

Gold Hill Mesa Commercial Area Urban Renewal Plan

City of Colorado Springs, Colorado

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Prepared for:

Colorado Springs Urban Renewal Authority
City of Colorado Springs City Council

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City of Colorado Springs, Colorado

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City of Colorado Springs, Colorado

1.0 Introduction

1.1 Preface

This Gold Hill Mesa Commercial Area Urban Renewal Plan (the / this “**Plan**” or the / this “**Urban Renewal Plan**”) has been prepared for the City of Colorado Springs ((the “**City**”). It will be carried out by the Colorado Springs Urban Renewal Authority (“**CSURA**” or the “**Authority**”) for the City of Colorado Springs (the “**City**”). It will be carried out by the Authority, pursuant to the provisions of the Urban Renewal Law of the State of Colorado, Part 1 of Article 25 of Title 31, Colorado Revised Statutes (or “**C.R.S.**”), 1973, as amended (the “**Act**”). The administration and implementation of this Plan, including the preparation and execution of any documents implementing it, shall be performed by the Authority.

1.2 Blight Findings

Under the Act, an urban renewal area is a blighted area, which has been designated as appropriate for one or more Urban Renewal Projects. In each urban renewal area, conditions of blight, as defined by the Act, must be present, and in order for the Authority to exercise its powers, the City Council (the “**City Council**”) must find that the presence of those conditions of blight, “substantially impairs or arrests the sound growth of the municipality or constitutes an economic or social liability, and is a menace to the public health, safety, morals or welfare.”

The Gold Hill Mesa Commercial Area Conditions Survey (the “**Survey**”), prepared by RickerCunningham, dated Janaury, 2015, presented to the CSURA Board

under separate cover, demonstrates that the survey area (the “**Study Area**”), as defined in the Survey, is a blighted area under the Act.

1.3 Other Findings

Based on the findings of the Survey, the Gold Hill Mesa Commercial Area (the “**Area**”), as defined in Section 1.4 below, is appropriate for one or more urban renewal activities and undertakings authorized by the Act to be advanced by the Authority.

It is the intent of the City Council in adopting this Plan that the Authority has available to it powers authorized in the Act which are necessary and appropriate to accomplish the objectives stated herein. Further, it is the intent of this Plan that the Authority exercise these powers for the elimination of qualifying conditions in the Area and furtherance of the goals and objectives of the community general plan.

The powers conferred in the Act are for public uses and purposes for which public money may be expended; therefore, this Plan is in the public interest and necessity -- such finding being a matter of legislative determination by the City Council.

1.4 Urban Renewal Plan Area Boundaries

The Area includes all properties within the City limits as delineated in **Figure No. 1** and described in the legal description presented in Appendix B. The boundaries of the Area include approximately 70 acres of land generally defined to include 16 legal parcels and adjacent rights-of-way. Geographically, it is situated in the southwestern portion of the City of Colorado Springs and southeast quadrant of West U.S. Highway 24 and South 21st Street within the existing Gold Hill Mesa Urban Renewal Area. That urban renewal area, established by the Colorado Springs City Council in 2004, was created in an effort to mitigate impacts associated with a former gold processing facility within the property, known as the Golden Cycle Mill. In case of a conflict between the figure and legal description, **Figure No. 1** shall control.

Figure No. 1: Gold Hill Mesa Commercial Area Urban Renewal Boundary Map



1.5 Public Participation

The CSURA Board accepted this Plan on **XX**, at a regular meeting of the Authority. Notification of the public hearing to property owners and business concerns within its boundaries, waived notice of the public hearing whereas this is a "voluntary urban renewal area," or in other words, an urban renewal area that was requested by its owners and business interests.

The Colorado Springs Planning & Zoning Commission reviewed the Plan on **XX** and recommended adoption of the same by the Colorado Springs city Council, whereas it was considered consistent with the City's Comprehensive Plan, the City of Colorado Springs Comprehensive Plan, adopted in 2000, as amended. Whereas it is the intent of the Authority and City Council to provide for public participation in proposed developments and planning efforts which advance the intent of this Plan, development proposals submitted for approval by CSURA will continue to be made available to the public in a open meeting format.

