

# Webinar

## Celebrating Colorado Springs??? 150th Anniversary

Date: February 23, 2022

00:00:13 --> 00:00:14: Welcome everyone,  
 00:00:14 --> 00:00:16: thank you for joining us.  
 00:00:16 --> 00:00:21: We are pleased to celebrate the 150th anniversary of Colorado  
 00:00:21 --> 00:00:24: Springs with you and talk about the past,  
 00:00:24 --> 00:00:29: present and future of Colorado Springs land use.  
 00:00:29 --> 00:00:31: A few logistics before we get started,  
 00:00:31 --> 00:00:34: we're going to ask that the audience members mute themselves  
 00:00:34 --> 00:00:38: during the session and submit any comments or questions using  
 00:00:38 --> 00:00:39: a chop box.  
 00:00:39 --> 00:00:43: We are recording this event and it will be available afterwards.  
 00:00:43 --> 00:00:47: And I'd love to introduce our new Executive director of you like Colorado,  
 00:00:47 --> 00:00:48: Rodney Milton.  
 00:00:48 --> 00:00:49:  
 00:00:50 --> 00:00:55: Noon everyone again. Thank you so much for joining us.  
 00:00:55 --> 00:00:56: Thank you for celebrating with us.  
 00:00:56 --> 00:01:00: Colorado Springs is 150. I invite you also to join a couple of other events that you'll I Colorado is hosting.  
 00:01:00 --> 00:01:04:  
 00:01:04 --> 00:01:05:  
 00:01:05 --> 00:01:09: So February 28th our partnership form which is led by our ylg or Young leaders Group that is an opportunity for mentorship.  
 00:01:09 --> 00:01:14:  
 00:01:14 --> 00:01:15:  
 00:01:15 --> 00:01:17: And so they'll be meeting the moderators.  
 00:01:17 --> 00:01:20: We've got a fantastic panel and there will be an opportunity for folks to mingle.  
 00:01:20 --> 00:01:22:  
 00:01:22 --> 00:01:24: If you haven't joined that,  
 00:01:24 --> 00:01:27: or if you haven't applied the deadline for that is

00:01:27 --> 00:01:31: actually March 3rd and coinciding with that as our new  
00:01:31 --> 00:01:32: Member coffee.  
00:01:32 --> 00:01:33: So if you are not a member of ULI and  
00:01:34 --> 00:01:36: would like to join us and see what we're all  
00:01:36 --> 00:01:36: about,  
00:01:36 --> 00:01:38: see the events that we plan our programming.  
00:01:38 --> 00:01:43: Please join us on March 3rd and March 8th through  
00:01:43 --> 00:01:48: the 9th you'll I is hosting a Housing Opportunity conference.  
00:01:48 --> 00:01:50: Believe the spotlight is in Atlanta,  
00:01:50 --> 00:01:52: but I just heard that it's going to be virtual.  
00:01:52 --> 00:01:56: So all of these events will be available to you  
00:01:56 --> 00:01:58: via the chat end or our link,  
00:01:58 --> 00:02:01: and you can register through that on March 10th.  
00:02:01 --> 00:02:04: We've got, read, listen and watch.  
00:02:04 --> 00:02:06: The topic here is reparations.  
00:02:06 --> 00:02:09: This has led by diversity Equity Inclusion group.  
00:02:09 --> 00:02:13: Fantastic topic. You can read the article which is in  
00:02:13 --> 00:02:14: the Atlantic.  
00:02:14 --> 00:02:16: It's written by Tallahassee Coates.  
00:02:16 --> 00:02:19: You can listen to the audio through SoundCloud or if  
00:02:19 --> 00:02:21: you don't have a lot of time to read or  
00:02:21 --> 00:02:22: listen,  
00:02:22 --> 00:02:25: you're going to watch. His testimony it's congressional  
testimony,  
00:02:25 --> 00:02:28: which I think is about 8 to 10 minutes,  
00:02:28 --> 00:02:31: so you can choose any option that you like and  
00:02:31 --> 00:02:35: engage in a really deep conversation around this topic.  
00:02:35 --> 00:02:37: On March 15th we will have our detour.  
00:02:37 --> 00:02:42: We had to reschedule that for whether it was initially  
00:02:42 --> 00:02:43: on this Thursday,  
00:02:43 --> 00:02:47: but we'll reschedule that. That's led by our wild group  
00:02:47 --> 00:02:48: as well.  
00:02:48 --> 00:02:51: That's an expansion of the Colorado Convention Center  
that's going  
00:02:51 --> 00:02:52: to be an on site meeting,  
00:02:52 --> 00:02:54: so you get a chance to see each other in.  
00:02:54 --> 00:02:58: Person and then April 19th through the 21st is our  
00:02:58 --> 00:03:00: annual spring meeting and you will I,  
00:03:00 --> 00:03:03: and that's going to be hosted in San Diego,  
00:03:03 --> 00:03:06: which is much warmer than it is here.  
00:03:06 --> 00:03:08: But again, thank you, Madam.  
00:03:08 --> 00:03:09: Thank you to my staff,

