

# Comprehensive Plan Infill Chapter – and Action Plan

Planning Commission

Introduction

December 17, 2015

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# Recommendation- for January

- 1) Ordinance adopting the City of Colorado Springs Infill Plan as supplemental chapter of the 2001 Comprehensive Plan
- 2) Recommendation of a separate Infill Action Plan (as an updateable strategy document)
  - Would not amend the Comprehensive Plan
    - but would help focus and direct City-driven implementation

# Today

- Provide Some Background
- Introduce Infill Chapter
- Introduce Action Plan
- Describe Process and Schedule Going Forward
- Take/ Respond to Questions, Recommendations and Comments
  
- \*\*\*\*\* Then Continue to 1/21/16 Hearing

This is Legislative - 47 X 10 = 470

# Infill Has Been a Topic for a Long Time

- 2001 Comprehensive Plan
  - Objective LU 4 “Encourage Infill and Redevelopment”
- Topic in 2011 and 2015 elections
  - And in PC and Council hearings
- 2012 Infill White Paper
- 2014 Infill Steering Committee

# Steering Committee

- 12 members (listed)
  - City Council
    - Jill Gaebler- Chair
    - Andy Pico- Vice Chair
  - Planning Commission
    - Robert Shonkwiler
    - Chuck Donley
    - Sherrie Gibson (first half of process)
  - Community Members
  - Staff Support

See Figure 3

# Steering Committee Mission Statement

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.

Emphasis added

# Purpose Statement

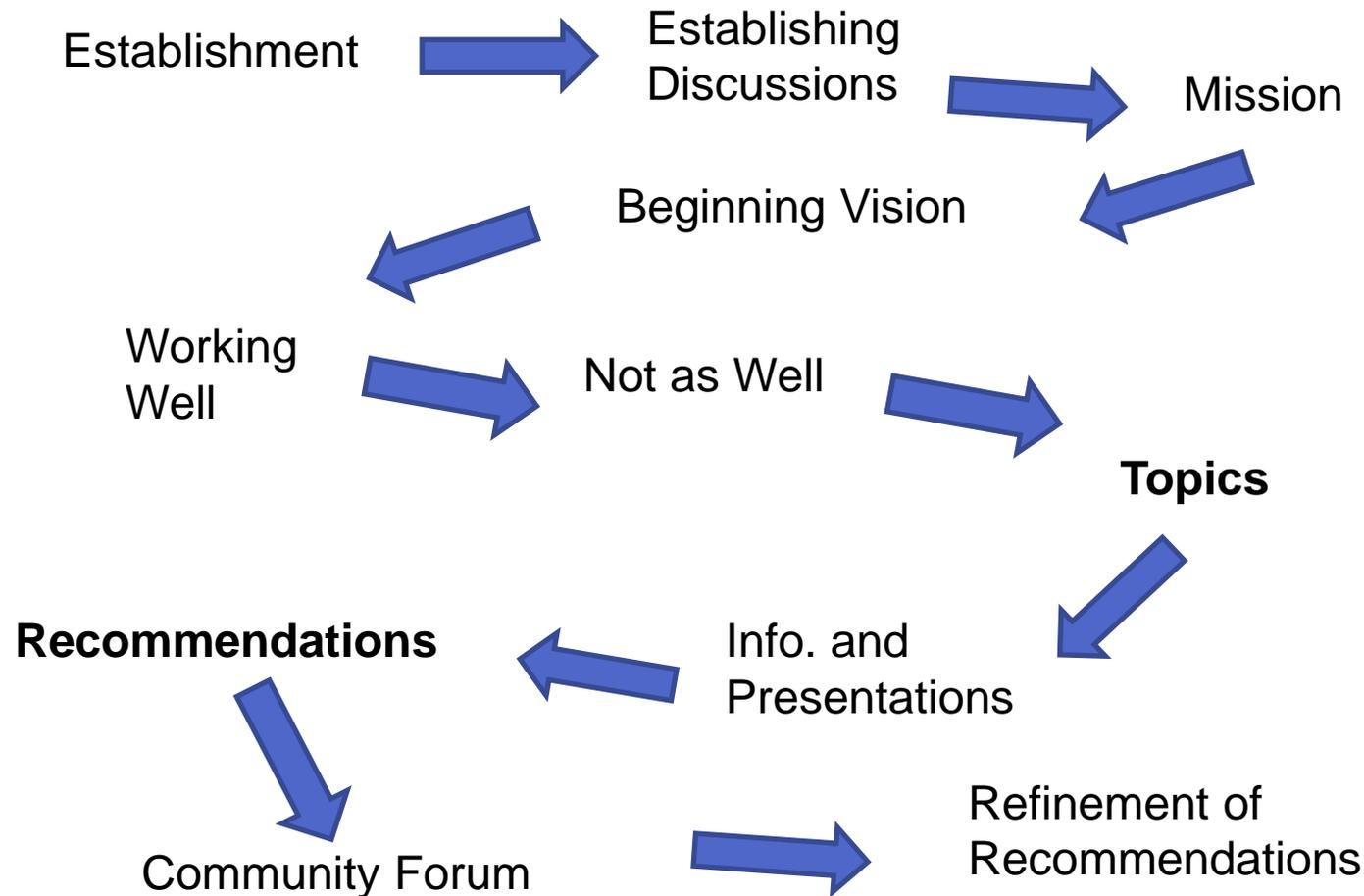
Infill and redevelopment are essential to the City's long-term fiscal sustainability and to its overall vibrancy, livability, and quality of life.

