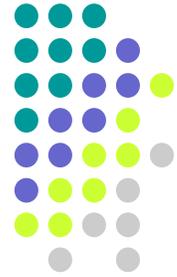


REINVEST in COS

Infill and Redevelopment Newsletter



Infill and Redevelopment a Priority

Mayor Steve Bach and Colorado Springs City Council have identified infill and redevelopment of older neighborhoods as a priority in their strategic plans. These issues and trends affect a broad spectrum of neighborhoods and businesses in more mature areas of the community.



Groundbreaking for Blue Dot Place Apartments in downtown Colorado Springs

Infill and redevelopment has many outstanding benefits to a community. These benefits include more efficient use of infrastructure, shorter and fewer vehicle trips, neighborhood revitalization, preservation of rural open space, and a greater sense of community. Infill usually increases the tax base, and the City promotes policies which encourage infill while helping to balance its effect on adjacent landowners.

Based on the Mayoral and City Council strategic plans and action strategies of the City's 2001 Comprehensive Plan, City Planning and Development has begun work on a new draft Chapter of infill and redevelopment policies. These policies will be reviewed and incorporated into the 2001 Comprehensive Plan.

What is "infill and redevelopment"? A common and broad definition refers to land that is vacant, surrounded by development (typically in an urban context), underutilized or can be adaptively re-used to provide a greater benefit to the neighborhood and community. One of the first tasks of this project will be to define infill and redevelopment that is appropriated for Colorado Springs.

Steering Committee Formed

The core Steering Committee comprised of City Councilmembers Jill Gaebler and Andy Pico, and Planning Commissioners Robert Shonkwiler and Chuck Donley, has selected seven citizens to help steer and formulate draft policies. "This great group of residents will work collaboratively to plan infill development, especially in the downtown core, promoting walkability and community while reducing sprawl," said Councilwoman Gaebler.

"We will continue to involve all the key stakeholders including, but not limited to, the business community, other developers, the Council of

Neighbors and Organizations (CONO), and experienced planning consultants," added Councilman Pico.

The selected committee members are: Eddie Bishop, Matt Craddock, Sherrie Gibson, Sarah Harris, Aubrey Day, Laura Nelson, Rachel Beck, Tim Seibert and Darsey Nicklasson.

The City of Colorado Springs would like to thank all interested individuals who have applied for the Steering Committee.

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Did You Know:

- Infill is happening. In the past 15 years, almost 7,000 acres of vacant lands have been developed or dedicated as parks and open space in the City south of Briargate and west of Powers Boulevard.
- However, it isn't happening everywhere and the City has challenges. For example, the shopping center and office vacancy rates for the south and central Academy Boulevard corridor stand at about 25, twice the regional average.

Infill and Redevelopment Chapter

The Steering Committee will assist City staff with the preparation of the draft Chapter of the Comprehensive Plan. During this time, the Committee will evaluate any real or perceived barriers to infill and redevelopment, establish priority areas, and identify incentives and programs that could promote greater interest in the process. The City also plans to retain a planning consulting firm that specializes in interactive land use capacity analysis and mapping through Geographic Information System (GIS) software. This will enable the committee to better evaluate overall City development capacities, opportunities, market trends and future potential for infill and redevelopment areas.

City staff intends to present the completed draft Chapter to various stakeholder groups for input; the final draft will then be presented to the City Planning Commission (CPC). The CPC will then hold at least one public hearing, review the Chapter and recommend final action to City Council. If recommended for approval by the CPC, the final draft will be forwarded to Council for additional public hearings and final action. Approval of the Chapter and its incorporation into the 2001 Comprehensive Plan will require an ordinance.

Recent Success Projects

Ivywild School

The Ivywild School project in southwest Colorado Springs is an example of a unique, innovative and community-based mixed-use adaptation of an historic elementary school no longer needed by School District 11.



Joseph's Restaurant

Joseph's restaurant relocated to the intersection of 8th Street and Solano Street, redeveloping an old, vacated gas station site.



New Downtown Bank/Office Buildings



Cameron's Products

Cameron's Products is an existing warehousing and distribution business in Colorado Springs which relocated and expanded into a vacant 65,000 SF former grocery store building located at 1660 South Circle Drive. This project is a good example of an adaptive reuse of older building that has exhausted its original design and purpose.



Casa Verde Commons

Located in the Patty Jewett neighborhood in central Colorado Springs, this project resulted from the demolition of old commercial greenhouses which were replaced with an innovative traditional neighborhood housing project with some twists.

