

North Nevada Avenue Plan

Community Workshop
September 13, 2016

WELCOME AND INTRODUCTIONS

- Welcome to the second of four community workshops
- Introductions
 - City of Colorado Springs
 - NES team

PROJECT INTENT

- The planning process will:
 - ✓ Analyze what uses would be appropriate for the area;
 - ✓ Identify incentives to attract and to expand existing businesses and jobs; and
 - ✓ Study roads, utilities, land use, and zoning to determine what's needed to support the corridor's renewal.
 - ✓ Build on existing opportunities.

Transform into a thriving
community gateway

PROJECT GIVENS

- The Plan must be **economically feasible** and address and balance market needs with the priorities expressed through a **community involvement** process.
- It must be consistent with the City of Colorado Springs **Infill Policy** Chapter of the Comprehensive Plan and Infill Action Plan and consistent with and inform the City of Colorado Springs **Comprehensive Plan Update** currently in process.
- It will capitalize on and leverage the success of **public and private investments** affecting the project area, such as implementation of the University of Colorado Colorado Springs 2013 Master Plan, the University Village Colorado commercial area, and the planned National Cybersecurity Center.
- The City of Colorado Springs will **not use eminent domain** to implement the Plan.
- All City of Colorado Springs **vehicle and pedestrian safety standards** as well as **infrastructure standards** must be addressed.
- The **Birdsall Power Plant** provides supplemental electric generation capacity and hosts other core operations. The Plant and its necessary supporting infrastructure will remain in the project area.
- Many businesses, neighborhoods, groups, and individuals are interested in and are encouraged by the City to participate in the open, **public process** that will result in creation of the North Nevada Avenue Plan.
- The preferred Plan will be submitted to the Colorado Springs Planning Commission for review and recommendation to the Colorado Springs **City Council** for consideration and **final approval**.

COMMUNITY PARTICIPATION

July – August 2, 2016 Workshop #1

Community: Identify challenges, opportunities, vision elements

August – September 2016

Project Team: Study and analyze project area

September 13, 2016 Workshop #2

Community: Receive analysis results and set vision priorities

September – October 2016

Project Team: Develop plan concepts

October 27, 2016 Workshop #3

Community: Review and respond to plan concepts

November 2016

Project Team: Develop plan alternatives

December 8, 2016 Workshop #4

Community: Review and respond to plan alternatives

December 2016 – January 2017

Project Team: Develop draft plan

January 17, 2017 Open House

Community: Review and respond to draft plan

February 2017

Project Team: Develop recommended plan

February – march 2017

Formal approval process

TONIGHT'S AGENDA

1. Information about the project area
2. Your questions for clarification
3. Community responses re-cap and project vision
4. Small group work on vision priorities
5. Next steps in the process



PROCESS GROUND RULES

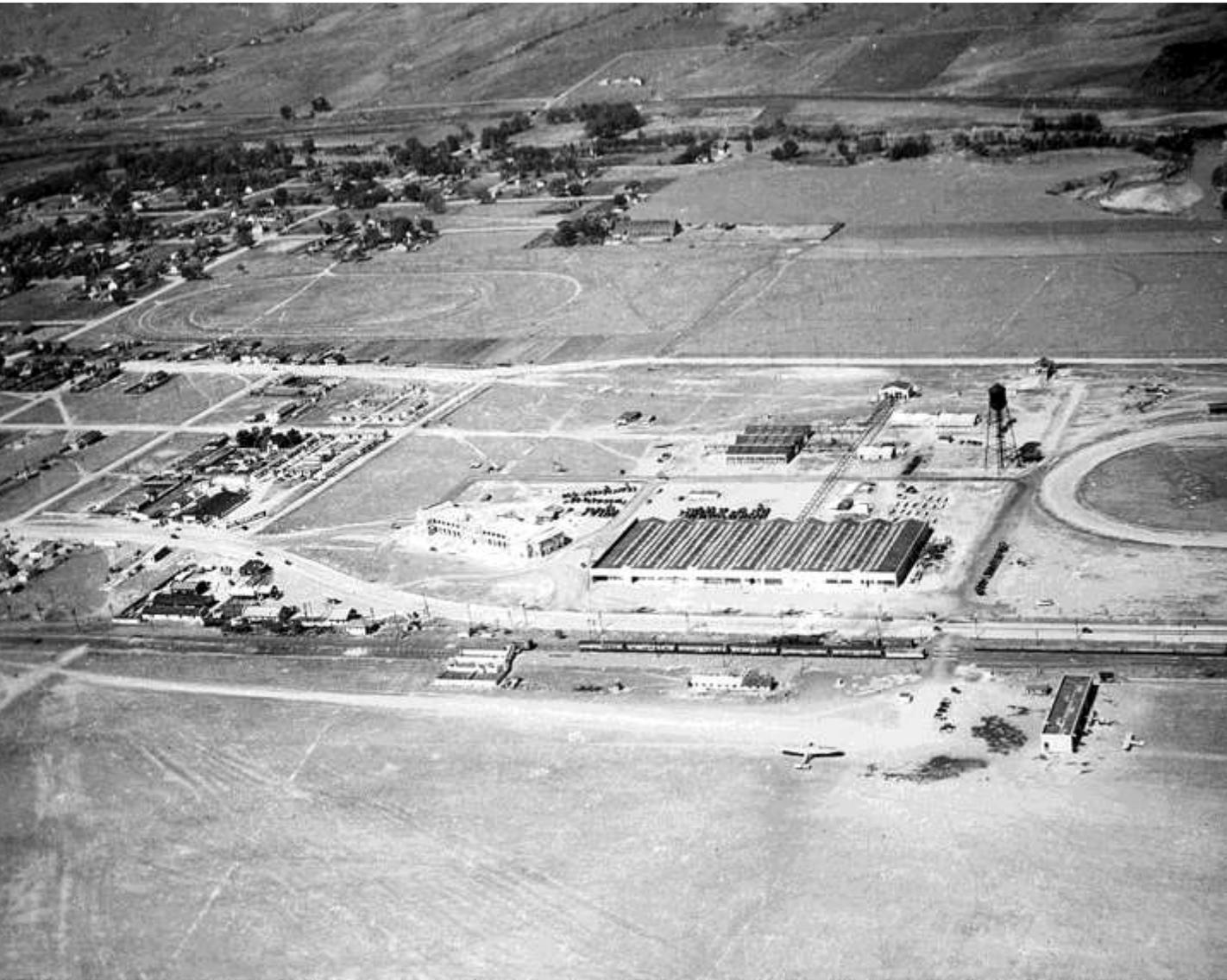
- ✓ Say what you think
- ✓ Be brief so everybody gets a chance to talk
- ✓ Listen with respect to the opinions and beliefs of others
- ✓ Be open to compromise
- ✓ Hold your questions until after the presentation