00:03:09 --> 00:03:11: Marianne, I'll take it over to you.  
00:03:11 --> 00:03:13: I think Madeline has just dropped the events in the  
00:03:13 --> 00:03:13: chat.  
00:03:13 --> 00:03:17: Also, really want to take an opportunity to thank our  
00:03:17 --> 00:03:19: annual sponsors at each level.  
00:03:19 --> 00:03:21: If you'd like to be a sponsor,  
00:03:21 --> 00:03:23: you can reach out directly to me or reach out  
00:03:23 --> 00:03:25: to Madeline or Mary Ann.  
00:03:25 --> 00:03:29: And we can get your logo prominently posted here.  
00:03:29 --> 00:03:31: So thank you for all of our annual sponsors,  
00:03:31 --> 00:03:34: and again, I'll transfer it to you.  
00:03:34 --> 00:03:34: Thank you.  
00:03:34 --> 00:03:35: Thank you so much. Rodney,  
00:03:35 --> 00:03:37: and thank you to our sponsors.  
00:03:37 --> 00:03:42: The agenda for today is chock full of amazing speakers.  
00:03:42 --> 00:03:44: We're going to be starting with the one of the  
00:03:44 --> 00:03:47: Co chairs of this committee at the Southern Colorado  
Committee  
00:03:47 --> 00:03:47: of you,  
00:03:47 --> 00:03:49: like Colorado, James McMurray of Hpna,  
00:03:49 --> 00:03:52: who will be talking to you in a second here,  
00:03:52 --> 00:03:56: followed by Leah Davis, Witherow of the Colorado Springs  
Pioneer  
00:03:56 --> 00:03:59: Museum on how we've gotten to where we are with  
00:03:59 --> 00:04:00: land use and Colorado Springs,  
00:04:00 --> 00:04:03: and then talking about the present of land use.  
00:04:03 --> 00:04:07: We have Mayor Suthers talking about where we are currently  
00:04:07 --> 00:04:07: with.  
00:04:07 --> 00:04:11: The built environment in Colorado Springs and then we have  
00:04:11 --> 00:04:14: a panel discussion of speakers talking about the future of  
00:04:14 --> 00:04:18: land use in Colorado Springs featuring Kevin O'Neill of the  
00:04:18 --> 00:04:22: O'Neill Group Company. Sarah Voss of Kono Peter Ryuzaki  
of  
00:04:22 --> 00:04:24: the city of Colorado Springs,  
00:04:24 --> 00:04:26: and Andrea Barker,  
00:04:26 --> 00:04:27: who is the chair of the  
00:04:27 --> 00:04:28: Colorado Springs  
00:04:28 --> 00:04:31: Chamber and EDC and then to wrap it all up.  
00:04:31 --> 00:04:34: We have a Q&A with the audience moderated by our  
00:04:34 --> 00:04:36: other Co chair of the Southern Colorado committee,  
00:04:36 --> 00:04:39: Jariah Walker of the Colorado Springs.  
00:04:39 --> 00:04:41: Renewal authority, and with that I'll turn it over to  
00:04:41 --> 00:04:42: James McMurray.

