation of the Enterprise's role has not been done	various options including coordination and partnering on location and timing of facilities, parking fee in lieu of providing parking; allocation of parking garage spaces a cost
6.B.1	Transportation	Focus infill strategies to support designated high frequency transit corridors (see also 2.B.2)	A primary recommendation and focus of the Infill Chapter centers on the importance of evolving the land uses along designated high frequency transit corridors to both take advantage of this transit capacity and create the land use conditions necessary to result in demand for a more robust transit system. The zoning options in 2.B.2 represent one of these strategies, but others potentially include alignment of resources including planning, transit improvements and street improvements.	Ongoing	Transit and Planning	Multiple strategies	Varies by strategy	1) Infill activity in priority areas; 2) Transit investments, service, demand and productivity in corridors	Status varies by initiative and to some extent- ongoing	Density must be part of this conversation in order for success.
7.A.1	Priority Area Plans and Strategies	Create and adopt the new or revised vision, land use and/or transportation/facility plans necessary to support the redevelopment of priority infill areas including Downtown and mature arterial corridors	Priority areas need adopted, up-to-date and community-reflective land use and transportation plans in order to have a vision to focus on and framework to build toward. Desired and acceptable land uses need to be understood and identified, and multi-modal street and public area plans need to be in place. For some areas such as Downtown overall plans are in place strategic updates are needed. For others such as South Nevada Avenue, there are limited current land use, transportation or parks and open space plans to work from. For still others such as North Nevada Avenue, the existing roadway plan requires updating, and no land use plan exists. Needs for land use, vision and facility plans vary for different priority areas.	Short to Long Term	Planning	Staff, stakeholders including neighborhoods and impacted property owners, consultants and URA as applicable, PC, Council	City budgetary requirements are considerable and will be dependent whether the plans will be created in-house or with the services of a consultant. However, there is always a considerable need for staff time and resources. Per plan costs of \$50,000-100,0000 provides a rough rule of thumb	1) Funding and successful adoption of plans; 2) Ultimate demonstrated implementation of plans	Imagine Downtown Plan update funded (by the DDA) and actively underway as of late 2015; Some impetus is occurring with the North Nevada land use planning efforts. Funding has been secured for an amendment of the North Nevada roadway plans. A consultant has been chosen for the Downtown transit terminal study. Funding not identified for a number of other key plans or updates	

Number	Recommendation Category	Recommendation	Problem Statement/ Justification	Timeframe	Accountability/ Responsibilities	Process	Budget/ Cost Considerations	Measures of Success	Status	Key Elements and Other Comments
7.A.2	Priority Area Plans and Strategies	Proactively develop and adopt zoning and design standards for priority infill areas (see also 2.B.2)	The need for revised or additional zoning standards has been identified for several priority infill, particularly associated with older arterial corridors such as North and South Nevada Avenue.	Medium to Long Term	Planning	Staff, stakeholders including impacted property owners, PC, Council	City budgetary requirements can be significant depending on the nature and extent of the zone changes and will be dependent whether the plans will be created in-house or with the services of a consultant.	1) Adoption of new or revised standards and regulations; 2) Demonstrated success in use of the standards and regulations.	No major initiatives underway at this time	Includes standards for accessibility and pedestrian orientation
7.A.3	Priority Area Plans and Strategies	Secure funding for and implement highest priority public improvements in priority infill areas, including transportation projects (see also 8.A.1)	For many infill and redevelopment projects to be able to economically move forward, it is not enough to have the land use and transportation plans and requirements in place (e.g., having street cross sections, access plans and streetscape plans in place). Public or quasi public funding needs to be identified, and then programmed and spent for at least a part of the required infrastructure	Medium to Long Term	Public Works with Planning	Varies by source of funds but often involves staff of various departments, stakeholders, possibly special districts CTAB, PPACG, PPRTA and Council	These are typically high dollar budget items, needing to be prioritized from among scarce resources, and typically requiring a lot of lead time	1) Development of clear but adaptable lists of strategic priority projects for funding; 2) evidenced of funding identified and secured; 3) projects implemented	Status varies by priority area and project; an area-specific set of priorities and schedules will need to be maintained	
7.A.4	Priority Area Plans Strategies	Actively identify, support and demonstrate progress on catalyst projects in infill priority areas	Public, private or combined public/private catalyst projects can be very important to "kick start" or lay the groundwork for additional investment and redevelopment in infill areas. These may be "first in" public or private development projects or completion of key infrastructure. Some catalyst projects can particularly important in acting as geographic cornerstones (e.g. the Downtown multimodal transit terminal). For large areas such as the South Academy corridor, catalyst project and area designations provide manageable places to focus and start.	Short to Long Term	Varies dependent on projects. For private or non-profit projects the City "lead" may function in a supporting role	Varies by project	Varies by project but typically very substantial on the parts of the City, another public agency, a non-profit or a private developer.	1) Progress and success associated with identified catalyst projects; Evidenced induced or related impacts of the projects	Status varies by priority area and project; and area-specific set of identified catalyst projects should be created and maintained in order to track progress	
7.A.5	Priority Area Plans and Strategies	Strategically designate urban renewal areas for priority infill areas (see also 8.A.3)	Decisions regarding use of urban renewal authority will be important for a number of infill areas and projects. For example the current initiative to designate part of the South Nevada area will likely have a major impact on the rate and success of redevelopment in that area	Short to Long Term	Planning with URA	Staff, stakeholders including property owners and neighbors, URA, PC, Council	City direct budget implications may be small unless there was shift to advancing City funds for urban renewal area plans and studies etc.	1) progress on URA designations, plans and financing; 2) ultimate success of redevelopment in and around urban renewal areas	Gold Hill Mesa urban renewal areas bifurcated in 2015, to maximize their utility. South Nevada urban renewal area in final stages of designation in late 2015.	
7.A.6	Priority Area Plans and Strategies	Coordinate with regional partners (such as PPACG and PPRBD) to secure and leverage resources to support infill priority areas and projects	Partnerships with outside agencies will be critical in achieving infill success, especially in securing resources and in aligning plans and programs. PPACG is especially important due to its role in the allocation of resources for multimodal transportation projects. However, there are several other key partners including PPRTA, the County, colleges and universities, the military and school districts	Short and Long Term	Planning with Public Works	Varies by project and issue	City direct budget implications likely to be small, although this does require some allocation of staff time	1) identified coordination with a direct tie to infill; 2) PPACG transportation funding decisions.	Ongoing	
8.A.1	Tools and Incentives	Align plans and priorities for capital improvements and provision of essential public services with infill priority areas, when feasible and appropriate, using a systematic and objective process	Public investments in infill priority areas are often essential to their success. Limited resources need to be strategically aligned and prioritized. Reporting on progress needs to include the status of planned and committed public investments.	TBD Ongoing	Planning; in coordination with multiple departments	Coordinated among departments with input from stakeholder committees and ultimate direction from Mayor and Council	Ongoing, little or no directly added costs	1) Accounting of locations and values of improvements	Not formally initiated. However, GIS-based depictions of projects are commonly used	
8.A.2	Tools and Incentives	Create and adopt an economic development policy that allows the strategic use of City incentives for high priority infill projects (including those with residential uses)	Most unique City incentives have customarily been limited to "economic development" projects that result in some combination of significant primary employment, sales tax generation and/or substantial utilities use. Some important infill projects, may not contribute as directly to these categories but are none-the-less recommended for priority due to their overall contribution to community benefits.	Short to Long Term	Community Vitality; Planning	Case-by-case; staff and developer; approved by Council	Ongoing and as needed	1) Overall and area-specific success of infill. 2) Number of projects incentivized, 3) Some analysis of community benefit		

Number	Recommendation Category	Recommendation	Problem Statement/ Justification	Timeframe	Accountability/ Responsibilities	Process	Budget/ Cost Considerations	Measures of Success	Status	Key Elements and Other Comments
8.A.3	Tools and Incentives	Prepare and adopt an adaptable City Urban Renewal Policy aligned with this Infill Chapter	The use of urban renewal designation is arguably the most important single infill-supportive tool and incentive directly available to the City. Historically most, urban renewal requests have been brought forward to the Urban Renewal Authority without benefit of an adopted framework of priorities for areas and outcomes. Within the City, more areas potentially qualify than can be logically designated in a fiscally prudent manner. Therefore, if one of the recommended strategies is to effectively use urban renewal to promote infill, it would be beneficial to have an adopted policy, aligned with infill goals, outcomes and priorities.	Medium Term	URA; Planning; Mayor; Council	Staff; URA;EV; stakeholders ; Council	Costs limited to staff time and process	1) Adaptable and updateable policy adopted and in place	Not formally initiated	Many of the aspects this policy exist in practice, direction and working philosophy; important not to actually designate areas until projects are identified and ready- due to 25-year clock
8.A.4	Tools and Incentives	Provide fee waivers and staff support to create special districts to install or maintain public infrastructure in infill and redevelopment areas, especially for the care and maintenance of existing developed areas.	Special districts (primarily metropolitan districts and BIDs) are routinely used by developers newer part of the City to shift a portion of the public improvements costs to future property owners, obtain tax-exempt financing, and sometimes for ongoing maintenance. Waiving application fees for infill area developers could provide a minor cost advantage especially for smaller project areas. Districts can also provide an option to upgrade or maintain streetscapes in already developed areas.	Short to Medium Term	Planning	Process fee waiver resolution; Planning; Attorney; other departments; Council	Limited loss of City General Fund revenue, and staff cost	1) accounting of any districts qualifying for the waiver 2) creation of new district in infill areas	Not initiated	Counter arguments include a potential to slightly encourage more proliferation of districts. Additionally, this cost is minimal compared with the life-cycle costs of operating the district. More likelihood of success in business areas. Some concern with equity impacts.
8.A.5	Tools and Incentives	Create, adopt and implement a reasonably objective system and process for evaluating and scoring private infill development projects for the purpose of providing incentives	Incentives (as addressed in this Action Plan) are important to the success of development projects. Because many projects can make some case for incentives, an objective but adaptable system should be in place to establish eligibility and thresholds necessary for their provision. Consistency with the Guiding Principles and Goals of the Infill Plan should be one of the key criteria used in this system along with the economic development and urban renewal policies recommended in this Action Plan.	Short to Medium Term	Planning and Economic Vitality	Create and adopt system and process; staff; stakeholders including RBA; Council	Costs limited to staff time and process	1) Creation and adoption of process and system; 2) experience with implementation	Not initiated	As noted there are important factors and outcomes with an essential nexus to economic development but not always to infill (e.g. primary job attraction and retention). The evaluation/scoring systems needs to reflect all of the desired goals and outcomes
8.A.6	Tools and Incentives	Develop, adopt and proactively apply criteria for evaluating and potentially adapting public, civic, and institutional projects for consistency with the Infill Plan.	The City naturally has the most influence on the projects and uses it is directly or indirectly responsible for. Other institutional uses (e.g. hospitals and major educational facilities) have a particularly strong nexus with infill goals and City services and infrastructure. Therefore, criteria should be developed to assure that these projects and uses are reasonably aligned with the goals of the Infill Plan, including their location and design.	Medium Term	Planning; City Departments	Staff; Departments; Council	Costs limited to staff time and process	1) Creation and adoption of process and system; 2) experience with implementation	Not initiated	
8.A.7	Tools and Incentives	Provide effective Rapid Response for high priority infill projects	The City's staff level Rapid Response process involves pulling together a review team early in the development review process to problem solve and reasonably expedite the processing for key projects often tied to economic development (i.e. primary jobs, net sales tax increase etc.). This process loses its validity if becomes too diluted. However, it could be expanded to the review of a limited number of infill projects that appear to be have a high level of consistency with priorities, goals and outcomes of the Infill Chapter.	Ongoing	Economic Vitality; Planning	Multi-departmental team	limited direct cost	1) some reporting, 2) Anecdotal responses	Could easily be phased in (with some guidance)	Some infill projects already qualify based on current reasoning. Some others have merited focused attention less formally.
9.A.1	Other Recommendations	Support efforts to address construction defects litigation that adversely impacts certain infill housing project types	The current construction defects law is making it almost impossible to build new condominiumized projects of any type. These types of projects can be particularly important for infill. Although this is a Statewide issue, and may not be entirely solvable at the local level, the City can support a variety of efforts to address and mitigate the impact.	Short Term (if possible)	Attorney; City Council; Mayor	Staff; City Council; coordination with other municipalities	limited primarily to staff time	1) Council ordinance adopted 2) Effective State legislation passed or other approach implemented 3) Actual increase in construction of multiple ownership attached units constructed	Council ordinance adopted as of December, 2015; additional attention may be required at the State level and locally	critical for success of attached units with multiple ownership

Number	Recommendation Category	Recommendation	Problem Statement/ Justification	Timeframe	Accountability/ Responsibilities	Process	Budget/ Cost Considerations	Measures of Success	Status	Key Elements and Other Comments
9.A.2	Other Recommendations	Assume a proactive role in resolving stormwater and floodplain management challenges particular to infill areas	Addressing stormwater and floodplain management issues and requirements can be particularly challenging for infill areas and projects because of the complexities associated with multiple ownerships, small sites, limited available land, obsolete or inadequate systems and new requirements (e.g. managing for both stormwater quality and quantity. Without the City playing a coordinating role, these issues can become a barrier to redevelopment development.	Short to Long Term	Public Works/ Stormwater	varies	varies	1) Coordinated stormwater facilities plans in place 2) floodplain management systems and/or	Ongoing	
9.A.3	Other Recommendations	Effectively address issues of inconsistency between the Fire Code and the Building Code via a combination of code reconciliation and/or enhanced communication among agencies and with customers	The adopted Pikes Peak Regional Building Code and the City's Fire Code do not match in some areas. This can complicate and sometimes add cost to the process, particularly for unique architectural and construction projects, and especially if fully effective communication does not occur among all parties.	Medium Term	Fire Department	TBD	limited primarily to staff time	TBD	not initiated	
9.A.4	Other Recommendations	Continue to support and promote efforts such as the Fire Department's RESTART program with the purpose of proactively addressing code issues associated with adaptive re-use of building	The City's Fire Code, in particular can present challenges associated with the conversion of existing buildings to different uses with differing Code requirements. The RESTART (Refurbish, Revitalize, Strengthen) provides an opportunity for early communication with businesses to find (match) existing properties that may meet their needs without the necessity of costl improvements to meet Fire Code	Ongoing	Fire Department	Onoging	Already funded	Data on use of the program	Ongoing	
Last Updated 1/12/16										
Short Term- Within 12 Months										
Intermediate Term- Within 3 years										
Longer Term- 3+ Years										
Notes										
1) Overall Action Plan project management assumed to reside with Planning & Community Development Department and Comprehensive Planning Division; with various departments and other entities assuming "ownership" of applicable actions designating a liaison for some of the others; For many of these recommendations, there is an assumed important public communications role.										
2) All Utilities related recommendations have unique processes and accountabilities related to the CSU enterprise.										
3) With the exception of the basic recommendations, it is assumed this table will be regularly updated in order to keep it viable and current. New or amended recommended actions could be added and completed or no-longer-viable actions could be moved to another sheet										
Abbreviations										
	Attorney	City Attorney's Office								
	CONO	Council of Neighbors and Organizations								
	Council	City Council								
	CPD	Comprehensive Planning Division								
	CSU	Colorado Springs Utilities								
	CTAB	Citizen's Transportation Advisory Board								
	DDA	Colorado Springs Downtown Development Authority								
	DRB	Downtown Design Review Board								
	DRE	Development Review Enterprise								
	FBZ	form based zoning								
	IDP	Imagine Downtown Plan								
	Infill Plan	City of Colorado Springs Infill Comprehensive Plan Supplement								
	LUR	Land Use Review Division								
	Parks	Parks, Recreation and Cultural Services Department								
	PC	Planning Commission								
	Planning	Planning & Community Development Department								
	PLDO	Park Lands Dedication Ordinance								
	PPACG	Pikes Peak Area Council of Governments								
	PPRBD	Pikes Peak Regional Building Department								
	PPRTA	Pikes Peak Rural Transportation Authority								
	PW	Public Works Department								
	RBA	Colorado Springs Regional Business Alliance								
	Transit	Transit Services Division								
	UB	Utilities Board								
	UPAC	Utilities Policy Advisory Committee								
	URA	Urban Renewal Authority								
	URRS	CSU Utilities Rules and Regulations								

# COLORADO SPRINGS PARKS AND RECREATION DEPARTMENT

## PARKS AND RECREATION ADVISORY BOARD

---

**Date:** February 11, 2016

**Item Number:** Action Item #2

**Item Name:** Tejon Street and Platte Avenue Intersection Improvement Project

**Summary:**

Public Work is initiated a project to improve the intersection of Tejon Street and Platte Avenue. This project affords an opportunity to improve vehicular and pedestrian safety as well as implement parking improvements within the public right-of-way along the north side of Acacia Park. Staff is seeking a recommendation of support for this project.

**Previous Council Action:** N/A

**Current Status:**

In 2013, the City of Colorado Springs applied for Federal Grant money to improve the intersection at Platte Avenue and Tejon Street. Funding was successful, and City Engineering is moving forward with design of this project and seeking input from stakeholders.

For the period of 2008-2010 there were 19 automobile crashes on at the intersection of Platte Avenue and Tejon Street. In 2013, this intersection was within the top 25 accident locations in Colorado Springs. Platte Ave is currently a 4-lane arterial street with through-lanes at Tejon Street. Traffic Engineering staff believe the crash pattern is due to vehicles trying to clear the intersection when the signal changes. Additional left turn bays should help alleviate driver anxiety when trying to clear the travel lane and intersection. A left turn bay can also provide for a protected/only turning phase.

Adding new left turn lanes for Platte Ave will require new pavement striping and a shift in the existing on-street parking to the south. Parking spaces will be reset along the northern Boundary of Acacia Park. The proposed parking changes will be located within the public right-of-way but will impact the existing parkway between the existing sidewalk and curb.

Public Works is seeking input from stakeholder for the proposed improvements. Design plans are 60% complete, and the City has established a goal for construction to commence in Fall of 2016. This construction schedule is dependent on State/Federal review and approval time frames. A representative from the City's Public Works Department will present an overview of the proposed project.

**Financial Implications:**

N/A Funding for this project will be provided by Public Works via federal grant funds.

**Stakeholder Process and Involvement:** N/A

**Board/Commission Recommendation:** N/A

**Proposed Recommendation:** A motion in support of the proposed improvements to the intersection of Tejon Street and Platte Avenue specifically related to the proposed parking improvements along the north side of Acacia Park.



# Platte and Tejon

## Improvement Needs



- Between 2008-2010:  
19 automobile crashes at the intersection
- In 2013, this intersection was within the top 25 accident locations in Colorado Springs.
- 90% of the crashes in 2010 involved front-side collisions or left turning movements.
- The City has been awarded Federal Grant funding to improve this intersection.

# Platte and Tejon

## Current Condition



- Platte is a 4-lane arterial street with through-lanes.
- Engineering staff believes the best solution is to construct left turn lanes on Platte Ave, in both the Eastbound and Westbound directions.
- Additional left turn bays should help alleviate driver anxiety when trying to clear the travel lane and intersection.
- A left turn bay can also provide for a future protected (only) turning phase.

