



Welcome!

The workshop begins at 9:30 a.m.



*Please help yourself to refreshments,
and then find a seat in the general session area.*

Today

Colorado Springs Infill and Redevelopment Workshop



Thank you for being here!

- We want and need your input today
- This is part of a bigger process
- We'll cover a lot of ground... contribute where you can
- Relax, engage, and have fun!

Workshop Overview

- Opening
- Infill and Redevelopment Initiative
- Who is here today?
- What do we know?
- Strategy Exercises for Infill and Redevelopment
 - 6 Strategies
- Summary from Tables
- Polling: What do we think about strategy ideas?
- Closing

Workshop Conduct

- Listen actively
- Participate constructively
- Be creative – Think outside the box
- Ask for help/clarification when you need it
- Stay engaged
- Honor the workshop process and timeframes
- Silence all personal electronic devices
- HAVE FUN!

Welcome and Introductions

Peter Wysocki, City of Colorado Springs Planning Director
Jill Gaebler, ISC Chair

Welcome



- Who are we?
- What are our aspirations?
- Changing demographics – will future generations want to live here?
- Are we complacent with what we have or is it time to regenerate?
- Are other cities our competitors? Who or what are we competing for?
- Accessibility-Walkability-Places

Infill and Redevelopment Initiative

Carl Schueler, City of Colorado Springs
Comprehensive Planning Manager

Topics

- Infill Steering Committee (ISC)
- ISC Assignment – Comp. Plan Update
- Mission and Definition
- Steering Approach and Topics

Purposes for Today

- Let You Know What We Have Been Up To
- Share Information and Preliminary Recommendations
- Participate in Interactive Map-Assisted Discussions
- Obtain Feedback



Infill Steering Committee

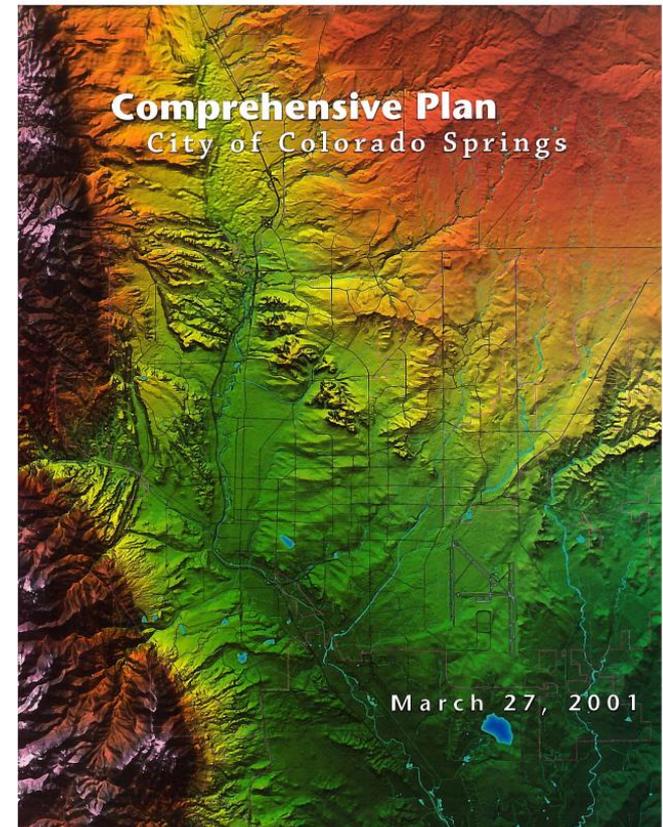
- Membership
 - Councilors Jill Gaebler (Chair) and Andy Pico
 - 3 Planning Commission Members
 - Robert Shonkwiler
 - Chuck Donley
 - Sherrie Gibson
 - Plus 8 Community Members
- Meetings
 - First Monday and Third Tuesday at City Hall 1:30-3:00
- Schedule
 - Product by end of 2015

Denver Area Tour



Our Mission

- 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.



What Is Infill?

Old Definition:

- Mostly vacant land

Draft New 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.

Emphasis added

Committee Statement of Importance

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

Committee Topical Approach

- Derived from Initial Committee Questions:
 - What is working well?
 - What is not working as well?

Process

- Talk About How We Want to Talk About It
- Presentations
 - Staff
 - Stakeholders
- Committee Discussion
- Preliminary Recommendations

What is Happening or is Planned to Happen with Recommendations

- Not entirely waiting for completion of this process
 - Examples:
 - Colorado Springs Utilities Downtown Team
 - Possible Code Scrubs
- Many recommendations will require future processes and decisions
 - Example:
 - Zoning Code changes first to Code Scrub Committee, then Planning Commission then City Council
- Others will require more work and then choices on resources
 - Example:
 - Re-established neighborhood strategic planning process.

Topics and Where We Are With Them

- Neighborhood Process
- FBZ and Zoning Approaches
- Utilities
 - With UPAC (Utilities Policy Advisory Committee)
- Code Enforcement and Mature Area Maintenance
- Transportation
- Priorities/Priority Areas
- Incentives?



Where
we are
now

Status of Topics and Recommendations

- Lots of discussion has occurred
- No time to get into all of it with everyone today
- Meeting notes and presentations on web-site
- Resources in this room

Neighborhood Process

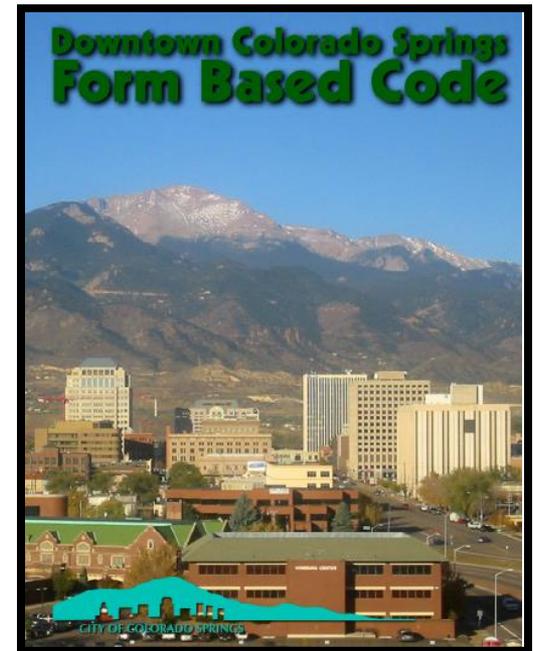


- Unanimous endorsement of importance in development review
 - Including notice and neighborhood meetings
- Some recommendations for minor Code and process changes
 - Example: Appeals
- Focus on early communications and expectations
- Need for better criteria and standards (particularly in mature areas) in exchange for reliance on “use by right” in zoning
- Having new and updated neighborhood plans is important to make it all work



Form Based Zoning (FBZ)- and Other Zoning Approaches

- Form based zoning
 - De-emphasizes allowable uses and focuses more on the “form” of buildings and relationship to “public realm”
- Downtown FBZ as a model
 - Recommendation for continued tweaking, possible expansion and some use of FBZ approach in other areas
 - FBZ not being recommended as a City-wide model
- Add flexibility in non-residential and high density districts
- Focus on “zoning use by right” and criteria



Development Review and Process Disclaimer

- All this is only one factor in whether a community has success in infill and redevelopment

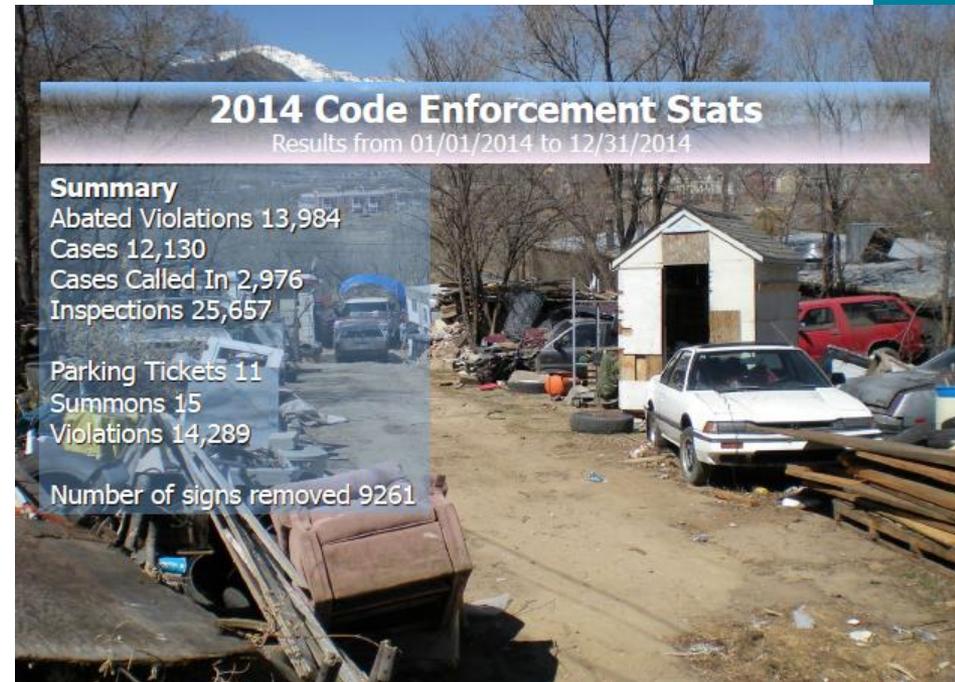
Utilities



- Large role in development and redevelopment
- Unique governance and rate-payer dynamic
- Role of Utilities Policy Advisory Committee (UPAC)
- Capacity may not be that much of an issue
- Good models and experience with engineered solutions and options thinking
- Unique Downtown and mature area challenges
 - Tight spaces, legacy systems
- Need for more open access to data and information