HISTORIC CONTEXT

Matthew Mayberry
Cultural Services Manager
City of Colorado Springs

HISTORIC CONTEXT



- Transportation
- Nearby communities
- Coal mining
- Alexander Film and Aviation
- Industrialization

HISTORIC CONTEXT

Santa Fe Railroad



Roswell Racetrack

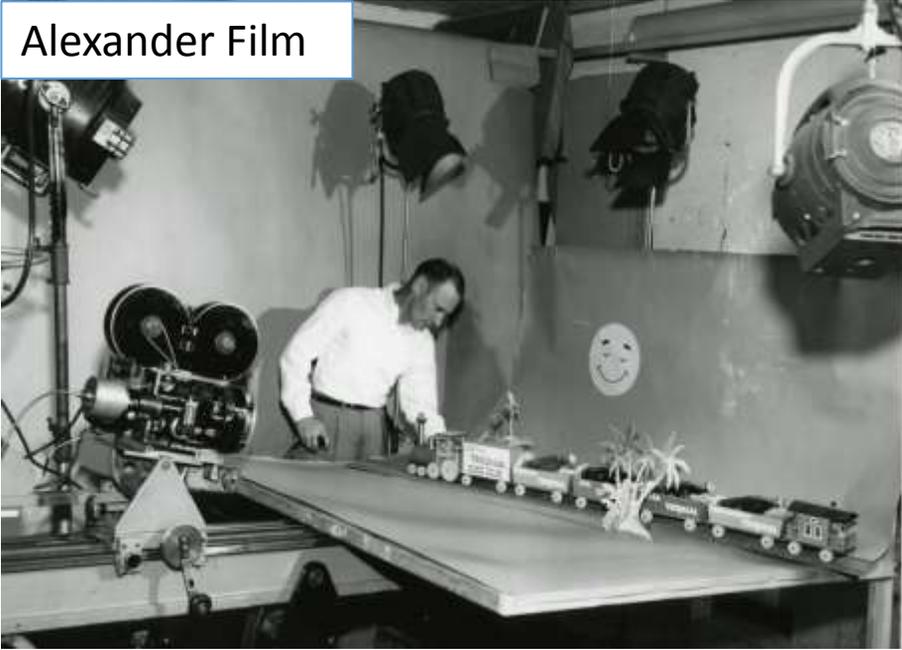


Pikeview Mine



HISTORIC CONTEXT

Alexander Film



Alexander Aviation



Alexander Campus



HISTORIC CONTEXT

Alexander Film



Alexander Film



Typical 1950's Motel



HISTORIC CONTEXT

Murphy's Tavern



Navajo Hogan



Birdsall Power Plant

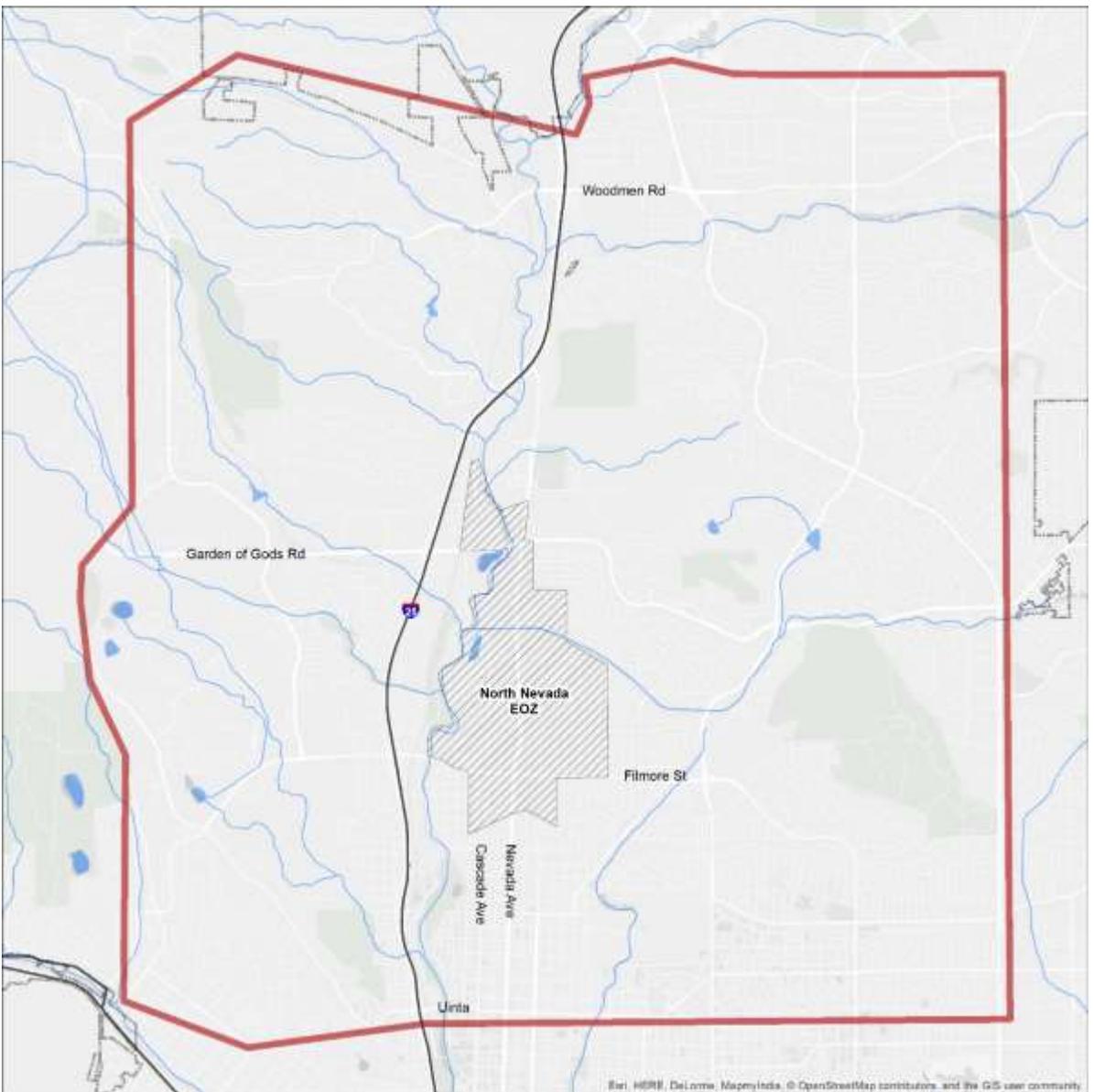


MARKET ANALYSIS

Arleen Taniwaki
Principal
Arland Land Use Economics

MARKET ANALYSIS

- The market study goal is to inform the land use planning process for the EOZ area
- Examine demographic and economic trends and forecasts in the EOZ, Market Area, City and County