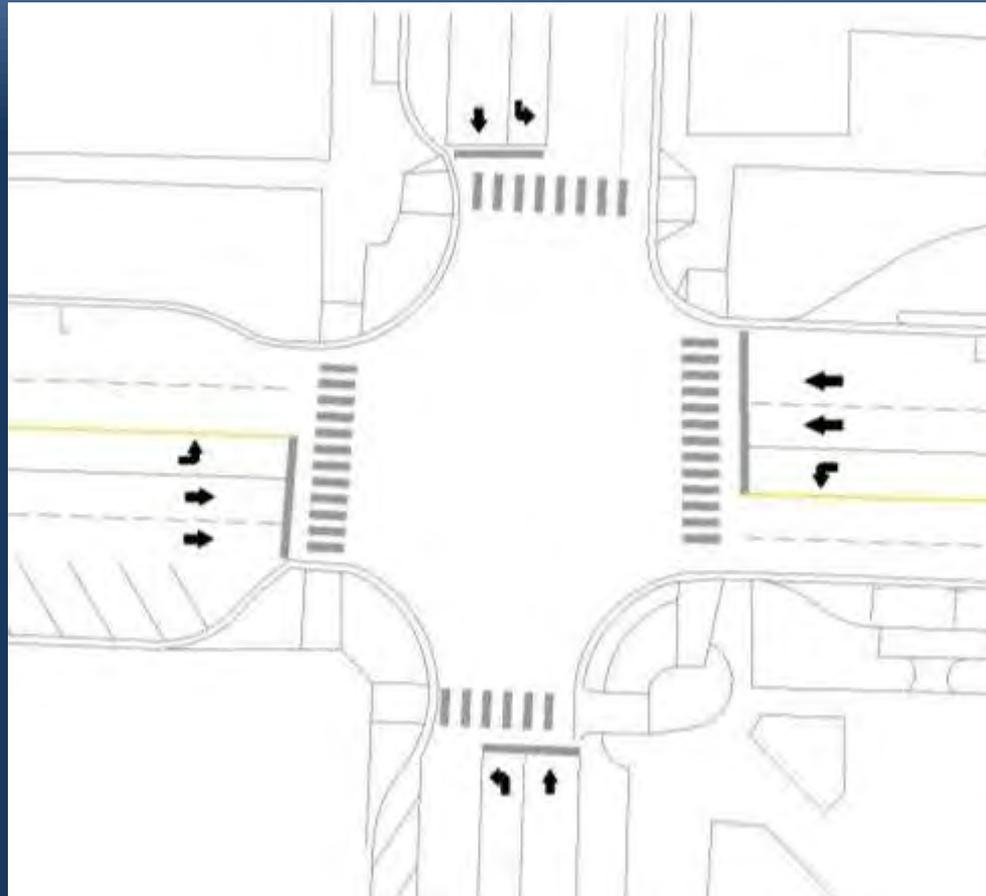
# Platte and Tejon

Platte Ave – Current Condition

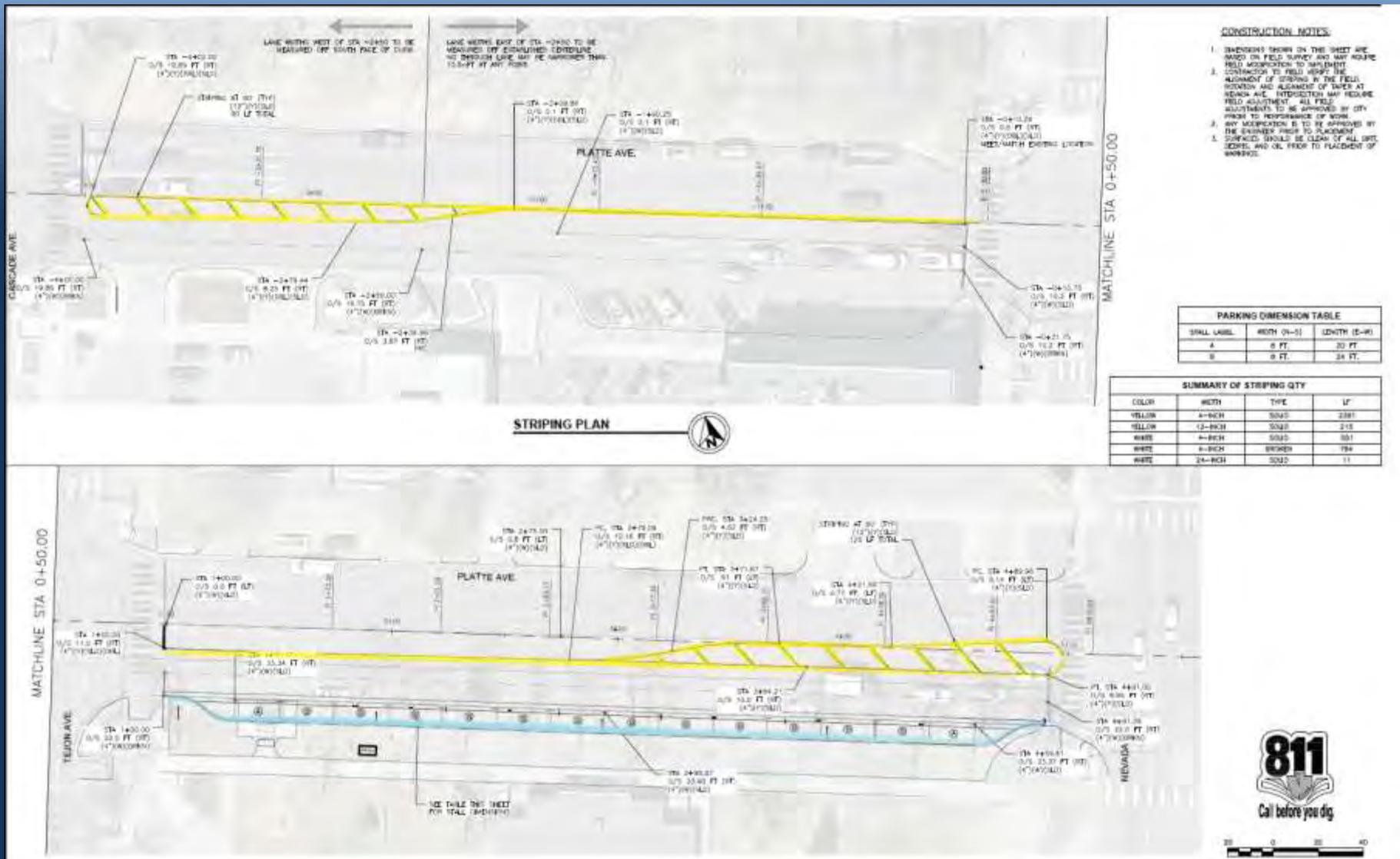


# Platte and Tejon

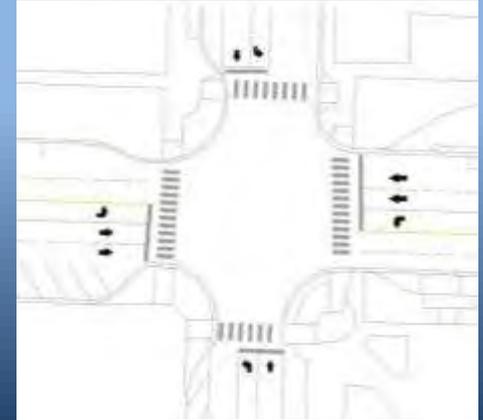
## Planned Improvements



# Platte and Tejon Planned Improvements

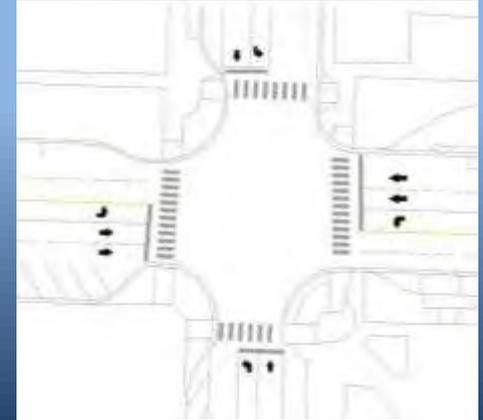


# Platte and Tejon Planned Improvements



- New pavement striping to allow for new turn lanes
- Shift on-street parking to the south
- All work within the existing City Right-of-Way.

# Platte and Tejon Planned Improvements

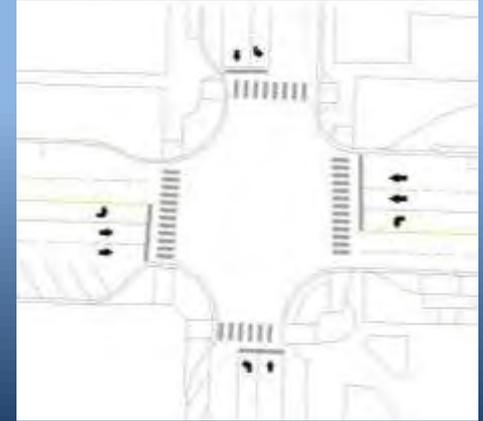


Estimated Cost of Project: \$115,400

- Federal Grant dollars: \$103,421
- City of Colorado Springs: \$12,000

# Platte and Tejon

## Planned Improvements



Robin Allen, PE  
City Engineering  
[roallen@springsgov.com](mailto:roallen@springsgov.com)  
719-385-5407

## COLORADO SPRINGS PARKS AND RECREATION DEPARTMENT

### PARKS AND RECREATION ADVISORY BOARD

---

**Date:** February 11, 2016

**Item Number:** Action - Item # 3

**Item Name:** Request to Rename Sand Creek Stadium to Switchbacks Stadium

#### **SUMMARY:**

Pursuant to Section 2.6 of the Joint Use and Lease Agreement between the City of Colorado Springs and Ragain Sports LLC, Ragain Sports is requesting approval for Switchbacks Football Club (Switchbacks FC) to be identified as a sponsor of the field and to change the name of 'Sand Creek Stadium' to the name 'Switchbacks Stadium' in identifying and promoting the field.

#### **PREVIOUS COUNCIL ACTION:**

City Council on June 10, 2014, voted to approve the Joint Use and Lease Agreement with Ragain Sports for the use of Sand Creek Stadium at Norman "Bulldog" Coleman Park.

#### **BACKGROUND:**

In 1988, AmWest Development Corporation and the United States Soccer Federation (USSF) constructed a soccer stadium on the proposed Sand Creek Community Park site with agreement from the City Parks and Recreation Department to schedule and maintain the field. Before the property could be transferred to the City, AmWest Development Corporation declared bankruptcy and the USSF moved their offices to Chicago. Subsequent to these occurrences and in 1991 the City began negotiations with the Pring family, owners of the property, to complete the transfer of the property to the City. Complicated by AmWest's bankruptcy, the City initially agreed to a lease of the property from the Pring family until the property ownership could be transferred in April 1995.

The proposed name of Sand Creek Community Park was officially changed to Norman "Bulldog" Coleman Park (date unknown) but the existing soccer stadium continued to be referred to as Sand Creek Stadium. City Parks and Recreation managed the site and hosted a wide variety of events including high school boys and girls soccer, rugby, semi-pro football, and beer fests among other events.

In September, 2013, the department was approached by Mr. Nick Ragain of Ragain Sports regarding the possible use of Sand Creek Stadium at Coleman Park as the home field for a United Soccer League (USL) pro soccer franchise that Ragain Sports was interested in acquiring. Ragain Sports had been investigating possible locations along the front range and was very interested at locating their franchise in the Colorado Springs area. They had identified Sand Creek Stadium at Coleman Park as a venue that, with modification, would satisfy USL league requirements for a team's home field. Pursuant to that first contact and their initial review of the facility, Ragain Sports began a more in depth assessment of whether the Sand Creek facility would be an acceptable venue that could be brought up to the required league standards. During this period of time Ragain Sports continued the necessary steps to acquire the franchise.

On December 5<sup>th</sup>, the United Soccer Leagues' Pro Division officially awarded Ragain Sports an expansion franchise to be located in Colorado Springs. At that point, Ragain Sports doubled its efforts to work with the City and the department to secure the necessary agreements to

accommodate their use of Sand Creek Stadium. City Legal, Finance, and Real Estate departments entered the discussion to assure that any and all issues were being worked through in the creation of the operational and lease agreement.

On May 8, 2014, the Parks and Recreation Advisory Board voted unanimously to support the creation of a Joint Use and Lease Agreement between the City and Ragain Sports, LLC, for their physical improvement and use of Sand Creek Stadium by their USL soccer franchise known as the Switchbacks FC. The finalized Agreement was then approved by City Council on June 10, 2014.

Prior to the start of their inaugural season in 2015, Ragain Sports went about investing over \$2.5 million into upgrading Sand Creek Stadium to meet the facility standards required by the USL. Section 2.6 of the Agreement included a provision granting "Switchbacks FC the authority to obtain one or more sponsorships for the field" and to "use the name of any such sponsor(s) in identifying and promoting the field". It was hoped that sponsorships could help offset the considerable investment Ragain Sports had made in the field. To date they have been unable to attain any such sponsorship but wish to strengthen the name recognition for the Switchbacks, the team's connection to the stadium that they use, and to assist in their marketing efforts by renaming Sand Creek Stadium to Switchbacks Stadium. It should be noted that Sand Creek High School also calls their athletic stadium Sand Creek Stadium which has been the cause of some confusion for game attendees, especially those from out of town, in the past. The park name will remain Norman "Bulldog" Coleman Park. City legal staff have reviewed the proposal and determined that under the guise of section 2.6 of the Agreement that this is an appropriate and applicable action.

**FINANCIAL IMPLICATIONS:**

There will be minimal cost to the City. City staff will change the name on the one sign that identifies the stadium and change any reference to Sand Creek Stadium on the City website to Switchbacks Stadium. Ragain Sports will absorb the costs associated with promoting the field's new name for their marketing purposes.

**BOARD/COMMISSION RECOMMENDATION:**

On May 8, 2014, the Parks and Recreation Advisory Board voted unanimously to support the creation of a Joint Use and Lease Agreement between the City and Ragain Sports, LLC, for their physical improvement and use of Sand Creek Stadium by their USL soccer franchise known as the Switchbacks FC.

**ALTERNATIVE:**

Continue use of the name Sand Creek Stadium.

**RECOMMENDATION:**

Staff recommends approval of the name change of Sand Creek Stadium to Switchbacks Stadium.

**PROPOSED MOTION:**

Move approval for the name change of Sand Creek Stadium to Switchbacks Stadium.

# COLORADO SPRINGS PARKS AND RECREATION DEPARTMENT

## PARKS AND RECREATION ADVISORY BOARD

---

**Date:** February 11, 2016

**Item Number:** Presentation Item #4

**Item Name:** Stratton Open Space Management Plan

### **Summary:**

Through an extensive public process, Staff and the consultant team (ERO Resources) have prepared the Draft Stratton Open Space Management Plan for review and input by the public, the TOPS Working Committee, and the Parks and Recreation Advisory Board.

The management plan process kicked-off during the summer of 2015 with the City staff compiling baseline information that the consultant could use for the property. During the fall of 2015, ERO Resources was selected as the consultant to complete the management Plan. During the summer and fall months data was collected to inform the planning process through a variety of methods including numerous site visits, stakeholder interviews, and review of existing resource studies.

To help guide the planning process “Givens”, non-negotiable issues that the Department would be irresponsible not to fulfill, were established by the Parks Department to provide a framework for responsible decision making. From within this framework, management plan participants and the project team identified the key issues to be addressed throughout the process, established project values, and set common themes to guide in decision making.

The management plan process included three (3) public meetings. These meetings were held to discuss the issues, challenges, opportunities, and possibilities within the Stratton Open Space, as it relates to resource management. With hands-on activity during each meeting, the public had an opportunity to hear the information that was presented and provide feedback on how that information was incorporated into the overall management plan. Roughly 50 citizens participated during the management plan process; the planning team did their very best to address and include all suggestions that were voiced within the context of the established “Givens” and “Values.” All of the input received from the public can be found within the appendix of the document.

The Stratton Open Space Management Plan represents a significant collaboration between the planning team, staff, numerous partnership organizations, and the general public. Staff will present a summary of the management plan process and recommends approval of the proposed plan. This management plan is intended to guide Staff for the next five (5) years with methods and techniques to manage the valuable resources.

A complete copy of the Draft Stratton Open Space Management Plan, along with compiled comments received throughout the public process, can be reviewed at [coloradosprings.gov/Stratton](http://coloradosprings.gov/Stratton).

### **Previous Council Action:**

N/A

### **Current Status:**

Stratton Open Space consists of 306.5 acres located on the western edge of Colorado Springs. The property is located about 2.5 miles southwest of downtown Colorado Springs, north of Cheyenne Boulevard and west of Cresta Road, and directly abuts North Cheyenne Cañon Park to

the west (Figure 1). The property contains a biologically diverse mosaic of plant communities at the foothills transitional zone, is an important community buffer, and is a gateway for outdoor recreational opportunities.

Beginning in the early 1990s, local citizens began working to protect the property as open space. In 1998, the City of Colorado Springs completed the purchase of Stratton Open Space for \$5.9 million. Most of the funding for the purchase came from the then recently-passed (1997) Trails, Open Space, and Parks (TOPS) sales tax in Colorado Springs. The TOPS program contributed \$4.4 million, with the remainder of the purchase price coming from the Great Outdoors Colorado (GOCO) Trust Fund (\$500,000), private donations, and assistance from The Trust for Public Land. As a requirement of the GOCO funding, a conservation easement was placed on the property. The easement is held by the Palmer Land Trust, a private land conservation organization. Stratton Open Space is owned by the City of Colorado Springs and is managed by the City's Parks, Recreation, and Cultural Services Department.

The City of Colorado Springs owns and Colorado Springs Utilities (CSU) manages land that is immediately adjacent to Stratton Open Space on the south side and contains two water supply reservoirs – South Suburban Reservoir and Gold Camp Reservoir - and associated infrastructure. Outside of the fenced reservoir and facility areas, the CSU-managed land is indistinguishable from Stratton Open Space, and several trails and visitor use areas cross between the properties.

#### **Financial Implications:**

Once the plan is approved Staff will continue to assess the high priority projects within the management plan and begin implementation. Funding from the Stewardship category of the TOPS program can be used as a future funding source to implement recommendations in this plan.

#### **Stakeholder Process and Involvement:**

Three public meetings were held to gather public input. Prior to the public meetings, key stakeholders were contacted and interviews were conducted to generate the initial list of issues. The public was also invited to review and provide comments on the Draft Stratton Open Space Plan. From January 11<sup>th</sup> to January 22<sup>nd</sup> the draft plan was posted on the City's website for the public to review. We received approximately a dozen comments via email. A complete list of all comments received by the public can be found within the appendix of the management plan.

The plan will be presented to the Palmer Land Trust's Stewardship Committee. Although the Palmer Land Trust (PLT) is not required to approve the Management Plan, PLT is responsible for monitoring the portions of the property purchased with TOPS funding to ensure the Department is complying with the requirements of the Conservation Easement. The document will be presented to the Stewardship Committee to ensure management techniques proposed within the plan aligned with the broader vision of the Conservation Easement.

**Board/Commission Recommendation:** N/A

#### **Proposed Recommendation:**

N/A Presentation Item Only

**Attachments:** Stratton Open Space Management Plan Draft

#### **PARTIES NOTIFIED OF THIS MEETING:**

Trails and Open Space Coalition

Friends of Stratton Open Space

Palmer Land Trust

Participants of the Stratton Open Space Management Plan Process

# Stratton Open Space Management Plan



*Parks Board  
February 11, 2016*

# Opening & Project Background

- Introductions – City staff and consulting team
- Background – Why is this plan needed?



# Opening & Project Background

## Project Givens

- City is responsible for management; all elements of the plan must conform with rules and regulations
- Subject to requirements of TOPS Ordinance
- Respect terms of existing easements and conservation easement
- Implementation will occur as funding allows
- Recommendations related to CSU reservoir must be consistent with existing codes, rules, and regulations.
- CSU will continue to access land and water at South Suburban Reservoir
- Public encouraged to develop the plan; all voices are equal
- Recommended plan will be approved by the P&R Advisory Board

# Opening & Project Background

## Public Involvement Process Steps

Phase 1: Identify issues: learn about existing conditions on the property and identify community issues and concerns

- Community Meeting, Oct. 20, 2015



Phase 2: Review, discuss and evaluate possible management approaches

- Community Meeting, Nov. 10, 2015



Phase 3: Review and respond to a Draft Management Plan

- Community Open House, Jan. 12
- TOPS Working Group
- Parks Advisory Board

Complete Final Management Plan

**We are here**



# Community Input

## Top Management Issues

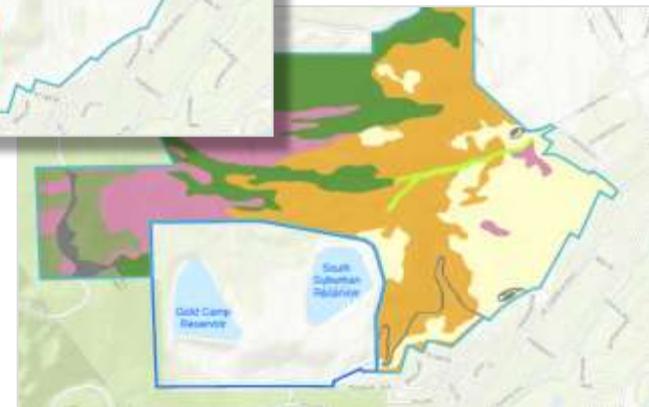
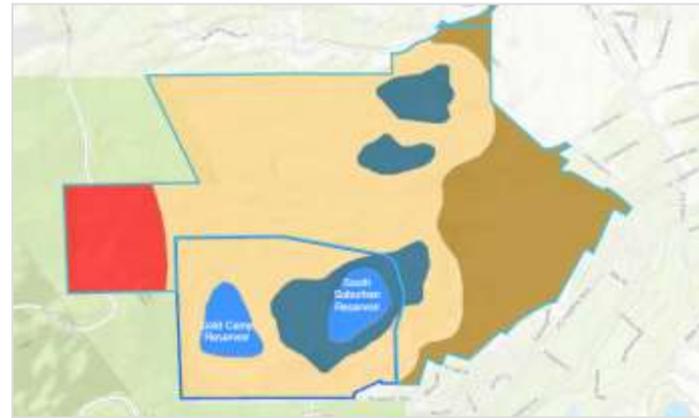
1. Vegetation Management
2. Forest Health Management
3. Trail Management and Signage
4. Dog Management
5. South Suburban Reservoir Access



# Existing Conditions

## Resource Descriptions

- Geology
- Soils
- Water Resources
- Vegetation Communities
- Noxious Weeds
- Wildlife
- Cultural and Historical Resources
- Adjacent Land Uses
- Visitor Use and Improvements



# Management Plan Recommendations

- Plan includes specific strategies to address management objectives
- Strategies identified by *timing* and *priority*
- Key topics discussed individually...