2.0 Definitions

Act – means the Urban Renewal Law of the State of Colorado, Part 1 of Article 25 of Title 31, Colorado Revised Statutes, as amended. Unless otherwise stated, all capitalized terms herein shall have the same meaning as set forth in the Act.

Area – means the Gold Hill Mesa Commercial Area Urban Renewal Area as depicted in Figure No. 1 and legally described in Appendix B.

Authority – means the Colorado Springs Urban Renewal Authority (CSURA).

City Council – means the City Council of the City of Colorado Springs.

Comprehensive Plan – the City of Colorado Springs Comprehensive Plan adopted 2000.

Cooperation Agreement – means any agreement between the Authority and City, or any public body (the term "public body" being used in this Plan is as defined by the Act)

respecting action to be taken pursuant to any of the powers set forth in the Act or in any other provision of Colorado law, for the purpose of facilitating public undertakings deemed necessary or appropriate by the Authority under this Plan.

C.R.S. – means the Colorado Revised Statutes, as amended from time to time.

Impact Report – means the Gold Hill Mesa Commercial Area El Paso County Impact Report prepared by Ricker|Cunningham, dated January, 2015 and presented to the CSURA Board under separate cover.

Improvement District – means a special district created to make improvements, typically to public space infrastructure, in a given area.

Municipal Sales Tax Increment - means the municipal sales tax increment revenue allocated to the Authority as defined in Section 7.3.3 of this Plan.

Plan or **Urban Renewal Plan** – means this Gold Hill Mesa Commercial Area Urban Renewal Plan.

Property Tax Increment - means the property tax increment revenue allocated to the Authority as defined in Section 7.3.3 of this Plan.

Redevelopment / Development Agreement – means one or more agreements between the Authority and developer(s) and / or property owners or such other individuals or entities as may be determined by the Authority to be necessary or desirable to carry out the purposes of this Plan.

Survey – means the Gold Hill Mesa Commercial Area Conditions Survey, prepared by Ricker|Cunningham, dated January, 2015, and presented to the CSURA Board under separate cover.

Study Area – means the geographic area studied in the context of the Survey for the purpose of determining its collective eligibility for a designation of "blight" as defined by the Act.

Tax Increment Area – means all or a portion of the Area designated as a Tax Increment Area, as defined and pursuant to the procedures set forth in Section 7.3 of this Plan.

Tax Increment Finance (or Financing) (TIF) – means a financing mechanism which uses future incremental revenues resulting from private investment within an established Tax Increment Area to fund improvements for the public benefit.

Tax Increment Revenue – means the incremental revenues (property and / or sales tax) allocated to the Authority by the Act as defined in Section 7.3.3 of this Plan.

Urban Renewal Project (or the Project) – means any work or undertaking carried out under the Act.

3.0 Plan Purpose and Vision

The purpose of this Plan is to reduce, eliminate and prevent the spread of blight and to stimulate growth and investment within the Area boundaries. To accomplish this purpose, the Plan is intended to promote local objectives expressed in adopted community plans and advance the priorities of the Comprehensive Plan. The City of Colorado Springs Comprehensive Plan (the “**Comprehensive Plan**”), was adopted in 2000 as an amendment to the previous plan adopted in 1991. Presented below is an excerpt (taken verbatim) from that document that describes its content and intentions for advancing *A Vision for the Future of Colorado Springs*. Additional excerpts are presented in Appendix A for this Plan and referenced in Section 5.0 below.

3.1 Plan Vision (is the same as the Comprehensive Plan vision)

City of Colorado Springs Comprehensive Plan - Vision Statement

The vision is based on preserving, protecting, and sustaining the best characteristics of our built and natural environment, effectively addressing our community needs, and giving positive direction to the changes and growth we can anticipate.

Our Community Envisions a Colorado Springs

That is the most liveable city on the Front Range of the Rocky Mountains;

That respects its heritage and natural setting;

That projects a highly attractive image and protects its unique character and scenic beauty;

That provides an incomparable system of open spaces, natural areas, and greenways;

That is truly a city of neighborhoods with affordable housing, walkable destinations, convenient parks, and quality schools;

That encourages innovation and creativity in development and the creation of an aesthetically appealing community;

That successfully integrates the uses and activities that meet the daily needs of residents, including housing, shops, work places, schools, parks, and civic facilities;

That has a transportation system with a high degree of efficiency, mobility, accessibility, connectivity, and a range of real choices for traveling between destinations within the community;

That is equitable and fiscally responsible in providing, maintaining, and upgrading services and infrastructure;

That supports the economic health of the community by maintaining a strong environment for business and education; and

That works proactively with other communities to create and maintain a high quality of life in the Pikes Peak Region.