00:04:46 --> 00:04:51: OK. Thank you, Marianne. Hi everyone,  
00:04:51 --> 00:04:52: James McMurray. I'm  
00:04:53 --> 00:04:54: a senior planner with  
00:04:54 --> 00:04:58: HP and here in Colorado Springs and have just recently  
00:04:58 --> 00:05:01: stepped down as one of the Co chairs for the  
00:05:01 --> 00:05:03: Colorado Springs Committee.  
00:05:03 --> 00:05:05: We've been, we've had this event in the works for  
00:05:06 --> 00:05:06: a while,  
00:05:06 --> 00:05:08: and and so it's my pleasure to to kick this  
00:05:08 --> 00:05:09: off for everyone.  
00:05:11 --> 00:05:17: So as someone who moved to Colorado Springs nine years  
00:05:17 --> 00:05:17: ago  
00:05:17 --> 00:05:21: and it's currently serving on the City Planning Commission,  
00:05:21 --> 00:05:21: I have the  
00:05:21 --> 00:05:25: benefit of having a little bit of an insider outsider  
00:05:25 --> 00:05:26: perspective on  
00:05:26 --> 00:05:30: the community. And as we were thinking about,  
00:05:30 --> 00:05:31: you know this  
00:05:31 --> 00:05:35: event. We we thought that framing this in terms of  
00:05:36 --> 00:05:36: the past,  
00:05:36 --> 00:05:40: present and future of development in Colorado Springs would  
00:05:40 --> 00:05:42: coincide nicely with the sesquicentennial  
00:05:42 --> 00:05:43: of the city  
00:05:44 --> 00:05:44: that  
00:05:44 --> 00:05:46: that we celebrated  
00:05:46 --> 00:05:47: in 2021  
00:05:48 --> 00:05:48: and  
00:05:49 --> 00:05:52: really have give us a chance to to think  
00:05:52 --> 00:05:56: about where we sit as a Community and in many  
00:05:56 --> 00:05:56: ways  
00:05:56 --> 00:06:00: I think we're at an inflection point as a city,  
00:06:00 --> 00:06:02: we've seen a lot of of really exciting  
00:06:03 --> 00:06:03: things  
00:06:03 --> 00:06:06: take place over there. Over the past  
00:06:06 --> 00:06:08: five to 10 years and a lot of which I've  
00:06:08 --> 00:06:08: you know,  
00:06:08 --> 00:06:12: had, it's not a front row seat at least been  
00:06:12 --> 00:06:16: able to sit in the back and do my best  
00:06:16 --> 00:06:17: to Heckle.  
00:06:17 --> 00:06:19: Those that are putting things in the in the in  
00:06:19 --> 00:06:20: the in the motion.  
00:06:22 --> 00:06:23: I'm not gonna necessarily