Table 1. Summary of Management Strategies for Stratton Open Space

Management Strategies	Timing	Priority
<b>VEGETATION</b>		
<i>Goal</i> – Protect and enhance the quality, diversity, and health of native plant communities.		
<i>Objective 1:</i> Manage existing noxious weed infestations and prevent new weed infestations.		
<u>Action:</u> Complete comprehensive noxious weed inventory and mapping on an annual basis	O	M
<u>Action:</u> Complete and implement a system-wide noxious weed management plan, including specific treatment approaches for Stratton Open Space	S	H
<u>Action:</u> Concentrate immediate weed management efforts along existing trails, adjacent to trailheads, along fence lines, along roads, near adjacent construction areas (e.g., high school campus) and within previously-treated forest management units	O	H
<u>Action:</u> Remove all Russian olive (particularly in the lower meadow), and continue to control Siberian elm	S	M
<u>Action:</u> Eliminate bull thistle in compliance with management status established for 2015	S	H
<u>Action:</u> Eliminate bouncingbet in compliance with management status established for 2016	S	H
<u>Action:</u> Eliminate Chinese clematis in compliance with management status established for 2020	L	H
<u>Action:</u> Conduct all forest restoration practices with an integrated noxious weed management strategy	O	H
<u>Action:</u> Integrate weed management with all management practices, including reclamation of disturbed areas, use of weed-free materials, cleaning maintenance equipment from off-site, and monitoring project areas for new weed infestations	O	M
<i>Objective 2:</i> Manage forest communities to reduce the risk of catastrophic wildfire and to reduce encroachment of dense scrub and pine		
<u>Action:</u> Monitor for harmful forest insects and diseases (e.g., dwarf mistletoe, Ips beetle, and tussock moth)	O	M
<u>Action:</u> Refine forest management methods to minimize vegetative impacts, including disposing of slash through pile burning or use of an air curtain burner, dispersing chipped materials to avoid impacts to vegetation, and using large-diameter material to facilitate trail closures	S	M
<u>Action:</u> Integrate forest management practices with noxious weed management strategies	O	M

# Management Plan Recommendations

## Weed Management

- Annual weed inventory and mapping
- System-wide weed management plan
- Concentrate on disturbed areas and corridors (e.g., trails, roads, and fencelines)
- Remove all Russian olive
- Coordinate weed management and forest management efforts



# Management Plan Recommendations

## Forest Management

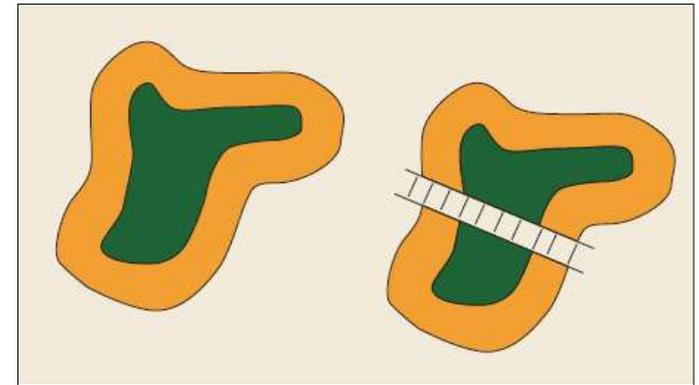
- Monitor for pest insects and diseases
- Refine forest management to minimize impacts to desired native plant communities
- Integrate forest management with noxious weed management strategies



# Management Plan Recommendations

## Wildlife Habitat Protection

- Avoid impacts to bird nests during breeding season (March – July)
- Close, reclaim, and manage rogue trails to protect habitat
- Work with friends and partners to collect wildlife observation data



*Habitat fragmentation example*



# Management Plan Recommendations

## Trail and Access Management

- Develop comprehensive *master plan* for trails, access, and infrastructure
- Improve trailhead signs and wayfinding



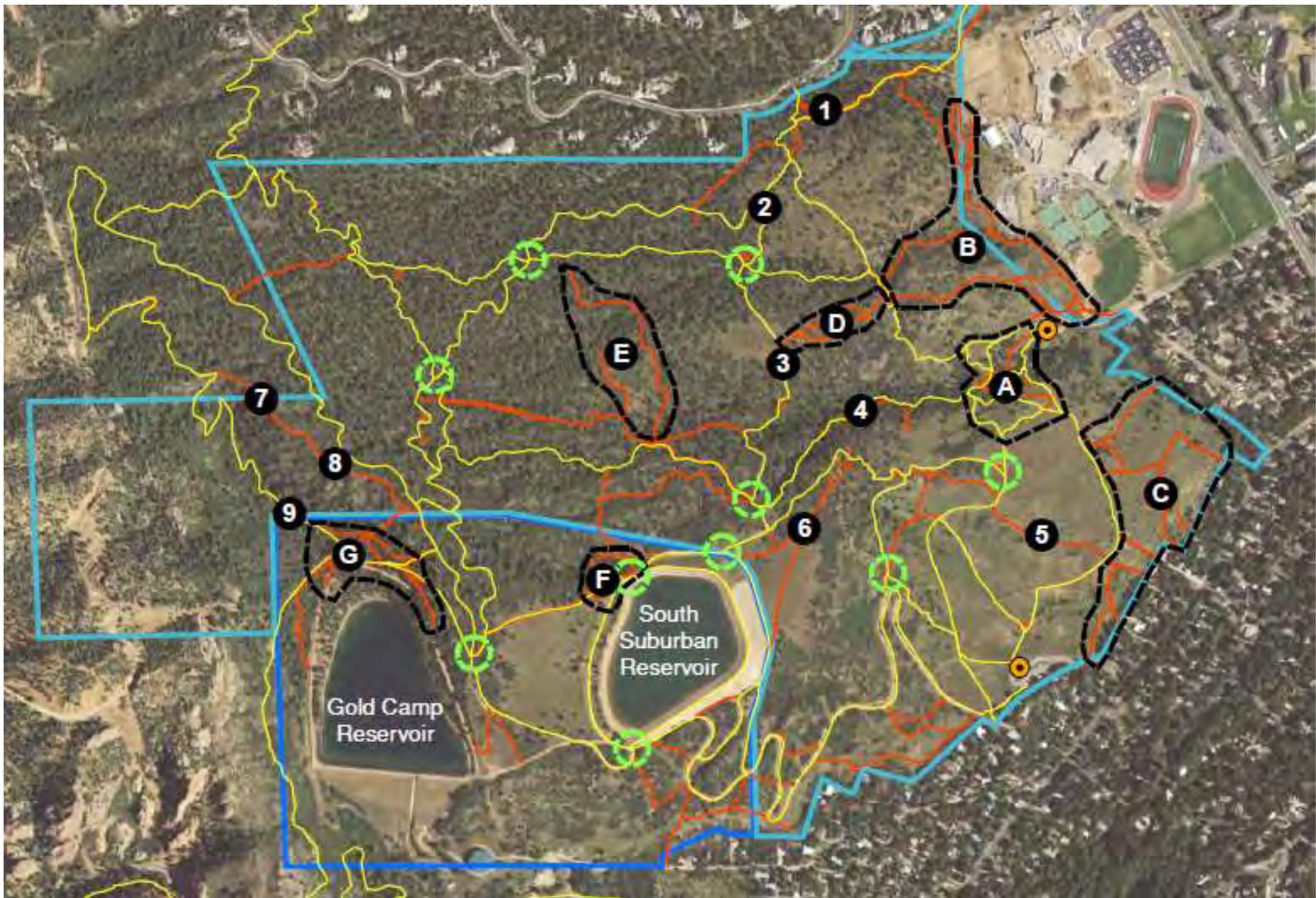
# Management Plan Recommendations

## Trail and Access Management

- Implement ongoing and near-term trail maintenance needs, including:
  - Monitor and close rogue trails
  - Direct trail users to routes less prone to conflict and crowding
  - Implement trail features to reduce speed and conflict on some trails

Near term trail maintenance and management needs identified...





# Management Plan Recommendations

## Dog Management

- Affirm and enforce dog leash regulations
- Install clear signs affirming on-leash regulations
- Place additional dog waste receptacles at trailheads and at South Suburban Reservoir



# Management Plan Recommendations

## South Suburban Reservoir Access

- Informal access currently allowed by CSU
- Issues and access are inter-related with Stratton Open Space, but outside the scope of this plan
- This plan identifies steps to bring recreational uses into compliance:
  - Recreational use of reservoir brought to Utilities Board
  - Resolution to City Council, for approval
  - If approved, Parks and CSU develop management strategies, via Executive Agreement



# Management Plan Recommendations

## Measures to Reduce Impacts on Stratton

- Clearly sign boundary between on-leash/off-leash areas
- Trash receptacles at reservoir
- Enforce on-leash regulations in open space
- Evaluate effectiveness of measures on an annual basis



# Next Steps

- Parks Advisory Board, March 10<sup>th</sup>
- Comments incorporated
- Final Management Plan completed

*Thank you!*



# COLORADO SPRINGS PARKS AND RECREATION DEPARTMENT

## PARKS AND RECREATION ADVISORY BOARD

---

**Date:** February 11, 2016

**Item Number:** Presentation – Item # 5

**Item Name:** Pikes Peak – America’s Mountain 2015 Recap and 2016 Overview

**BACKGROUND:** Pikes Peak – America’s Mountain (PPAM) is an enterprise operation of the City of Colorado Springs. PPAM operates the Pikes Peak Highway under a Term Special Use Permit issued by the U.S. Forest Service (USFS). Included in the operation are the associated visitor facilities including the Summit House, Glen Cove Inn and Crystal Reservoir Gift Shop, and the Pikes Peak Recreational Corridor for activities such as hiking, picnic grounds, and interpretive trails. Revenue is primarily generated from gateway entry fees and concessionaire fees. These fees provide visitor and Ranger services, highway maintenance and construction, facility maintenance and construction, interpretive and educational services.

The current summit house was built in the 1960’s and hosts more than 600,000 visitors annually. There are three additional support facilities on the summit of Pikes Peak including a utility building (Plant) to support the summit house, a communications building operated by the Colorado Springs Utilities (CSU) and a building operated by the United States Army Research Institute of Environmental Medicine (USARIEM). All buildings have exceeded their useful life and need to be replaced.

An extensive process is underway to design and build a new Summit Complex at the top of Pikes Peak. A competitive process resulted in RTA Architects and GWWO Inc. serving as the design team for the project. The goal of the design process for the new Pikes Peak Summit Complex is to create a seamless, immersive visitor experience. From arrival at the summit and through all steps in the experience, visitors should be focused on and enveloped in the natural forms of the mountain as well as the expansive views.

**CURRENT STATUS:**

The design architects, RTA Architects and GWWO Inc. / Architects presented initial concepts for the new visitor center atop Pikes Peak. In addition to design concepts, information about interpretive exhibits, landscaping, sustainability, water, permafrost and mechanical challenges, and other aspects of the design process were shared with the public.

The preferred option recognizes the history of Pikes Peak. Upon approach to the summit, visitors take in the expansive and pristine views, just as Zebulon Pike saw and Edwin James experienced. The only indication that this peak has been touched by man is the understated entry, which emerges from grade and is sited directly between the highest part of Pikes Peak and Mt. Rosa, the location from where Pike viewed the peak.

Along with a very extensive planning process for the Summit Complex, PPAM continued to provide a great visitor experience finishing 2015 with a record-breaking Highway visitation total of 415,096.

**RECOMMENDATION:** None - Information only.

**PROPOSED MOTION:** None - Information only.

# FROM THE PEAK *to the* CANYON



PIKESPEAKCOLORADO.COM

COLORADOSPRINGS.GOV/NCC



**Clear Channel Airports**  
Clear Channel Airports is a leading provider of airport advertising solutions. We offer a wide range of advertising options, including billboards, transit advertising, and digital advertising. Our solutions are designed to help airports generate additional revenue and improve their advertising effectiveness. For more information, please contact us at 1-800-444-4444 or visit our website at www.clearchannelairports.com.

# Pikes Peak – America's Mountain



# STATE OF THE “PEAK”

- Year in Review
- Guiding Documents
- Project Update
  - 2016 Special Events
  - 2016 Event and Project Timeline
  - 2015 Facts and Statistics
- Budget
- Advertising
- Summit Complex Project



## 2015 Year in Review

# Guiding Documents



Term Special Use Permit  
Annual Plan



# Term Special Use Permit

- First issued by USFS in 1948
- Current Permit: 1990-2020
- Highway and all structures are owned by the United States under the administration of the USFS (except for Maintenance Garage and Crystal Reservoir Visitors Center)
- Permit is not transferable; holder may sublease use of land, concessions, etc.
- All income derived from permitted uses must be used for funding the Operating Plan and Budget.

# Term Special Use Permit

- Purpose

- Constructing, operating, and maintaining the Pikes Peak Highway Recreation Corridor and toll road for the public recreational travel to the summit of Pikes Peak; offering sales of food, beverages and souvenir-type merchandise; and offering picnicking and interpretative services
- Installing, maintaining and operating electronic transmission equipment for which a station authorization has been issued by FCC to the permit holder
- Such ancillary uses of the permit area as may be authorized under the annual Operating Plan and Budget

# Annual Operating Plan

- Purpose
  - Identify activities and work items proposed for the year and to provide advanced written approval for as many items as possible at one time.
- Annual Operating Plan becomes part of the permit once signed by both parties
- Ancillary Uses and Activities Requiring USFS Approval
  - Events involving large numbers of people, events lasting several days and events involving controversial high-risk activities
    - Examples: Pikes Peak International Hill Climb, Pikes Peak Cycling Hill Climb, use of fireworks, high-altitude helicopter use

# Annual Operating Plan

- Events, Uses and Activities Delegated to PPAM for Approval
  - Research experimentation and demonstration activities of short duration
  - Filming and still photography of a commercial nature
- Prohibited Activities
  - Horse or pedestrian traffic except as an approved event under escort
  - Trailers
  - Vehicles that exceed 19 feet from front axle to the rear axle
  - Overnight camping. Exception: Bighorn sheep hunters who have drawn a permit for the Pikes Peak unit

# Project Update

...

2016 Special Events

2016 Event and Project Timeline

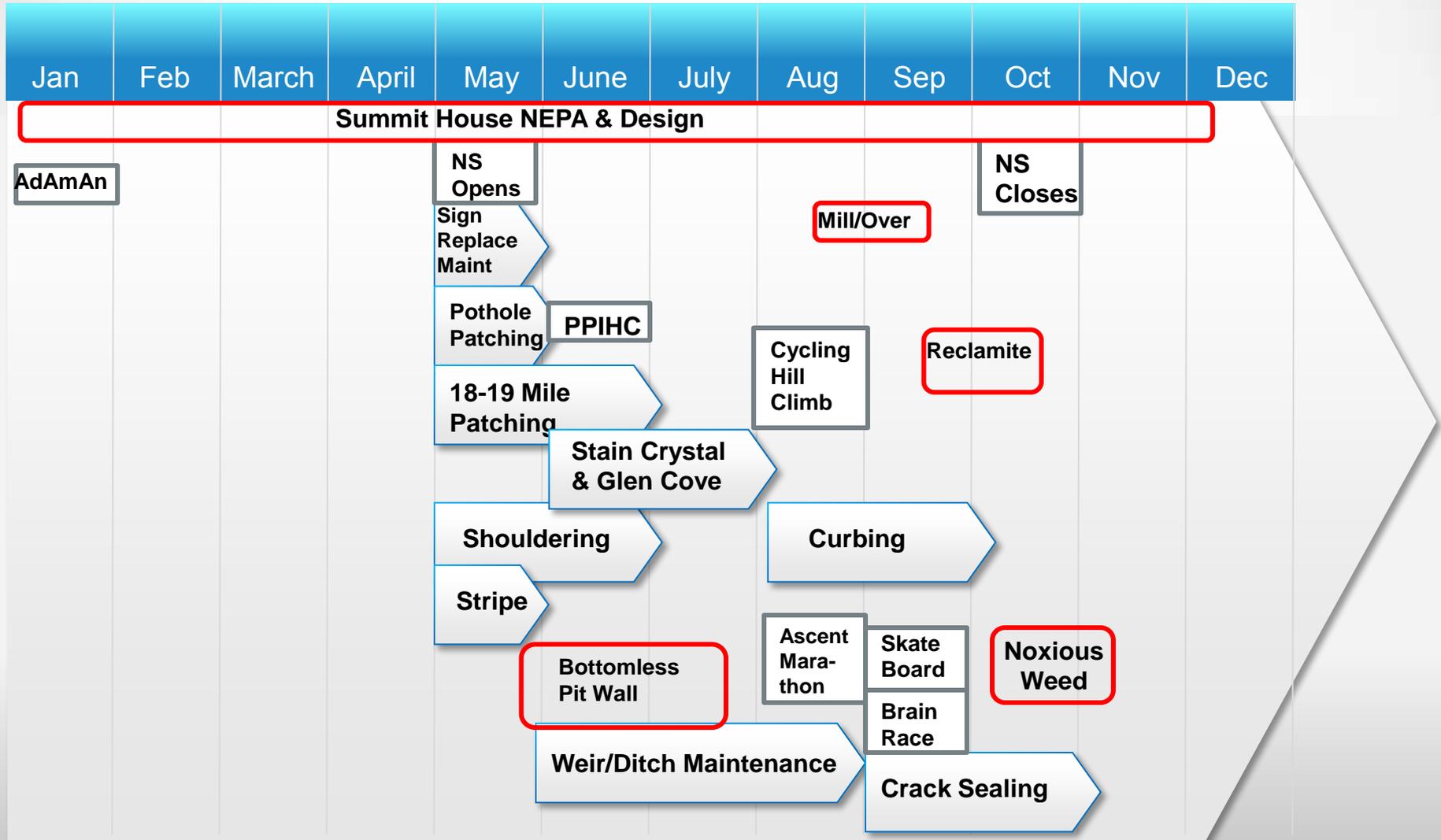
2015 Facts and Statistic

# 2016 Special Use Events



- Pikes Peak International Hill Climb Jun 26<sup>th</sup>
- Pikes Peak Cycling Hill Climb Race Aug 13<sup>th</sup>
- Pikes Peak Ascent/Marathon Aug 20/21<sup>st</sup>
- Pikes Peak Downhill Skateboard Race Sep 10/11<sup>th</sup>

# 2016 Event and Project Timeline



# 2015 Facts and Statistics



- 17 days of special event activities out of 122 peak season days
- Visitors:
  - YTD:
    - 415,092
  - Bicycles:
    - Escorted: 4,323
    - Unescorted: 920

# 2015 Facts and Statistics (cont.)

## Visitors:

- May = 23,781
- June = 62,280
- July = 106,386
- August = 81,343
- September = 52,676
- October = 29,478

**Total: 355,944**

## Bicycles: (E=Escorted) (U=Unescorted)

- May
  - E: 255      U: 26
- June
  - E: 871      U: 134
- July
  - E: 1,451      U: 265
- August
  - E: 1,032      U: 249
- September
  - E: 525      U: 153
- October
  - E: 186      U: 58
- **Total**
  - **E: 4,320      U: 885**

# 2015 Visitor Facts

## Top Years

Year	Total Visitation
2015	415,092
2014	345,701
1970	340,329
1971	337,528
1972	337,100
1977	333,039
1976	331,525
1978	319,921
1994	318,967
1975	314,471
1966	314,039
1998	310,200

## Decade Averages

Decade	Annual Average
2010's	308,483
1970's	302,598
1990's	281,785
1960's	266,928
2000's	262,275
1990's	281,785
1950's	245,854
1980's	208,652
1940's	197,114

# 2015 Visitor Fact (cont.)



2009-2015 Memorial Day - Labor Day	
YEAR	TOTAL VISITORS
2009	198,686
2010	194,638
2011	188,179
2012	161,544
2013	191,913
2014	227,279
2015	275,729

# 2015 Visitor Facts (cont.)

4,000+ Visitors per Day

Year	No. of Days
2013	1
2014	8
2015	12

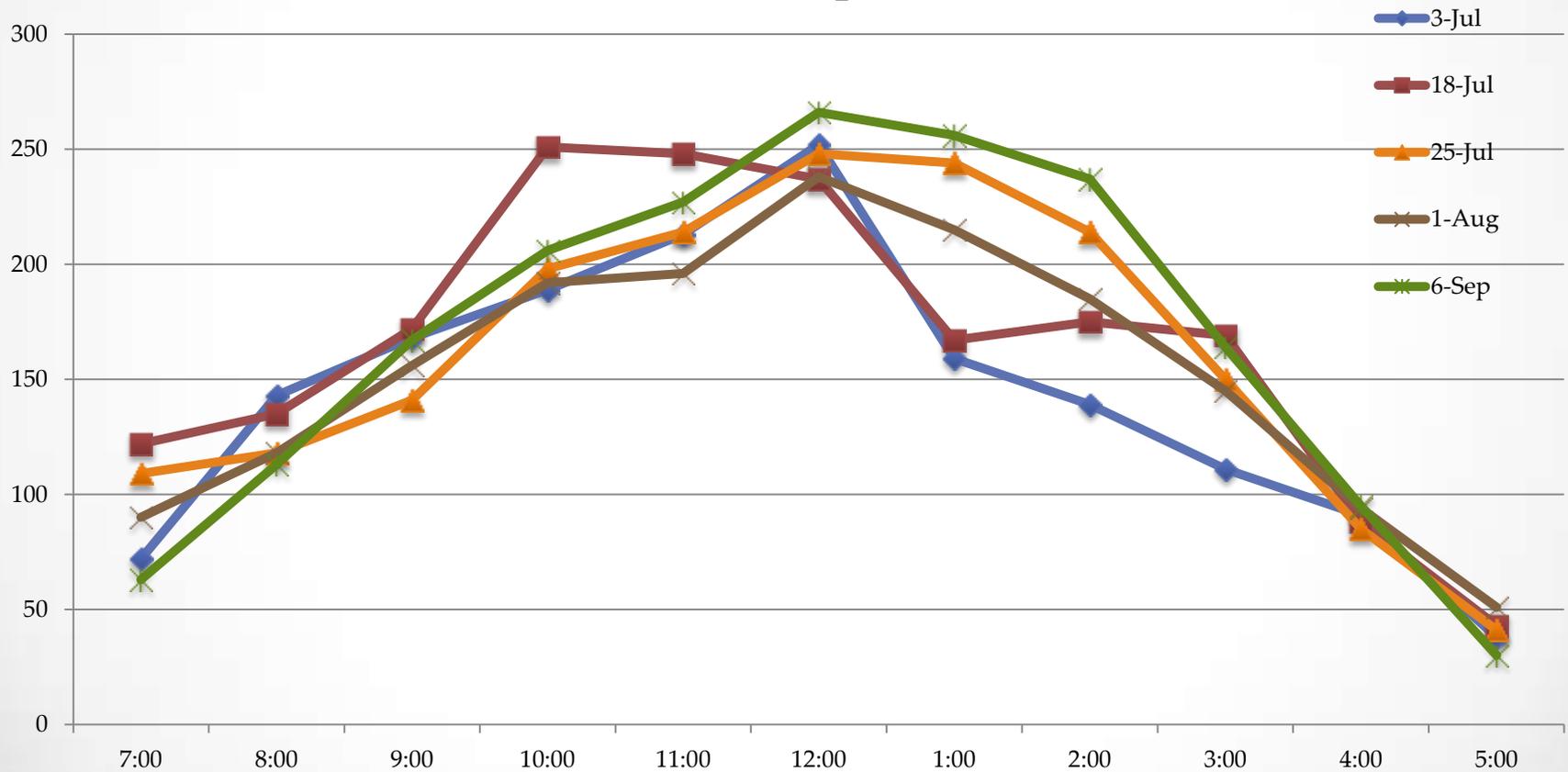
5,000+ Visitors per day

Year	No. of Days
2013	0
2014	2
2015	5

**Average 2.93 Visitors  
per car**

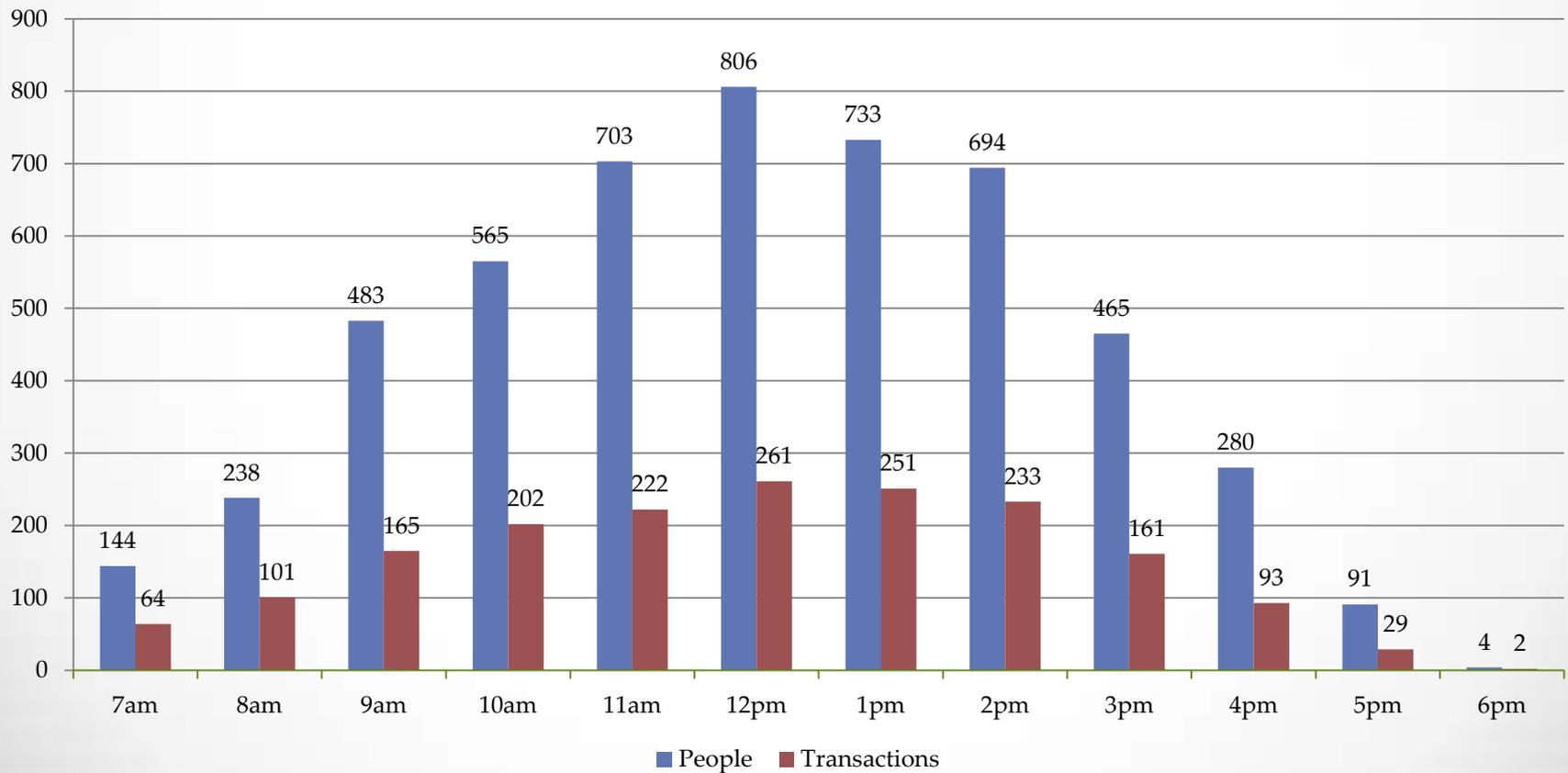
# 2015 Visitor Facts (cont.)

