

### **6.3 Promote Development and Redevelopment**

A key concept associated with implementation of this Plan is targeted investment that will serve to catalyze development within the Area and on adjacent properties, as well as fund future public improvements. The potential impact of this investment to El Paso County is quantified in the Gold Hill Mesa Commercial Urban Renewal Project El Paso County Impact Report presented to the CSURA Board under separate cover.

### **6.4 Adopt Standards**

As stated earlier, all development in the Area shall conform to applicable rules, regulations, policies and other requirements and standards of the City, along with any other governmental entity which has jurisdiction within its boundaries. While the Act allows for the adoption of standards and requirements applicable to projects undertaken in an urban renewal area, in the context of this Plan, it is the Authority's intention that investment in the Area conform to City-approved documents.

### **6.5 Modify the Plan**

The Authority may propose, and City Council may make, modifications to this Plan as may be necessary provided they are consistent with the Comprehensive Plan and any subsequent updates. Additionally, any such amendments made in accordance with this Plan and as otherwise contemplated, must also be compliant with the Act. Finally, CSURA may, in specific cases, allow non-substantive variations from the provisions of this Plan if it determines that a literal enforcement of the provision would constitute an unreasonable limitation beyond the intent and purpose stated herein.

### **6.6 Review the Plan**

The ongoing review process for the Plan is intended to provide a mechanism to allow those parties responsible for administering and implementing key projects within its boundaries to periodically evaluate its effectiveness and make

adjustments to ensure efficiency in implementing these activities. To this end, the following steps are presented to serve as a guide for future Plan review:

- (a) The Authority may propose modifications, and City Council makes such modifications as may be necessary provided they are consistent with the Comprehensive Plan and any subsequent updates, as well as the Act.
- (b) Modifications may be developed from suggestions by the Authority, property and business owners, and City staff operating in support of CSURA and advancement of this Plan.

**6.7 Provide Relocation Assistance**

While it is not anticipated as of the date of this Plan that acquisition of real property will result in the relocation of any individuals, families, or business concerns; if such relocation becomes necessary, the Authority will adopt a relocation plan in conformance with the Act.

**6.8 Demolish, Clear and Prepare Improvements**

While not anticipated as of the date of this Plan, CSURA may, on a case-by-case basis, elect to demolish or cooperate with others to clear buildings, structures and other improvements within the Area in an effort to advance projects deemed consistent with the vision stated herein. Additionally, existing Development or Cooperation Agreements may require such demolition or site clearance to eliminate unhealthy, unsanitary, and unsafe conditions; obsolete uses deemed detrimental to the public welfare; and, otherwise remove and prevent the spread of deterioration.

**6.9 Acquire and Dispose of Property**

While the Act allows for the acquisition of property by negotiation or any other method, it is not the intent of this Plan that the Authority uses its resources to acquire property by eminent domain. Further, while the urban renewal law permits acquisition by eminent domain, in the context of this Plan the CSURA

Board will confer decisions of eminent domain to the Colorado Springs City Council. Properties acquired by entities other than the Authority may temporarily be operated, managed and maintained by the Authority if requested to do so by the acquiring entity and deemed in the best interest of the Urban Renewal Project and the Plan. Such property shall be under the management and control of the Authority and may be rented or leased pending its disposition for redevelopment.

The Authority may sell, lease, or otherwise transfer real property or any interest in real property subject to covenants, conditions and restrictions, including architectural and design controls, time restrictions on development, and building requirements in accordance with the Act and this Plan.

**6.10 Enter into Redevelopment / Development Agreements**

The Authority may enter into Redevelopment / Development Agreements or other contracts with developer(s) or property owners or such other individuals or entities determined to be necessary to carry out the purposes of this Plan. Further, such Agreements, or other contracts, may contain terms and provisions deemed necessary or appropriate for the purpose of undertaking the activities contemplated by this Plan and the Act. Any existing agreements between the City and private parties that are consistent with this Plan are intended to remain in full force and effect, unless all parties to such agreements agree otherwise.

**6.11 Enter Into Cooperation Agreements**

For the purpose of this Plan, the Authority may enter into one or more Cooperation Agreements pursuant to the Act. Whereas the City and CSURA recognize the need to cooperate in the implementation of this Plan, these Cooperation Agreements may include without limitation the planning, financing, installation, construction and / or reconstruction of public or other eligible improvements. This paragraph shall not be construed to require any particular form of cooperation.

## **6.12 Create Tax Increment Areas**

The boundaries of the Urban Renewal Area shall be as set forth in Section 1.5 and more fully described in Appendix B. It is the intent of the City Council in approving this Plan to authorize the use of Tax Increment Financing by the Authority within this Area, as part of its efforts to advance the vision, objectives and projects described herein. Pursuant to the provisions of Section 31-25-107(9) of the Act, the City Council in approving this Plan further contemplates that a single Tax Increment Area will be created with adoption of this Plan by City Council. Notwithstanding such distinction, the Authority is specifically authorized to expend the revenue from Property and Sales Tax Increments to the extent authorized by the Act and this Plan for a period not to exceed the statutory requirement of twenty-five years.

While this Urban Renewal Plan for the Gold Hill Mesa Commercial Urban Renewal Project contemplates that the primary method of assisting with financing eligible expenses in the Area will be through the use of Property Tax Increment Revenue, City Council may allocate Municipal Sales Tax Increments, if requested to do so by the Authority, and only after receipt of a financing plan outlining the proposed amounts and purpose for which the Municipal Sales Tax Increment is to be used. Upon City Council approval, the Municipal Sales Tax Increment will be allocated and distributed in accordance with the Tax Increment Financing provisions of Section 31-25-107 (9), C.R.S., which is by this reference incorporated herein as if set forth in its entirety.

## **7.0 Project Financing**

### **7.1 Public Investment Objective**

A critical component to the success of any urban renewal strategy is participation by both the public and private sectors. Leveraging of resources will be key as no one entity, either public or private, has sufficient resources alone to sustain a long-term improvement effort. Possible public infrastructure investments may include, but will not be limited to completing: pedestrian improvements including construction of sidewalks, street lights and other design enhancements intended to improve safety for vehicular and non-



vehicular movement; roadway improvements including curbs, gutters, and drainage infrastructure; and, utilities under the authority of the City; as well as, providing financial assistance for expenses considered eligible under the Act.

