

Selected Infill/Redevelopment Case Studies													
last updated 7/1/14													
Project	Location	Scale	EOZ	Prior Land Use	Land Use Type	Context	Status	Neighbor Issues	Utilities Issues	Transportation, Access and Drainage	Other Factors	Process Time	Districts or Special Incentives
210 Pueblo	Downtown- Corner of Costilla and Weber	Very Small	Yes	Small vacant lot	5- unit Apts building		Conditionally approved by DRB	limited?	TBD	TBD	Issues with park fees and utilities	ongoing - Substantial due to financing and site constraints	
American Tire Distributors	east of Powers near Municipal Airport	Medium	Yes	Vacant	Large distribution facility	Old Airport area	Open	None anticipated	Limited	Limited		not anticipated to be protracted	None
ANB Bank- Downtown	Downtown: SW Corner of Cascade and Cimarron	Small- 1 acre	Yes	27 year old office building adapted and demolished smaller building	Bank and offices- 2 story urban; 18,000 SF	Downtown edge	Well under construction as of 5/14	Limited	Limited	limited		TBD?	DDA?
ANB Bank- Circle Drive	Circle at Uintah	Small	No		Bank with hybrid urban/ suburban design	Mature early suburb	Well under construction as of 5/15	Limited	Limited	limited		assume no major issues	None
Arena Indoor Sports and Recreation Facility	North Weber in SW Cragmoor	Medium- 7.5 acres	Yes		Indoor baseball facility	older mixed use neighborhood	Approved; First phase final development plans in process as of 5/14 after delay due to financing?	Denied by PC; approved by CC on appeal with major redesign	limited issues	Some transportation issues related to poor quality of existing roads; some transportation issues related by opponents	neighborhood concerns with transitional changes in neighborhood re: UCCS- not that related to this use	significant due to redesign and appeal, but not remanded back to PC which would have take longer	None
Assisted Living Facility on Centennial	NW Colorado Springs	Small- Medium	No	Vacant	Assisted living- 64 units on 3.2 areas	Various uses	Amendment under review; previously approved; construction not yet started	Depended on stage; substantial concerns from neighboring commercial property	Appear to be limited	Appear to be limited		Delay tied mostly to economy and	None
Bates Elementary School	Just south of UCCS west campus	Small- Medium	Yes/No (larger N. Nevada area_	Closed D-11 Middle School	Silver Key Meals on Wheels	mature SF across from UCCS on major arterial	Sale approved for conversion to use ?			Complication with an old ROW or easement that had to be vacated?		Still in process	None

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Bentley Commons Apartments	South Academy; Hancock	Small to Medium	Yes	Vacant; old landfill	Apartments	Sand Creek, closed landfill; transition between SF and higher density	First phases complete under new ownership; future phases delayed due to landfill issues	Few if any initial; but ultimate support of non-residential owners	Landfill issues; special flagging process	Landfill issues none other than questions about truck traffic and interest in rail access	Unique geotechnical and CDBG/ Housing Authority relationships	Extended due to geotechnical and federal housing assistance	CDBG/ Housing assistance
Bestway Recycling Center	Mark Dabling near I-25	Medium	Yes	Existing office/ industrial building	Industrial waste sorting in office park	Established smaller office/industrial park	In operation		None out of ordinary- except for landfill-related concerns		closed landfill in this area may jeopardize future phases	Medium due to uniqueness and issues	None
Bijou Lofts- Ryan	Downtown- Acacia Park	Small	Yes	downtown retail	new multi-story lofts over retail	Low-rise downtown retail facing park	Residential plans on hold although developer is doing façade improvements and first floor retail-reserving upper airspace	Initial; but ultimate support of non-residential owners	None out of ordinary	Minor fire response issues		not yet determined	None
Bijou School	near West Side	Small	No	Closed D-11 school, building and adjacent open area	proposed mixed use; reuse of 6,000 sf school and new MF	older modest income SF neighborhood	Plat recorded	Initial; but ultimate support of non-residential owners	Utility capacity appears to be in place	Not likely to be a concern; parking will need to be arranged on site	repurposed school	not yet determined	None anticipated, but initial stages only
Blue Dot Place	Downtown- Corner of Costilla and Nevada	Small - less than one acre	Yes	Older downtown buildings- to be demoed	New Downtown MF- 33 units	south edge of Downtown-business arterial	Conditionally approved by DRB	limited	?	?			
BMW on North Nevada	North Nevada near I-25	Medium	Yes	?	Higher end auto dealership	commercial strip north of UCCS and UVC	?						