## Transactions per Hour



# 2015 Visitor Facts (cont.)

## People vs Transactions September 6th



# Budget



2015 – 2016 Budget



# 2015-2016 Budget

	2013 Actual	2014 Actual	2015 Budget	2016 Budget	2015 Budget to 2016 Budget \$ Change	2015 Budget to 2016 Budget % Change
<b>Salary/Benefit/Pension</b>	1,193,235	1,207,282	1,443,351	1,389,272	(54,079)	-3.75%
<b>Operating</b>	1,359,471	1,574,972	2,156,765	1,531,794	(624,971)	-28.98%
<b>Capital Outlay</b>	76,922	40,469	150,500	232,000	81,500	54.15%
<b>Total Expenses</b>	2,629,628	2,822,723	3,750,616	3,153,066	(597,550)	-15.93%
<b>Revenue</b>	4,412,160	6,028,742	4,750,616	3,953,066	(797,550)	-16.79%

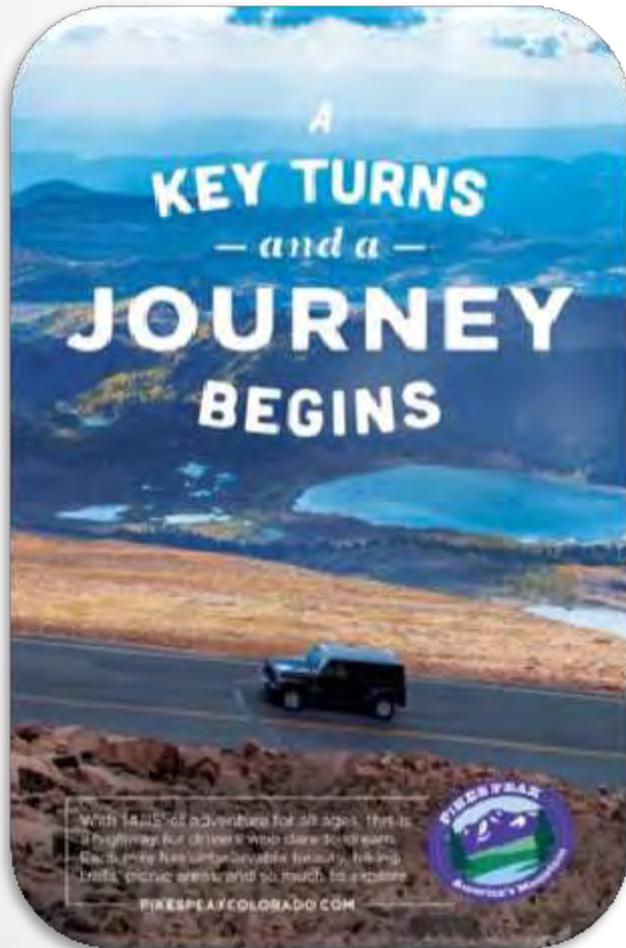
# Advertising



Advertising and Marketing



# Advertising



## Gumco

- New Video
- Airport Ad Space
- OVG, Manitou, TravelHost

## PPCAA

- CTO Brand Channel
- OVG Co-Op Ad

## CVB

- Web Ads

# Promotional Videos



## PIKES PEAK + COLORADO

1991 Painting for the City of Colorado Springs - America's Mountain, by James Niehues

Extra Ordinary Day – 30second  
No Ordinary Road – 60second



# Summit Complex Project

Update:

- Projected Steps
- Project Timeline



# Project Steps

- Environmental Process Underway
  - Entire Site Above 14,000' to be Considered
  - SHPO and Native Tribal Consultations will be initiated by USFS
  - NPS will be invited to participate
- Public Process Underway
  - Public Meetings:
    - August 25, 2015
    - October 7, 2015
    - January 26, 2016
- Design Team Selected
  - RTA Architects & GWWO
  - Design Option 1 Selected
- Construction: CM/GC Selected
  - GE Johnson

# Summit Complex Timeline

- 2015-2016:
  - Environmental Process
    - Public Scoping Completed Sept 2015
    - Goal: Final EA/FONSI completed: Fall 2016
  - Design Process
    - Design Started: Jun 2015
    - Schematic Design: Feb 2016
    - Final Design: Dec 2016
- 2017-2019:
  - Construction, Phase 1
    - Demolition of Plant Building
    - HARL
  - Construction, Phase 2
    - Summit Visitors Center
  - Demolition and Restoration in 2020