## **7.2 Financial Mechanisms**

CSURA may finance undertakings pursuant to this Plan by any method authorized under the Act or any other applicable law, including without limitation of the following: issuance of notes, bonds and other obligations as defined in the Act in an amount sufficient to finance all or part of this Plan; borrowing of funds and creation of indebtedness; reimbursement agreements; and / or utilization of the following: federal or state loans or grants; interest income; annual appropriation agreements; agreements with public or private entities; and loans, advances and grants from any other available sources. The principal, interest, costs and fees on any indebtedness are to be paid for with any lawfully available funds of the Authority.

Debt may include bonds, refunding bonds, notes, interim certificates or receipts, temporary bonds, certificates of indebtedness, or any other obligation lawfully created.

## **7.3 Tax Increment Financing**

Activities may be financed by the Authority under the Tax Increment Financing provisions of the Act. Such tax incremental revenues may be used for a period not to exceed the statutory requirement, which is presently twenty-five years after the effective date of the creation of a new Tax Increment Area as set forth in Section 6.12 above.

### **7.3.1 Special Fund**

In accordance with the requirements of the law, the Authority shall establish a Tax Increment Revenue Fund for the deposit of all funds generated pursuant to the division of ad valorem property and municipal sales tax revenue described in this section.

### **7.3.2 Base Amount**

The Base Amount includes that portion of the property taxes which are produced by the levy at the rate fixed each year by or for each public body upon the valuation for assessment of taxable property in the Tax Increment Area last certified prior to the effective date of approval of the Plan; and, that portion of municipal sales taxes collected within the boundaries of the Tax Increment Area in the twelve-month period ending on the last day of the month prior to the effective date of approval of the Plan and paid to the public body, as are all other taxes collected by or for said public body.

### **7.3.3 Incremental Revenues**

Incremental revenues including that portion of said property, and if authorized by City Council, municipal sales taxes in excess of the base amount set forth in Section 7.3.2 above shall be allocated to and, when collected, paid into the Authority's Tax Increment Revenue Fund. The Authority may use these funds to pay the principal of, the interest on, and any other premiums due in connection with the bonds of, loans or advances to, or indebtedness incurred (whether funded, refunded, assumed, or otherwise) by the Authority, for financing or refinancing, in whole or in part, any portion of an Urban Renewal Project considered eligible under the Act. Unless and until the total valuation for assessment of the taxable property in any Tax Increment Area exceeds the base valuation, all of the taxes levied upon taxable property in the Tax Increment Area shall be paid into the funds of the respective public bodies. Also, when such bonds, loans, advances and indebtedness, including interest thereon and any premiums due in connection therewith, have been paid, all taxes upon the same taxable property shall be paid to the respective public bodies.

Further, the incremental portion of said taxes, as described in this subsection 7.3.3, may be irrevocably pledged by the Authority for the payment of, principal and interest on, and any premiums due in

connection with such bonds, loans, advances and / or indebtedness incurred by Authority to finance an Urban Renewal Project (as defined in the Act); except:

- (a) Any offsets collected by the County Treasurer for return of overpayments or any funds reserved by the Authority for such purposes in accordance with Section 31-25-107(9)(a)(III) and (b), C.R.S.
- (b) Any reasonable (as determined by the Authority) set-asides or reserves of incremental taxes paid to the Authority for payment of expenses associated with administering the Plan.

#### **7.4 Other Financing Mechanisms and Structures**

This Plan is designed to provide for the use of TIF as one tool to carry out the Urban Renewal Project and facilitate investment and reinvestment within the Area. However, in addition to tax increment revenue, the Authority shall be authorized to finance implementation of this Plan and Urban Renewal Projects within its boundaries, by any method authorized by the Act. Given the obstacles associated with redevelopment, the Authority recognizes that it is imperative that solutions and available resources are comprehensive, flexible and creative. To this end, the Authority is committed to making a variety of strategies and mechanisms available which are financial, physical, market and organizational in nature, since it is the intent of this Plan to use the tools either independently or in various combinations. If not available through CSURA, it may contract with the City to administer specific incentives.

#### **8.0 Severability**

If any portion of this Plan is held to be invalid or unenforceable, such invalidity will not affect the remaining portions of the same.

# **Gold Hill Mesa Commercial Urban Renewal Project Urban Renewal Plan**

City of Colorado Springs, Colorado

## **Appendix A:**

City of Colorado Springs Comprehensive Plan, adopted 2000 (excerpts taken verbatim, but formatted for emphasis)

**City of Colorado Springs Comprehensive Plan adopted 2000 (excerpts taken verbatim)**

**Introduction**

**Major Issues Addressed by the Plan**

This Plan is based on the concept that how the City deals with its growth issues will be more effective in improving our quality of life than any attempts to slow down or stop growth. The city has significant room to grow, and so our challenge is to improve the character of physical development, while protecting and preserving the natural features of the city's setting. Major issues thus correspond to the subjects of the Plan's chapters.

1. Develop a coordinated land use pattern that efficiently uses land by encouraging mixed-use activity centers rather than segregated land uses.
2. Recognize the central importance of all neighborhoods.
3. Create opportunities for travel modes that can reduce the rate of growth in automobile use.
4. Evaluate effective tools for assessing the fiscal impact of development.
5. Continually improve the community's stewardship of its natural setting.
6. Strengthen the quality of development's visual character and appearance.
7. Maintain a citywide context or perspective as an integral part of incremental land use decision-making.

**The Organization of the Plan**

The Plan is then organized into the following policy chapter headings, each containing sets of objectives, policies, and strategies and supporting maps:

- I. Land Use
- II. Neighborhoods
- III. Transportation
- IV. Community Infrastructure and Services
- V. Natural Environment
- VI. Community Character and Appearance
- VII. 2020 Land Use Map

Objectives are, in essence, goal statements, in that they represent a desired result. Policies

*Gold Hill Mesa Commercial Area Urban Renewal Plan (1.27.15)*

represent a more focused statement of action to achieve an objective. Strategies represent specific steps and frequently identify tools or techniques that should be developed.