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Broadmoor Hotel Redevelopment- Mike	Broadmoor	Varied	No	less intense hotel uses	Hotel-related tent/events center	High end residential housing of various types;	Several projects underway including Hill Climb museum; and \$50M in Broadmoor West- others completed	Significant off-site parking concerns with conference center, but other phases mostly worked out ahead of time	Complications with easement jurisdiction and maintenance agreements	Process of right-of-way vacation took some time; some neighbor concerns with parking on ROW	long evolving redevelopment process; economic development impact; agreement ultimately success story	Variable	None
Butch's Garage Restaurant	Patty Jewitt	Small	No	lower key automotive repair	restaurant	Older SF area; associated with Casa Verde and Dogstooth-Shook's Run Trail	Planning applications in process-	TBD- on street parking and traffic will be an issue	TBD assume limited	TBD parking			
Callicrate Local Meat Processing, Sales and School- Old Gazette Building	Immediately east of Downtown	Medium	No?	Vacated Gazette building (no longer needed due to move of printing function to Denver	finished meat processing; sales and culinary school	Eclectic, mix of uses with connection to Shook's Run	Proposed	TBD	TBD	TBD	TBD	TBD	None
Carmike Theaters	Chapel Hills Mall area	Medium	No	razed former K-mart and smaller theaters	multiple movie theaters	proximity to older mall	Opened in late 2013	limited	limited?	limited?		?	None
Casa Verde Cohousing	Patty Jewitt	Medium	No	razed industrial greenhouses	Unique 2 and 4-plexes with common facilities; corner commercial	Established older SF neighborhood with grid streets	Completed	Significant concerns throughout process; but few in retrospect	limited	Limited existing road width to east	Unique co-housing model	Medium- long mostly due to unique design and marketing	None
Cathedral Ridge- Mesa	Mesa near Garden of the Gods Cub	Smaller	No	Vacant- Hill property	Very high end SF	Long vacant Hill property, v	Approved and underway- final platting occurring- but project largely on hold	Neighbors concerned with views etc.	Typical	? Back with Steve	Views from road to Garden of the Gods		None
Cavalry Worship Center Sanctuary- West Side	King Street Near 30th Street	Medium	No	Existing sanctuary in closed grocery store	Expanded sanctuary and related uses	mix of uses including residential	planning stages	TBD	TBD	TBD			

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Cheyenne Mountain Shopping Center	I-25 and Circle near World Arena	Medium-large	No	Vacant	Commercial, mostly retail shopping center	Bounded by major roadways; large hotel and World Arena (1998) pre-existed	Largely built out (primarily 2000-2005)	Stratmoor Hills (County residents) objected to traffic and density	Initial issues with regional drainage facilities	Significant adjacent and off-site traffic issues (Venittuci, Lake Avenue, Circle/Lake interchange)- biggest issue was drainage	Relationship with World Arena	Variable depending on phase	None direct; but some incentives provided for World Arena
Cheyenne Run	8th Street	Small to Medium	No	Vacant, except for one SF unit from prior bankrupt development plan for lower density SF and office	About 20 higher density taller "urban style" single family uses, that	Eclectic, mostly built mix of MF and mini-storage; this would entail partial conversion of prior approvals for office uses	Planning Commission	Neighboring condominium units were concerned with 40-foot height-one lot has been deleted	Most of the issues were addressed with the prior approved plans; some issues with changes to easements and utility stubs	Transportation issues addressed and facilities constructed with prior development plans; so there were limited issues at this stage		still being determined	none
City Auditorium Block-Pikes Peak Place	Downtown	Medium	Yes	Historic structure and older commercial structures including bus station	Planned high rise buildings	Downtown core	High rise plans approved but on hold for NW corner; interim parking use implemented on part of site	Limited; nonresidential issues	?	limited issues with sidewalk bump outs	Historic site; interim surface parking in FBZ	All phases have take some time, but major issue is with market; FBZ should expedite going forward	Designated urban renewal area; also in DDA and BID
City Gate	Downtown	Medium	Yes	lower density industrial-razed	Medium rise; mixed use	Heavier industrial-type uses	Plans approved but on hold- could be an initial phase	Limited; nonresidential issues	Issue with triggering of need to upgrade off-site sewer lines	None out of ordinary		Relatively fast thus far, but issues remain?	URA and DDA
Coal Train Liquor	I-25 and Circle Uintah	Small	No	Liquor Store	limited expansion taking advantage of vacated ROW	mixed uses in older area	Hearing process	Significant concerns with truck access	Complications concerning lines and easements	Access issues and complications	Opportunity to use excess ROW, but ended up being complicated	Ongoing - relatively protracted compared with project scale	No