Additional excerpts are presented in Appendix A.

3.2 Plan Objective

The principal objective of the Urban Renewal Project proposed for development within the Area is to alleviate conditions of blight by actively promoting investment and reinvestment in an infill location of the community which: integrates a mix of uses, enhances opportunities for non-vehicular mobility, and preserves and protects its natural resources. The principal objective of this Plan is to make financial resources available to assist with addressing those conditions of blight identified herein and in supporting documents, especially those that could render the Project infeasible.

3.3 Development and Design Objectives

Although the Act authorizes the Authority to undertake zoning and planning activities to regulate land use, including establishing maximum or minimum densities and instituting select building requirements, the CSURA Board anticipates that the City will regulate land use and building requirements through existing municipal codes and ordinances, all as may be amended from time to time. Therefore, the following development and design objectives are not intended to be regulating, but rather informative. Note: Properties that comprise the Area that is the subject of this Plan were originally part of the existing Gold Hill Mesa Urban Renewal Plan area, established in 2004 with adoption of the Gold Hill Mesa Urban Renewal Plan by the Colorado Springs City Council. Further, whereas that remains an active urban renewal area, the following objectives are the same as or similar to those stated in that plan.

Development and design objectives to further this Plan's intentions include the following:

- a) eliminate and prevent the spread of blight
- b) promote a higher standard of development
- c) promote region-serving commercial development
- d) improve the relationship between this area and the balance of the western portion of the community
- e) provide an attractive entry to the city

- f) deliver superior infrastructure (telecommunications and recreation)
- g) provide a mix of land uses supportive of, and complementary to, planned improvements in the Area
- h) generate a mix of uses that helps ensure vitality within the project and surrounding area
- i) provide densities and intensities of land uses appropriate for a mixed-use master planned community
- j) provide ease of pedestrian circulation
- k) design safe, convenient pedestrian linkages between the Area and nearby recreational and commercial centers
- l) provide well-designed parking sufficient to meet the needs generated by development projects in the Area
- m) provide improvements that link residential concentrations to the Area
- n) encourage the continued presence of businesses adjacent to the Area that are consistent with the vision

3.4 Plan Implementation

As the plan administrator, CSURA will seek to advance the objectives listed above through the following if deemed necessary:

- Financing of development projects and critical infrastructure; and
- Agreements with private, public and other partners to undertake redevelopment projects.

Further, CSURA will work in cooperation with the City to advance the objectives through:

- Investment in the public realm (roadway, parks, open space);
- Encouragement of development consistent with or exceeding existing standards; and
- Judicious use of limited resources.

4.0 Blight Conditions

Before an urban renewal plan can be adopted by the City, the Area must be determined to be a “blighted area” as defined in Section 31-25-103(2) of the Act, which provides that, in its present condition and use, the presence of at least four (or five in cases where the use of eminent domain is anticipated), of the following factors (see below) in the Area, substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare:

- (a) Slum, deteriorated, or deteriorating structures;
- (b) Predominance of defective or inadequate street layout;
- (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- (d) Unsanitary or unsafe conditions;
- (e) Deterioration of site or other improvements;
- (f) Unusual topography or inadequate public improvements or utilities;
- (g) Defective or unusual conditions of title rendering the title nonmarketable;
- (h) The existence of conditions that endanger life or property by fire or other causes;
- (i) Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities;
- (j) Environmental contamination of buildings or property;
- (k.5) The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements; or
- (l) If there is no objection by the property owner or owners and the tenant or tenants of such owner or owners, if any, to the inclusion of such property in an urban renewal area, “blighted area” also means an area that, in its present condition and use and, by reason of the presence of any one of the factors specified in paragraphs (a) to (k.5) of Section 31-25-103(2), substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare.