00:06:23 --> 00:06:25: dive into all the different things that have been going  
00:06:25 --> 00:06:27: on because I'm going to leave that for our speakers  
00:06:27 --> 00:06:28: to touch on,  
00:06:28 --> 00:06:30: but needs to stay. There's a lot of there's a  
00:06:30 --> 00:06:33: lot of interesting things that have been happening down here.  
00:06:34 --> 00:06:35: So with  
00:06:35 --> 00:06:35: that.  
00:06:37 --> 00:06:38: We're going to have a chance  
00:06:38 --> 00:06:39: to to think about you,  
00:06:39 --> 00:06:39: know where,  
00:06:39 --> 00:06:40: where the where  
00:06:40 --> 00:06:41: the communities come from  
00:06:41 --> 00:06:42: and where it's headed.  
00:06:44 --> 00:06:46: I'm I'm particularly excited  
00:06:46 --> 00:06:48: for. About to have to have  
00:06:48 --> 00:06:51: the mayor join us to talk about where things stand  
00:06:51 --> 00:06:51: today.  
00:06:51 --> 00:06:55: So with that I'm gonna.  
00:06:55 --> 00:06:58: Let us move on right on into the into the  
00:06:58 --> 00:07:01: past and turn the time over to Leah Davis,  
00:07:01 --> 00:07:01: Witherow.  
00:07:05 --> 00:07:07: Well, good afternoon and thank you so much for this  
00:07:07 --> 00:07:11: opportunity to share a bit about our Community's unique  
past.  
00:07:11 --> 00:07:14: Next slide, please. My name is Leah Davis Witherow and  
00:07:14 --> 00:07:18: I'm curator of history for the Colorado Springs Museum,  
00:07:18 --> 00:07:22: the city's Museum of Regional History and Culture,  
00:07:22 --> 00:07:23: and the photograph that you're looking at.  
00:07:23 --> 00:07:27: On the right was taken on July 31st,  
00:07:27 --> 00:07:30: 1871, when the surveyors were setting out to lay the  
00:07:30 --> 00:07:34: foundation for the what would become the city of Colorado  
00:07:34 --> 00:07:35: Springs.  
00:07:35 --> 00:07:36: It's important to note, however,  
00:07:36 --> 00:07:39: that the human history in the Pikes Peak region goes  
00:07:39 --> 00:07:40: back for thousands of years.  
00:07:40 --> 00:07:43: We are the traditional and ongoing homelands of the.  
00:07:43 --> 00:07:45: New chew or you people with the Cheyenne,  
00:07:45 --> 00:07:50: Arapaho, Comanche, Apache, Kiowa and many 48 other  
tribes who  
00:07:50 --> 00:07:53: have cultural connections to the Pikes Peak region.  
00:07:53 --> 00:07:56: But it's my pleasure to share with you a bit  
00:07:56 --> 00:07:59: today about land used in the past and Colorado Springs.

00:07:59 --> 00:08:03: Next slide please and we are a unique community in  
00:08:04 --> 00:08:08: Colorado and I would argue in the entire American West.  
00:08:08 --> 00:08:11: We were not created or founded at the confluence of  
00:08:11 --> 00:08:14: two major rivers or two major trails.  
00:08:14 --> 00:08:16: Instead, we are the product,  
00:08:16 --> 00:08:18: the imagination, the vision of our founder,  
00:08:18 --> 00:08:23: General William Jackson Palmer, who saw something in this  
place  
00:08:23 --> 00:08:26: that other people coming West did not.  
00:08:26 --> 00:08:30: In fact, Zebulon Pike and Stephen Lang and their expeditions  
00:08:30 --> 00:08:32: in 1806 and 18,  
00:08:32 --> 00:08:37: eighteen, 20, respectively. Describe this place as the Great  
American  
00:08:37 --> 00:08:40: Desert and James went on to say that almost this  
00:08:40 --> 00:08:44: place was almost wholly unfit for cultivation.  
00:08:44 --> 00:08:48: And of course, an uninhabitable by a people depending upon  
00:08:48 --> 00:08:51: agriculture for their subsistence.  
00:08:51 --> 00:08:53: General Palmer had a unique vision.  
00:08:53 --> 00:08:56: He saw the power, the grandeur of the Rocky Mountains  
00:08:57 --> 00:08:59: as being not only a placeholder,  
00:08:59 --> 00:09:03: but the greatest economic driver for what he hoped to  
00:09:03 --> 00:09:06: become a resort community.  
00:09:06 --> 00:09:09: Uh, focusing on Pikes Peak to the West,  
00:09:09 --> 00:09:12: a place that would attract easterners and people from other  
00:09:12 --> 00:09:14: around the world for health reasons.  
00:09:14 --> 00:09:19: Next slide, please. And to make that vision come true,  
00:09:19 --> 00:09:21: he founded the Colorado Springs Co,  
00:09:21 --> 00:09:25: which is sensually was a holding company and the marketing  
00:09:25 --> 00:09:27: arm of his vision.  
00:09:27 --> 00:09:31: So the Colorado Springs Co founded the Fountain Colony in  
00:09:32 --> 00:09:32: 1871.  
00:09:32 --> 00:09:37: Colonies were really popular marketing method in the 1860s  
and  
00:09:37 --> 00:09:41: 1870s to move large groups of people from the east  
00:09:41 --> 00:09:45: to the West in a semi cooperative or cooperative nature,  
00:09:45 --> 00:09:48: and the color of springs co-founded the.  
00:09:48 --> 00:09:52: Don't call any to be a placeholder and it would  
00:09:52 --> 00:09:56: become the city of Colorado Springs in 1872 when the  
00:09:56 --> 00:09:58: town was incorporated.  
00:09:58 --> 00:10:03: Next slide, please. So this community was founded on an  
00:10:03 --> 00:10:06: original plat of about 10,000 acres,  
00:10:06 --> 00:10:10: primarily focused on home building,  
00:10:10 --> 00:10:15: health, tourism and entrepreneurialism, or business small

