

Workshop Guide



Thursday, April 23, 2015 9:00 a.m. – 3:30 p.m.

Pikes Peak Area Council of Governments Office
15 S. 7th Street (downstairs meeting room)

| | |
|-----------------|--|
| 9:00 am | Arrive and Sign-in |
| 9:30 am | Introductory Presentations and Keypad Polling |
| 10:35 am | Break |
| 10:45 am | Introduce and Begin Table Exercises |
| 12:30 pm | Lunch |
| 1:15 pm | Continue Table Exercises |
| 2:00 pm | Short Break |
| 2:05 pm | Summary and Keypad Polling |
| 3:30 pm | Workshop Ends |

Infill Steering Committee Welcomes You!

Thanks for your participation in today's workshop. The City of Colorado Springs is growing. For the past year, an ad hoc committee, known as the Infill Steering Committee (ISC), comprised of 2 City Councilors, 3 Planning Commission Members and 8 Community Members has been meeting twice a month to explore possibilities for growth, infill and redevelopment within the City. This workshop is an opportunity to bring together interested Colorado Springs participants to discuss topics related to growth, infill and redevelopment, to learn more about the ISC and to gain knowledge and provide input via interactive polling and mapping exercises.

What is infill? It used to be defined as mostly vacant land. The draft new definition is:

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

About Keypad Polling

Our first interactive component for the workshop uses keypads from Turning Point Technologies. These are simple number clickers which allow each audience member to voice an opinion anonymously and get real-time feedback on how others responded to the same question. You should have picked up a keypad from the registration table. Make note of the number and keep track of yours so you can use again at the end of the day.

- 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 poll
- Not really a “vote,” just opinions or polls
- Please DO NOT take keypads home



Mapping Exercises

After the group presentations, we will move to the work stations in the other half of the room. Note your name badge color will correspond to a color on one of the tables. This will be your assigned table for the infill and redevelopment strategy exercises. During the break, make your way to the assigned table so we will be ready to start. If you haven't met your fellow table participants, introduce yourself and where you're from. Facilitators will explain the technology, data and process for the exercises.

Infill and Redevelopment Strategies

The exercises will walk you through 6 strategy ideas for potential growth areas of the city:



Strategy 1: De-emphasize new greenfield development – this strategy focuses on the greenfield areas within City limits, exploring the amount of development potential in these areas.



Strategy 2: Retail/Arterial corridor redevelopment – This strategy focuses on arterial, primarily retail corridors in the City where conversion to residential or office use is a possibility.



Strategy 3: Vacant land in the urban core – This strategy identifies vacant properties within the City (outside of greenfield) as potential development opportunities.



Strategy 4: Redevelopment in the downtown core – This strategy looks at the downtown core for opportunities to redevelop or modify the density/intensity allowed and mix of uses under the Form-based Code.



Strategy 5: Non-residential redevelopment – This strategy includes all other land in non-residential use in the City. The focus is on the ratio of improvement to land value (IVR) as a potential indicator for redevelopment.