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Colorado College	Near North End	Large	No	Expansion site and areas are developed mixed use- most often older single-family homes	Various college-related building and supporting uses	Mature area- primarily historic neighborhoods	Ongoing- multi-decade project	Has varied with the project and location- some concern with incremental removal of historic residences	Not fully determined; assume there are not an extraordinary challenges	Some significant site-specific traffic and parking concerns, including Cascade Avenue	Over time Colorado College has significantly expanded its footprint	Varies by project and phase	none - College is tax-exempt
Creekside at Rockrimmon-Lonna	Rockrimmon near I-25	Medium	No	variety of uses	141 specialized MF units	had been planned for mixed use	Approved by PC 5/14	Limited; nonresidential issues	Not fully determined. No concerns out of the ordinary	Not fully determined but assuming limited issues	Specialized student-oriented multifamily use with some shared living space	not yet determined; approval process will vary depending on phasing	Not likely; not yet determined
Dusty Hills Annexation	West Woodmen Rd. near RR	Medium	No	vacant, one home	24 total dues on 14,000 +/- SF lots	similar uses surrounding; stubbed cul de sacs would connect	Pre-application stage	likely to be significant	Not fully determined; nuance with existing owner wanting to maintain septic	road name issue; likely local objections to traffic		TBD	No
Farm Credit of Southern Colorado- Steve	Academy Boulevard Corridor - south of Citadel Mall	Small to Medium	Yes	closed go-kart outdoor amusement center	New larger replacement for facility in Citadel Mall area	check zoning	Plan approval stage	Limited if any	Limited if any	Limited		delays have primarily been due to architectural changes	None
First Presbyterian Downtown Additions	Downtown	Medium	Yes	Acquired Daniels Chevrolet etc.	Ongoing expansion program	some of expansion area was an auto dealer	Varies	Limited	Limited	Limited			Check DDA and Downtown BID
Gold Hill Mesa- Ryan	Near West Side	Large	No	Vacant, mine tailings	TND, commercial	No specific prior plans	Ongoing	Yes, initially area-wide and then more limited to one pre-existing enclave	Yes, including brownfield complications	Yes, 21st Street participation and CDOT access to Hwy. 24	Unique brownfield	Long and ongoing	Metro district and urban renewal
Goodwill- Academy and Hancock	South Academy	Medium	Yes	closed Home Base big box	Non-profit processing/retail	Old big box; arterial intersection; impacts from large substation	Tenant finish	Very limited	issue with loading dock and easement/		delayed due to dispensation of Old Colorado City property	substantial due to both processing and financing	None