businesses.

00:10:15 --> 00:10:20: The city of Colorado Springs from 1871 to the 1870s  
00:10:20 --> 00:10:24: and 1880s was a place that attracted health seekers.  
00:10:24 --> 00:10:27: People who were coming West to start over to begin  
00:10:27 --> 00:10:31: again to regain their health from tuberculosis or it.  
00:10:31 --> 00:10:33: As it was known at the time consumption,  
00:10:33 --> 00:10:37: which was the scourge of the 19th century,  
00:10:37 --> 00:10:40: and essentially Colorado Springs, was founded to be the  
antidote  
00:10:40 --> 00:10:42: to all of the problems of the east.  
00:10:42 --> 00:10:46: The problems incumbent with industrialization,  
00:10:46 --> 00:10:50: meaning urbanization and crowding, pollution,  
00:10:50 --> 00:10:55: mass immigration, Colorado Springs, was found a set out on  
00:10:55 --> 00:10:58: a north South orientation,  
00:10:58 --> 00:11:01: just slightly off from a true north South.  
00:11:01 --> 00:11:06: Orientation again, 10,000 acres. Mostly homes,  
00:11:06 --> 00:11:09: businesses and it was meant to be a place of  
00:11:09 --> 00:11:13: churches and schools and a place of businesses for people  
00:11:13 --> 00:11:16: to start over and begin again.  
00:11:16 --> 00:11:20: Next slide, please. Now come,  
00:11:20 --> 00:11:25: the town grew slowly, overtime gaining a few thousand folks  
00:11:25 --> 00:11:29: at a time moving West and but a deal breaker  
00:11:30 --> 00:11:31: or a game changer,  
00:11:31 --> 00:11:34: I should say took place in 1891 when gold was  
00:11:35 --> 00:11:35: discovered.  
00:11:35 --> 00:11:38: On the other side of Pikes Peak in the Cripple  
00:11:38 --> 00:11:39: Creek and Victor Gold District.  
00:11:39 --> 00:11:42: And we like to say we use this metaphor that  
00:11:42 --> 00:11:43: the gold ran downhill,  
00:11:43 --> 00:11:47: meaning the mining operations all occurred on the other side  
00:11:47 --> 00:11:48: of Pikes Peak,  
00:11:48 --> 00:11:52: but the mine? Owners and mine brokers and the world's  
00:11:52 --> 00:11:57: largest mining Stock Exchange in 1892 existed in Colorado  
Springs  
00:11:57 --> 00:12:01: and so from a town oriented around health and small  
00:12:01 --> 00:12:06: businesses, burgeoned. A growing community of wealthy  
mine owners and  
00:12:07 --> 00:12:08: mine stockbrokers.  
00:12:08 --> 00:12:11: So we began to see in the 1890s a the  
00:12:11 --> 00:12:15: growth of the Old North End home of stately mansions  
00:12:15 --> 00:12:18: and then suburbs like the Broadmoor,  
00:12:18 --> 00:12:22: much like Tuxedo Park, New York centered around casinos.  
00:12:22 --> 00:12:26: And country clubs. And I should note that the original