## **Chapter 1 - Land Use**

### **Definitions**

**Activity Center:** Activity center is a general term for a mixed-use center that integrates a range of uses and activities which complement and support each other. Typically, an activity center includes a predominant type of use, such as commercial or employment-related, that is then supported by a mix of one or more other uses, such as residential, civic, or institutional. The predominant use generally determines the type of center. Activity centers vary in size, intensity, scale, and their mix of supportive uses, depending on their purpose, location, and context. In each case, activity centers are intended to be mixed use and pedestrian-oriented and to establish good connections and transitions to surrounding areas. The Comprehensive Plan includes the following types of activity centers.

**Infill Development:** Development of vacant parcels within a built up area. Parks and open space are also considered as infill, since they are permanent uses for vacant parcels.

**Mixed-Use Development:** Development that integrates two or more land uses, such as residential, commercial, and office, with a strong pedestrian orientation.

**Redevelopment:** Development of sites that were formerly developed and cleared or that require the clearance of existing structures and improvements prior to new building.

**Significant Natural Features:** Those ridgelines, bluffs, rock outcroppings, view corridors, foothills, mountain backdrops, unique vegetation, floodplains, streams, surface water, air, natural drainage ways and wildlife habitats that contributes to the attractiveness of the community.

**Strategic Network of Long-Range Plans:** A network of long-range plans to be developed for transportation, infrastructure, and services as identified in the City's Strategic Plan. They include the Intermodal Transportation Plan, the Long-range Public Works Infrastructure and Services Plan, the Long-Range Plan for Police Services, the Long-range Plan for Fire Services, the Parks Capital System Master Plan, and the Parks System Services Master Plan.

**Transit-Oriented Development:** Development that supports transit use through a concentration

*Urban Renewal Plan for the Gold Hill Mesa Commercial Urban Renewal Project  
(5.21.15)*

and mix of uses and pedestrian connections.

### **Land Use Pattern**

#### **Objective LU 2: Develop A Land Use Pattern That Preserves the City's Natural Environment, Livability, And Sense of Community**

A focused pattern of development makes more efficient use of land and natural and financial resources than scattered, "leap frog" development. In contrast to dispersed patterns of development, a consolidated pattern helps to decrease traffic congestion and facilitates the ability of the City to provide needed services and public facilities, such as street maintenance, public transit, police and fire protection, and emergency services.

A more focused land use pattern should be planned to better protect open spaces and natural resources, deliver public facilities and services more effectively, provide a greater range of options for housing in neighborhoods, preserve the unique character of the community, and make available a greater range of choices in modes of transportation.

#### **Policy LU 201: Promote a Focused, Consolidated Land Use Pattern**

Locate new growth and development in well-defined contiguous areas in order to avoid leapfrog, scattered land use patterns that cannot be adequately provided with City services.

#### **Strategy LU 203b: Concentrate and Mix Uses**

Concentrate and mix activities and uses in and around defined centers in order to create more diversity and synergy between uses, combine destinations, support more effective transit service, and provide viable pedestrian and bicycle access and circulation.

### **Land Use Mix**

#### **Objective LU 3: Develop A Mix of Interdependent, Compatible, and Mutually Supportive Land Uses**

Over the past several decades, the location and design of development have created a pattern of isolated, disconnected, single-purpose land uses. An alternative to this type of land use pattern is one that integrates multiple uses, shortens and reduces automobile trips, promotes pedestrian and bicycling accessibility, decreases infrastructure and housing costs, and in general,

can be provided with urban services in a more cost-effective manner.

**Policy LU 301: Promote a Mixed Land Use Pattern**

Promote development that is characterized by a mix of mutually supportive and integrated residential and non-residential land uses, and a network of interconnected streets with good pedestrian and bicycle access and connections to transit.

**Strategy LU 301a: Support Mixed-use Development in Neighborhoods**

Support mixed-use development through neighborhood plans and zoning revisions. Develop zoning guidelines and standards that support mixed-use development and pedestrian access by facilitating the integration of residential and non-residential land uses.

**Policy LU 302: Encourage Development of Mixed-Use Activity Centers**

Encourage the development of activity centers designed to include a mix of uses that compliment and support each other, such as commercial, employment-related, institutional, civic, and residential. A walkable, pedestrian friendly environment will tie the mix of uses in activity centers together. Activity centers will vary in size, intensity, scale, and types of uses depending on their function, location, and surroundings. Activity centers will be designed so they are compatible with, accessible from, and serve as a benefit to the surrounding neighborhood or business area.

**Strategy LU 302b: Promote Pedestrian Orientation of New Activity Centers to the Public Right-of-Way and Public Spaces**

Orient buildings within activity centers toward the street, sidewalks, or public spaces to facilitate pedestrian access and circulation.

**Strategy LU 302e: Incorporate Mixed-Use Activity Center Principles into the Design of New and Redeveloping Employment and Commercial Centers**

Design and develop commercial and employment centers as activity centers that include a range of integrated uses, such as retail, concentrated office, research and development, institutional, entertainment, and civic activities.



**Strategy LU 303a: Design Pedestrian-Friendly Environments**

Plan and design neighborhoods and activity centers as coordinated pedestrian-friendly environments.

**Infill and Redevelopment**

**Objective LU 4: Encourage Infill and Redevelopment**

Encourage infill and redevelopment projects that are in character and context with existing, surrounding development. Infill and redevelopment projects in existing neighborhoods make good use of the City's infrastructure. If properly designed, these projects can serve an important role in achieving quality, mixed-use neighborhoods. In some instances, sensitively designed, high quality infill and redevelopment projects can help stabilize and revitalize existing older neighborhoods.

**Strategy LU 401a: Identify Infill and Redevelopment Opportunities and Target Public Investments**

Identify major infill and redevelopment opportunities and target infrastructure improvements to the preferred infill development and redevelopment areas.