Code Enforcement and Mature Area Maintenance

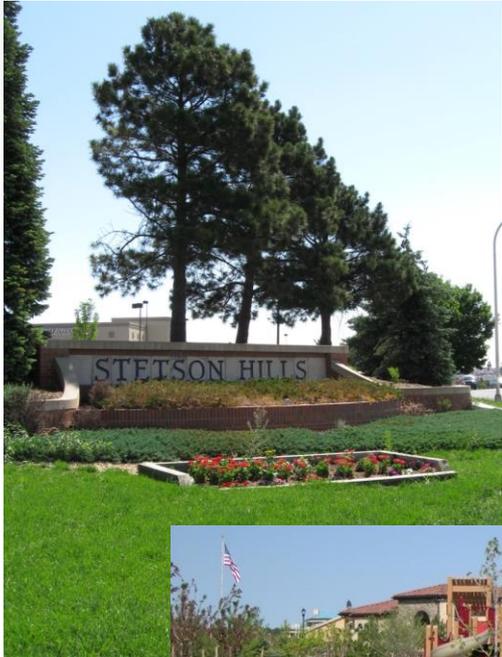
- Observation that mature areas will not be desirable for reinvestment if not taken care of
 - Newer areas tend to have newer private development and public infrastructure
 - Often taken care of by more robust alternate mechanisms such as special districts and property owners associations
- Enforcement and maintenance perspectives



Emerging Recommendations

- Culture and Champions
- Resources
- Reporting
- Communication
- Legal Tools, Authorities and Codes

Taking Care of Public Areas



Possible Transportation Considerations

- Changing demand
- Efficient use and protection of investments
- Capacity to support infill
- Access, connectivity and intermodal connections
- Parking (demand and impacts)
- Role of transit
- Mature area street and streetscape maintenance
- Infill case studies
 - Transportation not always an acute factor
 - Often a neighborhood issue
- Slow shift back to connectivity
- Acceptance of some congestion

Priority Areas?

- On a future Infill Steering Committee agenda
- Today's input will help
- Need?
- Capacity?
- Market?
- Trajectory?
- Acceptance

Incentives?

- TBD at Future meetings
- What constitutes an incentive?
- Incentives versus removal of barriers
- Incentives to address barriers

Infill Not Necessarily a “Zero Sum Game”

- Continued Demand and Role for “Greenfield” Development
- Opportunity for a “sum greater than its parts”

General Workshop Information

Polling Introduction

Amy Anderson, Placeways



About Keypad Polling

- Anonymous, but keep your own keypad so we can correlate answers
- If you make a mistake, just reenter the correct value – your most recent entry is used
- You are not required to respond to any particular poll
- Not really a “vote,” just opinions or polls
- Please DO NOT take keypads home

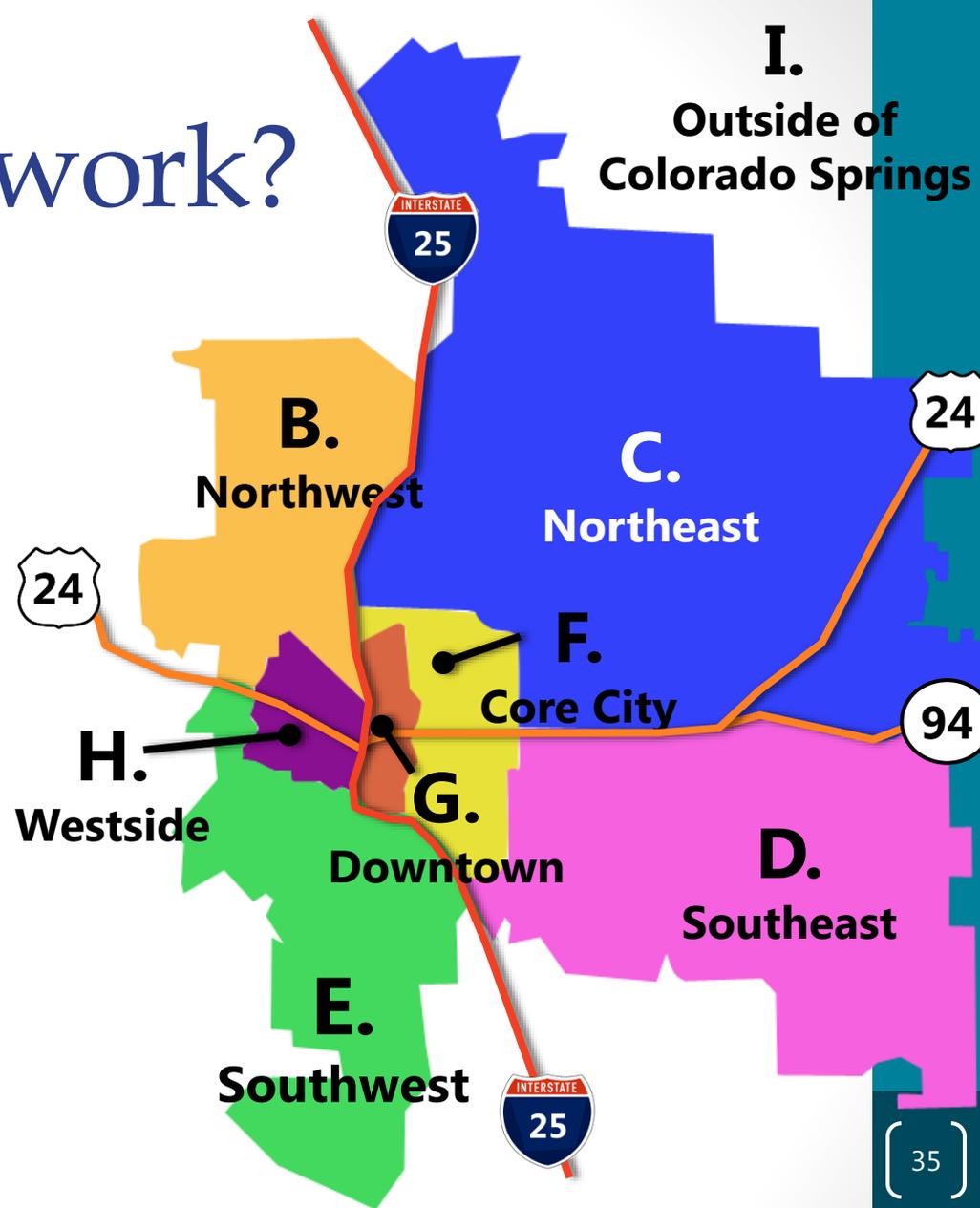
Test Question

You know you're in Colorado Springs when...

- 80% 1. You can see Pikes Peak
- 3% 2. You can hear the artillery ranges at Fort Carson
- 3% 3. Traffic slows down but not a much as in Denver
- 11% 4. You feel just a little bit closer to heaven
- 3% 5. It's none of your business where I think I am!

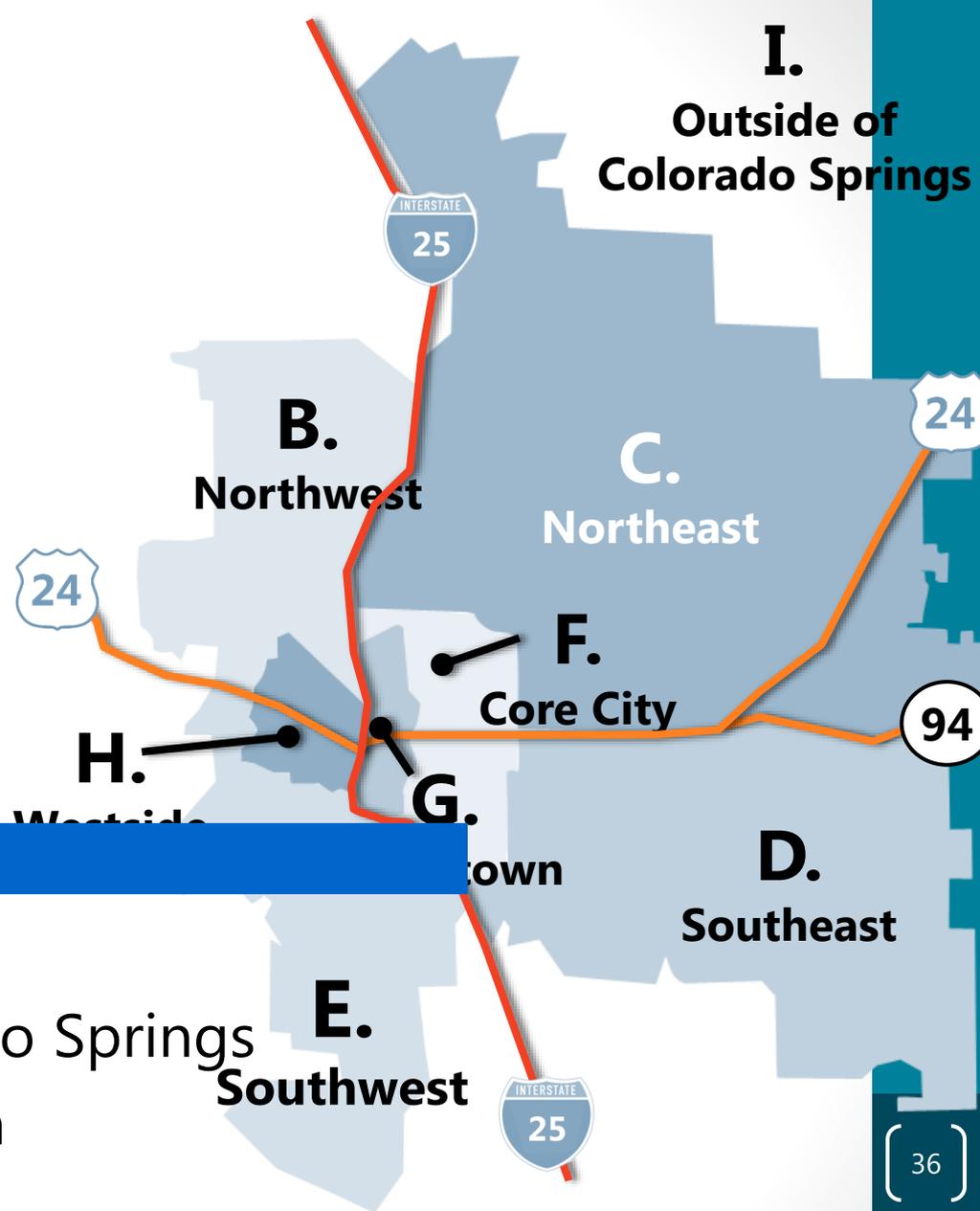
Where do you work?