MARKET ANALYSIS - DEMOGRAPHICS

2016 Estimates	EOZ	Market Area	Colorado Springs	El Paso County
Persons	4,000	120,000	465,000	675,000
Median Age	40.4	33.9	35.4	34.5
Median Household Incomes	\$39,000	\$55,000	\$57,000	\$61,000



MARKET ANALYSIS - CYBERSECURITY

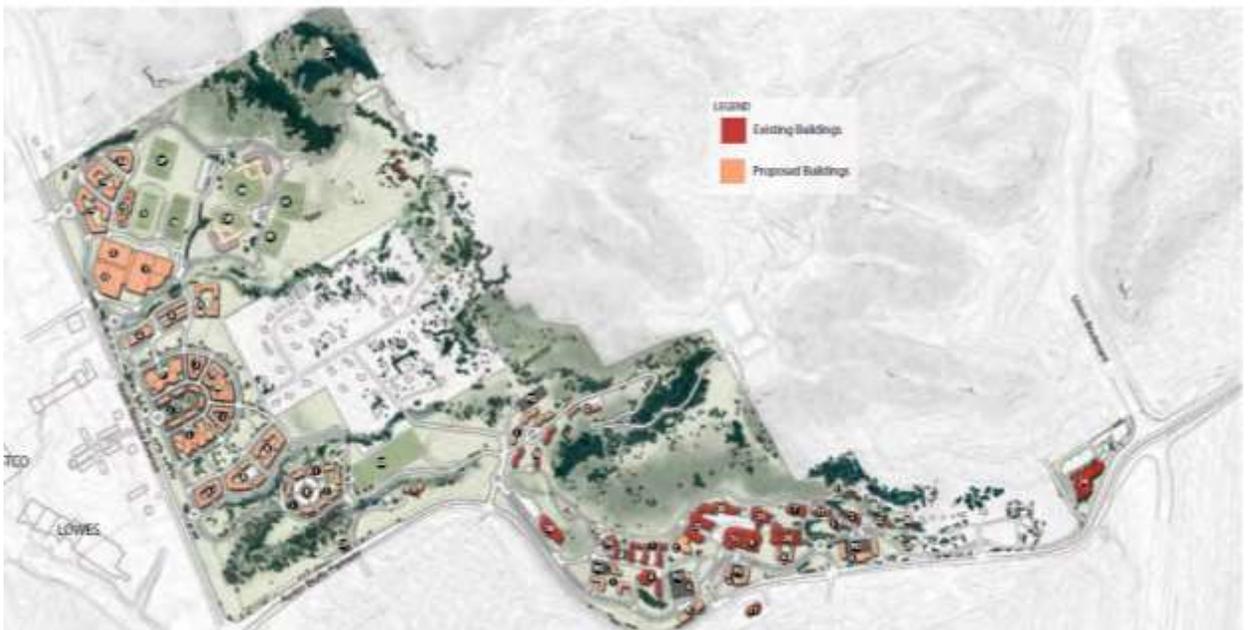
- The National Cybersecurity Center could be a growth catalyst in the North Nevada area
- The cybersecurity industry is very important to the region
- Nationally, it is growing by 4.4% per year
- Offshoot of the high tech and defense industries
- Up to 10,000 jobs locally currently; 12,000 local jobs are unfilled
- Helps drive the growth of office in the area



Source: Colorado Springs Regional Business Alliance

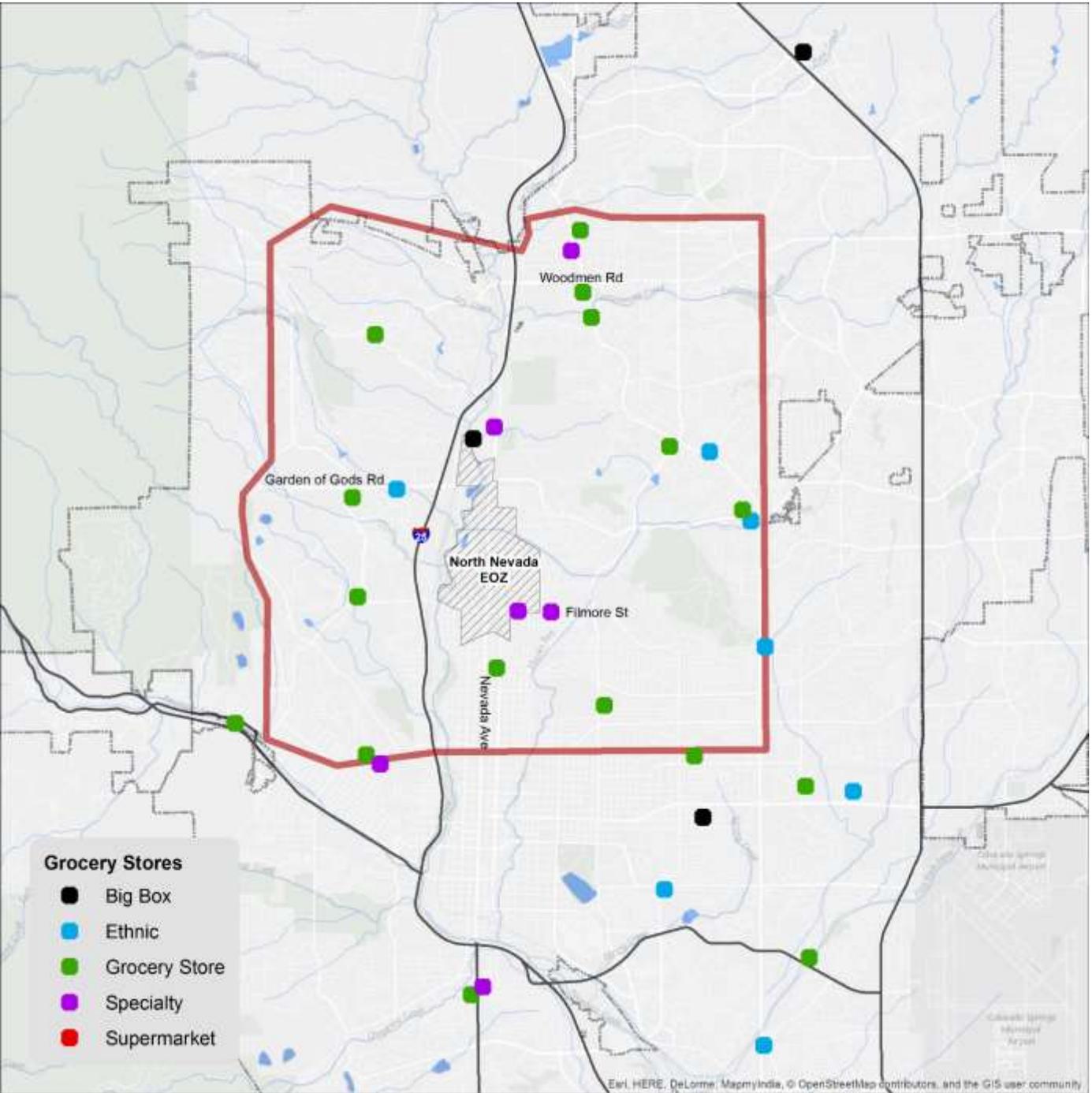
MARKET ANALYSIS - UCCS

- The other need in the area is student housing and services
- The University is building 1,500 beds for a growing student population
- There are 9,000 students now with 13,000 planned by 2020
- As the University grows beyond 2020, there will be the need for additional beds / housing units
- Helps support residential housing in the area