**Strategy LU 401b: Provide Incentives to Foster Private Reinvestment**

Utilize incentives to encourage infill and redevelopment. Regulatory incentives can be used to expedite the development approval process. Available financial incentives, such as rehabilitation loans/grants, if targeted and strategic, should be utilized to support additional investment in the community, as well as to assist existing residents to remain in areas that are redeveloping.

**Residential**

**Strategy LU 502c: Plan Community Activity Centers to Serve Residential Areas**

Plan community activity centers to serve more than one neighborhood in a residential area.

## **Housing**

### **Policy LU 602: Integrate Housing with Other Supportive Land Uses**

Integrate housing with supportive land uses, such as employment, education, health facilities, recreation and shopping, to ensure functional and attractive neighborhoods.

## **Commercial Development**

### **Objective LU 7: Develop Shopping and Service Areas to be Convenient to Use and Compatible with Their Surroundings**

Colorado Springs has numerous commercial areas that provide the necessary goods and services for visitors and regional, community, and neighborhood residents. The location and design of these areas not only has a profound effect on the financial success of commercial businesses, but also on the quality of life for the residents. Regardless of whether a commercial development is intended to serve neighborhood, community, citywide, or regional functions, it must be located and designed to balance pedestrian, bicycle, automobile, and, in many cases, transit access. In addition, the location and design of commercial uses must be integrated into surrounding areas, rather than altering the character of surrounding land uses and neighborhoods. Incorporating a mix of uses will increase the diversity and vitality of commercial areas.

### **Policy LU 701: Plan and Develop New Commercial Areas as Activity Centers**

Plan and develop new commercial areas as regional centers, commercial centers, community activity centers, or neighborhood centers according to their function, size, location, intensity, and mix of uses. The development of commercial areas in linear, "strip" configurations along roadways will be discouraged.

### **Strategy LU 701a: Locate New Commercial Uses in Activity Centers**

Locate new commercial (retail, office, services, etc.) development in identified regional centers, commercial centers, and community or neighborhood activity centers. Prohibit strip commercial development along new major roadways.

**Strategy LU 701b: Locate and Design Neighborhood Centers to be Local Pedestrian-Oriented Amenities**

Design neighborhood centers primarily for walk-up pedestrian access with low-impact uses and a limited range of convenience goods and services that benefit neighborhood residents. Locate neighborhood centers to take advantage of daily activity patterns, such as the corner of a residential collector street, at the entrance to a neighborhood, or in conjunction with a park, school, civic use, or public space. Prohibit auto-related uses and other uses that produce noxious fumes or excessive light and noise.

**Strategy LU 701f: Encourage New Commercial Development in New and Developing Corridors to Form Activity Centers**

Encourage new commercial development in new and developing corridors to take place in activity centers that incorporate a mix of uses and avoid large, single-use buildings and dominating parking areas.

**Policy LU 702: Design Commercial Redevelopment and Infill Projects as Activity Centers**

Design all commercial redevelopment and infill projects as activity centers that incorporate a mix of uses, pedestrian orientation, and transit service wherever possible.

**Strategy LU 702a: Redevelop Obsolete Commercial Areas as Activity Centers**

Redevelop commercial areas that are obsolete or underutilized either as community activity centers, commercial centers, or employment centers, depending on their size, location and primary function.

**Strategy LU 702b: Redevelop and Infill Commercial Uses in Mature/Development Corridors to Form Activity Centers**

Redevelop and infill commercial uses in mature/redevelopment corridors to support the formation and evolution of new activity centers. Coordinate the formation of new activity centers with the redevelopment of the entire corridor.

**Strategy LU 702c: Support and Encourage the Evolution of Existing Commercial Areas into Activity Centers**

Support and encourage the evolution and transformation over time of existing commercial areas from their exclusive auto orientation and single use functions into activity centers with mixed uses, pedestrian and transit orientation, and better relationships to the surrounding residential areas.

**Strategy LU 703e: Encourage the Redevelopment of Obsolete Community Activity Centers and Redevelopment Corridors as Mixed-use Activity Centers**

Support the redevelopment of aging local commercial centers and redevelopment corridors as mixed-use activity centers.

**Chapter 2 - Neighborhoods**

**Definitions**

**Neighborhood:** A geographic sub-area within the city that contains residential land uses. The extent of a neighborhood is variable and may be defined by tradition, period of building and development, or subdivision patterns. Neighborhood boundaries may include such features as major streets or other physical features.

**Enhancement**

**Objective N 2: Enhance Neighborhoods**

Preserve and enhance existing and established neighborhoods and support developing and redeveloping neighborhoods. While neighborhoods change over time, there are certain fundamental characteristics of most neighborhoods, such as natural features and landscaping, building and street patterns, historic and cultural features, parks, open space and schools, which need to be preserved in order to maintain their character. At the same time, there are new and developing residential areas that need to be supported so that they emerge as well-functioning neighborhoods.

**Strategy N 202c: Support School Districts in Their Efforts to Enhance Neighborhood Schools**

Engage in cooperative programs with the school districts, to increase school enrollment in those facilities with existing or projected surplus capacity, and to enhance the quality of neighborhood schools.

**Strategy N 202d: Target Financial Assistance Programs to Attract Families**

Structure financial assistance programs to attract families with children to neighborhoods containing schools with surplus capacity. Programs may include low interest loans for first time homebuyers, below market rate loans to construct or rehabilitate housing for families with children, and mortgage down payment assistance.

**Strategy N 202e: Encourage Development of Public Gathering Places in Redeveloping Neighborhoods**

Encourage the development of a landscaped, outdoor center in each redeveloped neighborhood to serve as a focal point and gathering place for the public. This may occur in conjunction with existing schools, parks, recreational facilities, supporting retail uses, community centers, neighborhood life centers, or other civic or institutional uses. Where existing facilities are inappropriate, a new center may be developed.

**Strategy N 203b: Achieve Balanced Mix of Land Uses**

Use the land development review process to plan well-functioning new neighborhoods. Reserve planned land uses in new neighborhoods to achieve a balanced mix of land uses over time.