- A. Retired
- B. Northwest
- C. Northeast
- D. Southeast
- E. Southwest
- F. Core City
- G. Downtown
- H. Westside
- I. Outside of Colorado Springs
- J. Military Installation



Where do you work?

- 13% A. Retired
- 8% B. Northwest
- 5% C. Northeast
- 3% D. Southeast
- 3% E. Southwest
- 8% F. Core City
- 47% G. Downtown
- 8% H. Westside
- 3% I. Outside of Colorado Springs
- 0% J. Military Installation

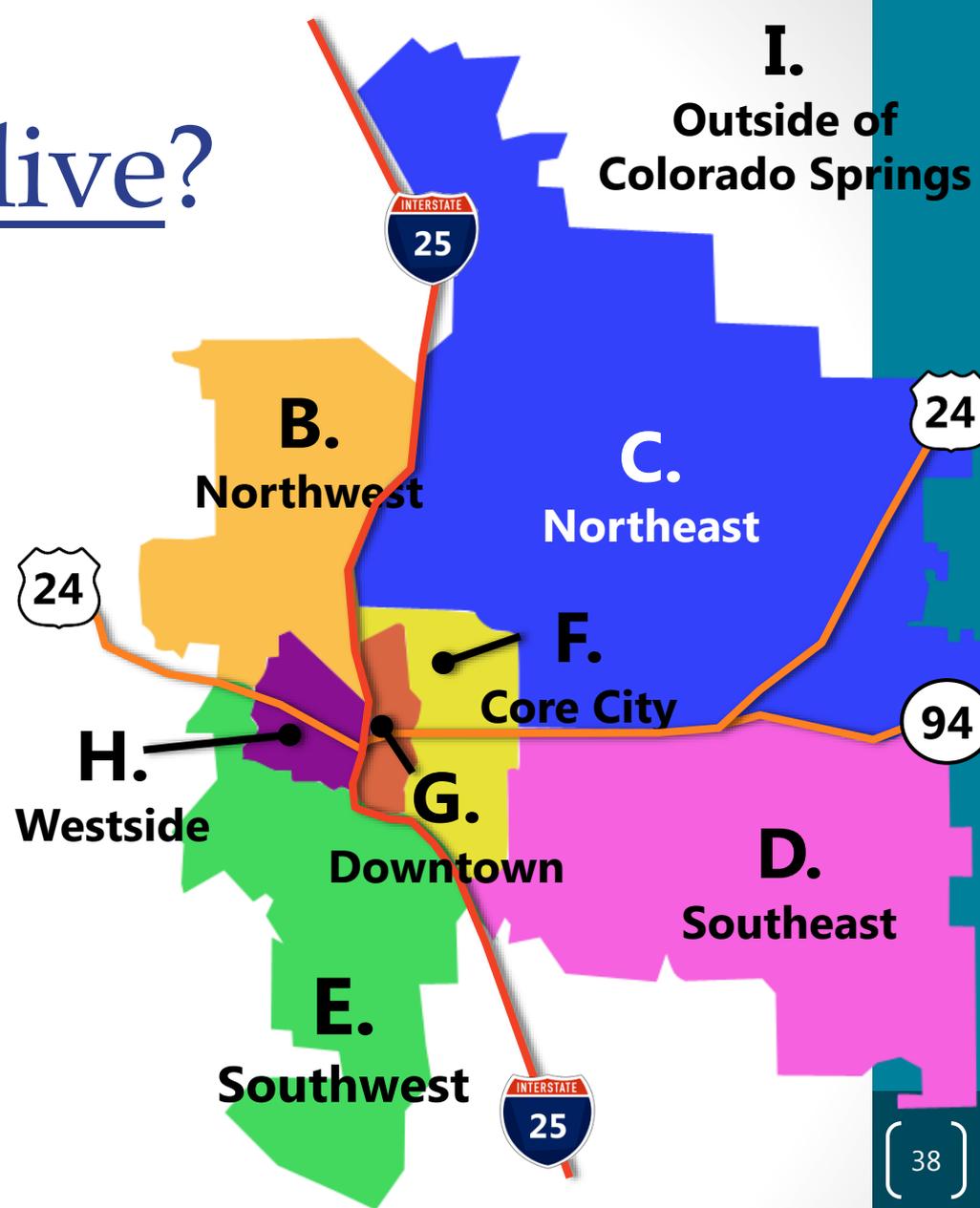


What is your primary role/organization?

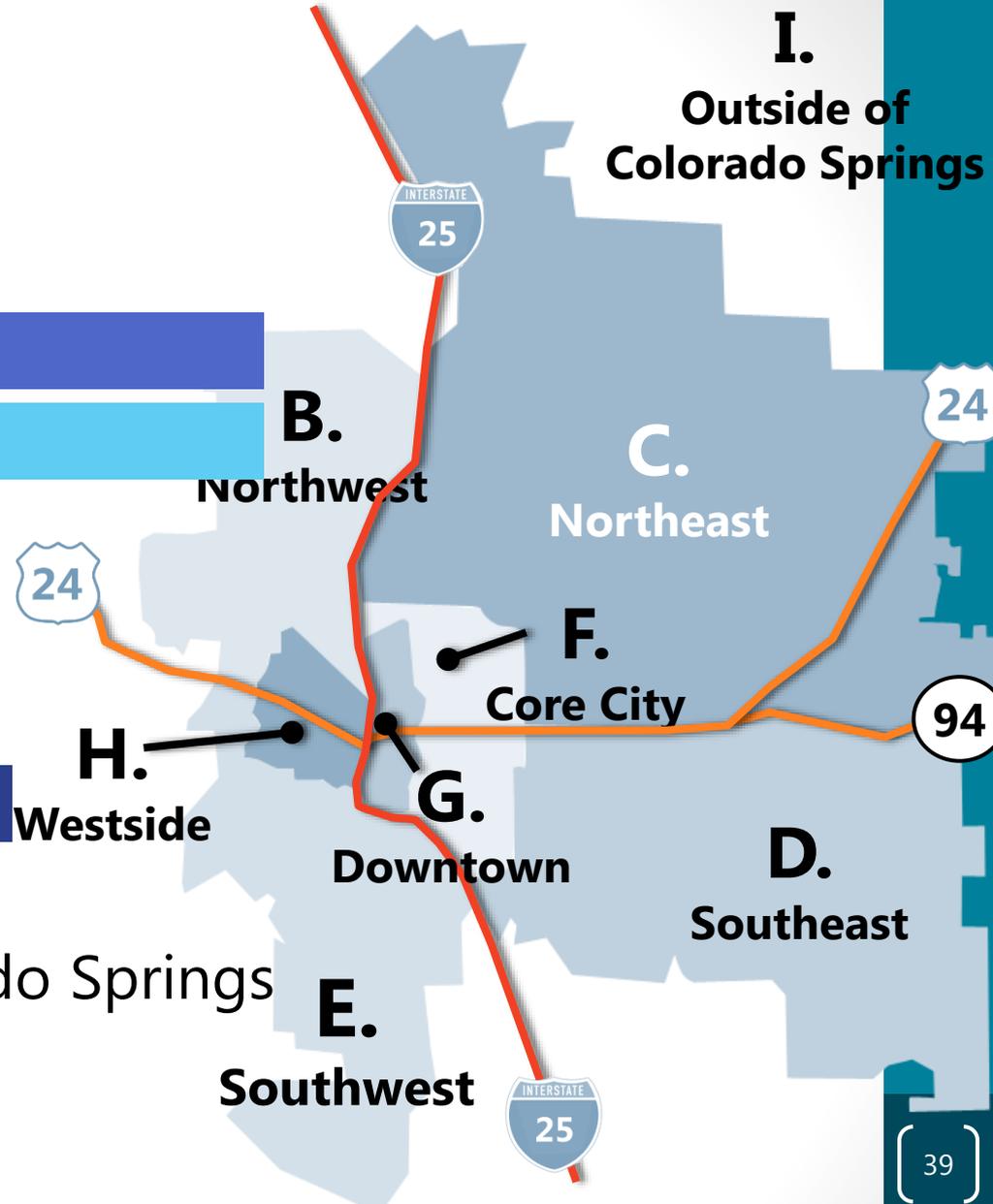
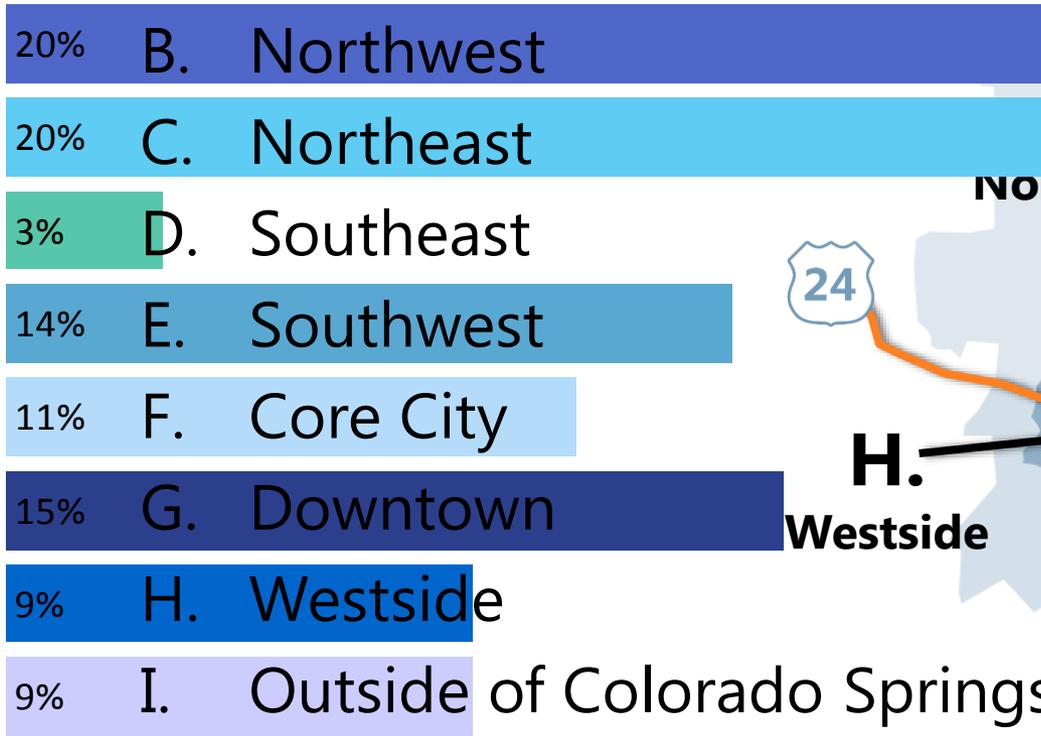
- 14% 1. Elected/appointed official (E.g. Council or Planning Commissioner)
- 14% 2. Public employee/ military
- 11% 3. Nonprofit
- 0% 4. Academic/student
- 30% 5. Development community
- 5% 6. Other business
- 3% 7. Neighborhood rep.
- 13% 8. A combination and I can't pick just one
- 5% 9. Other

