

Summary Meeting Notes
Infill and Revitalization Core Steering Committee
Community Member Orientation
City Hall- Pikes Peak Room
8:30 a.m.
October 13, 2014

1. Introduction and Welcome

The following individuals were in attendance and introduced themselves:

- Matt Craddock
- Darsey Nicklasson
- Eddie Bishop
- Sherrie Gibson
- Aubrey Day (Hoover)
- Sarah Harris
- Chuck Donley
- Robert Shonkwiler
- Peter Wysocki (arrived late)
- Carl Schueler
- Rachel Beck

(Councilors Gaebler and Pico had meeting conflict and could not attend)

Mr. Donley noted the importance of community steering committee members reaching out to their constituencies and networks.

2. Brief Background

Carl Schueler provided some background on the history of the infill initiative, efforts to update the Comprehensive Plan and the Infill Steering Committee activities up to this point.

It was noted that the Core Steering Committee (Gaebler, Pico, Donley, Shonkwiler) are still having dialogue on the committee composition and structure, and this topic is slated for discussion at Informal City Council on 10/27. Ms. Beck was welcomed as a member of CONO and she noted an intent to remain involved regardless of her formal status on the Committee.

3. Purpose and Outcomes

- a. New Chapter of 2001 Comp Plan [specific to this topic](#)
- b. Understand the topic
- c. Decide how to encourage and support infill and redevelopment and then do it
- d. Synergy with possible full Comp Plan update

Carl briefly went over these purposes and outcomes brought forward to this point by the Core Steering Committee and staff. A full Comprehensive Plan update may or may not be and budgeted and undertaken at some point within the next few years. Therefore, this effort should be designed to be at least somewhat complimentary with the potential for this to happen.

4. White Paper and Case Studies

Carl described the Infill White Paper and its purpose as continually evolving information source and not blueprint or draft for an adopted plan. He described the (also evolving) case study spreadsheet and invited members to suggest additional projects for inclusion. Links will be provided as well as hard copies for those who want them.

5. Staffing, Timeline, Work Program and Process

Staffing was explained, including the fact that Matt Bingman who has been hired on a temporary basis to assist with GIS data analysis among other activities. A version of the work program from 8-14-14 was circulated, and the intent to host a day long- or more community charette was highlighted, along with the plan to hire a firm to assist interactive GIS analysis and data evaluation using the Community Viz software. There was some concern expressed that this overall process would not be wrapped up until possibly late summer, 2015. The available \$150K budget and its potential allocation were discussed.

6. Capacity Analysis

- a. Plus Opportunity, Direction and Market

Carl and Chuck Donley briefly discussed the process of creating data sets to allow evaluation of overall City development capacity and then infill capacity as well as identify already developed sites that may have some combination of the capacity, direction and market for redevelopment

7. Technical Team

Carl and Peter Wysocki mentioned that a staff and agency team has been put together to support this project. That group may be convened separately to brainstorm on strategies to bring forward to this Committee

There was discussion of the importance of having Police response data to help inform the infill analysis and discussion. There was also a discussion of the importance of Colorado Springs Fire Department facilities and service calls to this issue.

8. Community Viz Work Scope Draft

The draft scope document was not discussed, but the topic was general discussed (see #5 above)

9. Code Scrubs

Peter and Carl discussed the Code Scrub process noting that this would be a separate committee. Carl passed out a preliminary list created by Larry Larson with potential topics that might be selected from. The intent is that this group will begin immediately on some of these already identified topics including some that pertain to infill and others that do not. Then, if and when this effort and/or the new chapter of the Comprehensive Plan recommend additional Code changes, these can be folded in to the Code Scrub process at that time.

10. Economic Opportunity Zones (EOZs)

- a. Downtown
- b. Academy Boulevard
- c. North Nevada Avenue

Peter and Carl described the existing identified Economic Opportunity Zones (EOZs) and there was a discussion as to how these might be integrated with the infill and Steering Committee process. The task force reports and recommendations for the Nevada and Academy areas were discussed, and links will be provided to these documents. Peter discussed the option of allocation some of the budget for this project to leverage funding for moving forward with next phases of the North Nevada efforts as a pilot for infill planning and implementation

11. Discussion

There were various topics of discussion. Peter suggested an exercise for next meeting wherein each person would bring their key issues and ideas for infill priorities (e.g. what are the most important things the City should be doing to support infill).

Under the topic of the Comprehensive Plan, it was noted by staff that a criticism of the Comprehensive Plan is that it “has something for everyone” and therefore is not often have relevance. In informal ‘audit’ of the 2001 revealed this. A copy of that will be shared with the Committee. There was discussion as to how the proposed new chapter would comport with the remainder of the Comprehensive Plan. It was noted that this chapter would go into more detail and undoubtedly be more specific and strategic, but the remainder of the original Plan would still be useful at its more general level.

Peter and the group talked about decision-making process, with the idea being this would be more of an “informed consent” versus “consensus” approach, thereby allowing more challenging topics to be addressed.

Mr. Shonkwiler suggested that debates should be about issues and not personalities.

12. Next Meeting and Next Steps

- a. Full Committee: Tuesday, October 21, 2014, 1:30 p.m. Pikes Peak Room

NOTE – SUBSEQUENT TO THIS MEETING IT WAS DETERMINED THAT THIS MEETING NEED TO BE RESCHEDULED due to City Council conflicts with budget meetings.

- b. 10/27 City Council Work Session to obtain additional direction on Committee representation and structure.

All those in attendance concurred that the third Tuesday at 1:30 p.m. was a good time to meet on a monthly basis.

Links and copies:

Links will be provided to the various documents described above, with hard copies provided to those who request them