**Strategy N 203f: Develop Gathering Places**

Plan and develop a landscaped, outdoor center for each new neighborhood in conjunction with schools, parks, recreational facilities, supporting retail uses, community centers, neighborhood life centers or other civic or institutional uses to function as a focal point and gathering place for the public.

## **Mixed-Use**

### **Objective N 3: Vary Neighborhood Patterns**

Integrate a variety of housing types and densities with amenities, services, and retail uses to generate opportunities and choices for households. When the character, context and scale of the surrounding neighborhood are taken into account, mixed-use developments can provide unique opportunities for employment, shopping, housing choice, and public gathering space, while having a positive impact on the neighborhood.

### **Policy N 301: Identify and Develop Mutually Supportive Mixed Uses**

Develop an appropriate mix of land uses and differing housing types in both new and existing neighborhoods.

### **Strategy N 301a: Identify Non-Residential Land Uses that Support Neighborhoods**

Identify the type, scale and nature of non-residential uses that contribute to the efficient functioning and attractiveness of neighborhoods.

### **Policy N 302: Promote Development of Mixed-Use Neighborhoods**

Provide residents the choice of walking, bicycling or driving to parks, schools, work, shopping, places of worship, and transit stops in their own and other neighborhoods.

## **Chapter 3 - Transportation**

### **Planning and Mobility**

### **Policy T 103: Transportation System and Land Use Pattern**

Develop a land use pattern and a transportation system that are mutually supportive. Enhance access to housing, jobs, schools, goods and services, shopping, and recreation through the joint planning of land uses and transportation. Link sites used for living, working, shopping and recreating and make them accessible via transit, bike, foot and car.

**Strategy T 103a: Integrate Mixed Land Use**

Provide opportunities for mixed land uses to afford proximity choices for working, shopping, recreational and other activities. Encourage a variety of uses in activity centers, commercial centers, employment centers, regional centers and corridors.

**Livable Communities**

**Strategy T 201e: Bicycle and Pedestrian Safety**

Designed pedestrian and bicycle facilities, including sidewalks, on-road lanes, off-road trails, connections, crossings, signals, and bridges to facilitate movement in a safe and efficient manner. Facilitate convenient and safe bicycle and pedestrian movement at crossings and traffic signals.

**Strategy T 201f: Roadway Beautification**

Conduct and implement a citywide street beautification plan. Design residential streets that minimize road mat width and include detached sidewalks, landscaping and adequate pedestrian crossings to enhance neighborhoods. Maintain and protect existing landscaped medians. Include landscaped medians or side parking in new street design. Design streetlights for pedestrian use and to complement neighborhood character. Place utility boxes, cable boxes and similar facilities as unobtrusively as possible, with consideration for operability and safety.

**Strategy T 201g: Recognize Neighborhood Character**

Plan, develop and implement a transportation system that enhances the livability of residential neighborhoods. Recognize the importance of and contribution to neighborhood identity and integrity by protecting and improving the quality of life within neighborhoods, while at the same time facilitating the movement of pedestrian, bike and vehicular traffic. Include traffic calming and pedestrian safety in transportation projects located within neighborhoods.

**Strategy T 201h: Streetscape and Neighborhood Creation and Preservation**

Develop streetscape design criteria that consider the elements essential to the creation and preservation of neighborhood character, including trees, medians, parkways, scenic vistas and the relationship between homes and roadways. Incorporate historic elements such as

landscaping, medians, smaller turning radii and narrower configurations in historic neighborhoods. Incorporate design criteria fostering neighborhood livability in all new development and redevelopment.

**Policy T 202: Improve Mobility with Multi-Modal System**

Plan and develop an integrated all-mode transportation system. Facilities and services will jointly serve all modes while respecting and maintaining the integrity of existing neighborhoods. Support and implement alternative modes and facilities to help maintain and increase Colorado Spring's attractive quality of life.

**Strategy T 202a: Improve Mobility Options**

Develop a transportation system that increases mobility options, including alternative ways to travel and strategies to manage demand.

**Strategy T 202b: Transportation and Land Use**

Provide mobility choices for City residents, visitors and businesses in support of the City's land use and development visions, objectives and policies.

**Strategy T 202c: Incorporate Non-motorized Transportation Facilities**

Incorporate non-motorized transportation facilities into the planning and construction of general transportation improvements, including road construction, bridge construction, subdivision development and new transit systems.

**Chapter 5 - Natural Environment**

**Definitions**

**Open Space:** Areas in a natural or primarily natural state containing significant natural, aesthetic, or cultural features that warrant permanent protection.



## **Environmental Hazards and Constraints**

### **Objective NE 3: Minimize Environmental Hazards and Constraints**

Take into account natural and man-made hazards and the appropriate relationship between the natural and built environment in all planning, policy, and development decisions. Minimize impacts from natural and man-made hazards to protect citizens, property, and the environment. The city, county, and other appropriate governmental agencies will cooperatively develop plans, programs, regulations, and incentives to reduce the impacts from natural and man-made hazards.

### **Policy NE 301: Develop Plans and Regulations**

Develop plans and regulations to protect environmental quality and important ecological functions and minimize hazards to health and property through development reviews and implementation of plans and ordinances addressing environmental hazards and constraints.

### **Strategy NE 301a: Refine Plans and Regulations**

Continually refine plans and regulations to address floodplains, streams/drainage ways, hillsides and geologic hazards and ensure consistency between these planning and implementation tools

### **Strategy NE 301d: Mitigate Identified Hazards**

Develop and use mitigation plans to minimize risk to life and property by structural and non-structural design or modification of actions. Use mitigation plans where it is not otherwise practical to place structures or human activities outside of these hazard areas. Discourage new development in delineated hazard areas.

## **Chapter 6 - Community Character/Appearance**

### **Built Environment and Natural Setting**

#### **Streets**

##### **Policy CCA 401: Support Mixed Land Uses**

The City will encourage design that supports mixed land uses and promotes compatibility, accessibility, and appropriate transitions between uses that vary in intensity and scale.