# Infill Definition

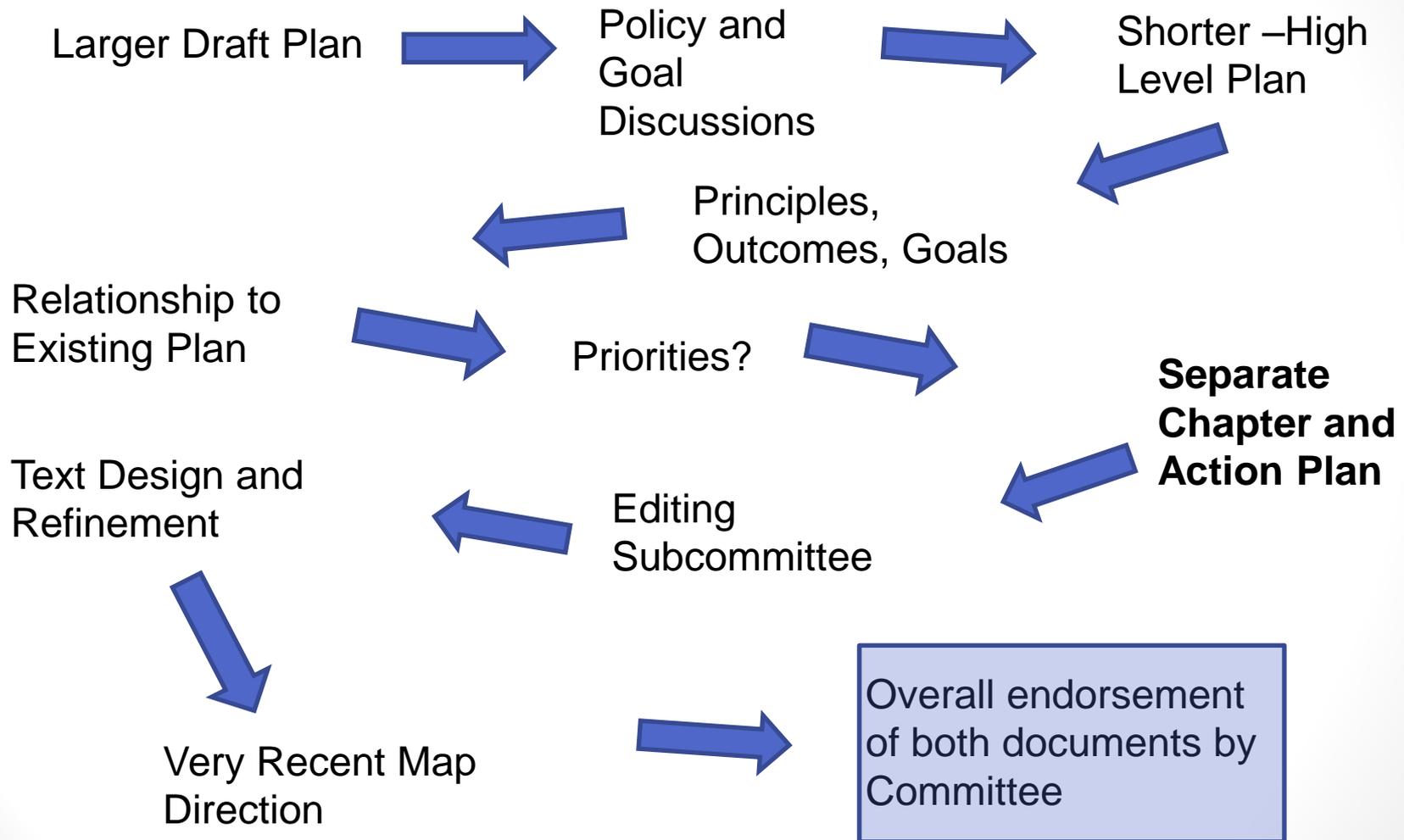
- Infill and redevelopment activities include the development, redevelopment, major renovation and/or adaptive use of properties or buildings in the older and largely developed areas of the City