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HBA- UCCS Expo Center	North Nevada	Medium	Yes	Long vacant TRW facility- 10	Events center	Mostly industrial uses on major arterial- Mobile homes further to west	Implemented	no issues	No issues other than difficulty getting fiber optic service	No major issues other than off-site parking	Partnership with HBA and UCCS; limited external improvements	project was relatively fast-tracked- some concern with off-site traffic	None
High Chaparral Apartments- Lonna	Powers Corridor- west side	Medium	No	Vacant	Apartments	Master planned on expressway corridor, but with older semi-rural housing to the west	Application stage- little progress as of 4-13	Substantial objections from neighbors including unincorporated development to west	Utilities required a looping system for water. This requires a connection back to Chaparral.	Limited issues	Adjoining small County enclave	Delays associated with opposition/ appeal in public process	None
Homewood Point	Near East side- South of Deaf and Blind School	Medium	No	Property owned by St. Francis Hosp.	townhomes and senior housing	Excess hospital property	Completed	Few if any	Limited	Limited		Normal	None
Honda Dealer Improvements on Academy Boulevard	South Academy	Medium	Yes	Existing Dealership	Major renovations	Mixed stand-alone non-residential	Completed	Few if any	Limited	Limited/ closed one minor access on Academy Boulevard		Reasonably fast	None
Irving Middle School Repurposing	East of Academy Blvd. near Constitution	Medium	Yes	District 11 Middle School	Charter School	Originally an educational repurposing of existing building by same owner; then uses vacated and moved to Wasson site; now State chartered charter school	Substantially implemented (at this time)	Some neighbors objected to traditional school closure; but presumably preferable to vacancy	no impact	no requirements other than more parking	All uses have been permitted in this zone district; essentially no requirement for City approvals	Largely internal first to school district; then the chartering group	None
Ivywild School	Ivywild	Small	No	Closed school	Unique integrated neighborhood mixed use	Older middle income neighborhood	First phases complete	Initial; but ultimate support	Only with unique "green" energy expectations	Some concerns with local traffic; off-site issue with roundabout	School building repurposing; highly unique integration of uses	Medium	Urban Renewal and possible tax sharing
Ivywild Cellars- Mike	S. Tejon S. of I-25	Small	No	Non-descript office building	Adaptive expansion to accommodate winery	Eclectic mix of uses	Planning stages	TBD	TBD	TBD	multiple variances required		None

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Joseph's Restaurant	8th Street	Very Small	No	demolished gas station and vacant lot	restaurant and parking, rezoning with conditions of record	mix of commercial uses and SF	Planning Commission	some concerns with parking and noise as well as indirect issues with a bar in the vicinity		limited non-use variance for parking			None
Kiowa Creek Homes	Downtown	Small	Yes	check	6 units	Older middle income neighborhood	Pre-application stage	Prior plan met high level of resistance	Related to neighborhood concerns	There has been an issue with on-site tandem parking- no larger transportation issues.			None- but check BID
Kum and Go- Colorado and 30th	West Side	Small	No	check	Convenience-gas	mature arterial corridor; close to Old Colorado City	Pre-application stage	limited but TBD	Limited but TBD	Limited but TBD		TBD	None
Kum and Go Center-Carefree	N Carefree and Peterson	Medium	No	Planned commercial, but then conveyed to YMCA	Convenience pad site on 4 acres with options for more	newer suburban development east of Powers- vacant commercial site	approved and open	Neighbors very opposed- had expected a YMCA	some technical issues with RI/RO accesses mostly brought up by neighbors	Modern utilities planned and in place for this site	Proximity to high school- Not in City Infill area		None
Kum and Go- Old Colorado City	Old Colorado City	Small-Medium	No	Goodwill offices and processing	convenience store on what would be demolished site	Old Colorado City	Withdrawn by applicant- likely due to opposition	Neighbors and Organization of Westside neighbors strongly opposed	assumed limited but need to check	assume limited but need to check		?	may be in SIMD; no others- no incentives
Kum and Go S. Nevada	Nevada near Las Vegas Street	Small	Yes	?	convenience store	fringe between Downtown and S. Nevada	Close to completion	limited	limited	limited	In Downtown FBZ, so required a warrant		None
Lithia Motors/ Toyota Dealership S. Nevada	S. Nevada/ Motor City/ Ivywild	Medium	No	Older Apartment Building- vacant property	Auto dealership	Transitional area between older neighborhood and Motor City	Constructed	Some neighbors opposed- Ivywild supported	Need to determine?	Some significant drainage issues	Issue with run-down apartment building	Medium due to neighborhood issues?	None
Local Lofts at Austin Bluffs- Steve	N. Nevada near I-25	Medium	Yes	modular home sales	MF, fairly high profile and high density; large 4-5 Bed units designed for college students to sublet	old highway commercial on N. Nevada	Under construction						urban renewal