00:12:26 --> 00:12:31: town 10,000 acres of Colorado Springs had a liquor prohibition,  
00:12:31 --> 00:12:32: and all of the original deeds.  
00:12:32 --> 00:12:35: So when we talk about land use in Colorado Springs,  
00:12:35 --> 00:12:40: there was a prohibition clause meaning that the sale,  
00:12:40 --> 00:12:45: distribution, or manufacturing of any alcoholic beverages was prohibited on  
00:12:45 --> 00:12:48: any of the original 10,000 acres.  
00:12:48 --> 00:12:51: So in the 1890s, as Colorado began to expand,  
00:12:51 --> 00:12:54: expand into some of these wealthy suburbs.  
00:12:54 --> 00:12:57: We saw the Broadmoor area and the Broadmoor Casino.  
00:12:57 --> 00:13:00: They were able to serve alcohol.  
00:13:00 --> 00:13:04: Alcohol was always available outside of the city limits and  
00:13:04 --> 00:13:08: this was tested by the United States Supreme Court in  
00:13:08 --> 00:13:11: 1878 and 1879 and upheld by the way.  
00:13:11 --> 00:13:13: We also see as a result.  
00:13:13 --> 00:13:16: Of both the wealth that came into Colorado Springs as  
00:13:16 --> 00:13:19: a result of the Cripple Creek Victor,  
00:13:19 --> 00:13:22: Gold Rush and General William Jackson Palmer,  
00:13:22 --> 00:13:25: our Towns founders sale of his railroad enterprise,  
00:13:25 --> 00:13:28: and in 1900 and 1901,  
00:13:28 --> 00:13:32: and expanding park system. So we see garden of the  
00:13:32 --> 00:13:35: gods gifted to the city of Colorado Springs in 1909.  
00:13:35 --> 00:13:39: We see the generation of Palmer Park and my Mid  
00:13:39 --> 00:13:44: Valley Park in 1904 and 1905 Stratton Park in the.  
00:13:44 --> 00:13:46: Early part of the 19th century.  
00:13:46 --> 00:13:48: So as a result of this increasing wealth in our  
00:13:48 --> 00:13:49: community,  
00:13:49 --> 00:13:52: we also see the expansion of parks and open spaces  
00:13:52 --> 00:13:56: which so closely aligns to our identity and land use  
00:13:56 --> 00:13:58: in Colorado Springs today.  
00:13:58 --> 00:14:02: Next slide, please. Now health tourism,  
00:14:02 --> 00:14:06: which had always been such a central component of our  
00:14:07 --> 00:14:10: town's identity and our greatest economic driver,  
00:14:10 --> 00:14:15: began to be institutionalized in the early 20th century.  
00:14:15 --> 00:14:17: So what we see in the 19 teens,  
00:14:17 --> 00:14:22: the 1910s and 19 teens is the expansion of institutional  
00:14:22 --> 00:14:24: health care facilities,  
00:14:24 --> 00:14:28: such as the modern Woodmen of America.  
00:14:28 --> 00:14:31: In 1907, located northwest of town.  
00:14:31 --> 00:14:37: We see Cragmor Sanitarium Open which is current current  
00:14:37 --> 00:14:39: day  
Ukcs Glockner Hospital,



00:14:39 --> 00:14:42: Saint Francis International Typographical union.

00:14:42 --> 00:14:47: All these spaces in places for institutionalized healthcare.

00:14:47 --> 00:14:52: Whether as an example, a Union facility like the International

00:14:52 --> 00:14:57: Typographical Union or a fraternal organization like Water,

00:14:57 --> 00:15:01: Modern Woodmen of America, which was a fraternal life insurance

00:15:01 --> 00:15:02: organization.