# Financial Need

**Total Project Cost (estimated): \$30-35M**

PPAM Fund: \$5.0M

PPAM 2016 Contribution: \$1.0M

CSU (Construction Est.): \$0.5M

Bonding Potential: \$6.0M

LART: \$1.0M

---

Subtotal: \$13.5M

**Fundraising Required: \$16.5-21.5M**

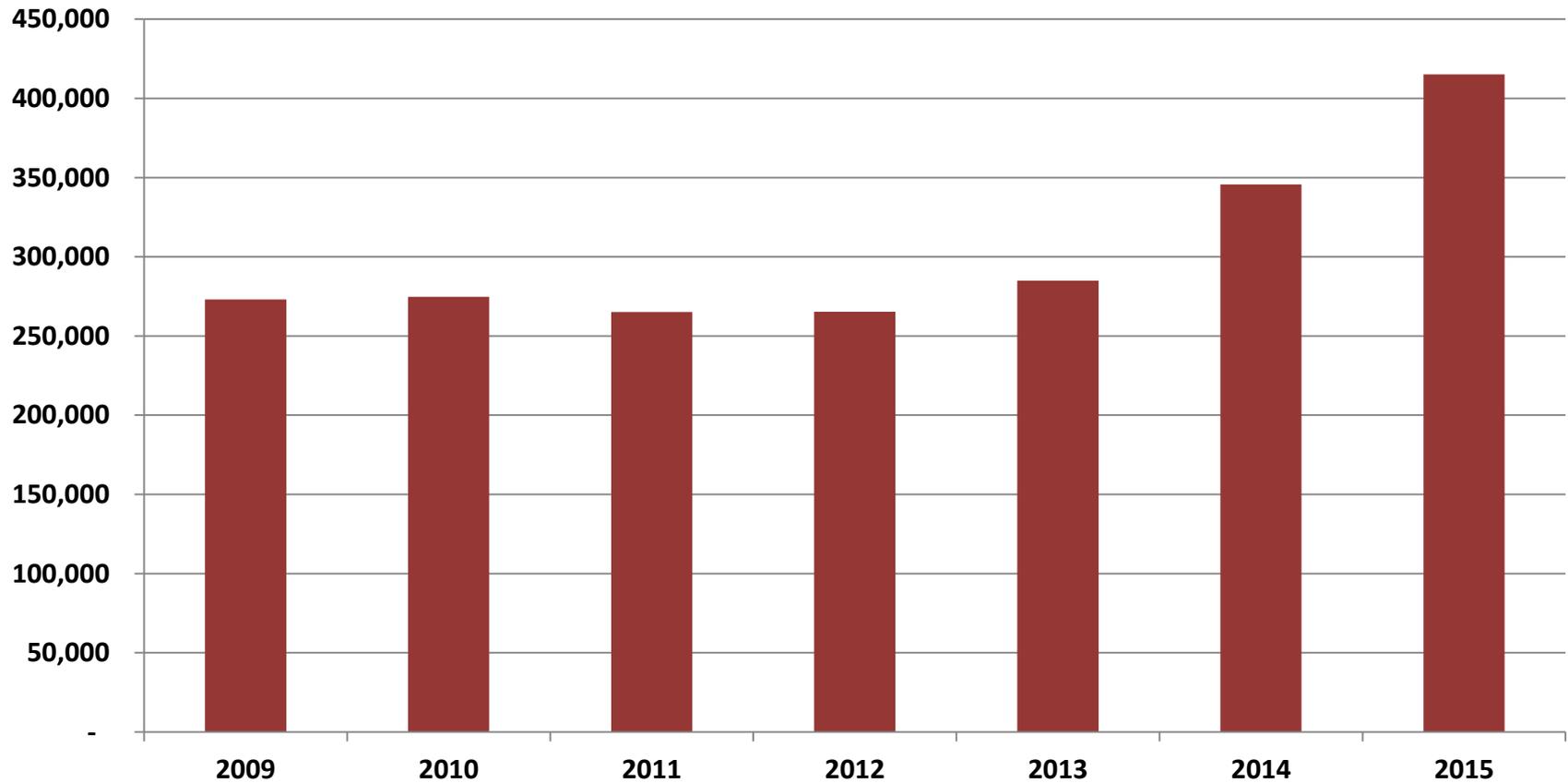


# Agenda

- ❑ Trends
- ❑ Assumptions
- ❑ Scenarios

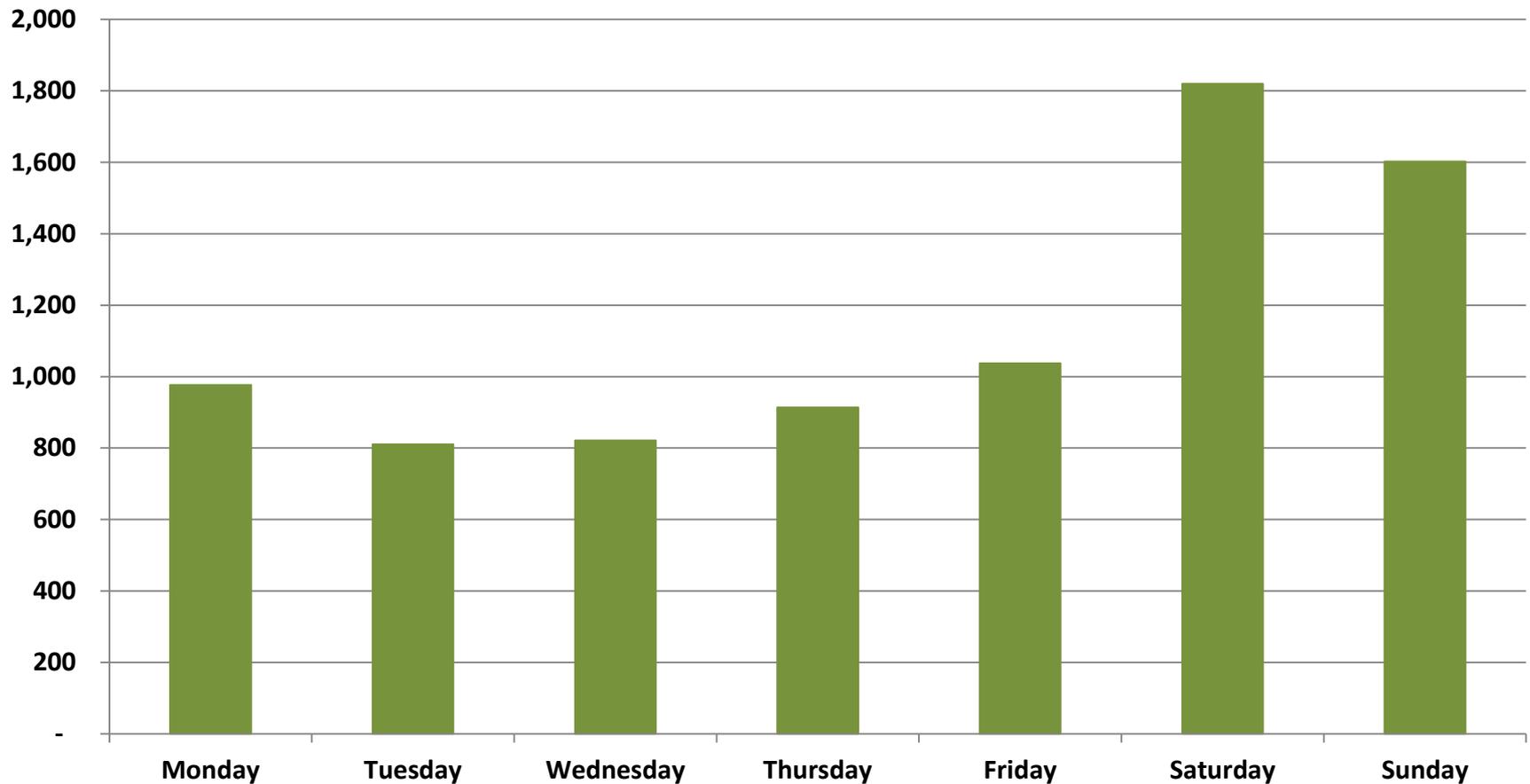
# Pikes Peak Visitation Trends

Total Annual Visitation, 2009-2015



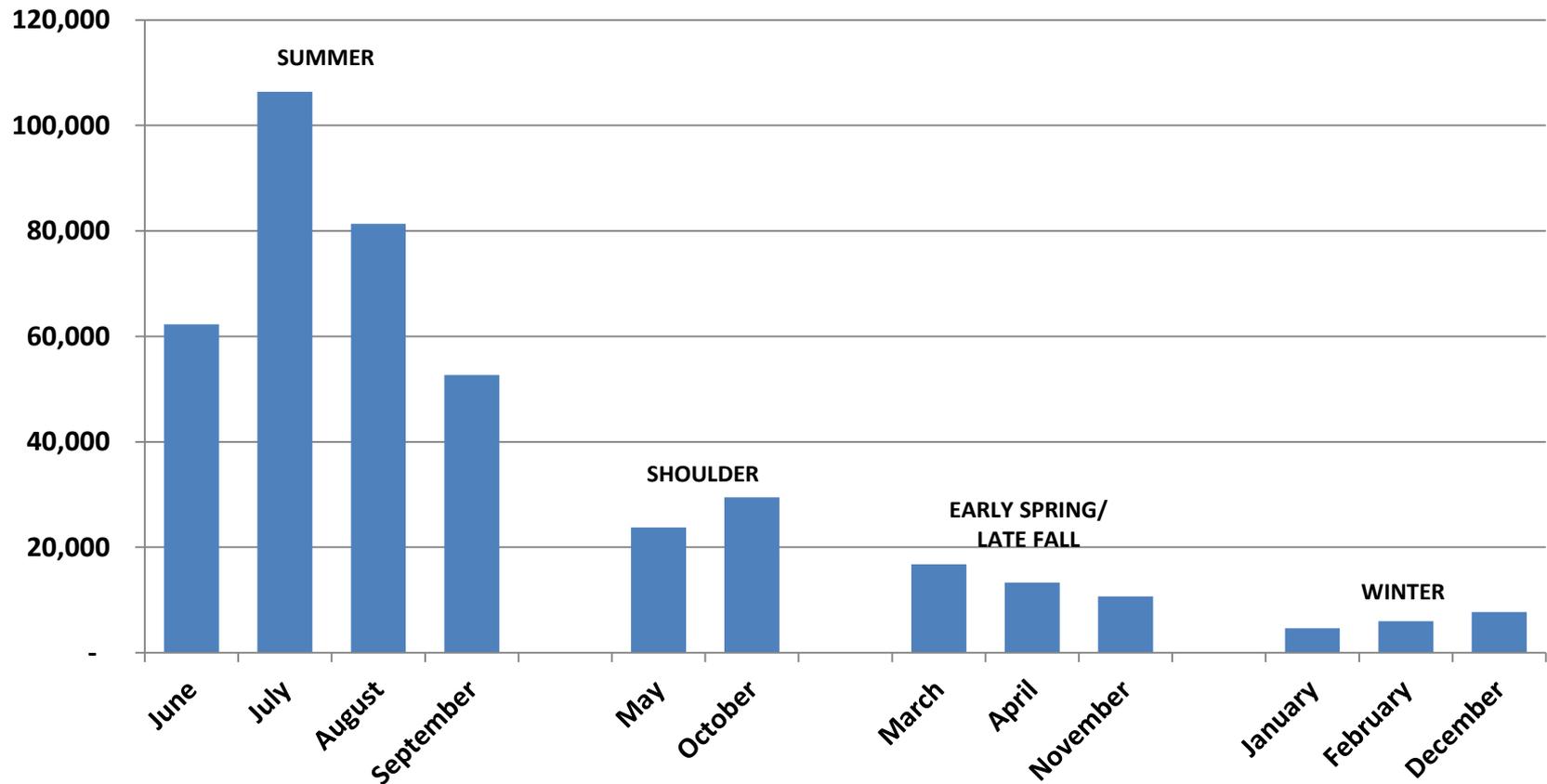
# Pikes Peak Visitation Trends

2015 Average Daily Visitation



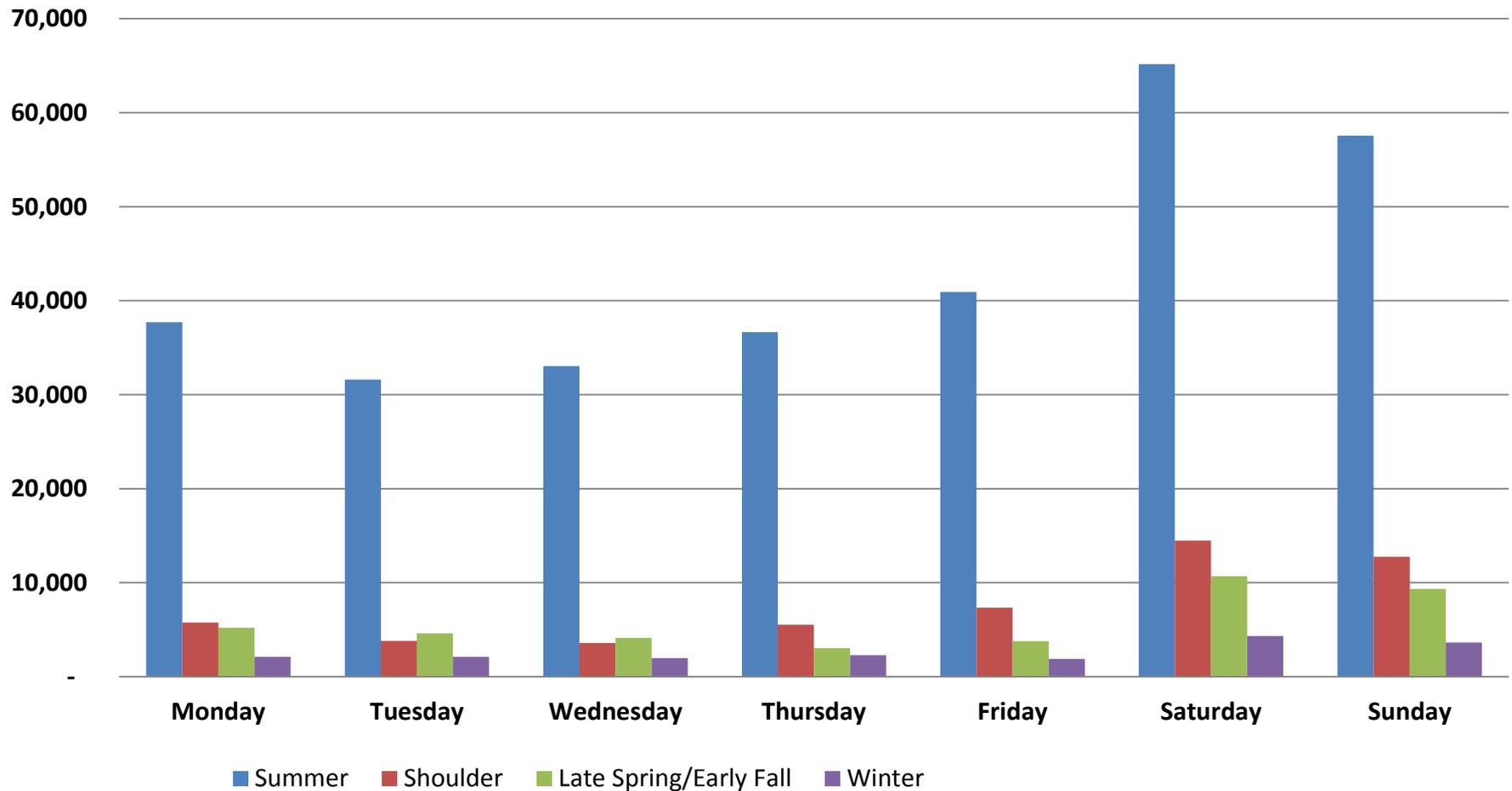
# Pikes Peak Visitation Trends

## 2015 Visitation by Month & Season



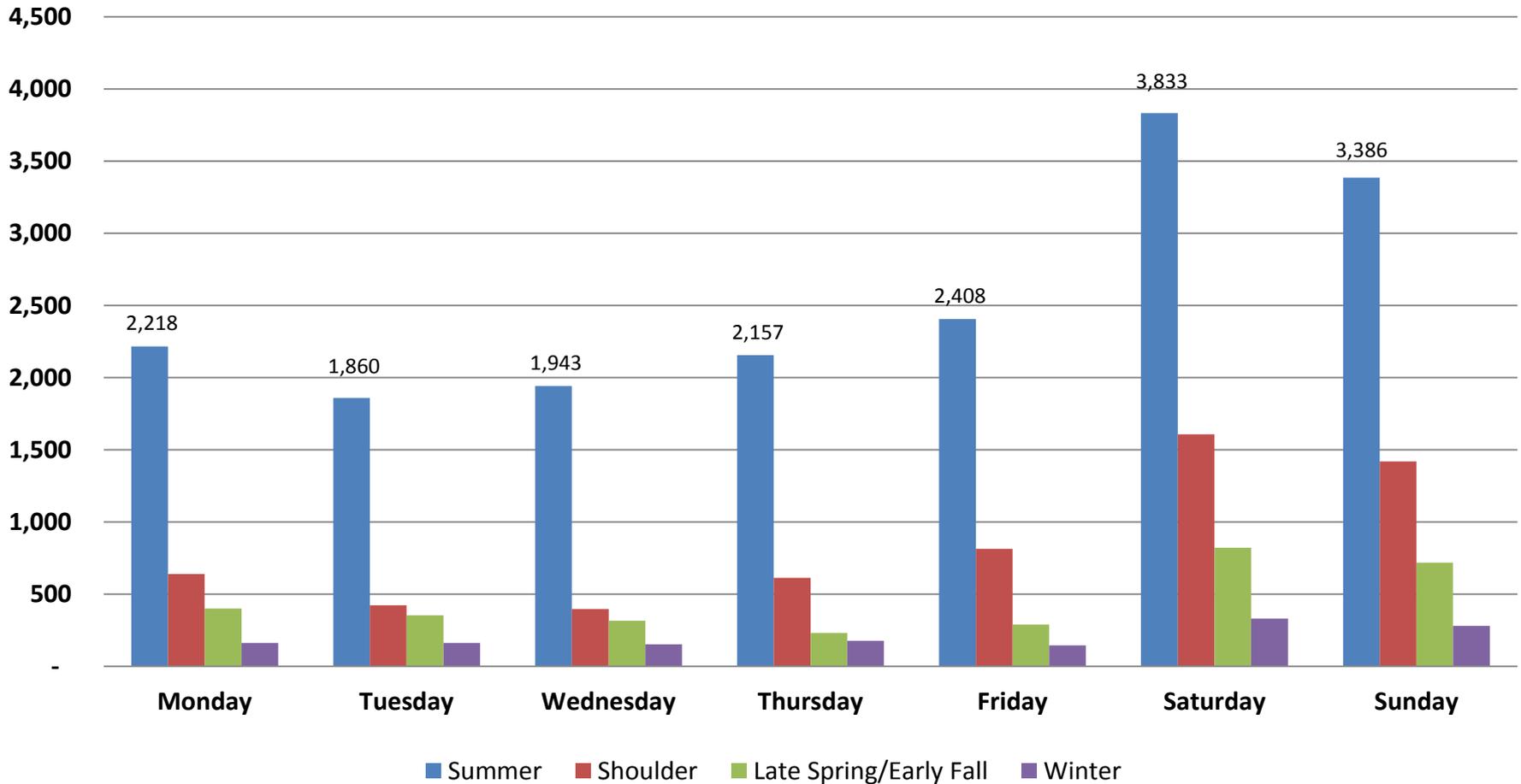
# Pikes Peak Visitation Trends

2015 Total Visitation by Day



# Pikes Peak Visitation Trends

## 2015 Average Daily Visitation by Day



# Scenario Assumptions

<b>Shuttle Type</b>	Medium Duty Shuttle - 24 capacity
<b>Purchase Cost per shuttle</b>	\$100,000
<b>Round Trip Distance (miles) – Devil’s Playground to Summit</b>	7.8 miles
<b>Round Trip Time (minutes) – Devil’s Playground to Summit</b>	24.4 minutes
<b>Round Trip Distance (miles) – Ski Area to Summit</b>	16.2 miles
<b>Round Trip Time (minutes) – Ski Area to Summit</b>	46.4 minutes
<b>Average Speed</b>	20 MPH
<b>Average Service Day</b>	11 Hours
<b>Average O&amp;M Costs</b>	
<b>Fuel cost per gallon</b>	\$2.21
<b>Fuel cost per mile</b>	\$0.25
<b>Maintenance cost per mile</b>	\$1.10
<b>Marketing costs</b>	\$5,500
<b>Inflation rate</b>	3.0%

# Scenario Assumptions



*Champion Bus Challenger F550*

	Colonial Startrans Senator HD Ford F 2015	Rohrer Bus Sales, Inc. ChampBus Challenger Ford F550	Masters Transportation Goshen Coach G-Force F Series 2016
Capacity	24	24	24
Base Cost	\$77,598	\$76,224	\$81,183
Extras	\$8,531	\$13,922	\$15,689
Total	\$86,129	\$90,146	\$96,872

# Pikes Peak Shuttle Scenario Planning

## Summer (Construction)

- June-September (120 Service Days)
- 90<sup>th</sup> Percentile 2015 Weekday: 3,364
- 90<sup>th</sup> Percentile 2015 Weekend: 4,829
- Parking Availability at Devil's Playground: 350 Spaces
- Capacity: 762 riders/hour

---

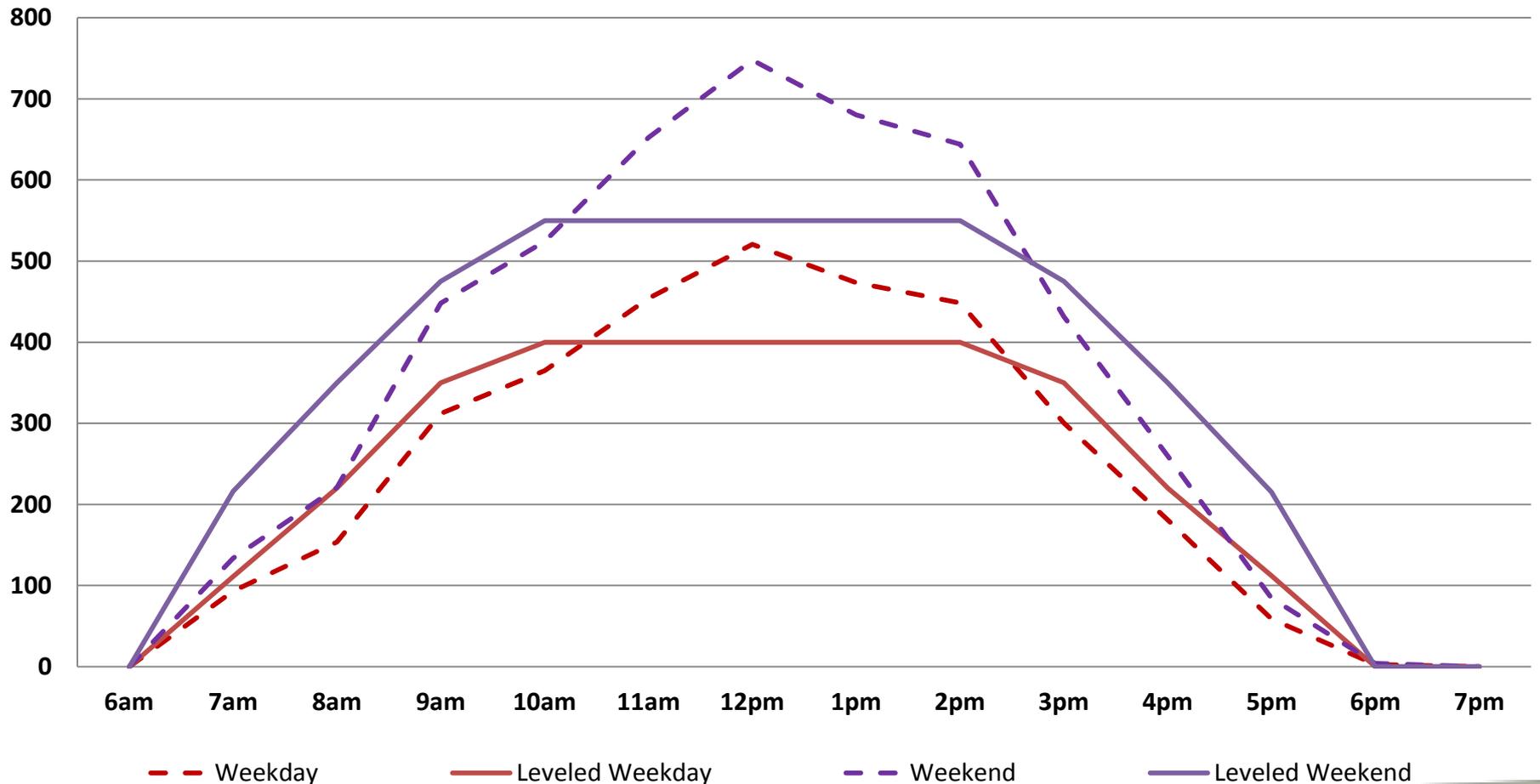
	Average Shuttle Runs/Hr	Peak Shuttle Runs/Hr	Average Headway (minutes)	Peak Headway (minutes)	Daily Trips	Shuttles Required	Riders Served
<b>Leveled Weekdays</b>	13	17	5.9	3.6	143	<b>9</b>	3,363
<b>Leveled Weekend Days</b>	19	23	3.7	2.6	209	<b>12</b>	4,831

---

# Pikes Peak Shuttle Scenario Planning

## Summer (Construction)

### Summer Season Ridership Distribution



# Pikes Peak Shuttle Scenario Planning Summer (Construction)

## Scenario Cost Estimates

	Service Days	Shuttles Required	First Year Capital Cost	First Year O&M	O&M Cost/Rider
Leveled Weekdays	86	9	\$916,500	\$251,583	\$1.47
Leveled Weekend Days	34	12	\$1,216,500	\$147,691	\$1.27
<b>Total</b>	120	12	\$1,216,500	\$399,274	\$1.39

# Pikes Peak Shuttle Scenario Planning Summer (Post-Construction)

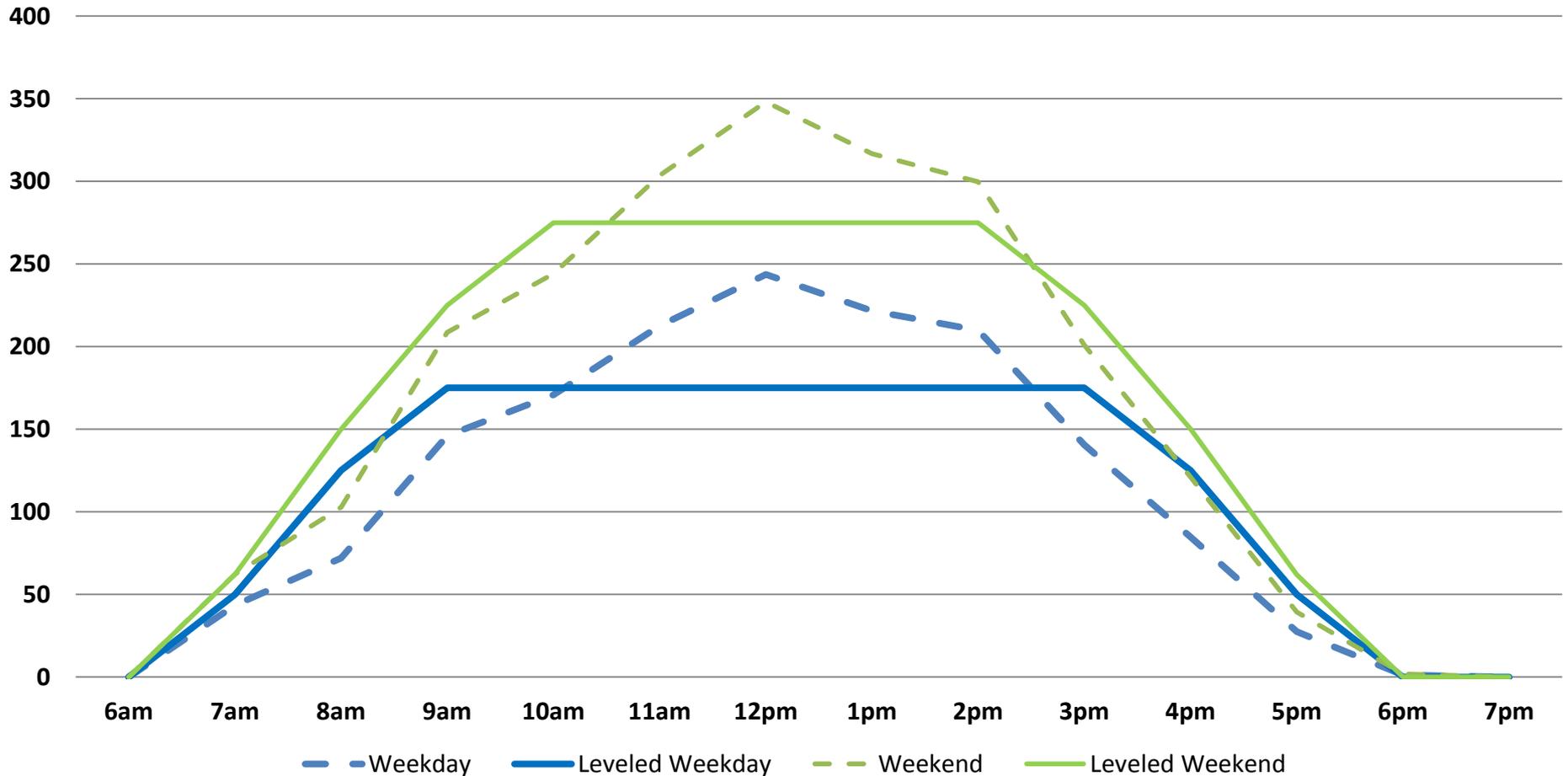
- June-September (120 Service Days)
- Estimated 55% reduction in ridership
- Parking Availability at Ski Area: 200 Spaces
- Capacity: 348 visitors/hour

## Ski Area

	Average Shuttle Runs/Hr	Peak Shuttle Runs/Hr	Average Headway (minutes)	Peak Headway (minutes)	Daily Trips	Shuttles Required	Riders Served
Leveled Weekdays	6	8	12.6	8.2	66	7	1,574
Leveled Weekend Days	9	12	9.5	5.2	99	10	2,249

# Pikes Peak Shuttle Scenario Planning Summer (Post-Construction)

## Summer Season Ridership Distribution



# Pikes Peak Shuttle Scenario Planning Summer (Post-Construction)

## Scenario Cost Estimates

Ski Area

	Service Days	Shuttles Required	First Year Capital Cost	First Year O&M	O&M Cost/Rider
<b>Leveled Weekdays</b>	86	7	\$716,500	\$238,330	\$3.10
<b>Leveled Weekend Days</b>	34	10	\$1,016,500	\$143,573	\$2.74
<b>Total</b>	120	10	\$1,016,500	\$381,903	\$2.95

# Original Design Concepts



# Site Axonometric



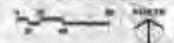
# Site Plan



- LEGEND**
- ① ENTRY PORTAL
  - ② OVERLOOK
  - ③ INTERPRETIVE LOOP
  - ④ BOULDER WALL
  - ⑤ STEEL ELEVATED WALK
  - ⑥ ROOFTOP TERRACE / ALPINE TUNDRA COLD FRAMES
  - ⑦ SUMMIT HOUSE
  - ⑧ CSU COMMUNICATION ANTENNAS ON BUILDING
  - ⑨ EMERGENCY SHELTER
  - ⑩ HIGH ALTITUDE RESEARCH LAB
  - ⑪ SERVICE ACCESS
  - ⑫ OVERLOOK/SHELTER
  - ⑬ HISTORIC SUMMIT HOUSE FACADE
  - ⑭ COG PLATFORM
  - ⑮ PIKES PEAK COG RAILWAY
  - ⑯ BARR TRAIL
  - ⑰ CRAGS TRAIL
  - ⑱ BOULDER FIELDS / RESTORED ALPINE TUNDRA
  - ⑲ HISTORIC SUMMIT LOCATION
  - ⑳ USGS SUMMIT MARKER
  - ㉑ HIGH ALTITUDE AIRCRAFT USACE/AF
  - ㉒ ZEBULON PIKE MEMORIAL
  - ㉓ MASONIC TABLET
  - ㉔ PIKES PEAK INTERNATIONAL HILL CLIMB FINISH LINE / 500 RACE RUNOUT
  - ㉕ VEHICULAR DROP OFF
  - ㉖ SHUTTLE DROP OFF/PICK UP
  - ㉗ ACCESSIBLE PARKING STALLS
  - ㉘ PERMANENT PARKING
  - ㉙ OVERFLOW PARKING
  - ㉚ LARGE VEHICLE PARKING
  - ㉛ SHUTTLE PARKING
  - ㉜ GATE
  - ㉝ UNDISTURBED PLANT COVER
  - ㉞ LOWER TERRACE

**PARKING TABULATION**

EXISTING PARKING	±206
PROPOSED PARKING	163



# Floor Plan



UPPER LEVEL FLOOR PLAN



LOWER LEVEL FLOOR PLAN

# Vehicular Approach



# View from Summit



# Approach from Northeast



# Cog Approach



# Upper Lobby View of Mt. Rosa



# Lower Lobby



# View towards Exhibits



# Dining Terrace



# View from Cog Entrance



# East Roof Terrace



# View NE from Terrace





# BREAK ????



# Wrap-Up & Questions



# COLORADO SPRINGS PARKS AND RECREATION DEPARTMENT

## PARKS AND RECREATION ADVISORY BOARD

---

**Date:** February 11, 2016

**Item Number:** Presentation Item #6

**Item Name:** Proposed Land Exchange with Broadmoor

### **Summary:**

The Parks, Recreation and Cultural Services Department is seeking community input regarding a proposed land exchange with the Manitou and Pikes Peak Railway Company, COG Land and Development Company, PF LLC, and The Broadmoor Hotel, Inc., collectively referred to as "Broadmoor". This proposed land exchange involves multiple parcels of City and Broadmoor owned property and provides an opportunity to achieve several major goals identified in the Colorado Springs Parks System Master Plan including: Preserving and expanding our open space system, connecting our trail system, securing public access to valued recreational trail corridors that currently traverse private lands, and providing additional recreational opportunities within our community for horseback riding and picnicking.

**Previous Council Action:** N/A

### **Current Status:**

The proposed land exchange includes numerous parcels of City and Broadmoor owner property. The major tenets of the proposed land exchange are as follows:

The Broadmoor will trade to the City of Colorado Springs approximately 155 acres of property located at the top of Ruxton Canyon in Manitou Springs. This property includes segments of the Barr Trail and the Manitou Incline. What will be achieved?

***Secure public access and public ownership of the Barr Trail.*** The Barr Trail currently traverses private property at this location. El Paso County held an agreement with the Broadmoor that permitted public access for the Barr Trail. This agreement expired in 2012 – jeopardizing the future of this extremely popular trail. Public ownership of this property will secure public access to this segment of the Barr Trail. The City will receive a permanent easement to include a short section of Barr Trail at a switch back as well as the marathon route at the terminus of Ruxton Ave. The City's ownership of the property would place all of the Barr Trail in public ownership.

***Ensure public ownership of the Manitou Incline.*** The Manitou Incline currently traverses private property at this location. The City of Colorado Springs currently holds an agreement with the Broadmoor that permits public access for the Manitou Incline; however, public ownership of the Incline would secure its future and result in management and operational efficiencies. The City's ownership of this property would place all of the Manitou Incline in public ownership.

***Provide for future North Access Trail to the Incline.*** The Management Plan for the Manitou Incline identifies the need for an additional access trail on the north side of the Incline to alleviate heavy trail use on Barr Trail. Acquisition of this property would provide a publically owned corridor of land for this important future trail connection.

**Protect open space and the mountain backdrop.** In accordance with community open space plans, the City of Colorado Springs and the City of Manitou Springs seek to protect important natural resource areas and preserve views of the foothills. Acquisition of this property would preserve and protect these resources for future generations.

The City of Colorado Springs will trade to the Broadmoor approximately 0.55 acres property located adjacent to the Manitou Hydro Electric Facility in the vicinity of the Cog Railway. What will be achieved?

**Secure parking for the Cog Railway.** The Cog Railway currently uses this small gravel lot for parking via a revocable license agreement with Colorado Springs Utilities. The Broadmoor's ownership of the property will secure parking for the Cog Railway into the future.

**Retain public utility access.** The City of Colorado Springs will retain a permanent utility easement on the property for utility maintenance and operations.

The Broadmoor will trade to the City of Colorado Springs approximately 9 acres of property located along the southern boundary of Bear Creek Regional Park, adjacent to 21<sup>st</sup> Street. What will be achieved?

**Preserve property as public open space.** This property currently is planned for residential development, including 17 single family homes. Acquisition of the property by the City of Colorado Springs will preserve and protect this land for public open space.

**Expand Bear Creek Regional Park.** Acquisition of this property by the City of Colorado Springs would secure this land for public open space and recreation purposes. El Paso County Parks will consider managing this property as an expansion of Bear Creek Regional Park.

The Broadmoor will grant to the City of Colorado Springs trail easements across three properties owned by the Broadmoor, located in proximity to the Cheyenne Mountain Zoo. What will be achieved?

**Secure trail easements for the future development of the Chamberlain Trail and Cheyenne Mountain Heritage Trail.** These easements will support key segments of the Chamberlain Trail that will provide a unique back country trail experience along the City's foothills, ultimately connecting Cheyenne Mountain State Park, North Cheyenne Cañon, Stratton Open Space, Bear Creek Regional Park, Red Rock Canyon Open Space and Garden of the Gods Park. This alignment will also advance the future development of the Cheyenne Mountain Heritage Trail, envisioned to circumnavigate the base of Cheyenne Mountain. This trail will complement the Ring the Peak Trail, ultimately creating a unique "figure eight" of back country trail opportunities.

The Broadmoor will trade to the City of Colorado Springs approximately 208 acres of property located along the southwest boundary of Cheyenne Cañon Park. What will be achieved?

**Secure public access from the Daniels Pass Trail and the Muscoco Trail to Gold Camp Road.** The western end of the historic Daniels Pass Trail and Muscoco Trail currently traverses private property. The City Parks, Recreation and Cultural Services Department and the Friends of Cheyenne Cañon have recently invested significant time and resources in improving the eastern segment of the Muscoco Trail. Acquisition of this property will secure public access to these important trails and provide a key trail link to Gold Camp Road.

**Secure public access to the Mount Muscoco Overlook.** The popular overlook, located just south of the summit of Mount Muscoco, currently is located on private property. Acquisition of this property will secure public access to this popular and historic hiking destination.

**Preserve property as public open space and extension of North Cheyenne Cañon Park.** Acquisition of the property would expand public open space along the Gold Camp Road corridor, enhances connections between existing City-owned parkland and the Pike National Forest, and provides opportunities for future public recreation opportunities in this area.

The City of Colorado Springs will trade to the Broadmoor approximately 189 acres, known as the Strawberry Hill Area, located within North Cheyenne Cañon Park, south of Mesa Avenue. What will be achieved?