Note: This is more encompassing than the 2001 definition

# Committee Process



# Committee Process- Continued



# Chapter and Plan

- Chapter
  - Amends Comprehensive Plan
  - Establishes vision
  - Provides framework
  - Applies to both City initiatives and private development
  - Suggests priorities
    - Including Downtown and Frequent Transit Corridors
  - Talks about success
  - Talks about its purpose and use
  - Has high level guiding principals and goals
  - Recommends, supports and highlights an ongoing Action Plan
  - Has a (still in final process) Map

# Action Plan

- Will not amend Comprehensive Plan
- Contains topical, actionable strategies
- Reflects a great deal of Committee input, thought and discussion
- Intended to be adaptable, and reportable/updateable
  - At least annually
- Not fully constrained to resources
- Conversely, some recommendations well underway
  - Or even initially completed

# Infill Chapter

# infill

COMPREHENSIVE PLAN SUPPLEMENT



# Executive Summary

- Statements of overall an fiscal importance
- City Role
- Added value compared with greenfield- not zero sum game
- Downtown and frequent transit
- Importance of priorities/ focus

# Purpose

- Augment balance of 2001 Comprehensive Plan for this topic
- Recommend/support City-initiated actions

# Use for Planners and Developers

- Zone changes and related applications
- Relief from standards
- Special incentives
- Use and density transitions
- Design and location

# Success

- Optimize resources
- Take actions
- Promote
- Measure
- Uphold Supporting Conditions

# Principals

- Community Benefit
- Remove Barriers
- Minimize Risk

# Goals

- Density
- Priority
- Connectivity
- Stimulus
- Efficiency
- Community Pride
- Reinvestment
- Neighborhoods and Placemaking
- Blight Relief

# Policy Recommendations

- Zoning
- Utilities
- Property Care and Maintenance
  - Including Parks
- Transportation Including Transit
- Prioritization and Incentives

# Action Plan

- Spreadsheet Format
- Detail to the right most changeable
  
- Not Possible to have full discussion of all about 47 Recommendations Today
  - Moreover – we actually had/ have more detail- some of these are “rolled up”

# Topics

- **Neighborhood Planning**
  - Importance, process and template, priorities
    - In coordination with CONO and other stakeholders
    - Not resource constrained
- **Zoning**
  - Appeals
  - FBZ
  - Zoning standards
  - TOD Overlays for corridors

# More Topics

- **Utilities**
  - Open access to data
  - Capital improvements
  - Standards
  - Fees
  - Strategic Teams

Utilities Policy Advisory Committee Process  
Two areas of distinctions

# More Topics

- **Property Care (Public and Private)**
  - Pro-active Code Enforcement
  - Code enforcement codes and processes
  - Maintain existing public infrastructure
  - Streetscape adoption
  - Fully integrated data base
- **Parks and Cultural Services**
  - Revise (overall) PLDO for infill
  - Consider new options