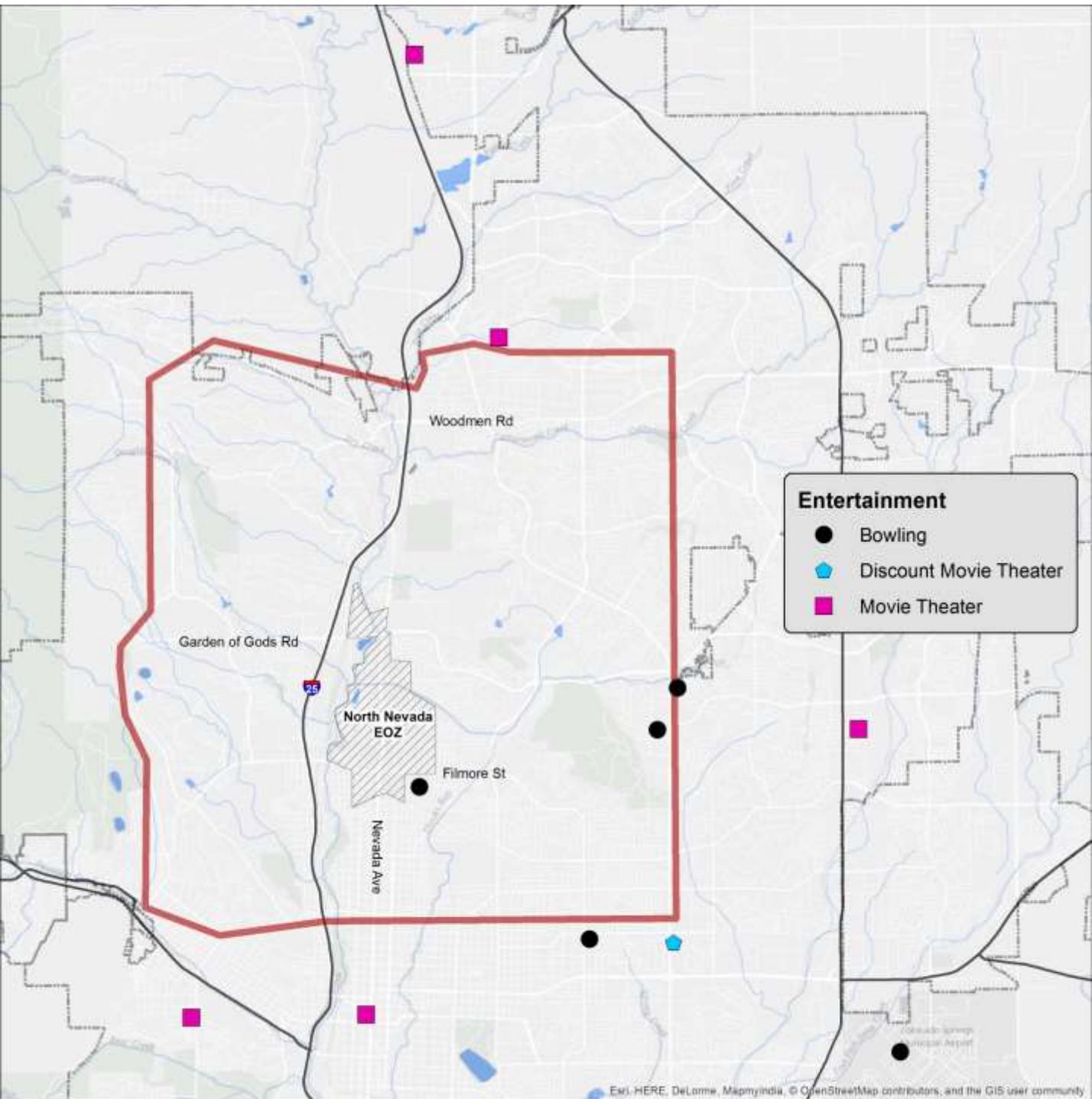
MARKET ANALYSIS - GROCERIES

- Retail is a desirable use
- Desire for more services
- Long term potential for grocery with more households and jobs in the area