00:15:02 --> 00:15:05: They began to build at our behest,

00:15:05 --> 00:15:10: their institutions on the outskirts of Colorado Springs and in

00:15:10 --> 00:15:11: 1909,

00:15:11 --> 00:15:15: as concern began to grow regarding the negative health effects

00:15:15 --> 00:15:20: of tuberculosis on our local landscape and ordinance was passed

00:15:20 --> 00:15:24: that all new institutions had to be located outside of

00:15:24 --> 00:15:28: the city limits. This is transformational for Colorado Springs as

00:15:28 --> 00:15:32: we continue to build on our reputation as a healthy

00:15:32 --> 00:15:33: place to live.

00:15:33 --> 00:15:39: Next slide, please. Now in 1919 or actually in 1917,

00:15:39 --> 00:15:42: another transformational effect takes place.

00:15:42 --> 00:15:45: Colorado Springs annex is Colorado City our neighbor,

00:15:45 --> 00:15:49: just to the West while we are organized on a

00:15:49 --> 00:15:54: North South aspect just slightly off Key Colorado City is

00:15:54 --> 00:15:57: low is organized along Fountain Creek,

00:15:57 --> 00:16:01: so it diverges in a diagonal to our W Colorado

00:16:01 --> 00:16:06: City predates Colorado Springs and is also the site.

00:16:06 --> 00:16:10: Have significant industrial activity and as you can see on

00:16:10 --> 00:16:14: this screen there is the United States refining and milling

00:16:14 --> 00:16:14: operation,

00:16:14 --> 00:16:19: the Golden cycle mill, and the Portland Mill all located

00:16:19 --> 00:16:20: to our West.

00:16:20 --> 00:16:23: When Colorado Springs was founded as a health resort,

00:16:23 --> 00:16:26: a place of abundant sunshine,

00:16:26 --> 00:16:29: 300 days of sunshine, beautiful climate,

00:16:29 --> 00:16:33: clean air. We were averse to industrial use of our

00:16:34 --> 00:16:35: local land,

00:16:35 --> 00:16:37: but when we annexed Colorado City,

00:16:37 --> 00:16:41: we inherited. These industrial land sites next slide,

00:16:41 --> 00:16:44: please. Now that being said,

00:16:44 --> 00:16:48: despite General Palmer's vision is of this place as a

00:16:48 --> 00:16:49: health resort,

00:16:49 --> 00:16:53: there had always been pseudo industrial sites adjacent to the

00:16:53 --> 00:16:54: city.

00:16:54 --> 00:16:57: So for instance, the map on the right shows a

00:16:57 --> 00:17:00: series of coal mines that existed just outside the city

00:17:00 --> 00:17:01: limits.

00:17:01 --> 00:17:05: Those were all four domestic coal capacity to keep homes

00:17:05 --> 00:17:10: warm in the winter and keep local businesses running.

00:17:10 --> 00:17:13: The photographs on the left show the Pikeview coal mine,

00:17:13 --> 00:17:16: which is today essentially. The home of the Pro Rodeo

00:17:16 --> 00:17:20: Hall of Fame and then always despite General Palmers again

00:17:20 --> 00:17:22: vision for this place as a health resort.

00:17:22 --> 00:17:25: There were ranches and farms,

00:17:25 --> 00:17:29: specifically dairy farms and cattle ranches located to the east

00:17:29 --> 00:17:30: of Colorado Springs,

00:17:30 --> 00:17:33: all of which are now occupied by the city of

00:17:33 --> 00:17:37: Colorado Springs and mostly residential developments to this

00:17:37 --> 00:17:42: day.

00:17:37 --> 00:17:42: Next slide, please. Finally, I think the most transformational

00:17:42 --> 00:17:46: shift

00:17:42 --> 00:17:46: in our Community's history was the creation of Camp Carson,

00:17:46 --> 00:17:49: later Fort Carson in 1942,

00:17:49 --> 00:17:53: and a series of military bases bases that literally in

00:17:53 --> 00:17:55: Circle Colorado Springs,

00:17:55 --> 00:17:59: that this led to phenomenal demographic growth in Colorado

00:17:59 --> 00:18:03: Springs

00:17:59 --> 00:18:03: and the development of neighborhoods to the northwest and

00:18:04 --> 00:18:07: to

00:18:04 --> 00:18:07: the southeast in the southeast in particular.