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Louisa Graff Jewelers	North Nevada and I-25	Small	Yes	Motor home sales- closed	Stand alone retail	Non-residential uses adjacent to I-25	opened in 2012?	Initial; but ultimate support	Limited expect for storm water	Major issue emerged with drainage structure under property and Vincent Dr.- and timely completion of Vincent Dr.	Unique drainage/ roadway issue	Medium due primarily to drainage issues	None
Lowell Redevelopment	South Downtown	Medium-large	Yes	Closed D-11 schools and associate property plus existing businesses	Mixed mostly attached residential uses: TND; some supporting residential	Some older housing and business uses in transition	Ongoing- slow progress due to economic conditions; not all mixed use aspects realized	Limited concerns as neighbors were acquired; one holdout property	All on site utilities had to be replaced, but limited off site issues	Significant issues with roundabout phasing. Some issues with access to landlocked parcel to SE; parking garage for POC driven by concerns from this project	Adaptive reuse of 100-year old school	Substantial due in part to URA assembly process	urban renewal; however 25-year clock expired on or about early 2014
Lowe's at Citadel Crossing	Citadel Crossing	Medium	Yes	In line retail- razed	Traditional big box retail	In-line center on 3 sides; backs up to suburban SF on east	Open as of November 2011	Yes, but limited easterly residents; also needed to meet needs of other retailers	none out of ordinary	Additional non-standard access off of Platte requested and received	Encroachment into previously negotiated buffer zone	Expedited within limits of Code	No districts but two tax sharing agreements
Mackenzie Place Senior Center	Union and Fillmore	Medium-large	No	Vacant former sod farm	MF and attached unit Senior Center	Major arterial intersection; older SF neighborhood to west; park and church to south	Substantially Complete; phases remain	?	Not determined	Limited overt issues but access was limited at this intersection		No yet determined	
Marketplace at Austin Bluffs	Austin Bluffs and Academy	Medium	No	Existing dated shopping center	Retail community shopping center	Demolition of existing center and replacement with wholly new structures	New center opened in approx. 2008	limited concerns; middle income suburban neighborhoods to north	Utilities reconstructed on site	Similar to prior access; one new access allowed		Moderate	GID
Medical Plaza NW corner Fillmore and Union	Union and Fillmore	Medium	No	Vacant- sod farms	Medical/ outpatient office park	Venetian Village neighborhood to west	Completed	Neighbors originally resisted as they wanted to retain open space/ park	Not determined	Minor issues only		Not determined	None



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Medical Office Plaza SW of Union and Fillmore	Union and Fillmore	Small-Medium	No	Vacant	Medical offices	One of few remaining vacant parcels; medical, church, senior housing in vicinity	Completed	Limited concerns; middle income suburban neighborhoods to north	Not fully determined at this stage			No yet determined	None
Memorial Hospital Downtown Expansion	Near east side on Boulder Street	Medium	No	Existing hospital complex	Modernization / densification of existing hospital use	Existing older established neighborhood	largely complete; at this stage; further plans on hold pending ownership issue	Major concern with prior expansion plans to the south of Boulder street; parking and access; helicopter	On site design challenge with sewer lines, and need to address off-site capacity	Some concern with impact at Boulder and Union. Have greatly limited local street connections to surrounding neighborhoods-permanent shuttle	City owned enterprise; key to neighborhood agreement is non-expansion	Fairly lengthy; varied over time	None, noting this facility is City owned
Mining Exchange Hotel	Downtown	Small to Medium	Yes	Existing historic building	Repurposing of existing historic building	Downtown core	Open in 2013 after long delay due to several factors mostly tied to remodeling and finance	No significant issues		Some challenges pertaining to parking	Slow and very expensive process tied mostly to building and financing issues	Significant building permit issues	metropolitan district; plus DDA and Downtown BID
Montgomery Center	South Downtown	Small-Medium	Yes	Vacant property owned by CSU	Multipurpose homeless service center	Mixed industrial and older residential neighborhood-Mill Street	Plans withdrawn after contentious neighborhood and legal process	Major organized neighborhood opposition including legal action	Not a major factor	Not a major factor	Unique non-profit, CSU, social service and neighborhood dynamic; led to organization of Mill Street Neighborhood	Very long	None
Nissan Dealer on Academy Boulevard	South Academy	Medium	Yes	Vacant property	Auto dealership to replace an existing location in corridor	Developed and undeveloped non-residential sites-mostly office complexes	Completed	Few if any concerns	Not a major factor		Essentially a reinvestment in the same corridor	Typical	None
North Carefree Center-Steve	Carefree west of Academy Boulevard	Small - medium	No	vacant	Single level assisted living	not sure	Close to Permitting	assume no issues	assume no issues	assume no issues			None