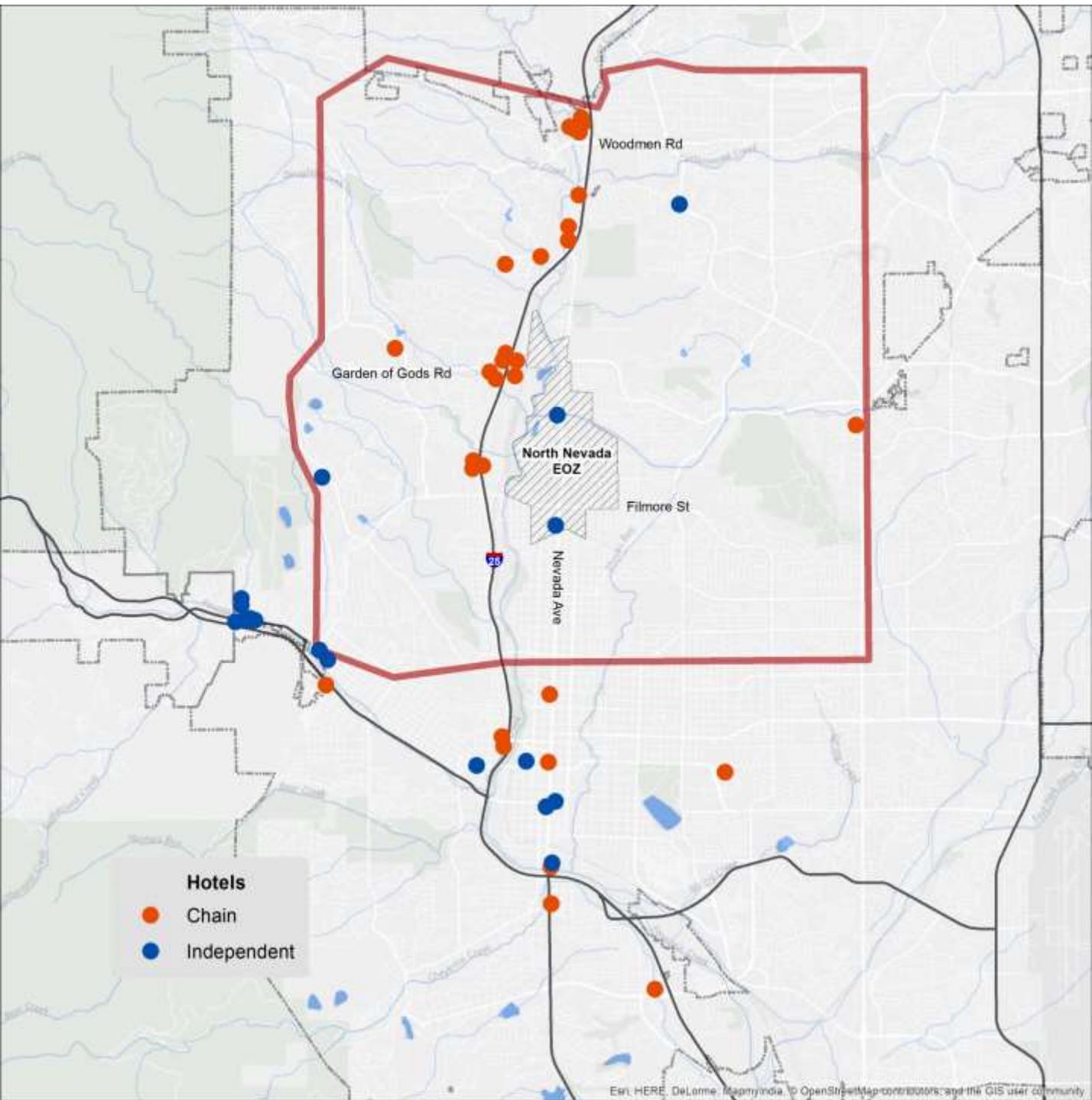
MARKET ANALYSIS - ENTERTAINMENT

- As more people are located here, there would be the need for entertainment



MARKET ANALYSIS - HOTELS

- Two hotels: one could be a teaching hotel in conjunction with UCCS



MARKET ANALYSIS - SUMMARY

- Mix of housing, offices, and retail
- Pedestrian oriented and scaled
- Long term demand

Summary Demand	Low	High
Multifamily	1,160 Units	2,160 Units
Office	650,000 Square Feet	2.7 Million Square Feet
Lodging	1 hotel	2 hotels
Retail/Restaurant	115,000 Square Feet	130,000 Square Feet
Entertainment	Theater, Bowling, Etc.	

ZONING ANALYSIS

Andrea Barlow
Project Manager
N.E.S. Inc.

ZONING 101

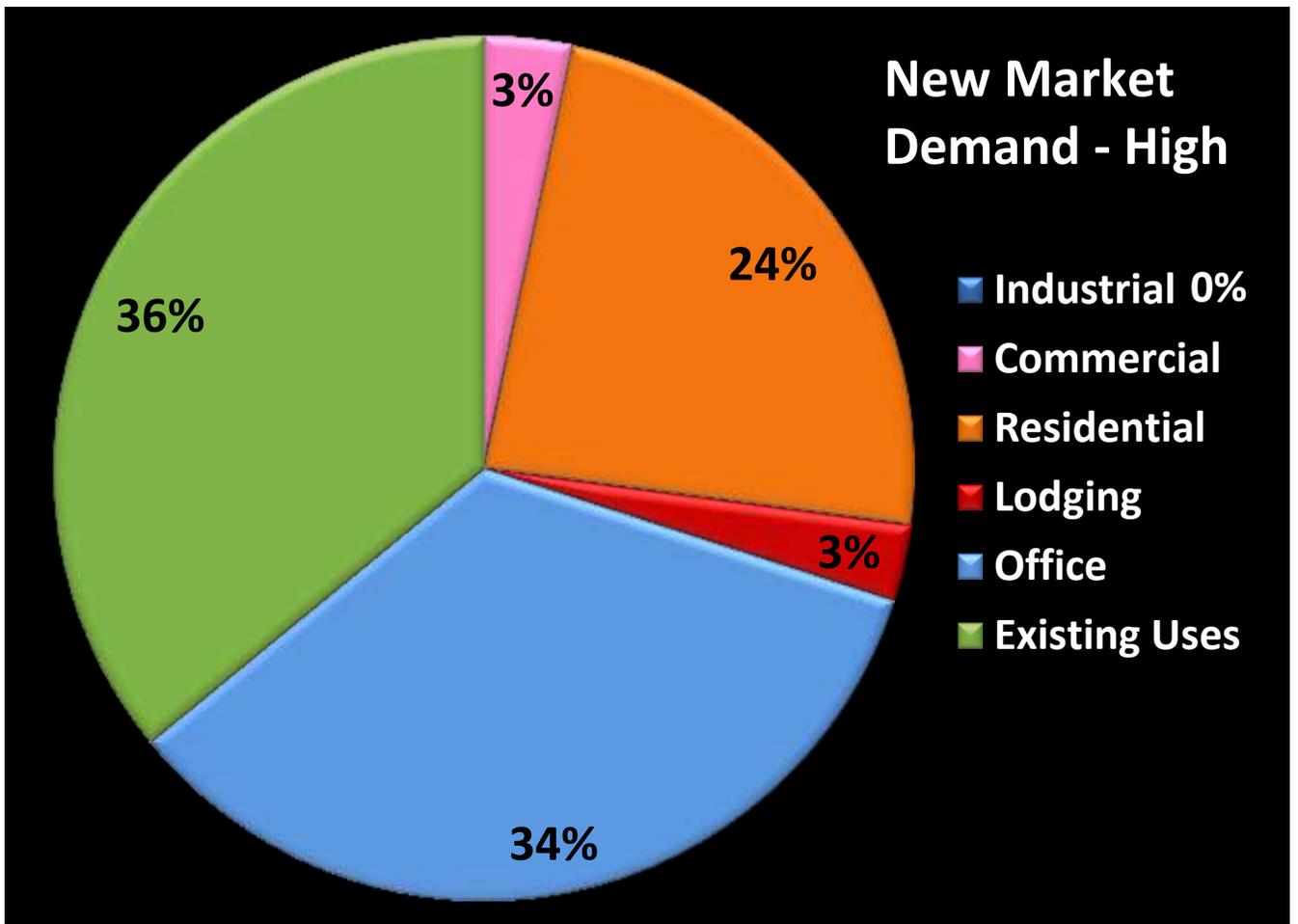
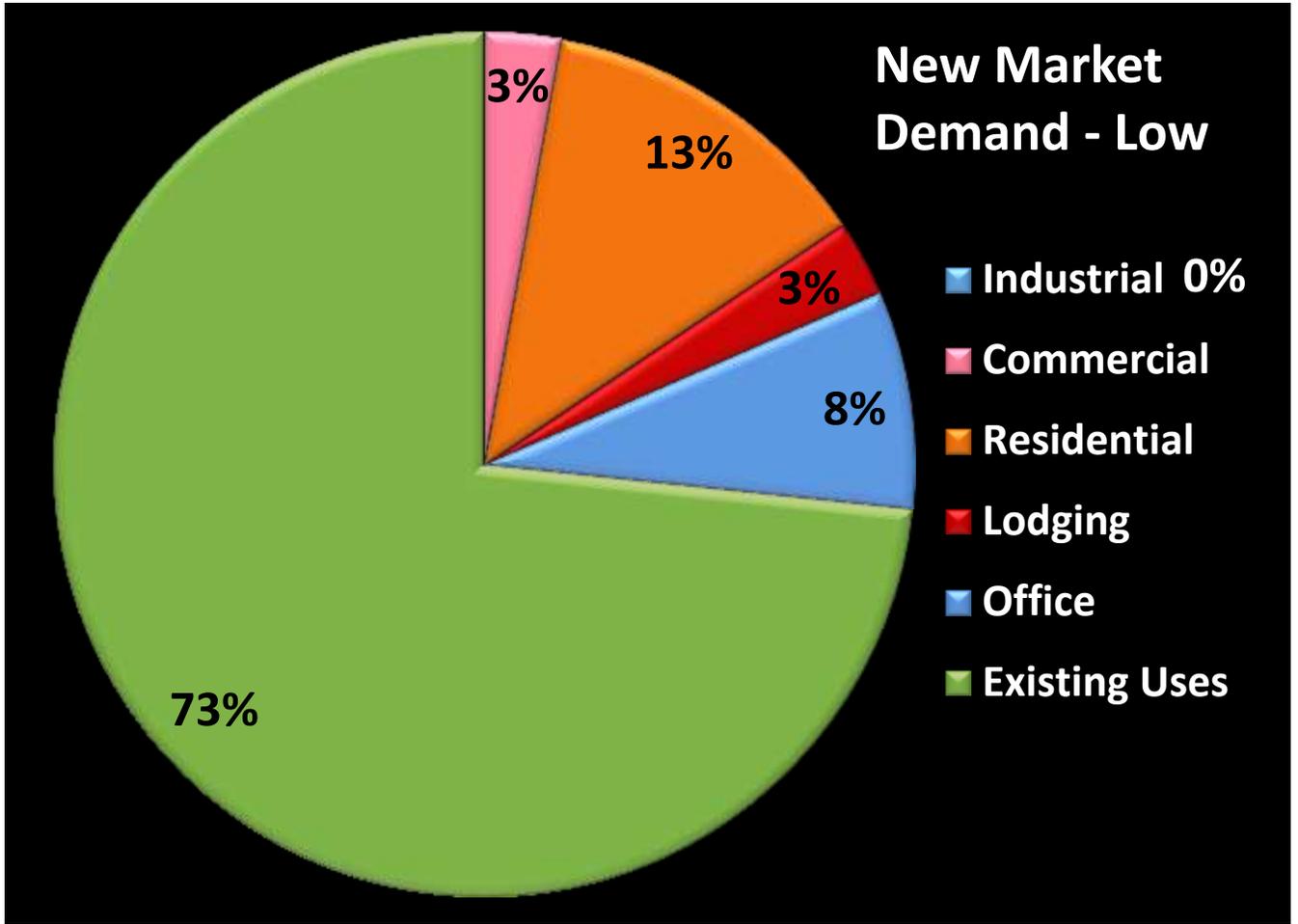
- Is Rezoning the same as Eminent Domain?
- What would Rezoning mean to potentially affected properties?
- Is Rezoning needed to implement this Plan?
- What is a Zoning Overlay?