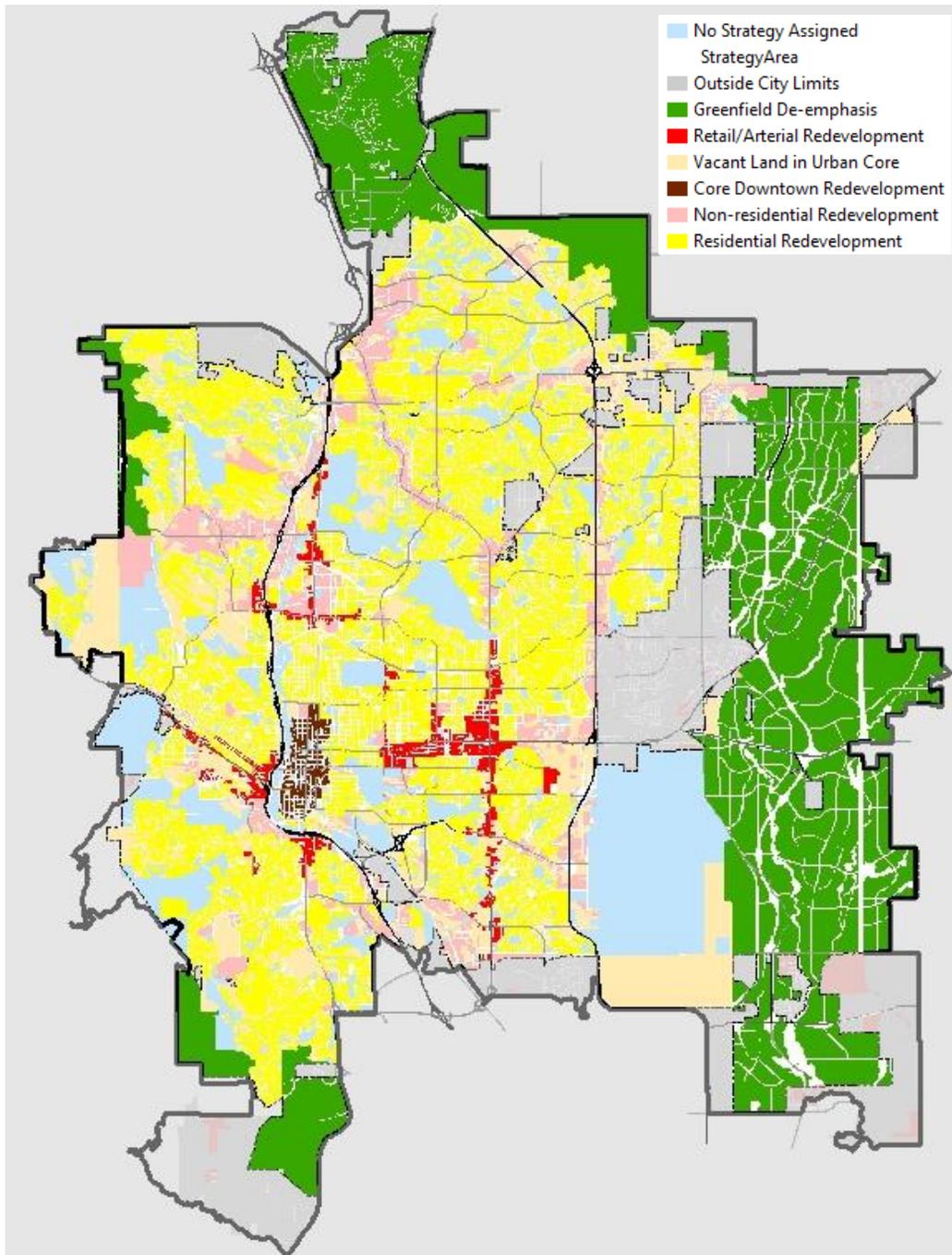
Strategy 6: Residential redevelopment – This strategy includes all other residential land in the City. Factors for redevelopment can be complex. As a resource, you can see the ratio of improvement to land value (IVR) numbers on the map. Also included is the zoning

capacity for new growth by neighborhood. There are many reasons capacity exists, but it may not be likely to occur. For instance, a neighborhood might have been developed at a lower density than zoning allows but still be “built out”. This exercise will let you explore the neighborhoods to consider where redevelopment is likely or not or where accessory dwelling units might be an option.

About Strategy Zones

Each property in the City has been classified into one of the 6 strategy zones with some exceptions (e.g. airport, protected parks, etc.). This means that each strategy is working on a unique and distinct set of areas of the City and no two zones overlap.