**The Broadmoor may develop a riding stable and picnic area.** Approximately 7 acres of the 189 acres to be traded to the Broadmoor may be developed as a riding stable and group picnic area. The privately owned riding stable and picnic area will be available for use by community residents, organizations and tourists on a fee basis.

**Provide fundraising venue.** The Broadmoor will provide to the Parks, Recreation and Cultural Services Department access to the group picnic facility for two annual fundraising events, free of rental charge.

**Retain public access for the Chamberlain Trail and Cheyenne Mountain Heritage Trail.** The Chamberlain Trail (Cheyenne Mountain Heritage Trail) is proposed to traverse the property. The City will retain a public trail easement for the trail corridor.

**Retain public access for the South Cañon Trail.** The South Cañon Trail traverses the northern edge of the property. The City will retain a public trail easement for this existing trail.

**Retain ownership and public access to Hully Gully for ice climbing.** At the western edge of the property is a 12 acre parcel that is used for public ice climbing known as Hully Gully. In addition, the City will retain a public access easement across the property to provide public access from Old Stage Road to the ice climbing area.

**Retain the zoning for the property as PK(PARK).** All development would be limited to appropriate park uses and plans would be required to be approved through our normal Park, Recreation and Cultural Services Advisory Board process.

**Retain the first right of refusal.** If in the future the property would be sold the City would have the first opportunity to re-acquire the property.

Staff will provide a presentation of the proposed land exchange. This agenda item is also intended to provide an opportunity for public comment.

**Financial Implications:**

N/A

**Stakeholder Process and Involvement:** The Parks and Recreation Department continues to provide information to the community regarding the proposed land exchange and seek input on the proposed land exchange. To date, the following meetings have been held:

- **Stakeholder Presentation:** On January 14, 2016 a meeting was held to announce the

proposal, provide information about the various tenets of the proposed land exchange, and to seek initial feedback.

- **City Council Briefing:** On January 25, 2016, an overview of the proposal was presented to City Council.
- **Community Open House:** On January 28, 2016 an open house was held at the Bear Creek Nature Center to provide information and encourage input on the proposal.

The Department will hold several additional public meetings and community input is encouraged:

- **Parks and Recreation Advisory Board Meeting** - February 11, 2016, 7:30 am, Parks Headquarters Building, 1401 Recreation Way
- **Community Meeting** – TBD-Awaiting confirmation of a suitable location
- **TOPS Working Committee Meeting** - March 2, 2016, 7:30 am, Parks Headquarters Building, 1401 Recreation Way
- **Parks and Recreation Advisory Board Meeting** – March 10, 2016, 7:30 am, Parks and Recreation Headquarters Building, 1401 Recreation Way
- **Colorado Springs City Council Meeting** – TBD

In addition to the public meetings listed above, the staff has sought to inform the community about the proposed land exchange through press releases and media interviews. Throughout the process, the Department has maintained and updated information on the City's website including a detailed description of the proposal, maps and list of frequently asked questions. The website includes a video link to the presentation that was given to City Council on January 25, 2016. The website also provides an opportunity for individuals to submit comments and complete a survey. The website can be accessed at [www.coloradosprings.gov](http://www.coloradosprings.gov) (search "land exchange") or directly at <https://parks.coloradosprings.gov/explore-play/explore/parks/proposed-land-exchange>

**Board/Commission Recommendation:**

N/A

**Proposed Recommendation:**

N/A Presentation Item Only

# Proposed Land Exchange

**Parks, Recreation and Cultural Services**

**Advisory Board**

**February 11, 2016**

**Karen Palus, Director**

**Parks, Recreation and Cultural Services**

# Proposed Land Exchange

Achieve several goals on the Colorado Springs Parks System Master Plan including:

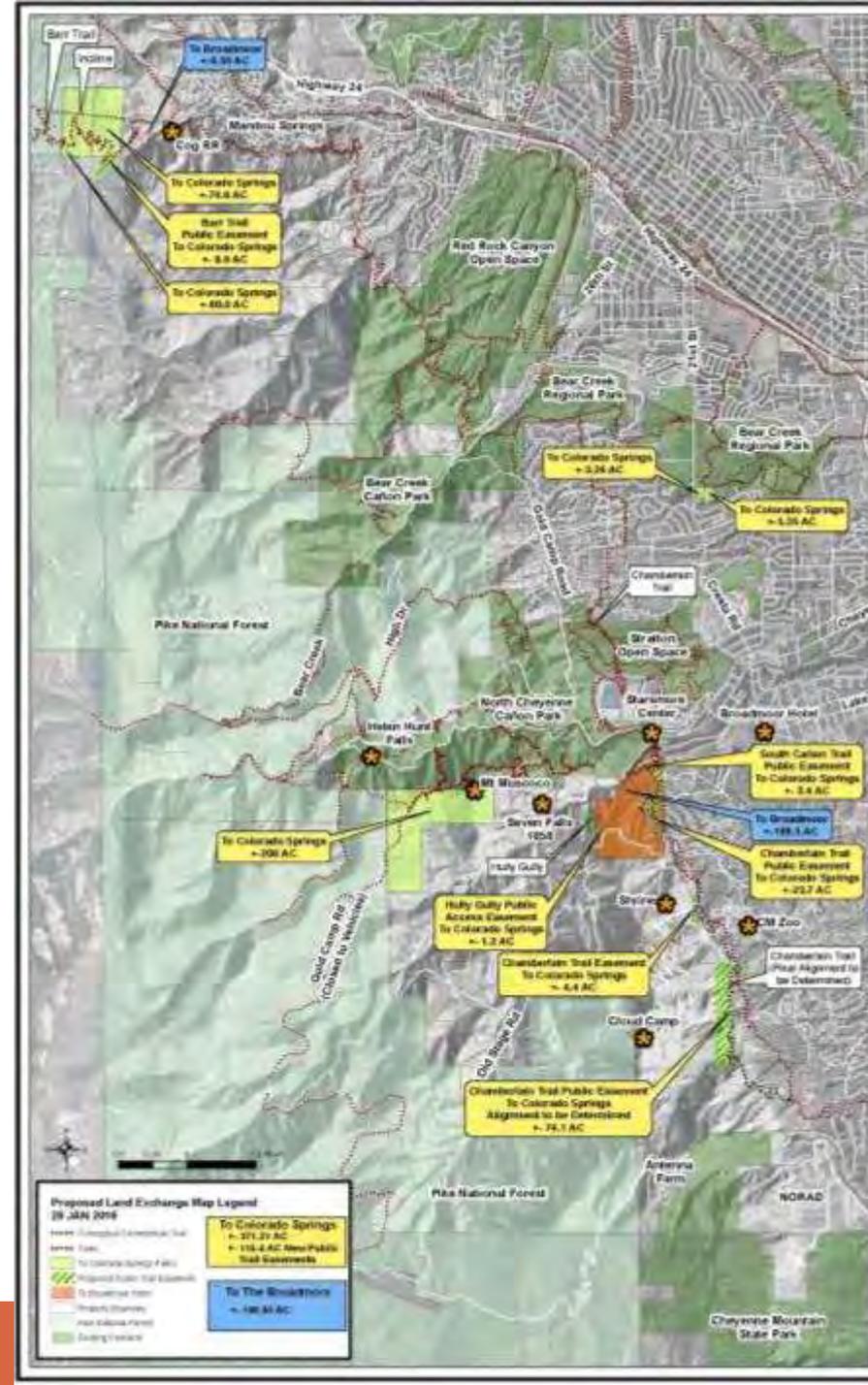
- Preserving and expanding our open space system,
- Connecting our trail system,
- Securing public access to valued recreational trail corridors that currently traverse private lands,
- Providing additional recreational opportunities within our community for horseback riding and picnicking.

**To City of Colorado Springs**

- +- 371.21 AC
- +- 115.4 AC New Public Trail Easements

**To Broadmoor**

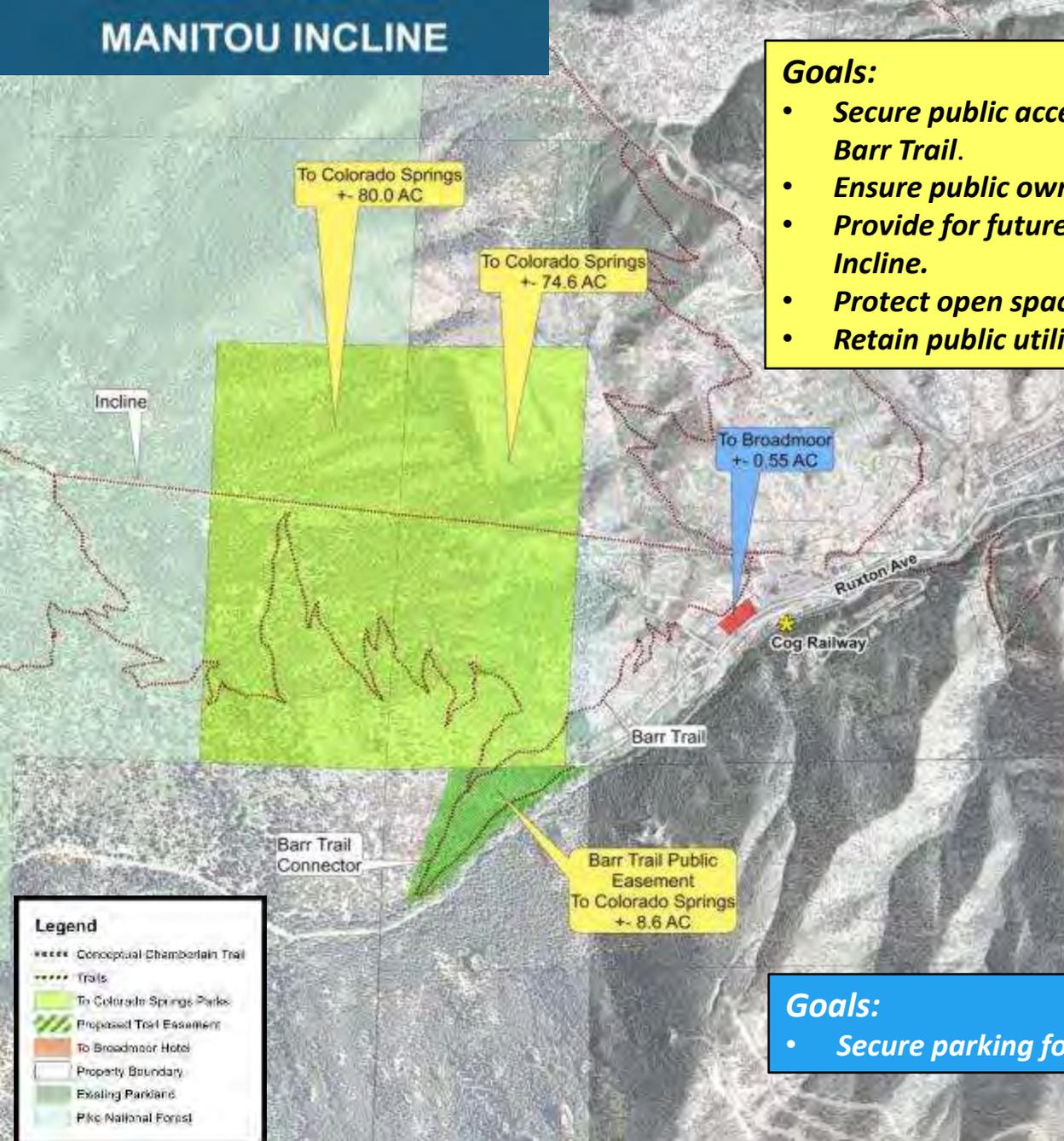
- +- 189.05 AC



# MANITOU INCLINE

## Goals:

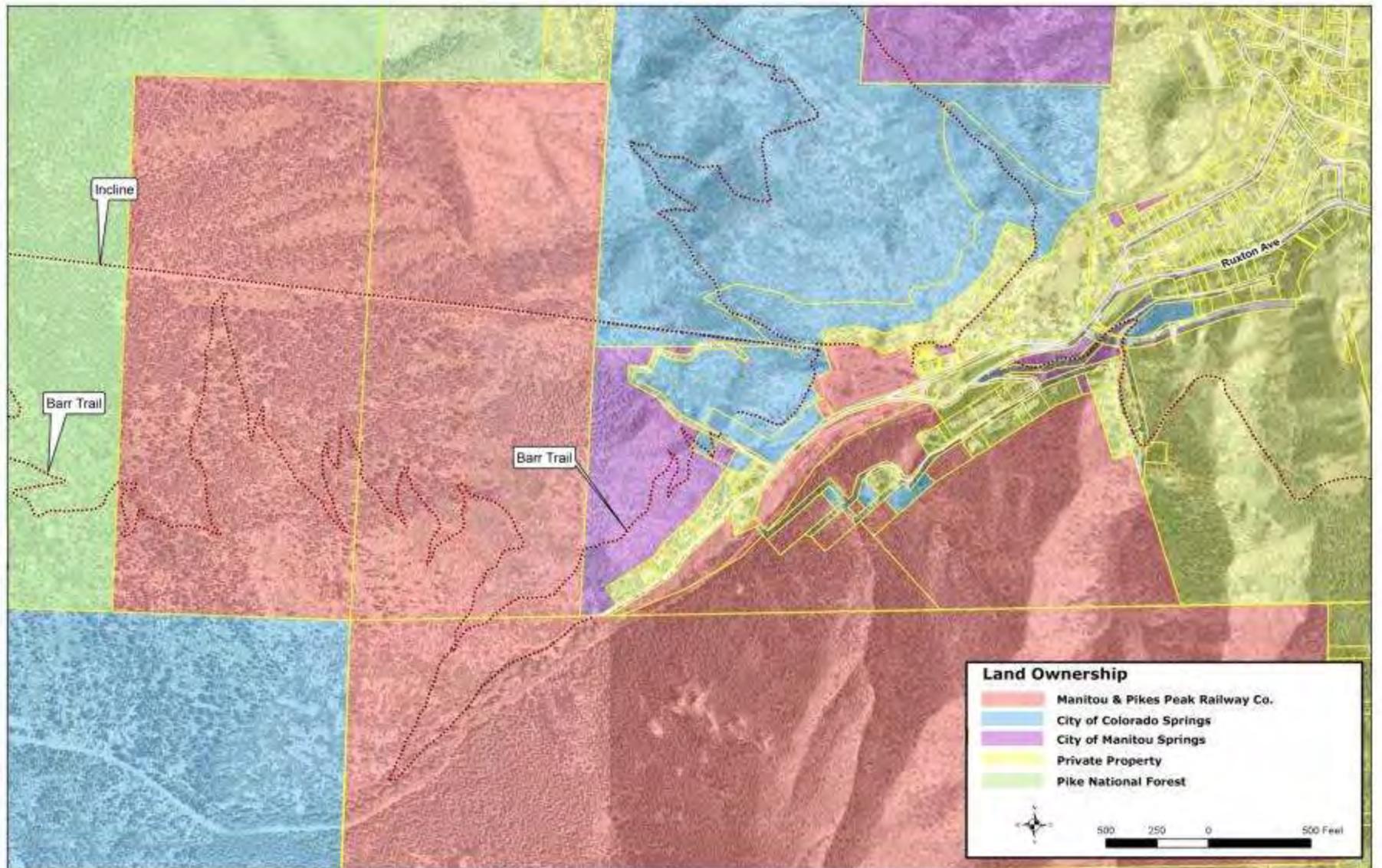
- *Secure public access and public ownership of the Barr Trail.*
- *Ensure public ownership of the Manitou Incline.*
- *Provide for future north access Trail from the Incline.*
- *Protect open space and the mountain backdrop.*
- *Retain public utility access.*



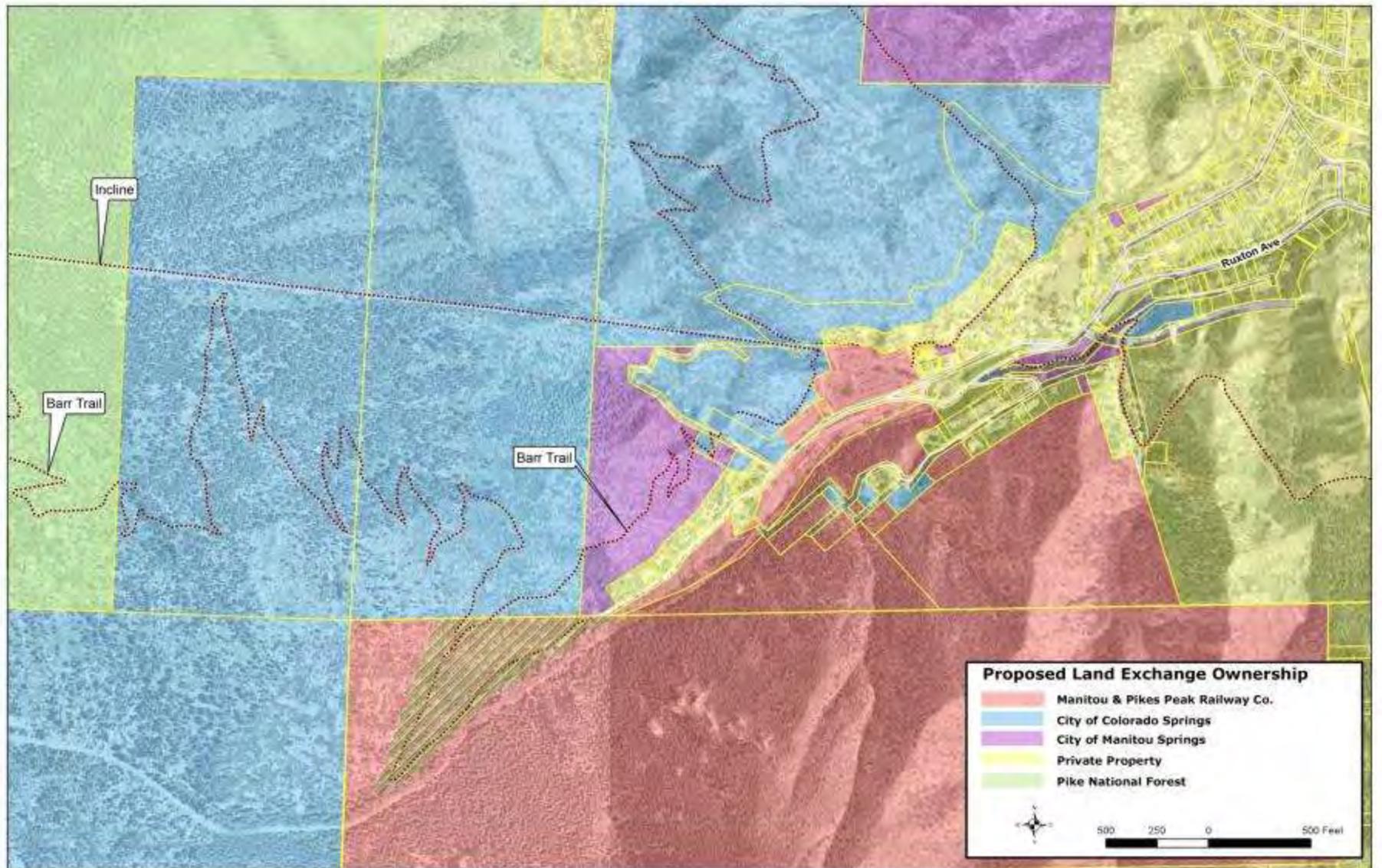
## Goals:

- *Secure parking for the Cog Railway.*

# MANITOU INCLINE



# MANITOU INCLINE



# MANITOU INCLINE

## FAQ's

### Q: Does a public trail easement exist for Barr Trail?

A: No. El Paso County had an access agreement with the Broadmoor that allowed public access to the Barr Trail. The County's agreement expired in 2012. Currently there is no legal provision for public access for the portion of the Barr Trail that traverses the Broadmoor Property.

### Q: Is the Broadmoor working with the U.S. Forest Service on an easement for Barr Trail?

A: Yes, a separate proposal that began approximately three years ago as part of a land exchange with the U.S. Forest Service is currently being considered by Congress and may provide for a future easement of Barr Trail on the Broadmoor Property.

### Q: Who will maintain the Barr Trail?

A: The Barr Trail is currently maintained primarily through volunteer efforts including Friends of the Peak and Rocky Mountain Field Institute. The City would be responsible for maintaining the Barr Trail and would seek to work with volunteers and Friends Groups to maintain the trail.

### Q: Will a National Environmental Policy Act (NEPA) process still be required for the Northern Trail?

A: Yes, a NEPA process will be required for the North Trail because the upper portion of the Incline is still owned by the U.S. Forest Service.

### Q: Who owns and operates the Incline?

A: The Incline is currently owned by three entities: The City of Colorado Springs, The Manitou & Pikes Peak Railway Company and the U.S. Forest Service. The City of Colorado Springs holds agreements with the two other land owners for public access and is responsible for the maintenance and operation of the Incline.