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Northpointe Apartments	Rockrimmon near I-25	Medium	No	Vacant, had been planned for commercial	Apartments	Various uses	Under construction	Some traffic concerns, but this use is being compared with commercial alternative	Limited and typical ?			?	None
Olympic Training Center Expansion	Near east side; Union and Boulder	Medium-large	No	Olympic Training Center for about 30 years; Ent AFB prior	Offices, dorms and training venues	Established residential neighborhood and hospital	Ongoing-significant new development tied to USOC building downtown; new signal in	Very limited	Limited	Limited	focus of changes has been internal to side	Variable-	None
Overlook at Pulpit Rock	Near I-25 and Nevada/ University Village	Medium	Yes	Vacant property	288 MF units	Interstate, Monument Creek, University Village retail to south/ MF and church in area	Approved	Not fully determined, but assuming limited issues	Assuming limited issues	Not fully determined, but assuming limited issues		No yet determined	in URA
Peaks at Woodmen Apartments	Union and Woodmen	Medium	No	Vacant	Apartments for younger market	Major arterial intersection; mostly MF in near vicinity; most development has occurred in past few decades	Completed	Substantial opposition from neighboring apartment building	Limited	Long history with access and neighbors, Complications related to need to maintain ROW for interchange; wall etc.	Neighbor's concerns with views, residents	normal process timeline. Went to CPC with neighborhood comments. Approved and constructed.	None
Penrose Hospital Expansion	Old North End	Medium	No?	Existing hospital complex	Modernization / densification of existing hospital use	Existing older established neighborhood	80,000 Sf building has been completed; but more construction may be forthcoming	Substantial front-loaded neighborhood process, focus on internalizing expansion impacts-	Typical		ongoing design review process	Fairly lengthy; varied over time	None, noting this is non-profit
Penrose St. Francis Hospital (former site)	East Pikes Peak Avenue	Large	No	Former St. Francis Hospital	TBD	Mixed-institutional	pending	TBD	TBD	TBD	TBD	TBD	No?

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Pinery at the Hill	West Side	Small	No	Fish Market Restaurant (long vacant)	Wedding and conference center; conversion and expansion to 2 stories; 24,000 SF; \$13M	Existing older established neighborhood	Open	Yes- pertaining to recent potential for expansion of site	Limited	Limited from City; neighbors may had concerns with additional parking impacts	?	?	None
Pikes Peak Community College Downtown Campus	Downtown	Medium	Yes	Print business and PPCC buildings	Expanded classroom; theater; commons	PPCC Downtown campus originally occupied the closed St. Mary's HS building	Some plans in process- other not yet funded	limited?	limited?	limited	limited City regulatory role	?	DDA
Printer's Parkway	Near East Side- east of Memorial Park	Large	No	Vacant property formerly owned by Union Printers Home; 9-hole golf course	Medical offices plus institutional uses (RDC, District 11, CSFD)	Mostly non-residential uses scattered internal and on periphery; absorbed with different uses over time	Largely built out with a few vacant parcels remaining		?		?	?	None
Rio Grande Village	Near east side- Fountain and Corona	Medium	No	Low rise older apartments	Mixed mostly attached residential uses	Older modest income neighborhood	Approved- Phase I completed; Phase II on hold	Limited initial concerns?? Had to reduce density from 100 to 41 units	Limited		excess soil	ongoing mostly due to market	None ?