Strategy Zone Map



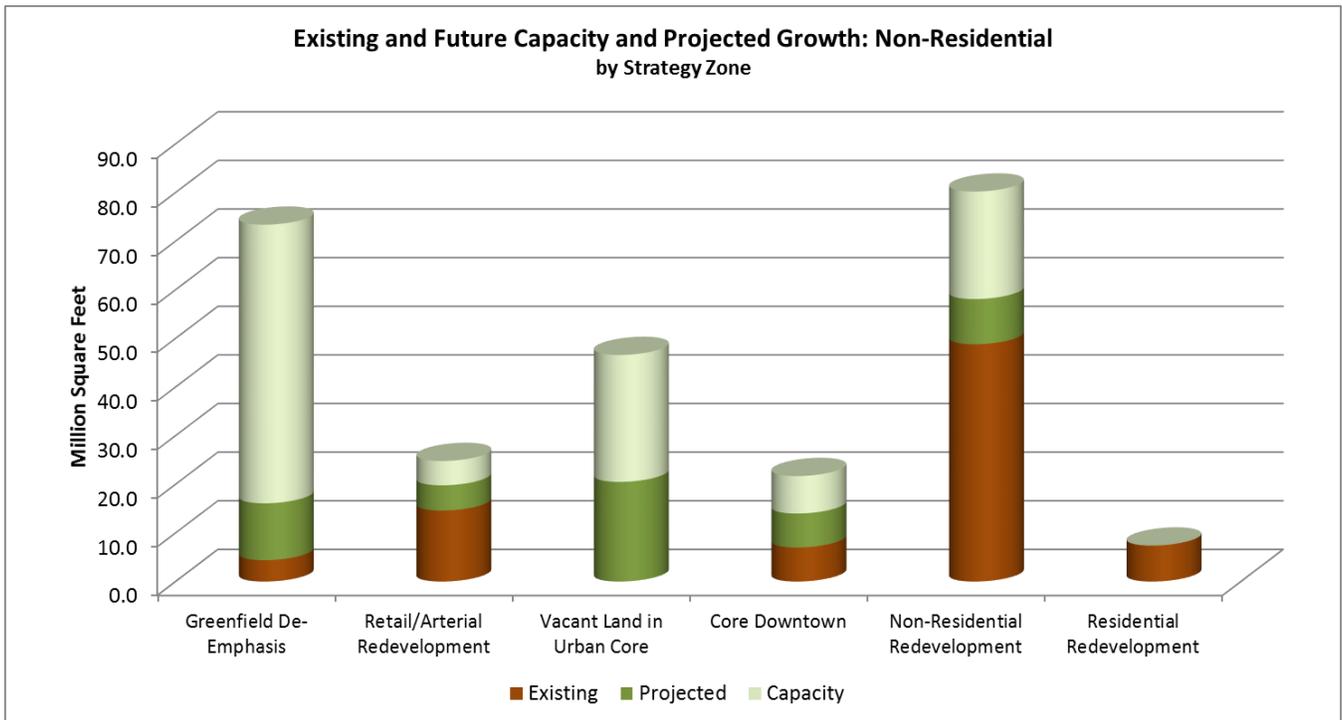
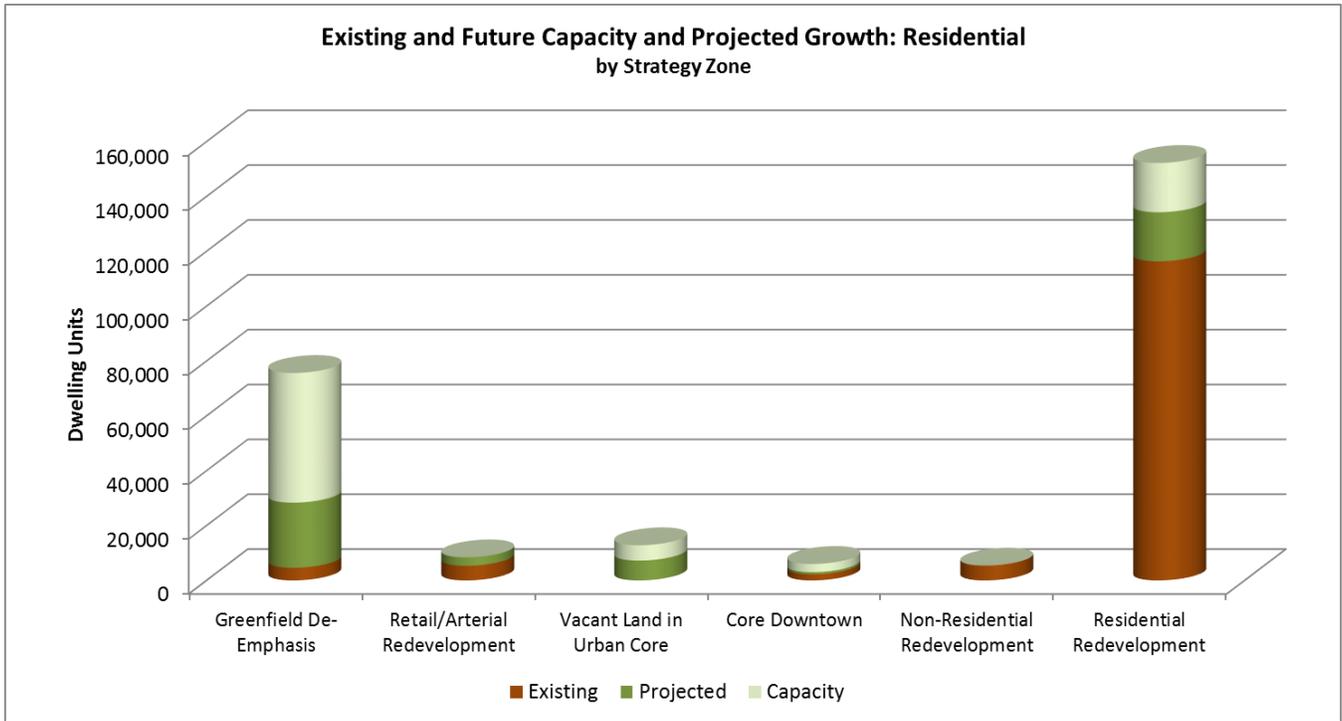
For each area (where applicable), we have calculated the following:

- **Total Land Area** – Acres of property classified as within a given strategy.
- **Existing Development** – Residential dwelling units and non-residential square feet of development already in existence.
- **Potential Capacity (growth)** – Residential dwelling units and non-residential square feet **theoretically allowed** under current regulations. This number is a **net addition** to existing development. If a property already exceeded the theoretical capacity, then it was assumed built out and no additional capacity was assigned.
 - **Average Residential Density Planned** – Plan average density was calculated based on allowed capacity of the strategy zone divided by total land area in the strategy zone. The range of low to high densities is averaged in this way.
 - **Average Non-Residential Floor Area Ratio (FAR) Planned** – Plan average FAR was calculated based on the total square footage of capacity in the strategy zone divided by the strategy zone land area. The range of low to high FAR within the strategy zone was average in this way.
- **Forecasted 2040 Growth** – From the Pikes Peak Area Council of Governments small area forecast scenario, this number represents a potential future growth projection for these zones of the City.