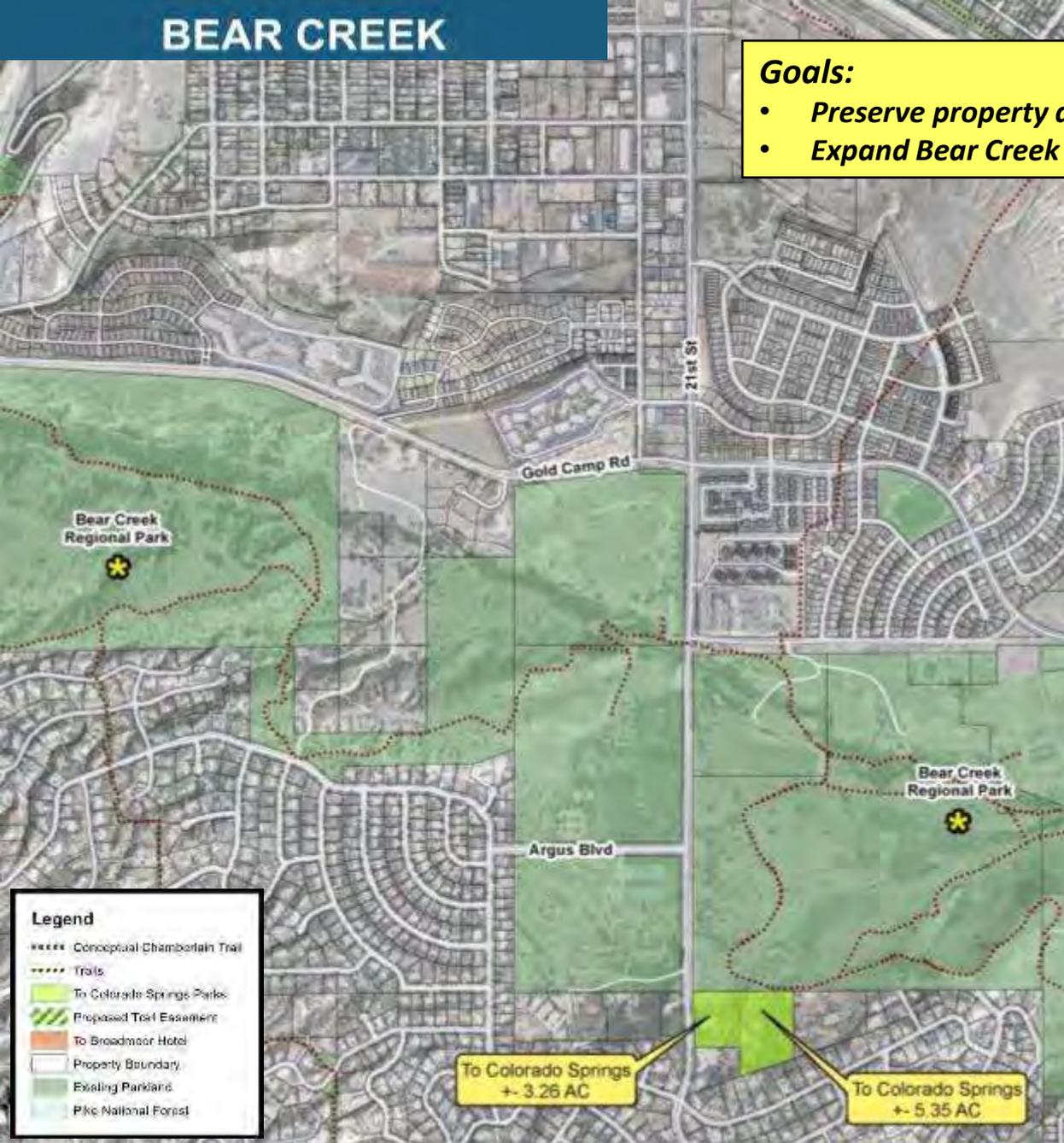
Barr Trail, Manitou Incline & Parking Area



# BEAR CREEK

## Goals:

- *Preserve property as public open space.*
- *Expand Bear Creek Regional Park.*



# BEAR CREEK



Bear Creek Parcels

## FAQ's

**Q: Will any restrictions be placed on this land to prevent future residential or commercial use?**

*A: Yes, two options are being discussed: at the minimum a deed restriction to rezone the property Park (PK) with additional consideration of a conservation easement being established.*

**Q: How will the property be used?**

*A: El Paso County will consider adding the park to El Paso County Bear Creek Regional Park. The County may choose to conduct a master plan process to determine the types of open space or recreational uses.*

**Q: Will the Broadmoor's agreement with El Paso County Parks regarding the use of Bear Creek Regional Park for commercial equestrian use be extinguished?**

*A: Yes, the Broadmoor will terminate the existing agreement*

**Q: Will the existing abandoned house on the property be removed?**

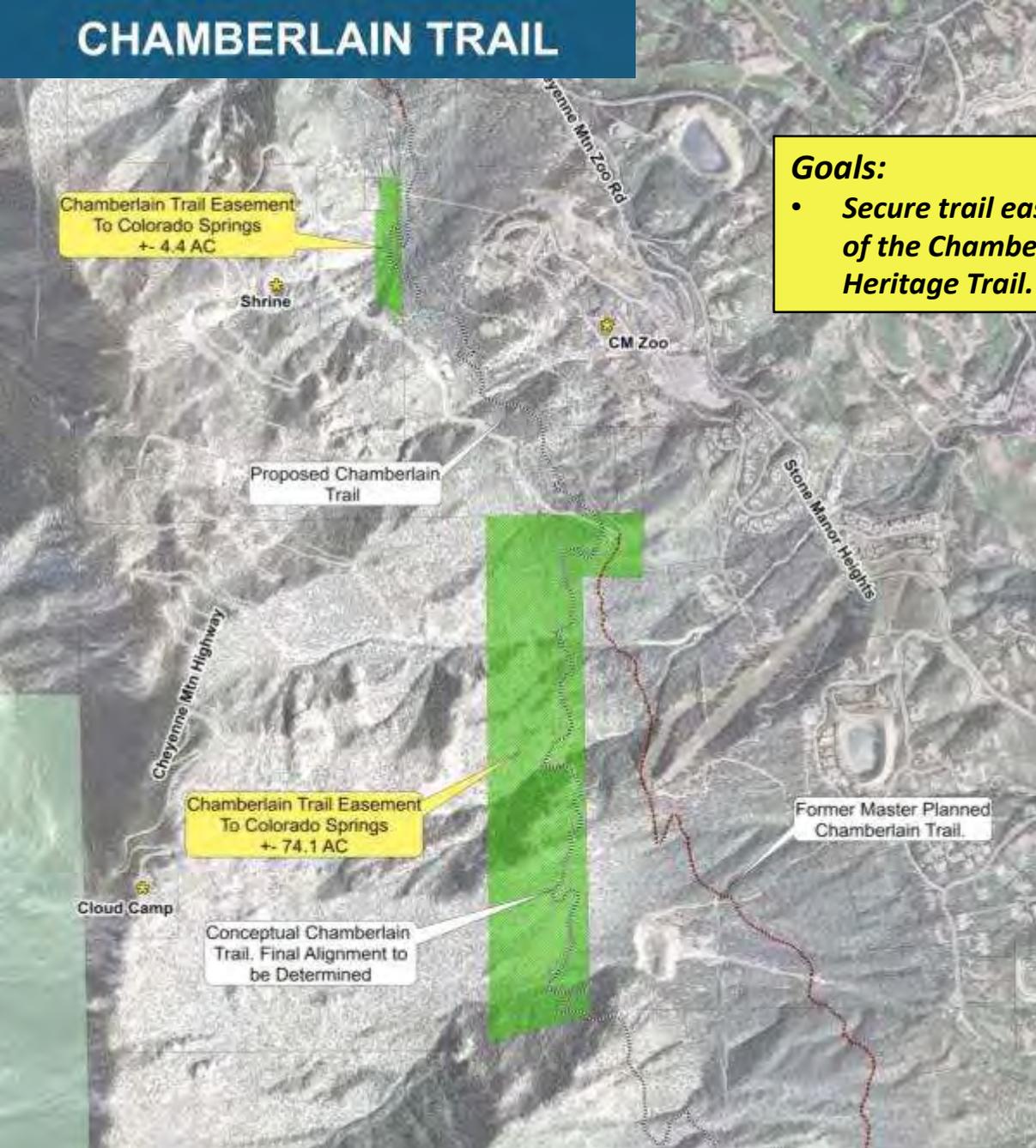
*A: The future of the existing residential structure has not been determined.*

**Q: Will the existing driveway that provides access to the residential property to the east be retained?**

*A: Yes, the driveway is within an existing legal access easement through the 9 acre parcel.*



# CHAMBERLAIN TRAIL



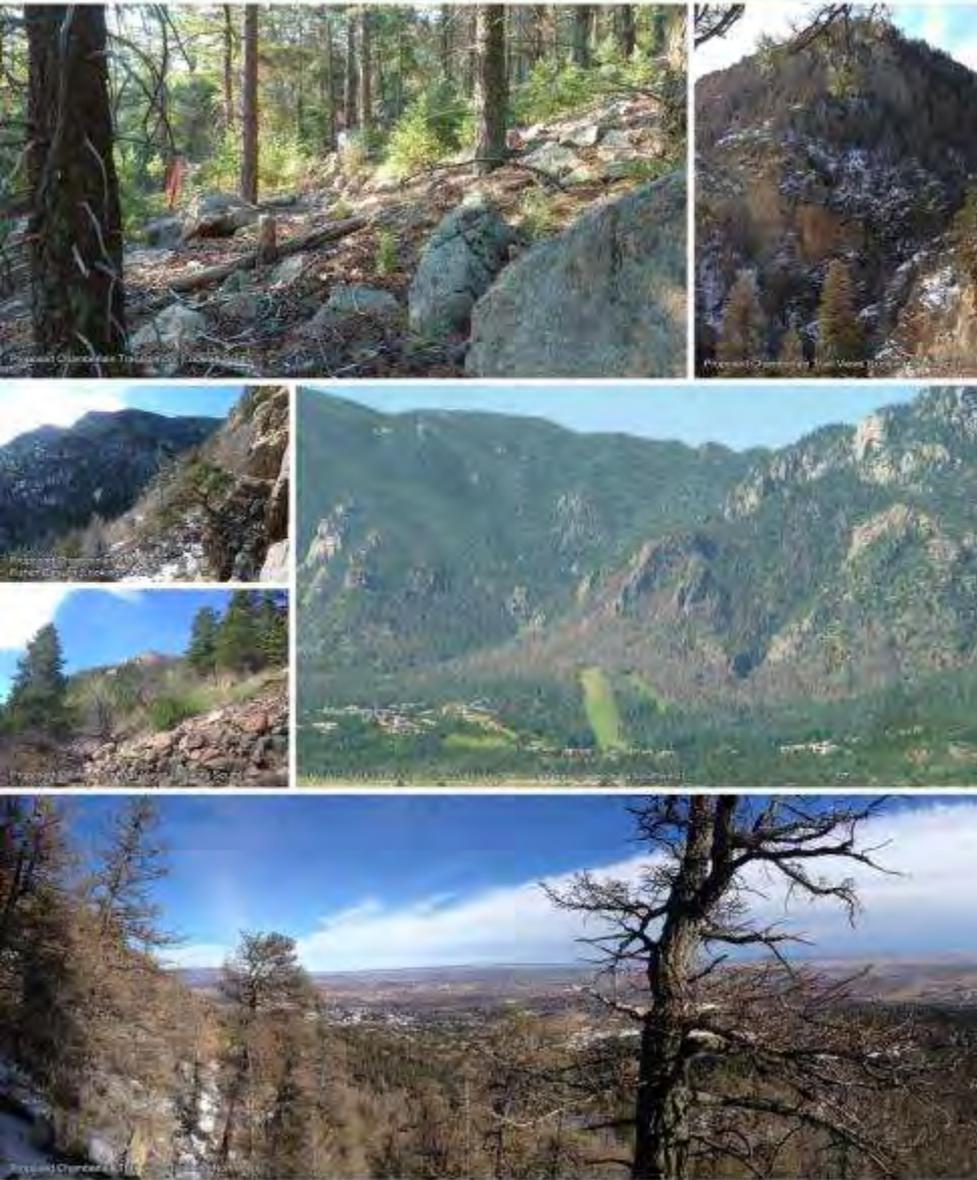
## Goals:

- *Secure trail easements for the future development of the Chamberlain Trail and Cheyenne Mountain Heritage Trail.*

# CHAMBERLAIN TRAIL



# CHAMBERLAIN TRAIL



## FAQ's

**Q: What is the timeline for construction of the Chamberlain Trail?**

*A: Additional easements are needed from other property owners. Some segments could be constructed in the next 12 months.*

**Q: What will the trail look like?**

*A: The trail will be a narrow, natural, soft surface back country trail.*

**Q: What types of trail users will be allowed on the trail?**

*A: The trail will be restricted to non-motorized use. Primary uses are expected to be hikers and mountain bikers.*

**Q: What will keep trail users on the trail and within the trail easements?**

*A: Much of the corridor along this route is very rugged. The trail will be built and well defined. The limits of the easement will be signed to inform trail users of private property.*

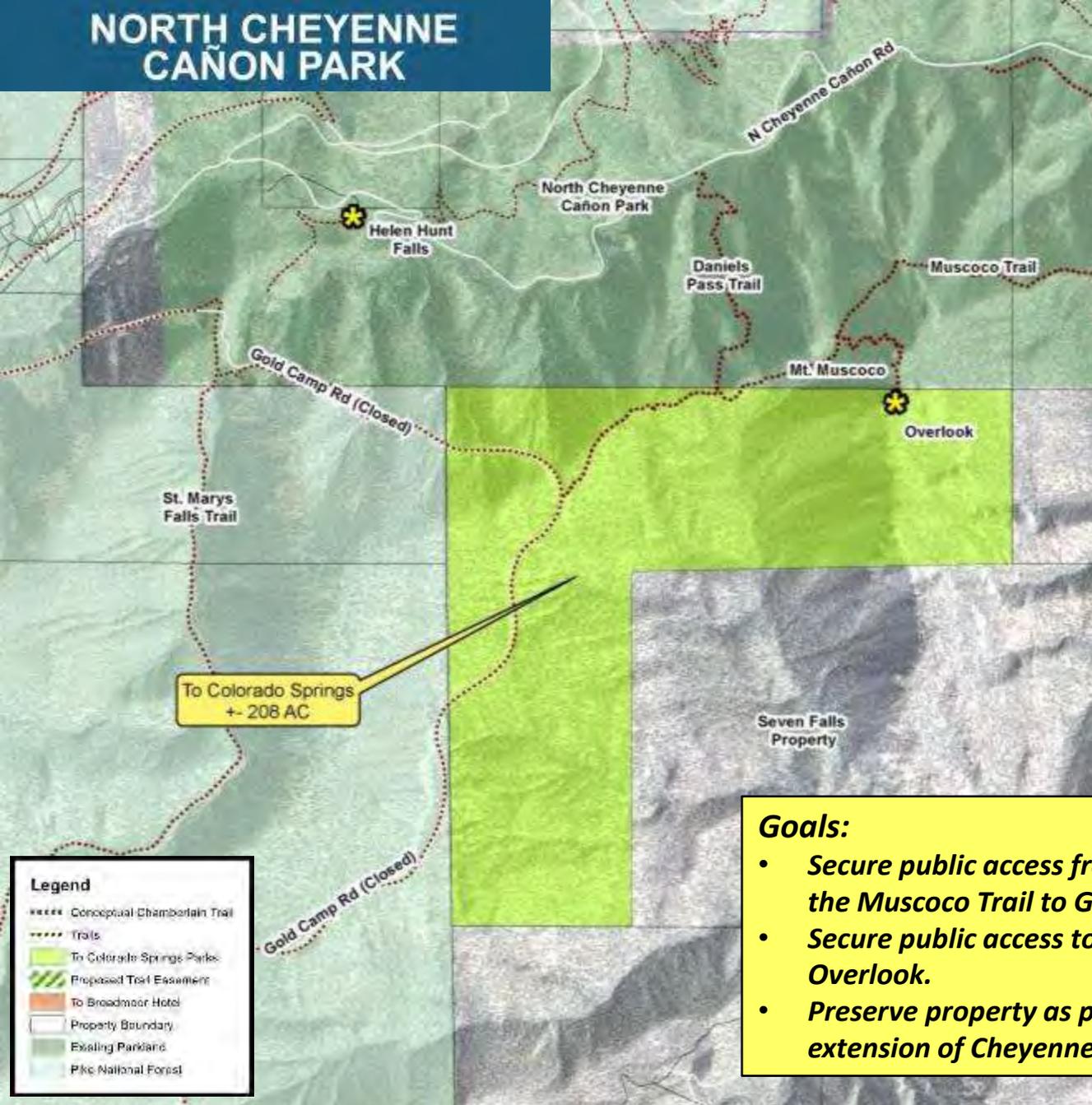
**Q: Are any segments of the Chamberlain Trail complete today?**

*A: Yes. The Chamberlain Trail exists across Stratton Open Space, a portion of North Cheyenne Cañon Park, Stratton Forest, Skyway, Bear Creek Regional Park and Red Rock Canyon Open Space.*





# NORTH CHEYENNE CAÑON PARK



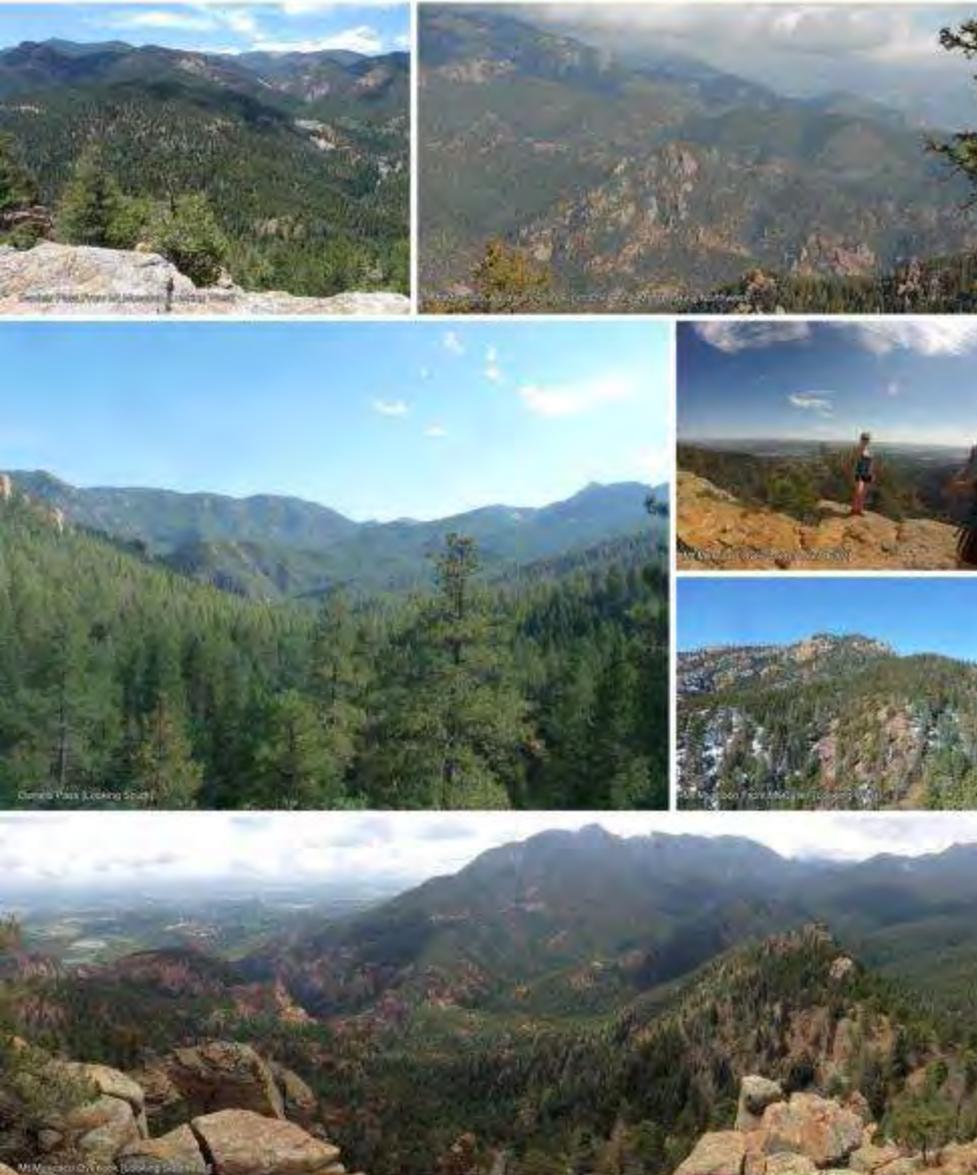
## Goals:

- *Secure public access from the Daniels Pass Trail and the Muscoco Trail to Gold Camp Road.*
- *Secure public access to the Mount Muscoco Overlook.*
- *Preserve property as public open space and extension of Cheyenne Cañon Park.*

# NORTH CHEYENNE CAÑON PARK



# NORTH CHEYENNE CAÑON PARK



## FAQ's

**Q: Who will be responsible for maintaining the 208 acre property?**

*A: City of Colorado Springs Parks, Recreation and Cultural Services.*

**Q: Will this property be considered part of North Cheyenne Cañon Park?**

*A: Yes*

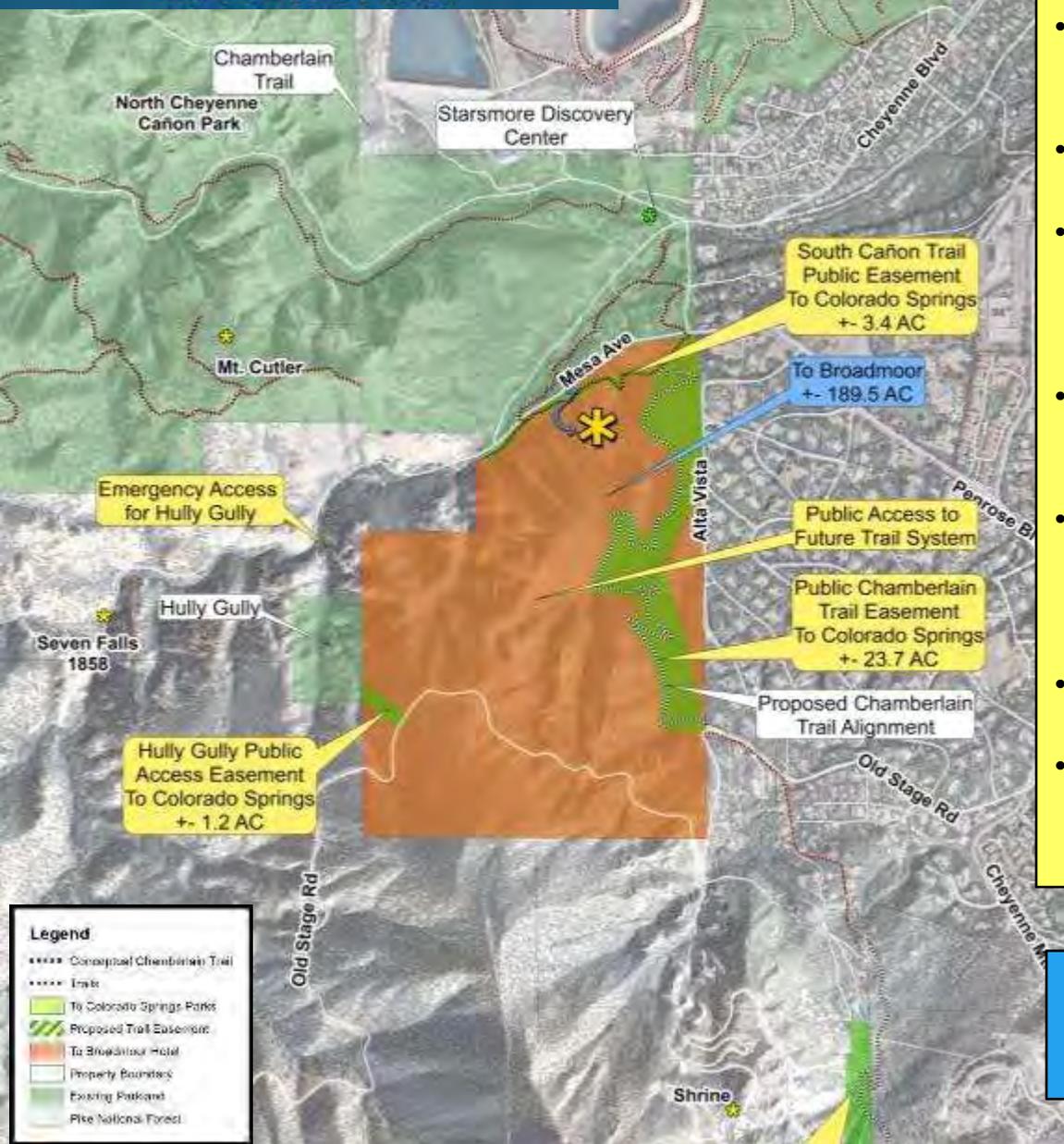
**Q: How will this land exchange affect Gold Camp Road?**

*A: Gold Camp Road will remain the responsibility of the U.S. Forest Service. The proposed land exchange will not change the current access or existing uses on Gold Camp Road.*

**Q: Why does the City of Colorado Springs want this property?**

*A: The parcel of land includes several recreational amenities, destinations and trail corridor connections. They include the southern portion of the summit of Mt Muscoco, including the highly popular and scenic overlook, the summit of Daniels Pass, as well as a trail connection from Mt Muscoco to Gold Camp Road (the section closed to vehicles).*

# NORTH CHEYENNE CAÑON PARK



## Goals:

- Retain public access for the Chamberlain Trail and Cheyenne Mountain Heritage Trail.
- Retain public access for the South Cañon Trail.
- Retain ownership and public access to Hully Gully for ice climbing. Provide emergency access for Hully Gully on Seven Falls
- Property will remain in the PK Zone and uses will be approved through normal Parks Board Process.
- The City will retain the first right of refusal if the property is ever considered for sale. Set purchase price to be determined.
- Retain Public access to future trail system around Strawberry Hill.
- Provide a fund raising venue twice a year annually for the Parks, Recreation and Cultural Services.