Where do you live?

- B. Northwest
- C. Northeast
- D. Southeast
- E. Southwest
- F. Core City
- G. Downtown
- H. Westside
- I. Outside of Colorado Springs



Where do you live?



How would you describe the age of your neighborhood?

16% 1. Newer than 2000

29% 2. 1980's to 2000

25% 3. 1950's to late 1970's

29% 4. Pre -1950's

What type of housing do you live in?

- 39% 1. Owned single family detached - lot greater than 10,000 SF (about ¼ acre)
- 40% 2. Owned single family (10,000 SF lot or less)
- 10% 3. Single family rental
- 3% 4. Townhome
- 3% 5. Condominium
- 4% 6. Apartment or other multifamily rental

Colorado Springs as a Whole

59% Owner Occupied

41% Rental

61% Single Family Detached

9% Single Family Attached (e.g. townhomes)

1% Duplexes

27% Multifamily (3+ units)

2% Mobile Homes

How long have you lived here?

11% A. 0-5 years

14% B. 6-10 years

11% C. 11-15 years

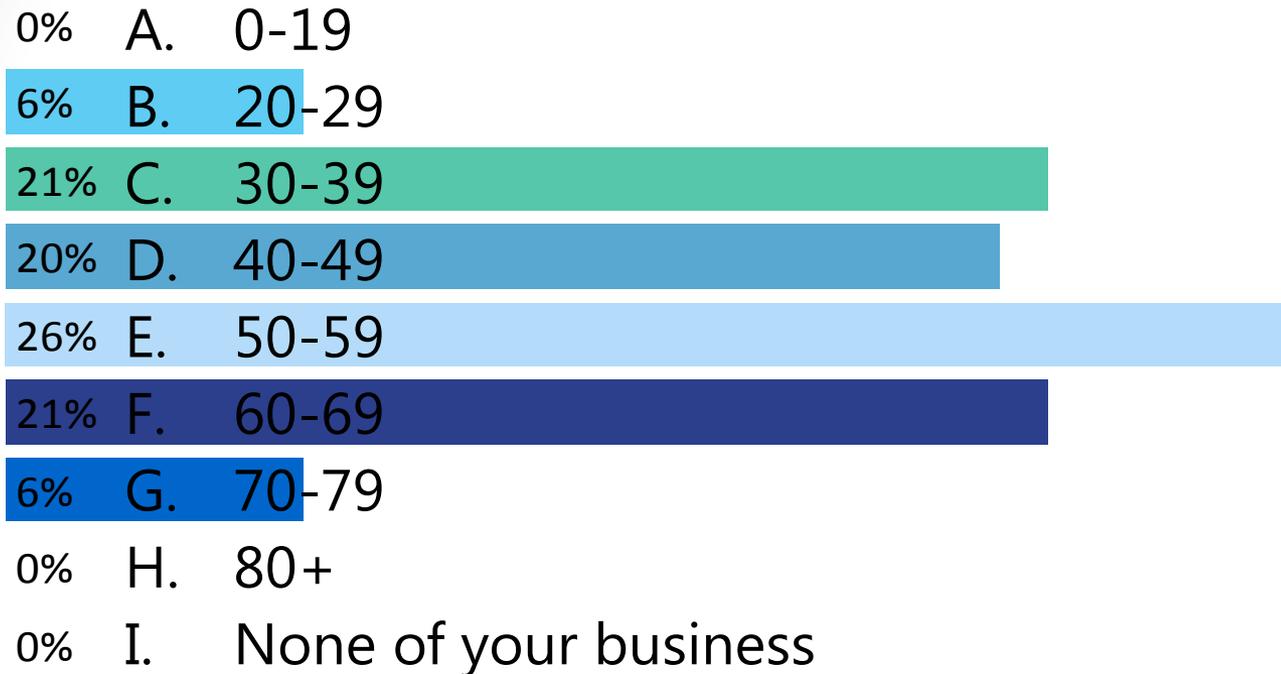
12% D. 15-20 years

52% E. 21+ years

Annual Household (Not Per Capita) Income

- Colorado Springs Median Household income
\$53,962 (2009-3013)
- 32% of Households with income less than \$32,000

How old are you?



Colorado Springs as a Whole

Median Age is 34.6

22% are 55+

Why is the Topic of Infill important? (Pick Top 2 - click 2 buttons)

- 1% 1. It is happening anyway so we need to be proactive
- 27% 2. We need more of it for efficiency and fiscal sustainability
- 14% 3. Important for overall quality of life
- 5% 4. To meet diverse demand for housing choices
- 15% 5. Needed for the segment of population desiring a more urban living and working environment
- 7% 6. Quality infill most important even if it reduces quantity
- 8% 7. There are barriers we need to address
- 16% 8. Important for regional economic development
- 3% 9. We need to protect neighborhoods from adverse impacts of certain infill projects
- 4% 10. Topic not that important compared with other priorities - leave it to the market

Introduction: What do we know?

Introduction to Research, Data and Analysis Work

Amy Anderson, Placeways



Trends

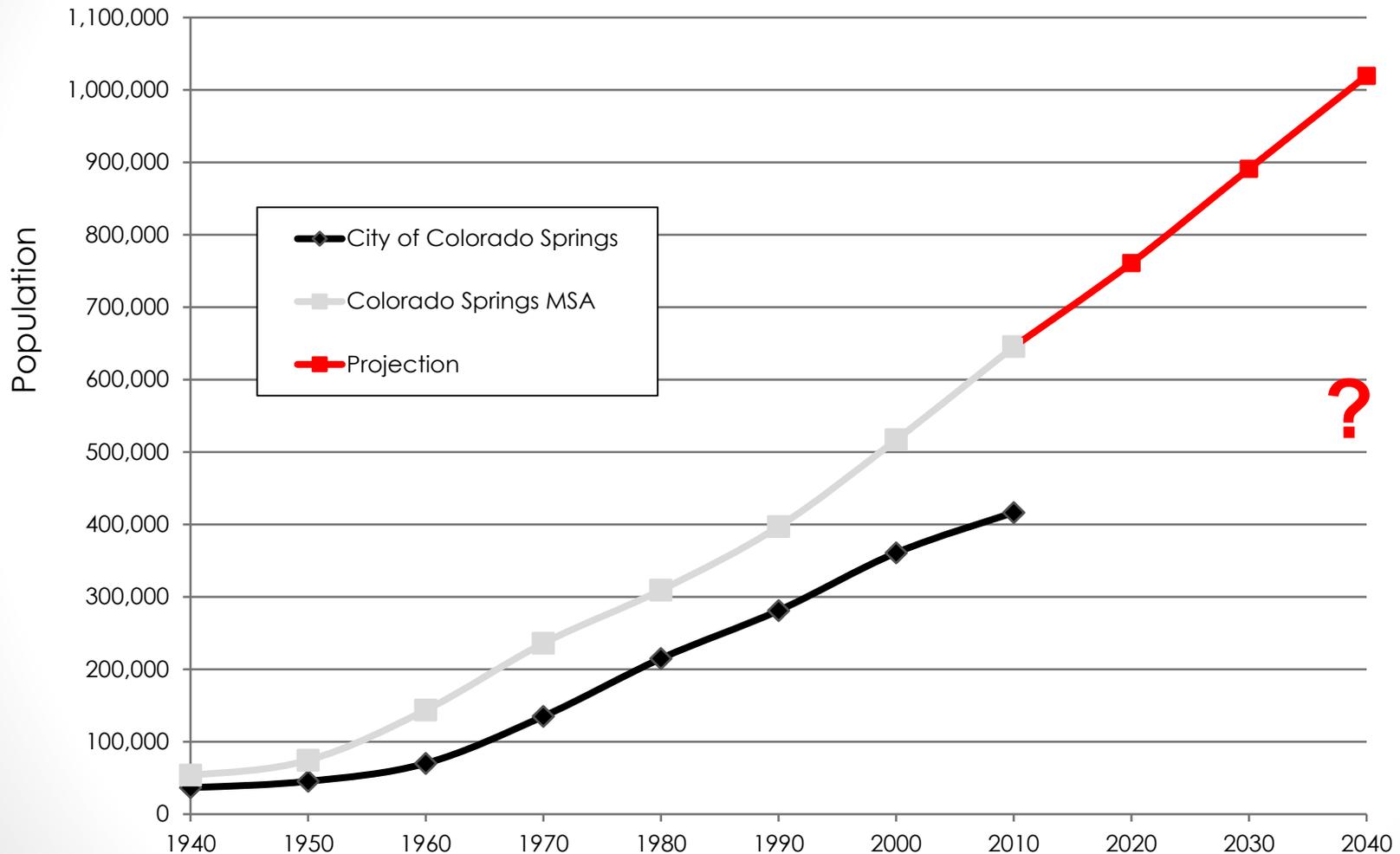
- Aging Boomers
- Millennials
- Maturing City
- Established patterns (predominantly suburban)
- About 90 % of City “established” since 1950
- Housing needs
- Some shifting to urban choices