##### **Strategy CCA 401b: Design Mixed-use to Provide Significant Benefits**

Design mixed-use development, including infill and redevelopment, to provide significant benefits to the surrounding area.

##### **Strategy 501b: Locate and Design Public Places to Give Quality, Identity, and Focus to the Community**

Locate and design public spaces and civic facilities to set a standard in quality design, to provide a focal point and meeting place, and to express community identity within the context of the surrounding private development.

#### **Mixed Uses**

##### **Objective CCA 4: Integrate Different Land Uses**

The separation of land uses that exists in Colorado Springs increases the reliance on the automobile and detracts from the dynamic urban setting. Integrating land uses increases the opportunities for various modes of travel and contributes to a more interesting and appealing land use pattern. Colorado Springs will encourage new development to integrate a diversity of land uses.

# **Gold Hill Mesa Commercial Urban Renewal Project Urban Renewal Plan**

City of Colorado Springs, Colorado

## **Appendix B:**

Gold Hill Mesa Commercial Urban Renewal Project Boundary Legal Description

THENCE N70°46'10"W ALONG SAID NORTHERLY LINE, A DISTANCE OF 11.61 FEET TO THE NORTHEASTERLY CORNER OF THE TRACT OF LAND, AS DESCRIBED IN THE QUIT CLAIM DEED, AS RECORDED UNDER RECEPTION NO. 214052797 OF SAID COUNTY RECORDS;

THENCE ALONG THE EASTERLY AND SOUTHERLY LINES OF SAID QUIT CLAIM DEED THE FOLLOWING FOUR (4) COURSES;

1. THENCE S19°42'07"W, A DISTANCE OF 36.15 FEET;
  2. THENCE N71°52'57"W, A DISTANCE OF 34.16 FEET;
  3. THENCE S69°58'38"W, A DISTANCE OF 36.35 FEET;
  4. THENCE N70°30'55"W, A DISTANCE OF 488.17 FEET TO A POINT ON THE WESTERLY LINE OF PARCEL 1, AS DESCRIBED IN THE BARGAIN AND SALE DEED, AS RECORDED UNDER RECEPTION NO. 205069916 OF SAID COUNTY RECORDS;
- THENCE S19°30'27"W ALONG SAID WESTERLY LINE, A DISTANCE OF 307.48 FEET TO A POINT ON CURVE ON THE NORTHERLY LINE OF TRACT D, AS PLATTED IN SAID GOLD HILL MESA FILING NO. 3;

THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING THREE (3) COURSES;

1. THENCE ALONG THE ARC OF A 390.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 04°25'06", AN ARC LENGTH OF 30.07 FEET (THE LONG CHORD OF WHICH BEARS N87°46'29"W, A LONG CHORD DISTANCE OF 30.07 FEET);
  2. THENCE N90°00'00"W, A DISTANCE OF 59.96 FEET;
  3. THENCE S53°09'48"W, A DISTANCE OF 66.72 FEET TO A POINT ON THE CENTERLINE OF VACATED VILLA DE MESA DRIVE, AS DESCRIBED IN ORDINANCE 11-82, AS RECORDED UNDER RECEPTION NO. 212006586 OF SAID COUNTY RECORDS;
- THENCE N90°00'00"W ALONG SAID CENTERLINE, A DISTANCE OF 205.31 FEET TO A POINT ON CURVE ON THE NORTHERLY RIGHT-OF-WAY LINE OF GOLD HILL MESA DRIVE, AS PLATTED IN SAID GOLD HILL MESA FILING NO. 3;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES;

1. THENCE ALONG THE ARC OF A 335.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 25°40'28", AN ARC LENGTH OF 150.11 FEET (THE LONG CHORD OF WHICH BEARS N76°38'20"W, A LONG CHORD DISTANCE OF 148.86 FEET);
  2. THENCE N89°28'34"W, A DISTANCE OF 46.50 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF 21<sup>ST</sup> STREET;
- THENCE N00°02'05"E ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1690.92 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BROADWAY AVENUE, AS PLATTED IN MOORE'S SUBDIVISION, AS RECORDED IN PLAT BOOK A-3 AT PAGE 79 OF SAID COUNTY RECORDS SAID POINT BEING A POINT ON SAID DEED OF TRUST, AS RECORDED UNDER RECEPTION NO. 208105695 OF SAID RECORDS;

THENCE ALONG THE SOUTHERLY AND EASTERLY RIGHT-OF-WAY LINE OF SAID BROADWAY AVENUE AND SAID DEED OF TRUST THE FOLLOWING FOUR (4) COURSES:

1. THENCE N89°59'35"E, A DISTANCE OF 150.08 FEET (N90°00'00"E, A DISTANCE OF 150.00 FEET RECORD) TO A POINT OF CURVE;
2. THENCE ALONG THE ARC OF A 445.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 14°15'00", AN ARC LENGTH OF 110.68 FEET (THE LONG CHORD OF WHICH BEARS S82°52'55"E, A LONG CHORD DISTANCE OF 110.39 FEET);
3. THENCE N14°16'20"E, A DISTANCE OF 30.01 FEET (N14°15'00"E, A DISTANCE OF 30.00 FEET RECORD);
4. THENCE N00°01'29"E, A DISTANCE OF 30.89 FEET TO THE SOUTHEASTERLY CORNER OF LOT 1, AS PLATTED IN MOORE'S SUBDIVISION FILING NO. 2, AS RECORDED IN PLAT BOOK B-4 AT PAGE 93 OF SAID COUNTY RECORDS;

THENCE ALONG THE EASTERLY AND NORTHERLY LINES OF SAID MOORE'S SUBDIVISION FILING NO. 2 AND SAID DEED OF TRUST THE FOLLOWING TWO (2) COURSES;