INTERPRETATION OF MARKET ANALYSIS

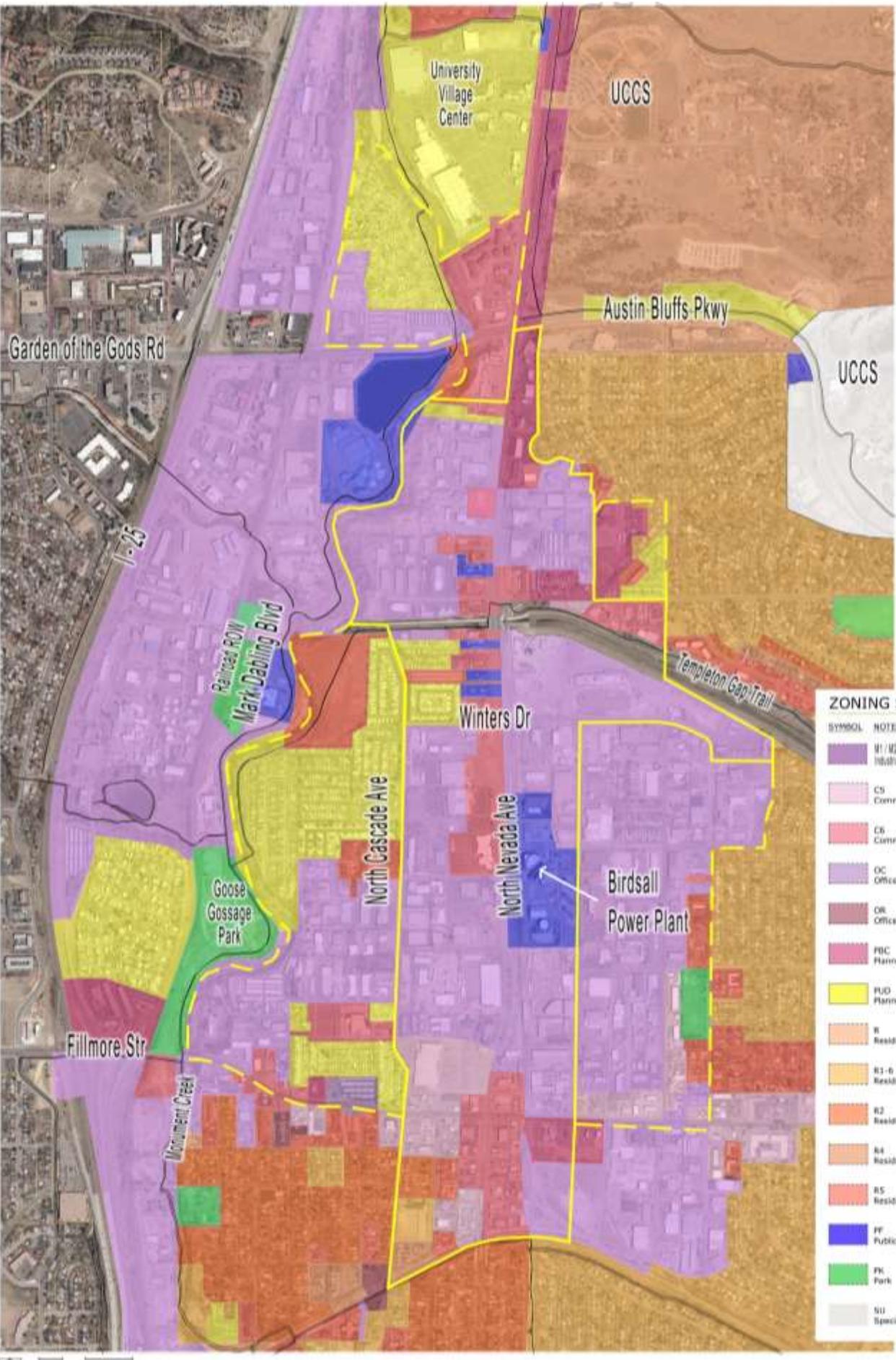
	Summary Demand		Acres	
	Low	High	Low	High
Multifamily Units	1,160	2,160	58	108
Office	650,000	2,700,000	37	155
Industrial		-		-
Lodging (1-2 hotels)	425,000	425,000	13	13
Retail/Restaurants ~ including grocery	115,000	130,000	13	15
Entertainment	theater, bowling, etc.			
			121	291