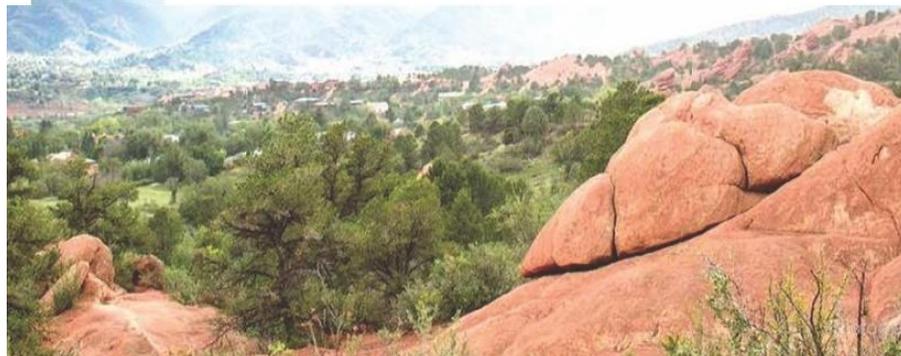
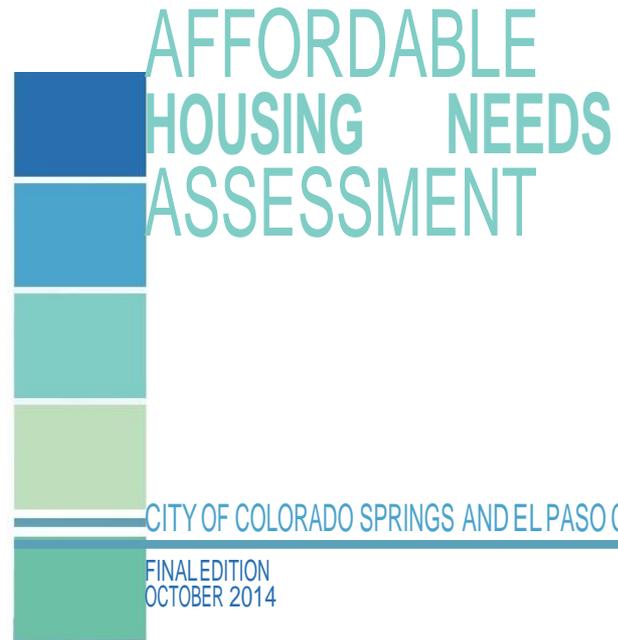
Growth

- Annual rate of City population growth is “only” about 1.5% per year
- Rate of land use change is somewhat faster
- Most new residential is still single-family

Projections



Housing Needs



Capacity

- Based on (where applicable) :
 - Master Plans
 - Mid-range density chosen when a range vs absolute specified
 - PUDs
 - Zoning
 - Efficiency Factors
 - % reduction to account for roads, infrastructure, etc., tending to product lower overall yield than zoning allowances
 - Overlays (hillside, etc.)
- Calculated in Zoning/PUD/Master Plan Boundaries Layer
- Distributed to parcel level

Citywide Capacity

- Existing Dwelling Units: 143,000 dwelling units
- Future Capacity: 126,000 dwelling units
- Projected Growth*: 60,000 households

- Existing Non-Residential: 82.1 Million Square Feet
- Future Capacity: 172.7 Million Square Feet
- Projected Growth*: 53.8 Million Square Feet

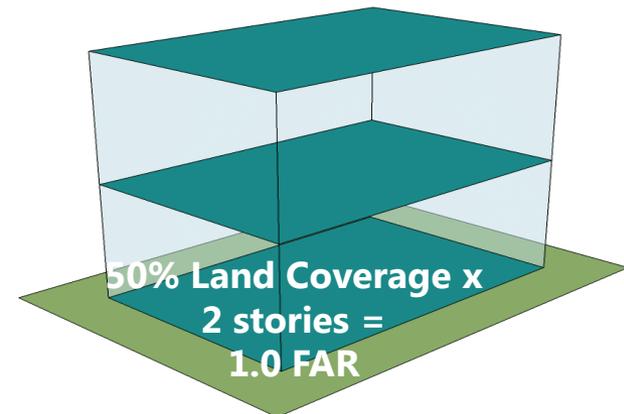
**Approximate estimates from PPACG Small Area Forecast for 2040 Growth.*

About Capacity and Density

- **Gross Capacity** is the maximum development potential of a property as vacant.
- **Net Capacity** is the difference between what is there today versus what could be there at build out.
- **Residential Density** is measured in dwelling units per acre.
- **Non-Residential Intensity** is measured as floor-area-ratio (FAR). This is a calculation of the gross square feet of useable space divided by the land area.



Gross Capacity = 6 Homes
Existing = 4 homes
Net Capacity = 2 Homes

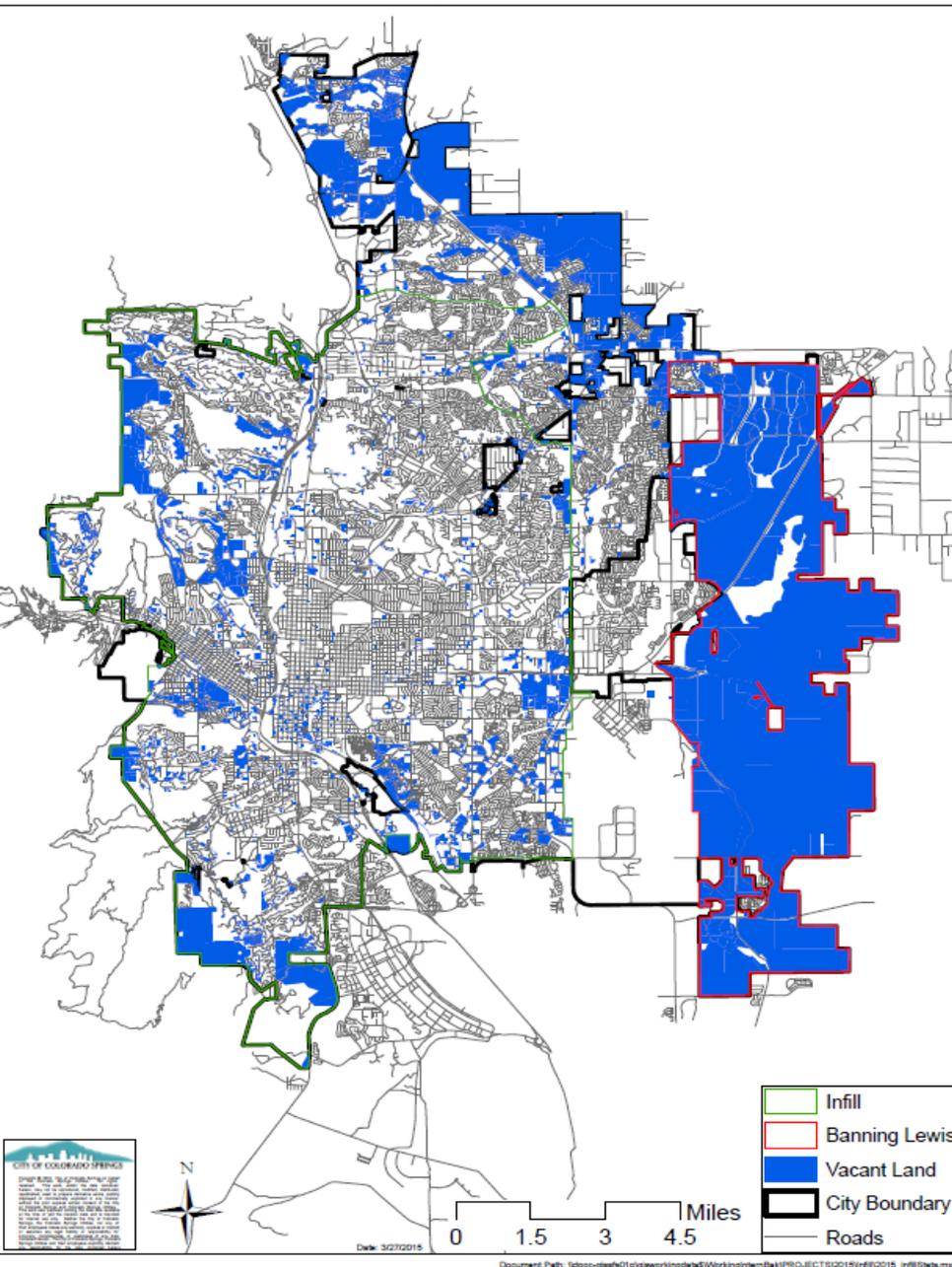


Vacant Land

- Obvious starting point for infill
- Status and definitions can be blurry
- Not quite as much vacant land as we thought we had
- And some of it is constrained