# Even More Topics

- **Transportation**

- Engineering Criteria Manual changes
  - Including less need for Traffic Impact Study (TIS) in infill areas
- Downtown Parking Enterprise
- Focus on high frequency transit corridors

- **Priority Plans and Strategies**

Detail has been “rolled up”

- Create and adopt plans as needed
- Zoning and design standards
- Secure funding for highest priority projects
- Support catalyst projects
- Coordinate regional projects and services

# Still More Actions

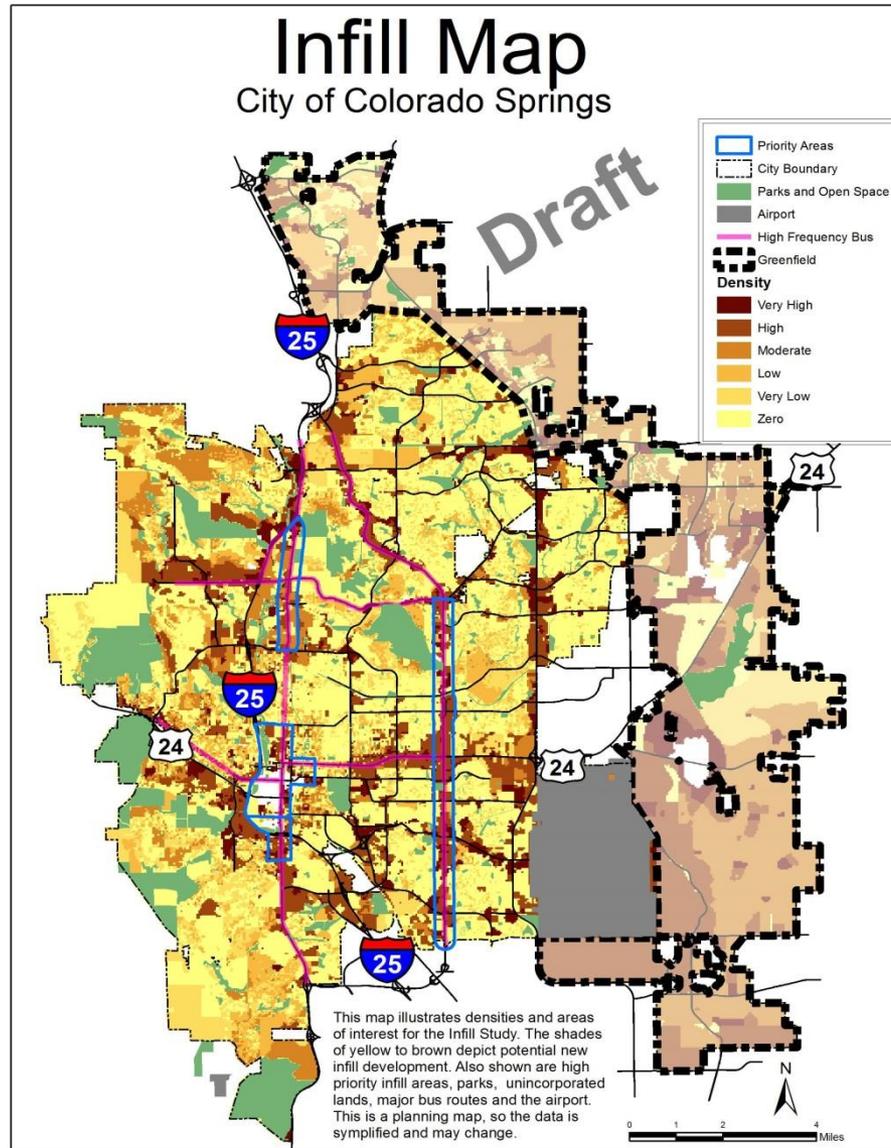
- **Tools and Incentives**

- Align capital improvements plans
- Adopt economic development policy aligned with infill
  - Related to incentives
- Same thing for urban renewal
- Special district fee waivers and assistance
- Effective rapid response

- **Other Recommendations**

- Construction defects
- Pro-active on stormwater and floodplain
- Fire code and building code reconciliation/ communication

# Map Options





# Process and Schedule

- See handout
- Questions and comments between now and 1/21/16
  - Sooner the better
- Draft ordinance attached