NEW MARKET DEMAND



EXISTING ZONING

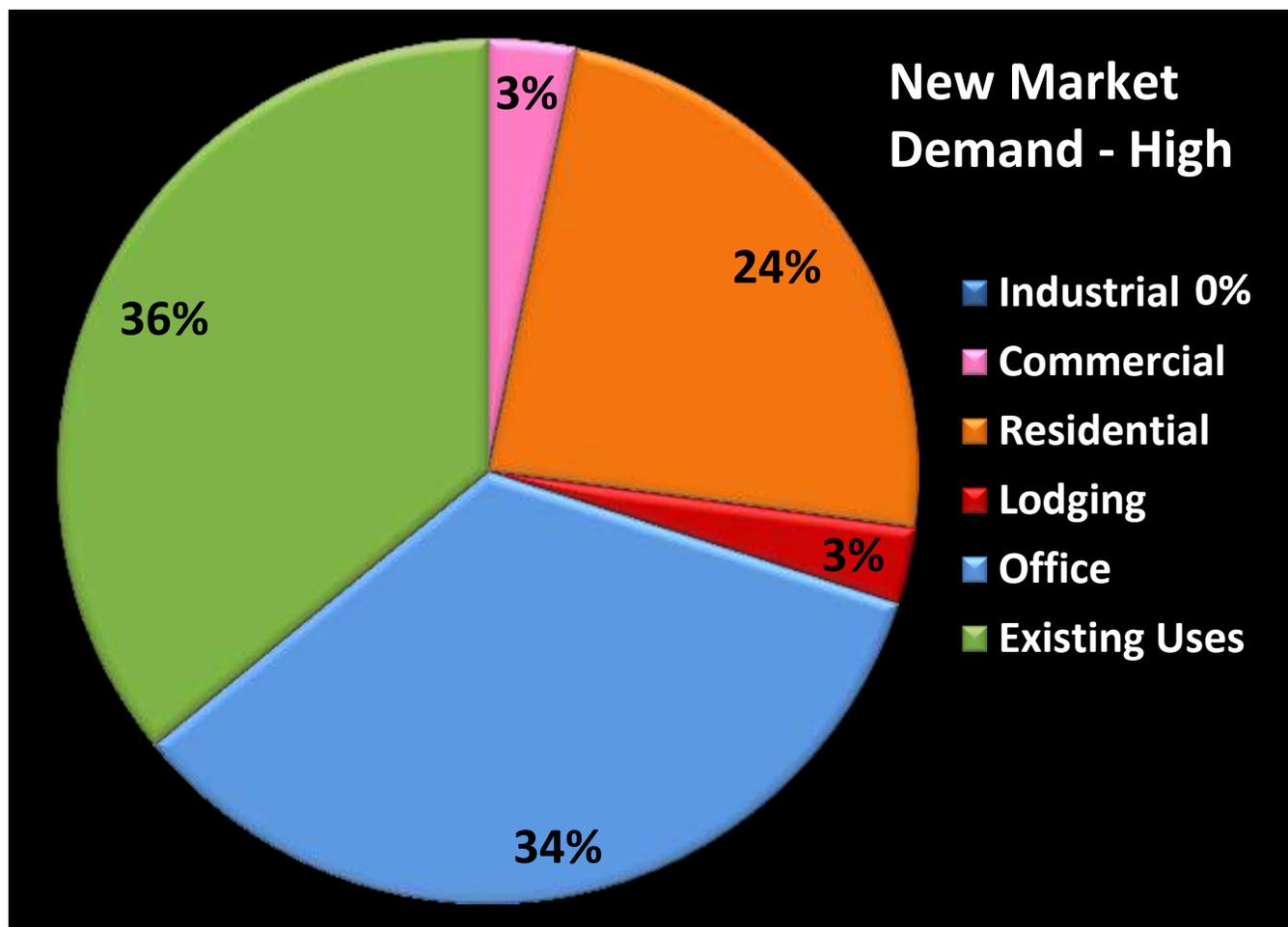
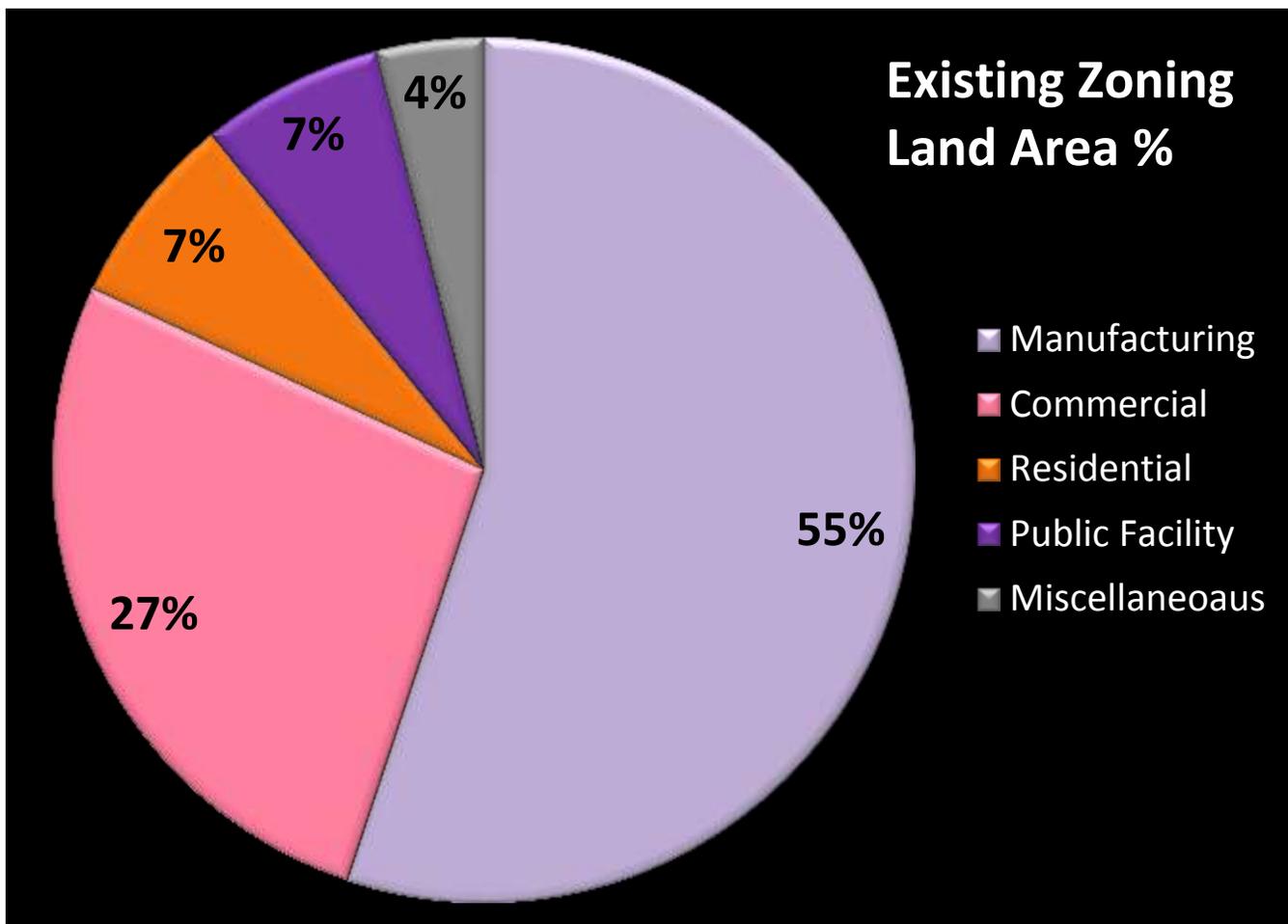