As explained earlier in this Plan, factor "I" above applies whereas there is no objection by the Area's property owners and other business interests. However, despite the statutory allowance for the presence of fewer factors when creation of an urban renewal area is being requested voluntarily, every effort was made during preparation of the Gold Hill Mesa Commercial Area Conditions Survey, dated January, 2015, to identify all of the factors that may be impacting properties within its boundaries.

The general methodology for conducting the Survey is to: (i) define the area of study; (ii) gather information about properties, infrastructure and other improvements within the Area; (iii) evaluate evidence of blight through field reconnaissance, review of aerial photography, discussions with representatives of various City departments; and, (iv) record observed and documented identified as "blight" factors in the Act.

Among the 11 qualifying factors identified in the Act, the Survey identified the presence of the following eight blight factors in the Study Area:

- (b) Predominance of defective or inadequate street layout
- (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness
- (d) Unsanitary or unsafe conditions
- (e) Deterioration of site or other improvements
- (f) Unusual topography or inadequate public improvements or utilities
- (h) The existence of conditions that endanger life or property by fire or other causes
- (j) Environmental contamination of buildings or property
- (k5) The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements

5.0 Plan Relationship to Other Community Documents

5.1 Plan Conformity

Implementation of this Plan supports the objectives and requirements of the Comprehensive Plan with respect to connectivity to neighborhoods, accessibility

to open space, completion of infrastructure, and preservation of natural features, and quality design that promotes Colorado Springs's unique identity. As development occurs in the Area, it shall conform to the Comprehensive Plan and any subsequent updates; the Pikes Peak Regional Building Code and any rules, regulations, and policies promulgated pursuant thereto; any site-specific planning documents that might impact properties in the Area including, but not limited to, City-approved site, drainage, and public improvement plans; and, any applicable City design standards, all as in effect and as may be amended from time to time. Finally, existing conditions present within the Area will be remedied by the proposed Plan and funded in part by tax increment revenues and improvements phased as the market allows.

5.2 Consistency with Comprehensive Plan

As explained above, a general plan for the city known as the City of Colorado Springs Comprehensive Plan, was adopted in 2000 as an amendment to the 1991 plan of the same name. CSURA, with the cooperation of the City, private enterprise and other public bodies, will undertake projects and activities described herein in order to eliminate the identified conditions of blight while also implementing the goals and objectives of the Comprehensive Plan and all other City-adopted plans which impact properties within the Area. Key goals and policies of that plan which this Gold Hill Mesa Commercial Area Urban Renewal Plan will advance are described in detail in Appendix A.

5.3 Relationship to Other Community Plans

Implementation of this Plan will be consistent with development objectives expressed in all community adopted and accepted plans that pertain to development in the Area.

6.0 Authorized Urban Renewal Undertakings and Activities

Whereas the Act allows for a wide range of activities to be used in the implementation of an urban renewal plan, it is CSURA's intent to provide both financial assistance and public improvements in partnership with property owners and other affected parties in order to accomplish the objectives stated herein. Public-private partnerships and other

forms of cooperative development will be essential to CSURA's strategy for preventing the spread of blight and eliminating existing blighting conditions. Specific undertakings of the Authority in the furtherance of this Plan as described as follows.

6.1 Complete Public Improvements and Facilities

CSURA may, or cooperate with others to, finance, install, construct, and reconstruct any public improvements. Additionally, it may, or cooperate with others to, demolish and clear existing improvements for the purpose of promoting the objectives of the Plan and Act.

While public projects should, whenever possible, stimulate (directly or indirectly) desired private sector investment, it is the intent of this Plan that the combination of public and private investment that occurs in the Area will contribute to the overall economic well-being of the community at-large.

As described in Section 4.0 of this Plan, eight qualifying conditions of blight were identified in the Study Area which is the same as the Urban Renewal Plan Area and the subject of this Plan. This Plan will attempt to remedy those conditions by providing resources for certain public improvements including, but not limited to, the following:

(b) Predominance of defective or inadequate street layout

Predominance of defective or inadequate street layout can be considered present when existing roads are insufficient to meet the needs of improvements within the Area, or there is a lack of streets or the streets that are in place are deteriorating. Adjacent to the Area along its western edge and principal point of access, streets are in disrepair and inadequate, with few if any accommodations for safe movement by either pedestrians or bicyclists. Within the Area, there are no roads leaving numerous parcels without access. Finally, there are numerous incidents of remnant infrastructure and other debris that contributes to an overall sense of blight and degradation. Urban

renewal resources could be used to assist with the removal of this debris and construction of adequate roadway improvements.