In-City Vacant Area



Total City = 125,000 Acres

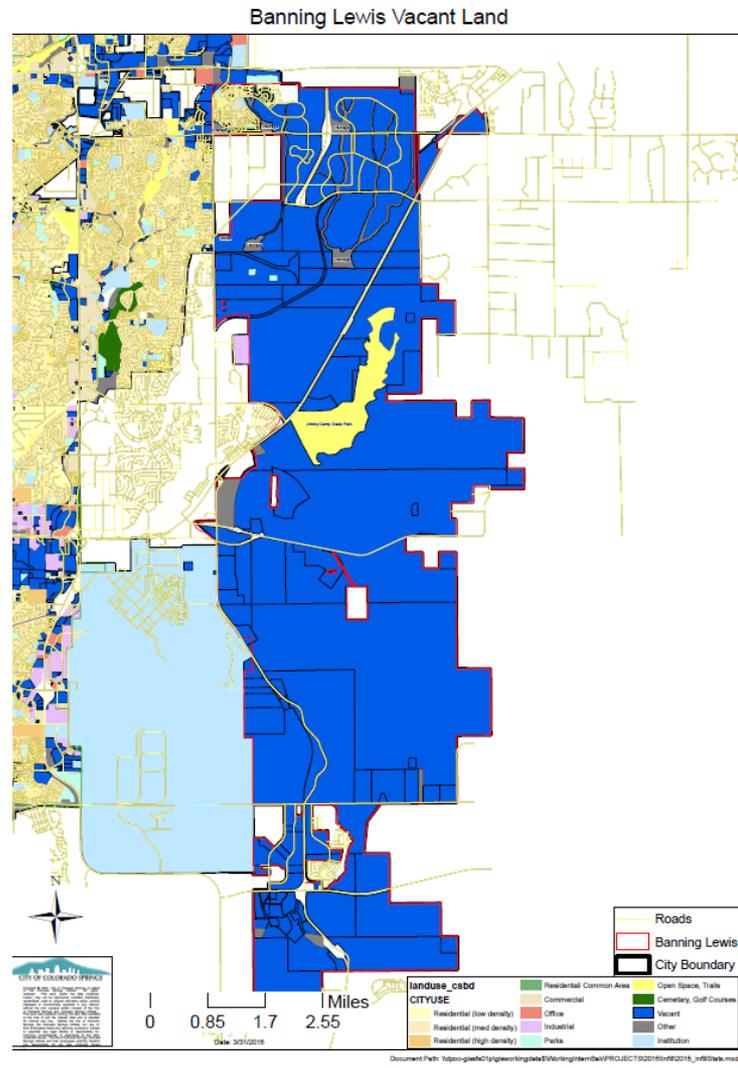
Vacant = 37,000 Acres

Vacant not BLR = 14,600 Acres

Vacant 2001 Infill
Area = 7,300 Acres

Vacant Urban
Core = 7,175 Acres

Vacant lands on east side of the City

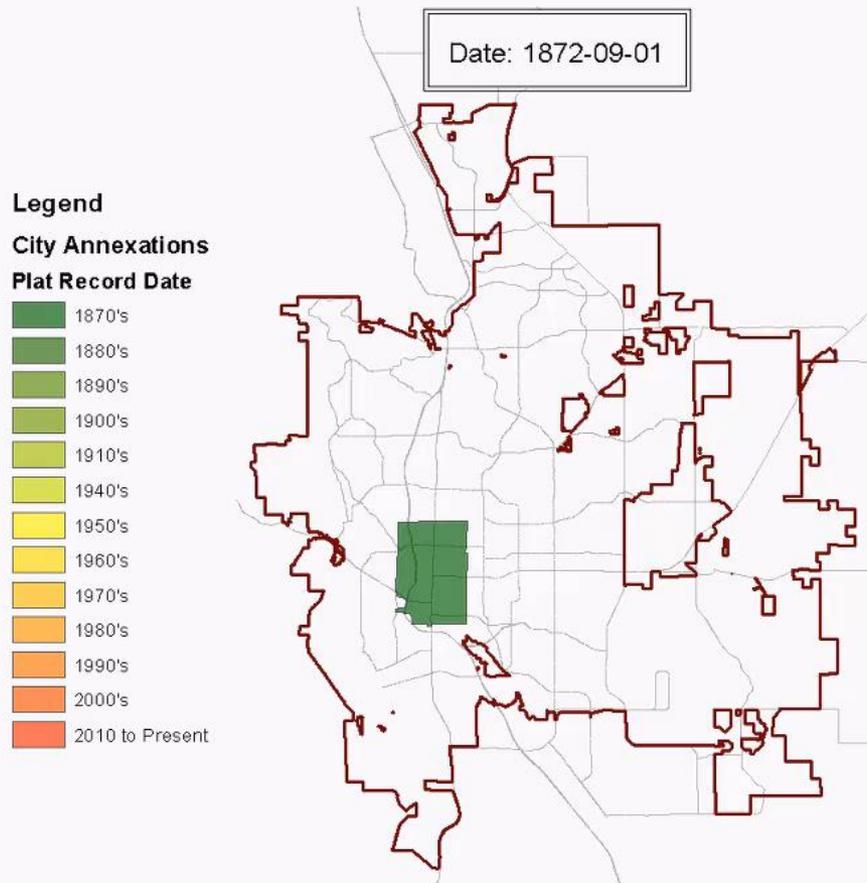


Vacant Buildings

- Part of Capacity
 - Absorption with same use
 - Possible change in use
 - But there is a “natural vacancy rate”



Annexation



Case Studies

Table Exercises

Introduction to Workshop Exercises

Amy Anderson and Ian Varley, Placeways



Strategies for Infill and Redevelopment



1. Greenfield De-emphasis



2. Retail/Arterial Corridor Redevelopment



3. Vacant Land in Urban Core



4. Core Downtown Redevelopment



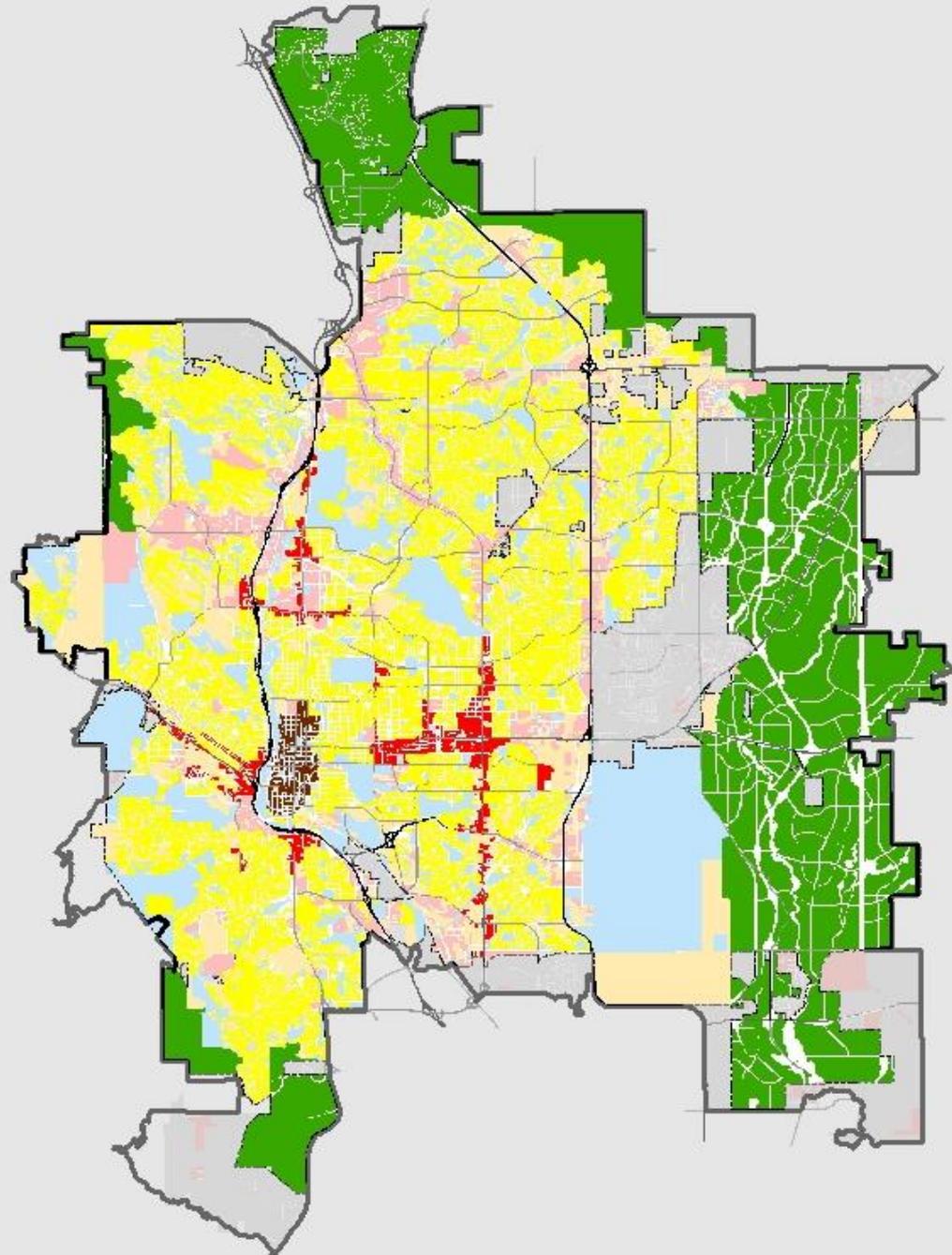
5. Non-residential Redevelopment



6. Residential Redevelopment

Strategy Zones

- No Strategy Assigned
StrategyArea
- Outside City Limits
- Greenfield De-emphasis
- Retail/Arterial Redevelopment
- Vacant Land in Urban Core
- Core Downtown Redevelopment
- Non-residential Redevelopment
- Residential Redevelopment