Some areas include additional information, such as protected open space options for greenfield development and improvement to land value ratios for developed neighborhoods. In addition to the base information, there are ways to adjust your table’s overall strategy adoption (how much of available capacity would you want to use for future growth), the planned density and FAR values, and a few other strategy inputs to see how this effects potential growth within these strategies.

All Strategy Area Totals

| Total Land Area | 80,083 Acres | 33,272 Vacant Acres |
|------------------------|-----------------------------|---------------------------|
| | 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 |





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 |
| | 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

About Density

Density values were used to estimate development capacity Citywide. The City of Colorado Springs has a variety of regulatory documents which guide maximum development, including zoning, planned unit developments, master plans, form-based codes and overlay districts. Each of these regulations was taken into account to estimate development potential (capacity) within the City.

Gross versus Net Capacity

For the purpose of the analysis, first a gross capacity number was estimated. **Gross Capacity** is the *maximum development potential of a property as vacant*. This treats a property as an undeveloped area to estimate the potential from the ground up.

Net Capacity compares what has already been developed (existing) with this theoretical maximum and calculates *the difference between what is there today versus what could be there someday*. That difference will never be negative (if existing exceeds the maximum, the property is built out and has zero capacity).



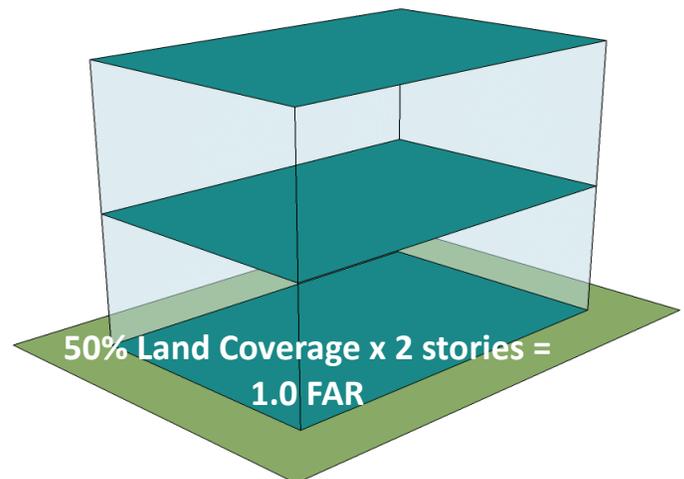
Gross Capacity = 6 Homes
Existing = 4 homes
Net Capacity = 2 Homes

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*.

Improvement to Land Value Ratio (IVR)

is the *assessed value of improvements divided by the assessed value of the land*. This is a commonly used indicator of potential for redevelopment when the value is low, although it is not the only indicator.



Residential Density Examples

0 to 1.99 dwelling units per acre – This density is characterized by single family homes on large (1/2 acre+) lots.

Before 2000



After 2000¹



2 to 3.49 dwelling units per acre – This density is characterized by single family homes on suburban lots.

Before 2000



After 2000



¹ This example is from unincorporated area. There are no Post-2000 examples at this density within City limits.

3.5 to 7.99 dwelling units per acre – This density is characterized by single family homes on small urban lots.

Before 2000



After 2000

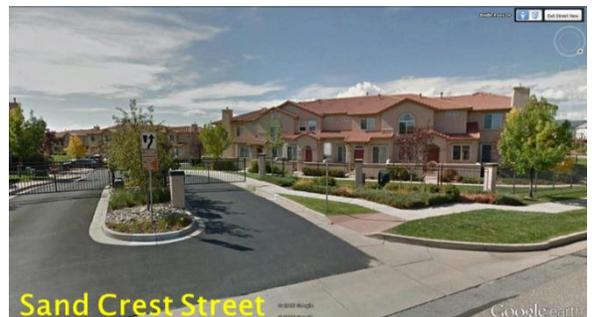


8 to 11.99 dwelling units per acre – This density is characterized by attached homes and low rise multifamily.

Before 2000



After 2000



12 to 24.99 dwelling units per acre – This density is characterized by low to mid-rise multifamily apartments and condominiums.

Before 2000



After 2000



25+ dwelling units per acre – This density is characterized by mid to high rise multifamily apartments and condominiums.

Before 2000



After 2000²



² This development is currently under construction. There are limited post-2000 examples at this density.