## Goals:

- The Broadmoor may develop a riding stable and picnic area.

# NORTH CHEYENNE CAÑON PARK



# NORTH CHEYENNE CAÑON PARK



South Cañon Trails and Hully Gully



# NORTH CHEYENNE CAÑON PARK

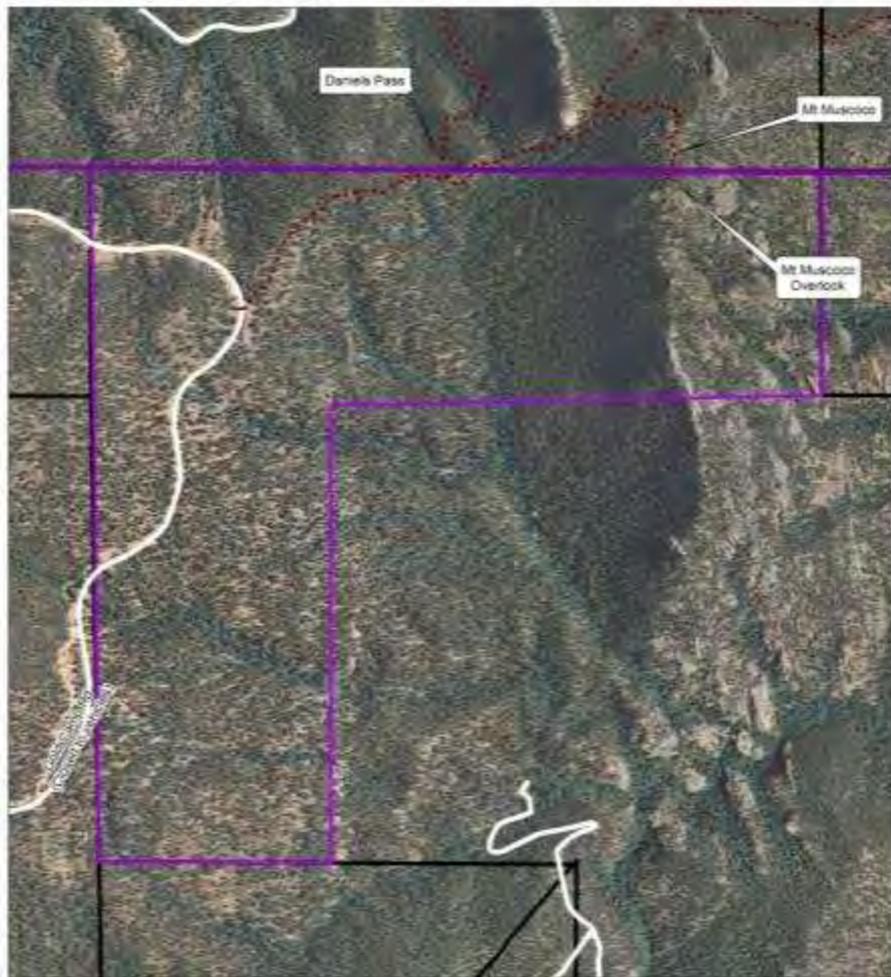


South Cañon and Strawberry Fields



# NORTH CHEYENNE CAÑON PARK

North Cheyenne Cañon - Western Section

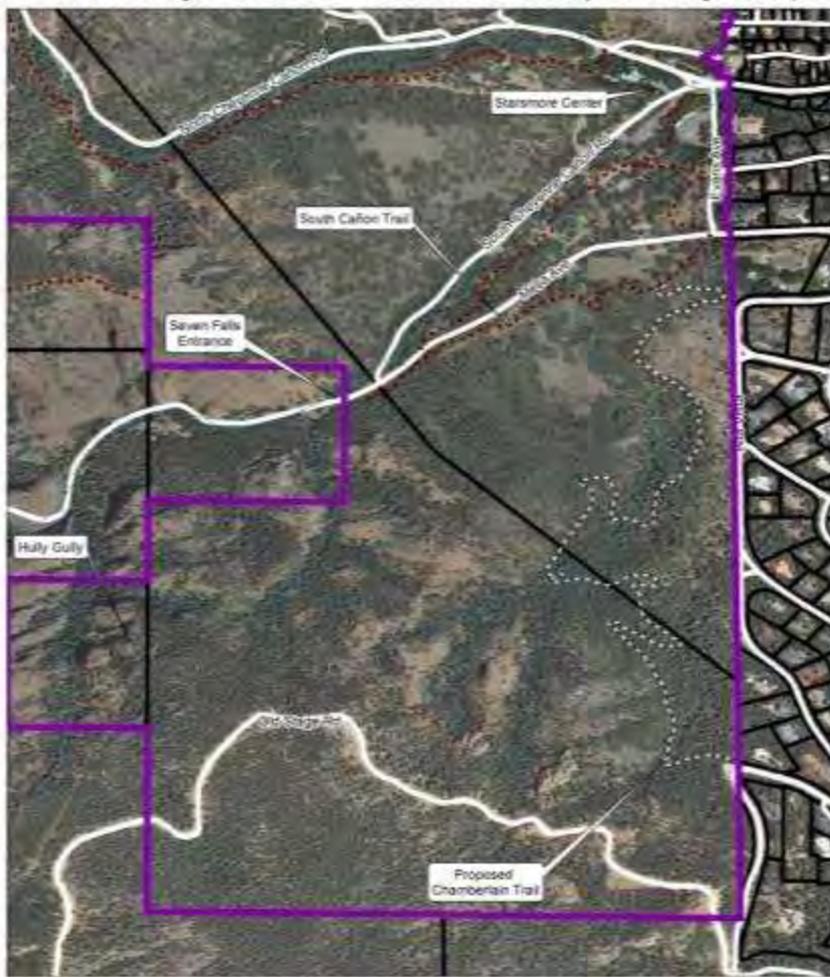


**Legend**

- ..... Trails
- Roadways
- ▭ Proposed To Parks
- ▭ Parcel Boundaries
- Inter & Ephem. Drainages

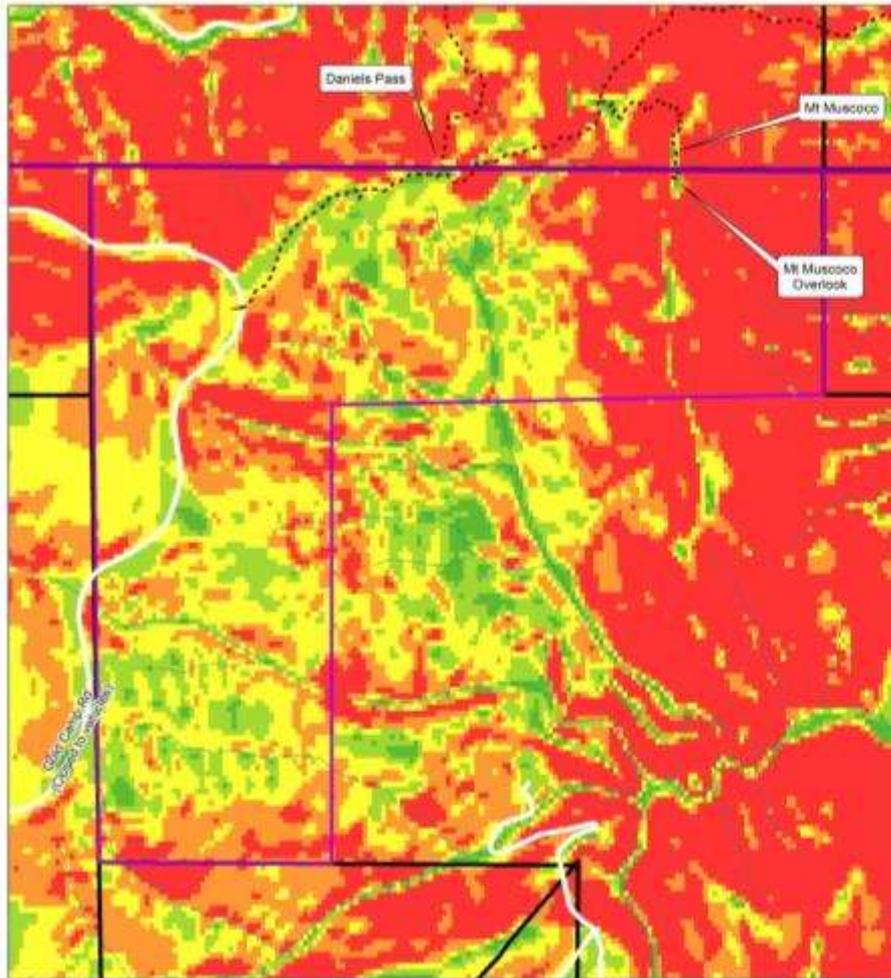


North Cheyenne Cañon - South Cañon Area (Strawberry Fields)



# NORTH CHEYENNE CAÑON PARK

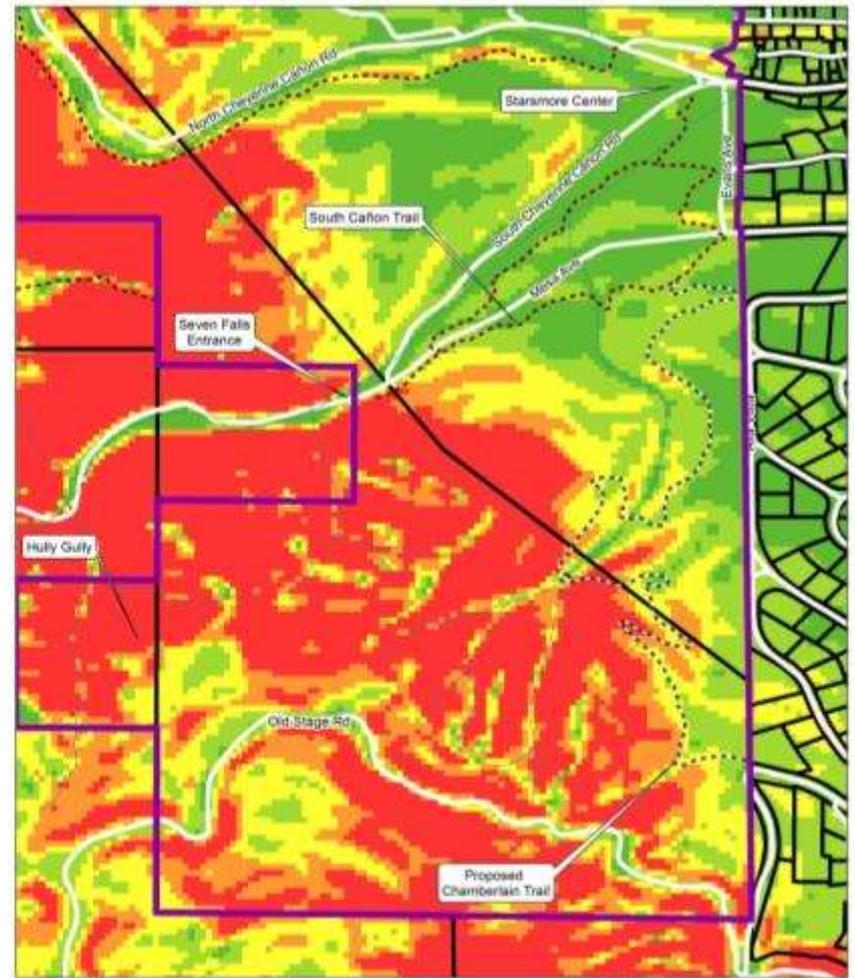
## North Cheyenne Cañon - Western Section



### Legend

- ..... Trails
  - Roadways
  - Proposed To Parks
  - Parcel Boundaries
  - Inter. & Ephem. Drainages
- | Slope Analysis |         |
|----------------|---------|
| % Slope        |         |
|                | 0 - 15  |
|                | 16 - 25 |
|                | 26 - 35 |
|                | 36 - 45 |
|                | 46 - 50 |

## North Cheyenne Cañon - South Cañon Area (Strawberry Fields)



### FAQ's

**Q: Have independent appraisals been obtained to determine the value of the properties proposed for the land exchange?**

*A: Appraisals are currently underway to evaluate the value of the lands proposed for the exchange. Preliminary figures suggest that the value of the land the City is receiving is approximately twice what the Broadmoor is receiving. More information about the appraisals will be made available once the appraisals are complete.*

**Q: What is the timeline for this proposal?**

*A: The timeline is still to be determined based upon community feedback and the City's Real Estate process.*

**Q: Who in the City has the final authority to approve this proposed land exchange?**

*A: Colorado Springs City Council.*

**Q: How can I get more information about this proposal?**

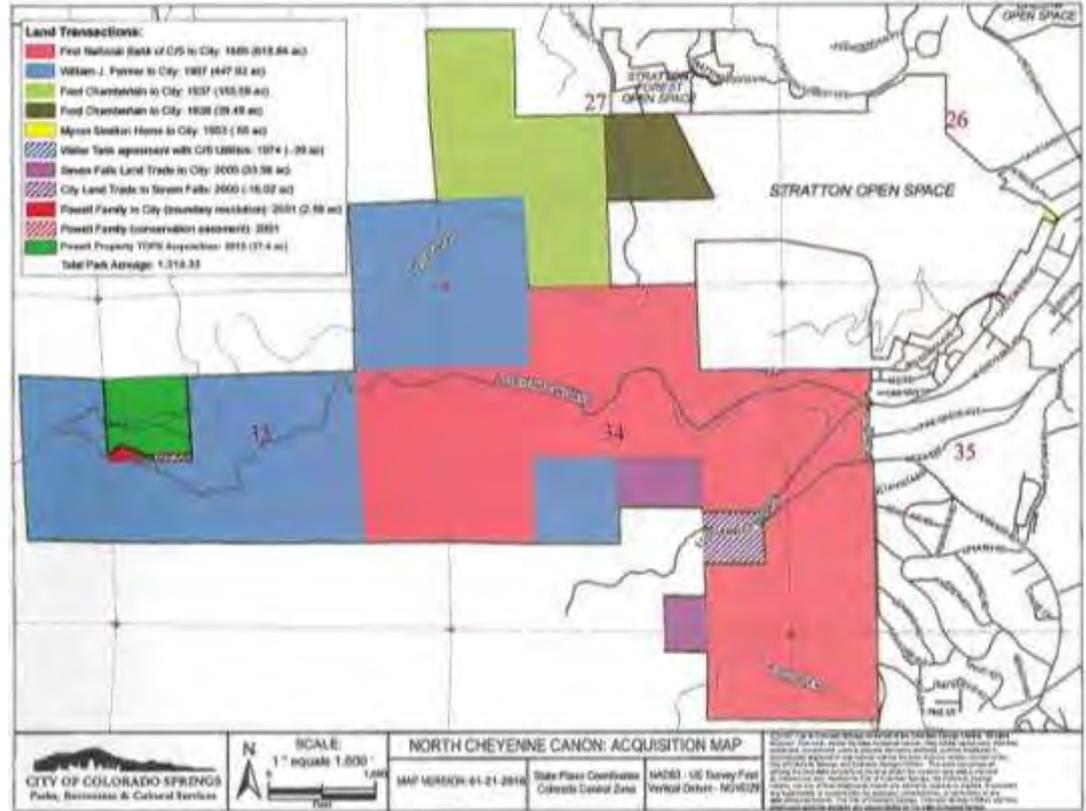
*A: At this time, we are encouraging the community to provide feedback on the proposal and are providing multiple ways for individuals to engage in the process. Please see the Proposed Land Exchange Public Process poster and handout (Opportunities include upcoming meetings as well as the proposal website at: [www.ColoradoSprings.gov/ProposedLandExchange](http://www.ColoradoSprings.gov/ProposedLandExchange) .*

**Q: How will the land exchange affect the National Historic Registry designation?**

*A: The historic designation will not change for Cheyenne Cañon Park and the South Cañon area.*

**Q: How was the Strawberry Hill (South Cañon) property originally acquired?**

*A: In 1885 the citizens of Colorado Springs voted to buy 618.64 acres of land from the First National Bank of Colorado Springs. A portion of this purchase encompassed the South Cañon area including Strawberry Fields. Refer to the map on the top right.*



## FAQ's continued

**Q: If the land is traded to the Broadmoor, are there any restrictions in place regarding zoning that would prevent future residential or commercial development on the 189 acres?**

*A: Yes, the 189 acre property that is proposed to be traded to the Broadmoor will remain in the Park Zone (PK). The two uses that the Broadmoor is proposing (commercial horse stable and picnic pavilion) are both permissible within the PK Zone. The PK Zone does not allow for additional commercial or residential development.*

**Q: Can the zoning be changed?**

*A: Yes, zoning could be changed in the future. To change the zoning from PK to another zone classification would require public notification, a public process, action by the Parks and Recreation Advisory Board, action by the Planning Commission, and action by City Council. The Broadmoor has agreed to a deed restriction to keep the property zoned PK.*

**Q: Would the land swap come with any restrictions on residential or commercial development in this prime location?**

*A: Yes, the Broadmoor and the City are considering placing deed restrictions on the property that would preclude future residential or commercial development in the future.*

**Q: How big will the group picnic area be?**

*A: The exact size of the picnic area has not been determined. The combined picnic area and horse operation would require approximately 7-9 acres of the 189 acres that are proposed to be exchanged. At this time, discussions related to the size and capacity of the picnic area has been conceptual and that the picnic facility might accommodate 100 individuals.*

**Q: How big will the proposed stable be?**

*A: The exact size and scope of the stable has not been determined. The combined horse operation and picnic area would require approximately 7-9 acres of the 189 acres that are proposed to be exchanged.*

**Q: Will the riding stable use the trails within Cheyenne Cañon Park or the Chamberlain Trail?**

*A: No, the Broadmoor would develop a separate set of horse trails within the 189 acre parcel.*

**Q: What will be the traffic and parking impacts if a stable and picnic area are developed?**

*A: The Broadmoor is seeking to limit the traffic impacts. Parking for these uses would take place at the Broadmoor and guests would be shuttled to the property to minimize traffic on the site.*

**Q: If the stable and picnic area require only 7-9 acres, why is the Broadmoor asking for 189 acres?**

*A: The 189 acres provides opportunities for the Broadmoor to develop trails for equestrian use, provides the Broadmoor with adjacency to property recently acquired by the Broadmoor (Seven Falls), provides potential trail connectivity to the Seven Falls property and provides a natural setting for the proposed stable and picnic area.*

**Q: Can equestrians use North Cheyenne Cañon Park?**

*A: Yes, equestrian use is currently permitted on most trails in North Cheyenne Cañon Park. The proposed Broadmoor stable will not use the trails in the park.*

# Proposed Land Exchange COMMUNITY CALENDAR

## **Stakeholders Meeting**

*January 14, 2016; 1 p.m.*

*Parks, Recreation & Cultural Services Headquarters*

*1401 Recreation Way*

*Colorado Springs, CO 80905*

## **City Council Briefing**

*January 25, 2016; 1 p.m.*

*City Hall - Council Chambers*

*Video link @*

*<https://coloradosprings.gov/proposedlandexchange>*

## **Open House**

*January 28, 2016; 6-8 p.m.*

*Bear Creek Nature Center*

*245 Bear Creek Road*

*Colorado Springs, CO 80906*

## **Parks, Recreation & Cultural Services Advisory Board Meeting**

*February 11, 2016; 7:30 a.m.*

*Parks, Recreation & Cultural Services Headquarters*

*1401 Recreation Way; Colorado Springs, CO 80905*

# Proposed Land Exchange COMMUNITY CALENDAR UPCOMING OPPORTUNITIES

## **Public Meeting**

*February 24, 2016; 6-8 p.m.*

*Gold Camp Elementary School*

*1805 Preserve Drive; Colorado Springs, CO 80906*

## **Trails, Open Space and Parks**

### **Committee Meeting**

*March 2, 2016; 7:30 a.m.*

*Parks, Recreation & Cultural Services Headquarters*

*1401 Recreation Way*

*Colorado Springs, CO 80905*

### **Parks, Recreation & Cultural Services Advisory Board Meeting**

*March 10, 2016; 7:30 a.m.*

*Parks, Recreation & Cultural Services Headquarters*

*1401 Recreation Way; Colorado Springs, CO 80905*

### **Listening & Discussion Session with Councilman Keith King**

*March 14, 2016; 6-8 p.m.*

*Broadmoor Community Church*

*315 Lake Avenue; Colorado Springs, CO 80906*

**For current information on the proposal and to submit comments, visit**

**<https://coloradosprings.gov/proposedlandexchange>**

# Proposed Land Exchange

Achieve several goals on the Colorado Springs Parks System Master Plan including:

- Preserving and expanding our open space system,
- Connecting our trail system,
- Securing public access to valued recreational trail corridors that currently traverse private lands,
- Providing additional recreational opportunities within our community for horseback riding and picnicking.

**To City of Colorado Springs**

- +- 371.21 AC
- +- 115.4 AC New Public Trail Easements

**To Broadmoor**

- +- 189.05 AC