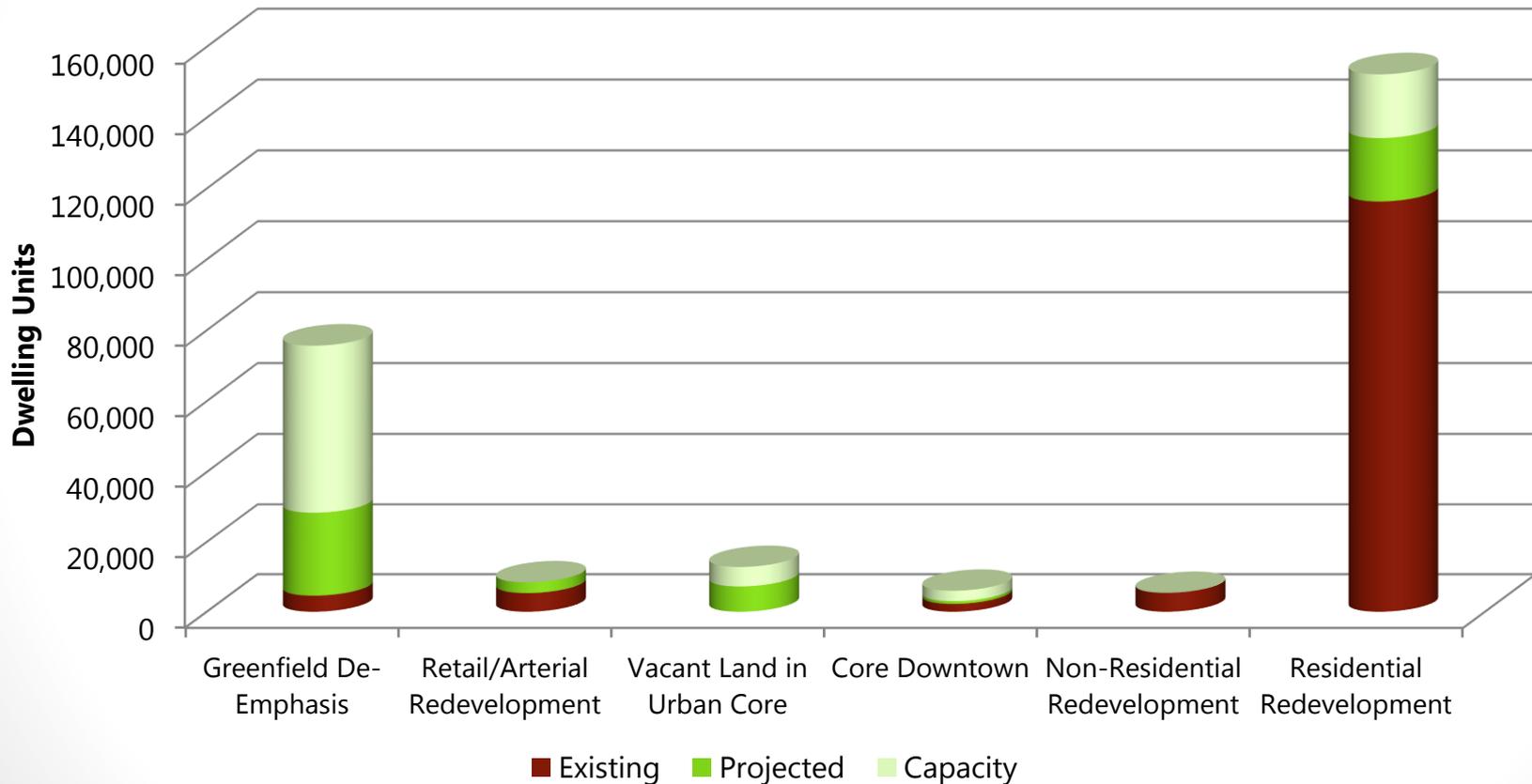
All Strategy Area Totals

Total Land Area	80,083 Acres	33,272 Vacant Acres
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	Residential	Non-Residential
Existing Development	143,173 dwelling units	82.1 Million Square Feet
Potential Capacity	126,188 dwelling units	172.7 Million Square Feet
Average Density/FAR	4.2 dwelling units per acre	0.33 Floor Area Ratio
Forecasted Growth 2040	59,749 households	53.8 Million Square Feet

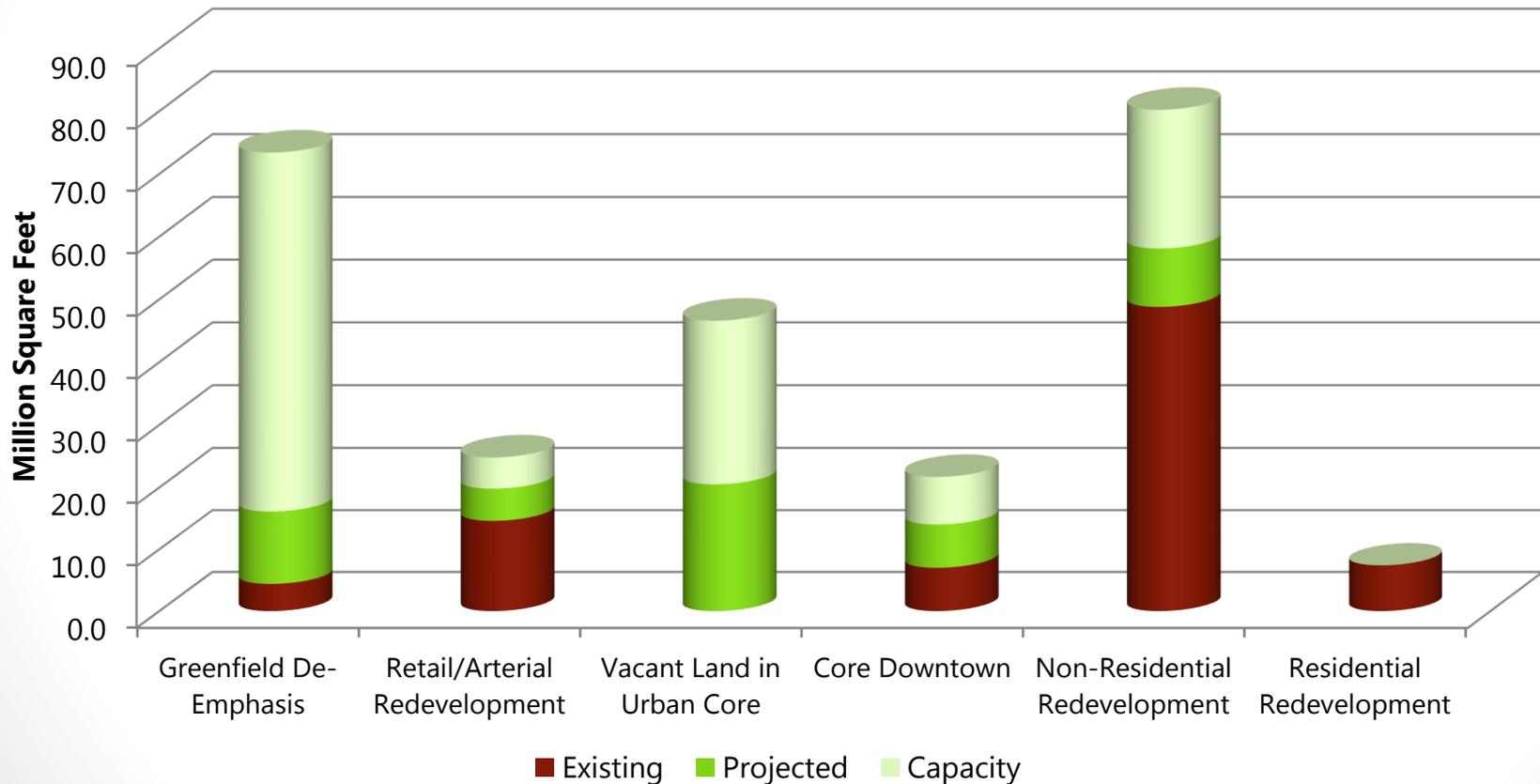
Capacity by Strategy Zone

**Existing and Future Capacity and Projected Growth: Residential
by Strategy Zone**



Capacity by Strategy Zone

**Existing and Future Capacity and Projected Growth: Non-Residential
by Strategy Zone**





Strategy 1: Greenfield De-emphasis

Total Land Area	30,237 Acres	24,400 Vacant Acres
	Residential	Non-Residential
Existing Development	4,599 dwelling units	4.4 Million Square Feet
Potential Capacity	71,045 dwelling units	69 Million Square Feet
Average Density/FAR	4 dwelling units per acre	0.25 Floor Area Ratio
Forecasted Growth 2040	23,760 households	11.7 Million Square Feet