(c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness

In addition to limited access to and within the Area as explained under Factor (b) above, there are also lot constraints which negatively impact the ability of parcels within its boundaries to development, among them their size and shape. Several properties are either too small to be developed to City-standards without being part of a larger assemblage. Others are so irregular in shape that they could not accommodate a feasible improvement. Many of these same parcels also suffer from significant lack of utility making them unmarketable. Urban renewal resources could be used to assist with the same items listed under Factor (b) above.

(d) Unsanitary or unsafe conditions

Multiple factors contribute to unsafe conditions in the Area, among them is a lack of "complete streets" or streets with sidewalks, parking, lighting and accommodations for pedestrians and bicycle movement. As explained under (b) above, complete streets provide a safe environment for both vehicular and non-vehicular traffic. Unsanitary and unsafe conditions result when these accommodations are not present.

In addition to roadway conditions, additional threats to persons and property considered in the context of this factor and present within the Area include a variety of environmental contaminants resulting from earlier mining activities and waste disposal. Urban renewal resources could be used to assist with remediation of the site and removal of all contaminants.

(e) Deterioration of site or other improvements

Properties within the Area are vacant and unimproved, and all exhibit signs of deterioration as evidenced by the presence of weeds and debris, previous fence materials and trash, and a lack of improvements including landscaping, both of which could reasonably be expected given their zoning. Urban renewal resources could be used to assist with the removal of trash and completion of public improvements.

(f) Unusual topography or inadequate public improvements or utilities

Properties in the Area all suffer from extreme grade changes, some natural and others man-made and resulting from previous mining activities. Improvements and utilities including streets, curbs and gutters, lighting, sidewalks, bicycle paths and trails; as well as water, sewer and storm water systems are all available to properties in the Area from adjacent rights-of-way, but currently do not exist within the Area. In addition, overhead utility lines are present, primarily along its northern border. Roadways located adjacent to the Area are also considered deficient in size and accommodations for non-vehicular movement, and those located west of the Area are deteriorating. Urban renewal resources could be used to assist with filling (leveling) portions of the Area, constructing retaining walls, completing improvements (including utility lines), and / or relocating or undergrounding overhead utility lines.

(h) The existence of conditions that endanger life or property by fire or other causes

This factor applies to threats to site users from fire, flooding, environmental contamination and other causes. Despite its adjacency to Fountain Creek, none of the properties are located within a flood zone. There is, however, as stated above, the known presence of environmental contaminants in the Area. Urban renewal resources could be used to assist with the removal of environmental contaminants as identified under Factor (d) above.

(j) Environmental contamination of buildings or property

See discussion under Factors (d) and (h) above.

(k5) The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements

As explained above, properties in the Area are vacant and unimproved, despite their zoning classification - PBC (Planned Business Center). The entire Gold Hill Mesa Urban Renewal Area, including those properties in the subject Area could all be described as "infill" within the greater Colorado Springs Metropolitan Area whereas they are surrounded by established residential neighborhoods and commercial developments. The City's Comprehensive Plan includes numerous references to the community's objective to encourage development and redevelopment of infill properties within its boundaries. Urban renewal resources could be used to assist with improvements that make development of properties within the Area feasible.

6.2 Complete Other Improvements and Facilities

Whereas there could be non-public improvements in the Area that may be required to accommodate development and redevelopment and still benefit the public, the Authority may assist in the financing or constructing these improvements to the extent authorized by the Act.

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 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 make 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 Gold Hill Mesa Commercial Area Urban Renewal Plan 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 (or future amendments); 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.

If there is any conflict between the Act and this Plan, the provisions of the Act shall prevail, and the language in the Plan automatically deemed to conform to the statute.

7.4 Other Financing Mechanisms and Structures

This Plan is designed to provide for the use of TIF as one tool to 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 Area 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

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

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/drainageways, 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 Area Urban Renewal Plan

City of Colorado Springs, Colorado

Appendix B:

Gold Hill Mesa Commercial Area Urban Renewal Plan Boundaries Legal Description