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Sentinel Ridge CPC PUP 07-366 Garden of the Gods Club LLC-Sunrise Corp	Mesa, south of Centennial and Fillmore	Medium-large; 45 total acres	No	Vacant- part of long vacant Hill property- and one of several projects or properties owned by Sunrise Corporation	2009 Residential high end, fairly low density SF gated infill- 88 lots- 2014 request to modify part for OC zoning	Vacant properties; lower density residential; retail north of Fillmore	Limited OC (Office Commercial) zoning approved by CC in 6/14, but with stipulation for only a church	Originally appealed by Mesa Road HOAs, concerns with direct access to Mesa Road, density and steep slopes- appellant was George Maentz; density was reduced greatly from original proposal; 2014 process had neighborhood opposition	Not sure	Neighborhood concern with access to Mesa Road; school traffic etc. Developer would not agree to emergency only access, but did agree to loop mitigation	Environmental characteristics	Lengthy; was a rezoning process	None
Shooks Run Lofts	Central Shooks Run	Small	Yes	razed automotive business	4- story 36- units on one acre	Older middle income mixed use neighborhood	never proceeded past initial planning stages- financing fell through	Neighbors not supportive- expressed concerns about fit and character- but financing is what stopped the project	Nothing unique	No issues other than potential neighbor concerns	Example of small infill proposal not proceeding past pre-app process	not yet determined	None- related to former CDBG area; just outside Downtown FBZ
Simms Medical- Fillmore	Templeton Gap and Fillmore	Small- 5,000 SF medical office	Yes	semi-rural home and barn- historic donkeys	medical office	older SF neighborhood to the north, and some SF to south; medical and senior housing to east	Construction nearing completion- 5/14	Some adjacency and traffic concerns; ongoing process ?	?	Some access expected to be granted on Fillmore Purchaser of foreclosed property had to complete some public improvements	small semi-rural enclave	TBD	None
Sierra Springs	Academy Boulevard	Medium	Yes	Vacant land	single-family infill common area	? Previously zoned ---; close to Academy Blvd.	Started, delayed and now completed with new builder	internal dynamic related to private park?	? None out of ordinary; is adjacent to electric transmission lines		Initial City concern with fit so close to Academy	?	None

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Soaring Eagles Wal-Mart	Powers and Hancock	Medium	No	Vacant land	Wal-Mart big box retail	26 acres previously planned or light industrial	Initially denied; alternate plan approved	High level of neighborhood concerns including views and traffic	Some complexities due to southerly location?	Some concerns with cut-through traffic	?	Substantial due mostly to neighborhood opposition	None
Southgate Shopping Center Redevelopment	South Nevada Lake Ave.	Large	No	Existing Sears shopping center, vacant parcels and underutilized parking lots	Retail uses including big box, pad sites and in-line retail	S. Nevada corridor; mixed established residential and mental health center to north	Largely constructed	Need to determine		Issues were worked out		Need to determine	None
South Nevada Redevelopment	South Nevada	Variable	No	Older arterial/highway commercial strip	Various proposed mixed uses including housing	Low to moderate income neighborhood with very eclectic uses	initial plans; no fully active projects; efforts largely on hold	Varies; overall support for redevelopment	Varies; utilities generally adequate for scale of proposed uses	Some access complications and need for decisions; floodplain complications	Very long history; and recent efforts at revitalization	Long processes primarily related to financing and secondary issues	One metropolitan district and a CDBG area
Spring Creek	Spring Creek Area/ S. Union	Large to very large	No	Vacant land	Multiple uses evolving over large project and over long period; key element is TND development	Long vacant enclave; few neighbors; originally planned for regional mall	First phases in place including TND development; majority on hold	Depended on stage; substantial concerns from neighboring commercial property	?	Requirements and phasing have changed with emerging project; alley standards and jurisdiction needed to be worked out	Very long history; conversion of regional mall plans to now almost all residential	Very long and ongoing, but predominantly due to market; needed PUD in advance of TND standards	Related LID; metropolitan district for small part of the project
Sunny Vista Skilled Nursing Facility	Knob Hill	Medium	No	?	skilled nursing facility	Complete new facility constructed across the street from the old (1960s one)	Completed	assume no issues	assume no issues	assume no issues	none	assume not protracted	none
Taco Bell and Kum and Go at Hancock and Academy	South Academy	Small	Yes	Vacant	Stand alone fast food on pad site, and convenience store	Mixed non-residential; low to moderate income neighborhood	Complete and open as of 2013	No concerns	Nothing unique, other than power line easement	Right-in on Hancock Expressway changed to RI/RO to accommodate this and other uses on this site	Could add complexity to redesign of this intersection	Long delays but mostly on the developer/market side	None