Things you can change:

- Percent of land area to use for growth
 - Density of residential growth
 - FAR for commercial growth
 - Percent of protected open space



Strategy 2: Retail/ Arterial Corridor Redevelopment

Total Land Area 2,082 Acres 3,110 Vacant Acres

Residential

Non-Residential

Existing Development	5,334 dwelling units	14.6 Million Square Feet
Existing Retail	NA	10 Million Square Feet
Potential Capacity	2,670 dwelling units	10.2 Million Square Feet
Average Density/FAR	1.6 dwelling units per acre	0.13 Floor Area Ratio
Forecasted Growth 2040	3080 households	5.2 Million Square Feet

Things you can change:

- Percent of land area redeveloped
 - Percent of redevelopment area for residential (remainder will be office)
 - Density of residential redevelopment area
 - FAR for office redevelopment area



Strategy 3: Vacant Lands in the Urban Core

Total Land Area	7,175 Acres	7,175 Vacant Acres
	Residential	Non-Residential
Existing Development	0 dwelling units	0 Million Square Feet
Potential Capacity	12,822 dwelling units	46.6 Million Square Feet
Average Density/FAR	3.5 dwelling units per acre	0.29 Floor Area Ratio
Forecasted Growth 2040	7,238 households	20.5 Million Square Feet

Things you can change:

- Percent of land area to use for growth
 - Density of residential growth
 - FAR for commercial growth



Strategy 4: Downtown Core

Total Land Area

467 Acres

16 Vacant Acres

Residential

Non-Residential

Existing Development

2,234 dwelling units

7 Million Square Feet

Potential Capacity

3,777 dwelling units

14.7 Million Square Feet

Average Density/FAR

12 dwelling units per acre

1.31 Floor Area Ratio

Forecasted Growth 2040

792 households

7 Million Square Feet

Things you can change:

- Percent of remaining capacity to develop
 - Percent of development for residential (remainder will be commercial)
 - Density of residential
 - FAR for commercial



Strategy 5: Non-Residential Redevelopment

Total Land Area	8,770 Acres	1,119 Vacant Acres
	Residential	Non-Residential
Existing Development	5,403 dwelling units	48.8 Million Square Feet
Potential Capacity	NA	32.4 Million Square Feet
Average Density/FAR	NA	0.69 Floor Area Ratio
Forecasted Growth 2040	NA	9.3 Million Square Feet

Things you can change:

- Percent of remaining capacity to use for growth
 - Improvement to Land Value (IVR) maximum for redevelopment potential
 - FAR of commercial



Strategy 6: Residential Redevelopment

Total Land Area	31,350 Acres	452 Vacant Acres
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	Residential	Non-Residential
Existing Development	116,347 dwelling units	7.4 Million Square Feet
Potential Capacity	35,872 dwelling units	NA
Average Density/FAR	2.9 dwelling units per acre	NA
Forecasted Growth 2040	17,891 households	NA

Things you can change:

- Percent of remaining capacity to use for growth
 - Improvement to Land Value (IVR) maximum for redevelopment potential
 - Density of Residential

Quick Demo

Ian Varley, Placeways

Technology

- CommunityViz
- WeTable
 - Smoothboard

communityviz®





Table Exercises

11:15 a.m. – 2:00 p.m.

Work with your table facilitators to monitor your time. Lunch will be provided at 12:15 p.m.



Table Summaries

2:05 p.m. – 2:25 p.m.

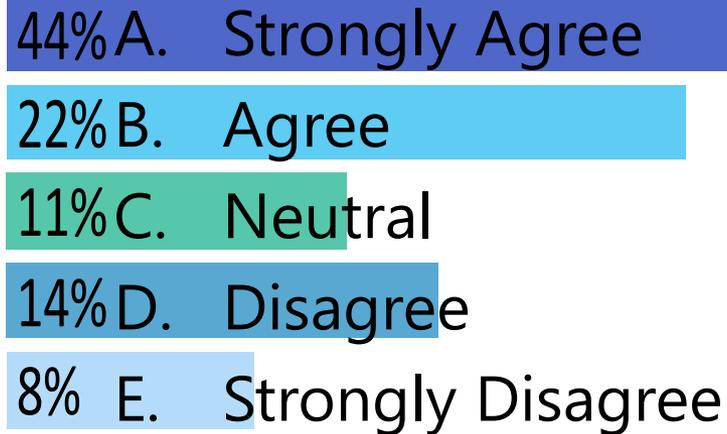
Please move back to the general audience area to share your work.

Polling: Infill Strategies

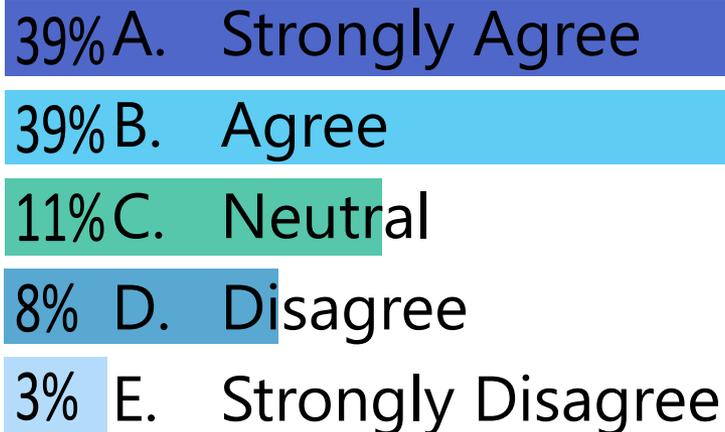
Why is the Topic of Infill important? (Pick Top 2 – click 2 buttons) (Reprise)

- 6% 1. It is happening anyway so we need to be proactive
- 30% 2. We need more of it for efficiency and fiscal sustainability
- 7% 3. Important for overall quality of life
- 1% 4. To meet diverse demand for housing choices
- 18% 5. Needed for the segment of population desiring a more urban living and working environment
- 6% 6. Quality infill most important even if it reduces quantity
- 17% 7. There are barriers we need to address
- 10% 8. Important for regional economic development
- 3% 9. We need to protect neighborhoods from adverse impacts of certain infill projects
- 3% 10. Topic not that important compared with other priorities - leave it to the market

The City should pursue strategies to de-emphasize greenfield development



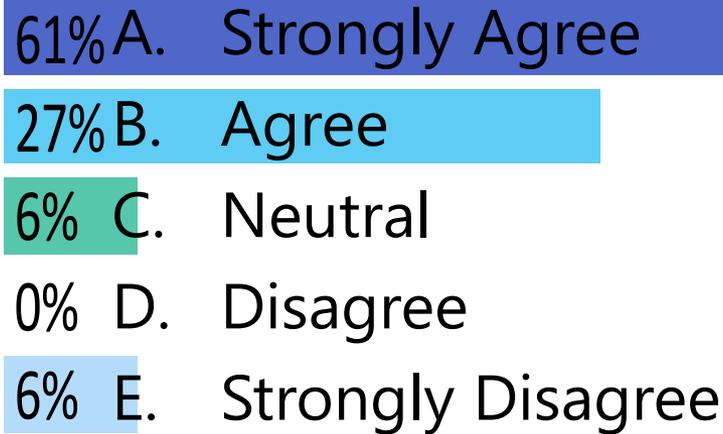
Redevelopment of the City's older retail corridors to residential and office uses is a good strategy to address growth needs



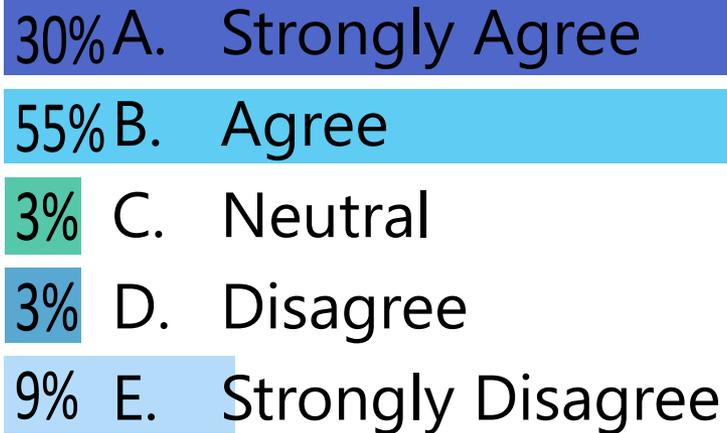
Development of vacant parcels in the urban core should be a priority over other types of development



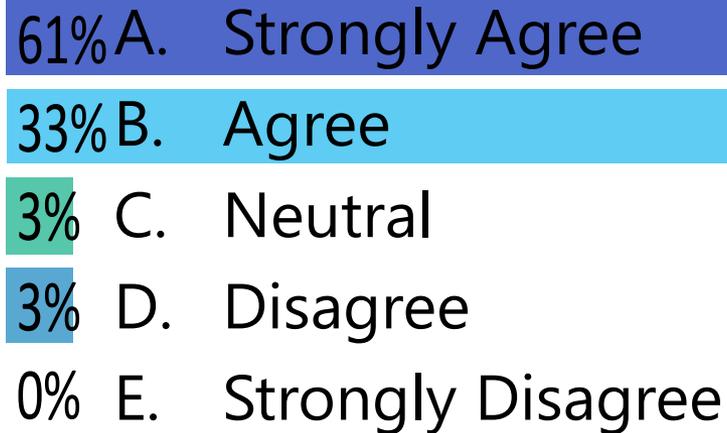
The City should maximize development in the Downtown core under the form-based code allowances



Redevelopment opportunities should be encouraged with developer bonuses



Density near university campuses is a good idea to accommodate housing and service needs



Thank you!