ZONING SCHEDULE

SYMBOL	NOTES
[Purple]	M1 / M2 / PF2 Industrial / Manufacturing
[Pink]	C5 Commercial
[Red]	C6 Commercial
[Light Purple]	OC Office Commercial
[Brown]	OR Office Residential
[Dark Pink]	PBC Planned Business Center
[Yellow]	PUD Planned Unit Development
[Light Orange]	R Residential
[Orange]	R1-6 Residential 6000
[Dark Orange]	R2 Residential
[Light Brown]	R4 Residential
[Red-Orange]	R5 Residential
[Blue]	PF Public Facility
[Green]	PK Park
[Grey]	SU Special Use



ZONING ANALYSIS: LAND AREA COMPARISON



ZONING ANALYSIS: ALLOWED USES

ZONE	ACREAGE	MEDICAL/GENERAL OFFICE	MULTIFAMILY RESIDENTIAL	GROCERY	RETAIL/RESTAURANTS	LODGING	ENTERTAINMENT
M-1	245.7	P	C	C	C	C	C
M-2	5.14	P	X	X	X	C	C
C-5	29.44	P	C	P	P	P	P
C-6	70.05	P	P	P	P	P	P
PBC	22.18	P	C	P	P	P	P
R-5	7.07	P	P	X	X	X	X
R-4	3.43	X	P	X	X	X	X
R-2	4.38	X	X	X	X	X	X
R-1 6000	4.34	X	X	X	X	X	X
PUD	13.67	X	X	X	X	X	X
PF	31.32	X	X	X	X	X	X

Conclusion: The majority of the identified market demand could be accommodated within the existing zoning either as a permitted or conditional use.

ZONING OVERLAY

What could a Zoning Overlay achieve?

- Limit certain uses that are approved in the base zone if they do not conform to the vision for the area.
- Adjust zoning standards to provide greater consistency across the Plan area and to implement the goals of the Plan.
- Introduce specific design criteria to help implement the recommendation of the Plan.

TRANSPORTATION & INFRASTRUCTURE

Travis Easton
Public Works Director
City of Colorado Springs

ROAD, BRIDGE AND PEDESTRIAN INFRASTRUCTURE



FLOOD MITIGATION AND WATER QUALITY INFRASTRUCTURE



COMMUNITY'S ASSESSMENT

Consistent results from community roundtables,
August 3 workshop and online survey:
829 total participants!

Challenges

FIRST TIER CHALLENGES

Transportation

Businesses

Housing

Land Use

SECOND TIER CHALLENGES

Infrastructure

Negative Perception of the Area

Plan Implementation

COMMUNITY'S ASSESSMENT

Opportunities

FIRST TIER OPPORTUNITIES

Businesses

Transportation

Land Use

Housing

Infrastructure

SECOND TIER OPPORTUNITIES

History of the Area

Trails and Parks

Facilities to Support UCCS

Amenities

COMMUNITY'S ASSESSMENT

Vision Elements

FIRST TIER VISION ELEMENTS

Land Use and Planning

Transportation

Business Mix

SECOND TIER VISION ELEMENTS

Housing Mix

Infrastructure

Trails and Parks

Clean/Amenities

PROJECT VISION

How we move:

- ❖ Connections within the area and to the community are strengthened by improved roadways and expanded transit service.
- ❖ Pedestrians and cyclists are encouraged and are safe from vehicular traffic.
- ❖ Access within the corridor is easy and serves resident, business and visitor needs.
- ❖ Trail connections link us to local and regional trails as well as to the waterways near us.

How we live:

- ❖ Our vibrant community is strengthened by housing that serves the needs of existing and new residents and offers options for all ages and levels of income.
- ❖ We can conveniently access restaurants, shops, stores, and entertainment activities which also draw people from all over the community.
- ❖ Our corridor's streets, sidewalks, drainage, streetscape, and other infrastructure function well.
- ❖ Parks, public spaces and community gathering places increase our sense of community and pride in our corridor.

How we work:

- ❖ A creative mix of business types and uses supports and employs our residents and serves as a regional economic magnet.
- ❖ Historic and existing businesses are valued and new businesses and employment generators are welcomed.
- ❖ Services and facilities support the needs of UCCS and its students.

How we look and feel:

- ❖ Our corridor is clean and it is safe.
- ❖ Our residents enjoy public green spaces, amenities, trees and landscaped areas.
- ❖ The history of our area is celebrated and incorporated into the fabric of our community.
- ❖ Our corridor is a destination because its appealing character is unlike any other in Colorado Springs.

SMALL GROUP WORK

Task #1

- ✓ Introduce yourselves at your table
- ✓ Individually review the project vision handout

Task #2

- ✓ Without considering the availability of funding, discuss and decide together which five vision statements your group believes are most important for first action and why

Task #3

- ✓ List the five on your blue Group Response Form, inserting the letter of each statement and your reasons for selecting it

Task #4

- ✓ Choose someone from your group to report your group's decisions

REMINDERS AND NEXT STEPS

- Your responses will influence Plan concepts
- Leave your group response form on your table
- Sign in – we will keep in touch via email
- Workshop responses and materials will be posted on the project website

Thank you!