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Troy Hill Area	Powers east of Peterson AFB	Medium-large	No	Mostly vacant	Various uses planned; one issue is there are multiple owners	Mixed use area with substantial vacant parcels-major impediment associated with impact of Sand Creek and resulting access limitations	Initial planning approvals in place; no recent activity	Not fully determined, but assuming limited issues	Not fully determined but should not be major issues	Completion of Troy Hill Road, lack of access to Powers and drainage- bridge crossing of Sand Creek have all been impediments	City could take the lead in facilitating some plans and improvements, with payback process	not yet determined	metropolitan district recently created for part of project
Tuscan Foothills Village	Mountain Shadows	Medium	No	Vacant	Mostly residential "mixed use" development in Mountain Shadows	Newer upper-middle income development in Mountain Shadows area	This project has not moved forward due to economy	Secondary issues arose	?	Major secondary road issue involving church			None
UCCS North Campus	N. Nevada, north of GOG Road	Large	Yes	Primarily vacant; softball complex; interim shuttle parking	Mixed college campus uses; aggressive capital expansion envisioned but not yet all funded; however, about \$250M in projects either recently completed or in process	Existing campus to east; UVC to west; low density SF Eagle Rock neighborhood up hill	First major building (Lane Center) largely completed; plans underway for Performing Arts Center	Primary and longstanding concern is with parking in neighborhood south of AB Parkway	Not fully determined at this stage	Mostly determined in conjunction with University Village to west	limited City regulatory role	Not determined, mostly related to UCCS process and funding	In N. Nevada URA, but largely exempt due to governmental status
Uintah Bluffs	Near West Side - West Uintah	Small to Medium	No	Vacant land	originally planned for townhomes; now being changed to SF for market reasons	Remnant parcel in older mixed use area; adjacent to elementary school	plans in process	Concerns primarily limited to access	presumably limited other than use of CSU easement for access;	Limited other than access via CSU easement		not yet determined	None
Unida House	Ivywild	Small	No	Existing 15 unit residential structure, had been used for women's facility- proposed for men's facility			Withdrawn by applicant- likely due to opposition						None other than Ivywild NSA

Project	Location	Scale	EOZ	Prior Land Use	Land Use Type	Context	Status	Neighbor Issues	Utilities Issues	Transportation, Access and Drainage	Other Factors	Process Time	Districts or Special Incentives
University Park	North Central	Very large	No	Vacant land	Higher end larger lot SF mostly	Enclave surrounded by residential	Substantially Complete	Yes, organized opposition from residential neighbors	None acute or out of the ordinary given the scale; need to relocate power lines.	Yes, regarding offsite connections, drainage and financial participation	Deed restriction limited planned access to west	Long, but then relatively fast buildout	None
University Village	North Nevada	Large	Yes	Vacant land	Big box and lifestyle retail; Overlook a Pulpit Rock MF part of same URA (see sep. item.)	Primarily vacant property	Majority complete (over 650K of 750K sf built or programmed)	Limited	Electric transmission lines undergrounded at developer cost; site had a number of existing facilities and easements, and had not been master planned	Major off-site improvements to Nevada Avenue mostly financed via TIF revenues; major differences on cross section of road.	relationship with UCCS	Long due in part to URA financing	URA
USOC Building	Downtown	Small site; large building	No	Older downtown retail building	Office building; USOC headquarters building		Complete; not fully leased	Limited; not hearing based	Nothing extraordinary given size of building	No street, drainage or access issues; parking exempt but there were secondary issues	Very complicated and controversial funding process, but not related to infill issues; elevated pedestrian cross walk proposed	Long but tied to funding and not land use review process	Metro district; DDA; BID; special City financing agreement
VA Clinic	Fillmore and Centennial	Medium	No	Vacant land	VA outpatient clinic on 18 acres, 80,000 sf	Various uses	Well under construction as of 5/14	No major issues	Some timing concerns related to improvements to the east	No major issues	Federal process	Already approved for medical use, TBD; federal process	None
Village at Skyline Expansion	West by Gold Camp Road	Medium	No	Vacant land	Addition of 60-100 units	Assisted living	Pre-application stage	no major issues anticipated	no major issues anticipated	no major issues anticipated	Part of a much larger existing complex	not anticipated to be protracted	None
Wal-Mart Neighborhood Market- Academy	South Academy	Medium	Yes	Vacant land	medium scale new model community retail	Academy corridor; Developing non-residential pad sites with low to moderate income SF to west	Open	Limited concern; neighbors not engaged	late stage complications with utility easements	New full movement signal on Academy, encouraged, to be funded by developer	New retail model for Wal-Mart	Expedited within limits of Code	None
Wal-Mart Neighborhood Market- Murray Square	Academy Boulevard-east	Small	Yes?	Long vacant King Soopers	Re-model of former grocery store	Largely vacant shopping center	Open				New retail model for Wal-Mart		None