1. THENCE N00°01'29"E A DISTANCE OF 307.85 FEET (N00°00'00"E RECORD);
2. THENCE N89°59'35"W, A DISTANCE OF 56.90 FEET (N90°00'00"W, A DISTANCE OF 56.92 FEET RECORD) TO THE SOUTHEASTERLY CORNER OF K&J SUBDIVISION, AS RECORDED IN PLAT BOOK W-2 AT PAGE 21 OF SAID COUNTY RECORDS;  
THENCE N00°01'15"W (N00°00'00"E RECORD) ALONG THE EASTERLY LINE OF SAID K&J SUBDIVISION AND SAID DEED OF TRUST, A DISTANCE OF 100.00 FEET TO THE NORTHEASTERLY CORNER OF SAID K & J SUBDIVISION;  
THENCE N00°01'15"W (N00°00'00"E RECORD) ALONG THE EASTERLY LINE OF LOT 1, AS PLATTED IN GOLDEN CYCLE SUBDIVISION NO. 1, AS RECORDED IN PLAT BOOK A-2 AT PAGE 54 OF SAID COUNTY RECORDS, A DISTANCE OF 44.62 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 1, SAID LINE ALSO BEING THE SOUTHERLY LINE OF A DRAINAGE EASEMENT AS SHOWN ON SAID GOLDEN CYCLE SUBDIVISION NO. 1;  
THENCE S89°56'58"E ALONG THE SOUTHERLY LINE OF SAID DRAINAGE EASEMENT AND SAID DEED OF TRUST, A DISTANCE OF 19.99 FEET TO THE SOUTHEASTERLY CORNER OF SAID EASEMENT;  
THENCE N00°01'15"W ALONG THE EASTERLY LINE OF SAID GOLDEN CYCLE SUBDIVISION NO. 1 AND SAID DEED OF TRUST, A DISTANCE OF 180.82 FEET;  
THENCE N89°43'24"E, A DISTANCE OF 20.00 FEET;  
THENCE N00°01'15"W, A DISTANCE OF 184.17 FEET TO A POINT ON SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE TRACT OF LAND, AS RECORDED IN BOOK 1961 AT PAGE 983 OF SAID COUNTY RECORDS;  
THENCE S55°22'27"E ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 321.86 FEET TO THE POINT OF BEGINNING;

SAID TRACT OF LAND CONTAINS 69.81 ACRES OF LAND, MORE OR LESS.

PREPARED BY:  
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**LEGAL DESCRIPTION: COMMERCIAL URA**

A PORTION OF THE TRACT OF LAND, AS DESCRIBED IN THE DEED OF TRUST, AS RECORDED UNDER RECEPTION NO. 208105695 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER TOGETHER WITH A PORTION OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 11 AND A PORTION OF THE NORTHEAST (NE1/4) ONE-QUARTER OF SECTION 14, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE 6<sup>TH</sup> P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF LOT 1, AS PLATTED IN GOLD HILL MESA FILING NO. 3, AS RECORDED UNDER RECEPTION NO. 212713234 OF SAID COUNTY RECORDS, AS MONUMENTED BY A 5/8" REBAR WITH BLUE SURVEYORS CAP STAMPED "RAMPART PLS 32820" FROM WHICH THE POINT OF CURVE OF LOT 15, AS PLATTED IN SAID GOLD HILL MESA FILING NO. 3, AS MONUMENTED BY A 5/8" REBAR WITH BLUE SURVEYORS CAP STAMPED "RAMPART PLS 32820" BEARS N70°32'46"W, A DISTANCE OF 829.47 FEET AND IS THE BASIS OF BEARINGS USED HEREIN;

THENCE N14°02'20"W, A DISTANCE OF 2997.06 FEET TO THE MOST NORTHEASTERLY CORNER OF SAID DEED OF TRUST SAID POINT BEING THE MOST NORTHEASTERLY CORNER OF THE TRACT OF LAND DESCRIBED IN THE QUIT CLAIM DEED, AS RECORDED UNDER RECEPTION NO. 202126489 OF SAID COUNTY RECORDS, SAID POINT BEING A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE TRACT OF LAND CONVEYED TO THE COLORADO DEPARTMENT OF HIGHWAYS, AS RECORDED IN BOOK 1961 AT PAGE 983 OF SAID COUNTY RECORDS, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED;

THENCE ALONG SAID DEED OF TRUST AND SAID SOUTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

1. THENCE S55°22'27"E, A DISTANCE OF 281.84 FEET;
2. THENCE S59°09'04"E, A DISTANCE OF 1146.85 FEET TO A POINT OF CURVE;
3. THENCE ALONG THE ARC OF A 22,835.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 00°48'50", AN ARC LENGTH OF 324.37 FEET (THE LONG CHORD OF WHICH BEARS S58°44'39"E, A LONG CHORD DISTANCE OF 324.37 FEET) TO A POINT ON THE WESTERLY LINE OF A TRACT OF LAND, AS DESCRIBED IN BOOK 2974 AT PAGE 468 OF SAID COUNTY RECORDS;

THENCE S20°31'59"W ALONG SAID WESTERLY LINE AND SAID DEED OF TRUST, A DISTANCE OF 101.92 FEET TO A POINT ON CURVE, SAID POINT BEING A POINT ON THE WESTERLY LINE OF A TRACT OF LAND, AS DESCRIBED IN BOOK 2974 AT PAGE 468 OF SAID COUNTY RECORDS, SAID POINT BEING DESCRIBED AS THE TRUE POINT OF BEGINNING OF SAID DEED OF TRUST;

THENCE ALONG THE EASTERLY LINES OF SAID DEED OF TRUST THE FOLLOWING SIX (6) COURSES:

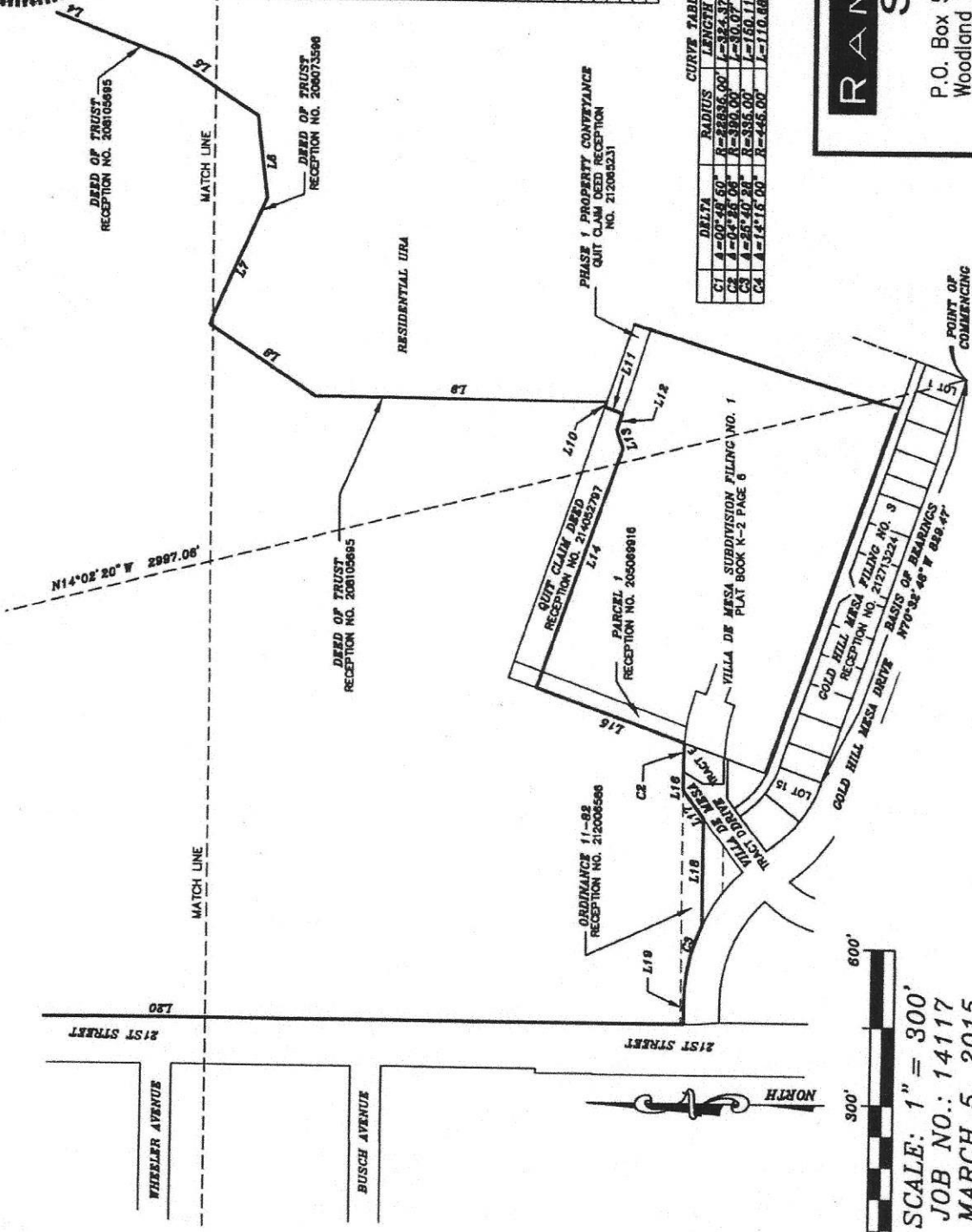
1. THENCE S20°31'59"W, A DISTANCE OF 372.37 FEET;
2. THENCE S32°31'34"W, A DISTANCE OF 194.63 FEET;
3. THENCE S83°14'56"W, A DISTANCE OF 160.08 FEET;
4. THENCE N66°14'39"W, A DISTANCE OF 268.91 FEET;
5. THENCE S33°11'57"W, A DISTANCE OF 248.10 FEET;
6. THENCE S00°30'55"W, A DISTANCE OF 566.03 FEET TO A POINT ON THE NORTHERLY LINE OF THE PHASE 1 PROPERTY CONVEYANCE, AS DESCRIBED IN THE QUIT CLAIM DEED, AS RECORDED UNDER RECEPTION NO. 212065231 OF SAID COUNTY RECORDS;



# COMMERCIAL URA EXHIBIT 2015



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LINE TABLE

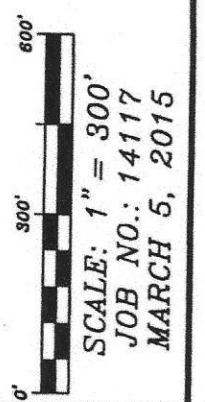
LINE	BEARING	DISTANCE
L1	S65°24'37" E	281.84'
L2	S69°08'04" E	1148.86'
L3	S20°31'59" W	101.89'
L4	S20°31'59" W	372.37'
L5	S32°31'54" W	174.63'
L6	S32°31'54" W	180.08'
L7	N88°14'39" W	889.81'
L8	S30°17'51" W	248.10'
L9	S30°17'51" W	818.03'
L10	N70°30'55" W	36.35'
L11	N71°43'57" W	34.16'
L12	S68°48'38" W	36.35'
L13	N70°30'55" W	488.17'
L14	S18°30'27" W	307.48'
L15	S18°30'27" W	68.98'
L16	N89°02'00" W	68.98'
L17	S65°09'48" W	66.73'
L18	N89°02'00" W	206.31'
L19	N89°28'34" W	48.60'
L20	N00°02'08" E	1890.93'
L21	N89°59'38" E	150.08'
L22	N12°16'20" E	30.07'
L23	N00°01'28" E	30.88'
L24	N00°01'28" E	307.56'
L25	N00°01'28" E	68.80'
L26	N00°01'16" W	100.00'
L27	S02°58'58" E	15.98'
L28	N00°01'16" W	168.82'
L29	N88°43'24" E	20.00'
L30	N00°01'16" W	184.17'
L31	S65°22'27" E	321.88'

CURVE TABLE

DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	8=00'49.50"	R=22836.00'	L=324.37'	CB=58°24'39" E
C2	8=02'16.06"	R=190.00'	L=30.07'	CB=N77°48'38" W
C3	8=26'40.28"	R=335.00'	L=50.11'	CB=N76°38'30" W
C4	8=12'16.00"	R=445.00'	L=110.88'	CB=N82°52'46" E

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