00:18:07 --> 00:18:09: According to this map, if you can see,

00:18:09 --> 00:18:14: there are. Curvilinear neighborhood streets is developments

00:18:14 --> 00:18:17: of places like

00:18:14 --> 00:18:17: Panorama Park and Pikes Peak Park that were meant to

00:18:17 --> 00:18:21: be affordable to military soldiers and their families,

00:18:21 --> 00:18:25: and to the northwest. The developments of Mount Shadows

00:18:25 --> 00:18:29: and

00:18:25 --> 00:18:29: rockrimmon and areas that had previously been ranch sites

00:18:29 --> 00:18:32: or

00:18:29 --> 00:18:32: coal mine sites are now a part of Colorado Springs

00:18:32 --> 00:18:34: and are now residential development.

00:18:34 --> 00:18:36: Finally, they let on my last note.

00:18:36 --> 00:18:38: I'd like to talk about briefly.

00:18:38 --> 00:18:39: I don't have a slide for it.

00:18:39 --> 00:18:43: But I want to note that Colorado Springs in terms

00:18:43 --> 00:18:48: of land use has been remarkably resilient in reinventing

00:18:43 --> 00:18:48: spaces.

00:18:48 --> 00:18:53: So for instance, the site of National Methodist Sanitarium on  
00:18:53 --> 00:18:57: East Boulder Ave was reinvented to into Air Force Base  
00:18:57 --> 00:18:58: in the 1940s,  
00:18:58 --> 00:19:02: and then once again re imagined as the current site  
00:19:02 --> 00:19:05: of the United States Olympic Training Center,  
00:19:05 --> 00:19:10: which corresponds neatly to Colorado Springs.  
00:19:10 --> 00:19:13: Reinvention of its identity overtime.  
00:19:13 --> 00:19:16: But the through line for all of this development and  
00:19:16 --> 00:19:16: land use,  
00:19:16 --> 00:19:20: overtime has been our greatest economic driver,  
00:19:20 --> 00:19:23: which of course is that beautiful mountain Pikes Peak to  
00:19:23 --> 00:19:24: the West of us.  
00:19:24 --> 00:19:27: Our 300 days of sunshine and beautiful weather,  
00:19:27 --> 00:19:30: I would say, with the exception of today.  
00:19:30 --> 00:19:33: Thank you so much and I'd like to pass it  
00:19:33 --> 00:19:34: on to Mayor Suthers.  
00:19:40 --> 00:19:44: Thank you Leah. Thanks so much for your wonderful  
presentation  
00:19:44 --> 00:19:48: and thank you for being such a wonderful steward of  
00:19:48 --> 00:19:50: our city's history.  
00:19:50 --> 00:19:54: Many of you know that I'm a real local history  
00:19:54 --> 00:19:54: buff.  
00:19:54 --> 00:19:58: I've been fascinated with color springs history all my life,  
00:19:58 --> 00:20:01: and I happen to have lived here since I was  
00:20:01 --> 00:20:02: three weeks old.  
00:20:02 --> 00:20:06: I'm obviously a great admirer of General Palmer and his  
00:20:06 --> 00:20:07: vision for the city.  
00:20:07 --> 00:20:10: I was pretty enthusiastic about our sesquicentennial.  
00:20:10 --> 00:20:13: It was probably the only event that would have caused  
00:20:13 --> 00:20:14: me to grow a beard,  
00:20:14 --> 00:20:16: but as Lee and others know,  
00:20:16 --> 00:20:19: my wife and cystid, I shave it off at midnight  
00:20:19 --> 00:20:23: on July 31st at the end of the celebration.  
00:20:23 --> 00:20:26: You know, as we look to our future and our  
00:20:26 --> 00:20:26: growth,  
00:20:26 --> 00:20:32: I believe it's incumbent upon us to keep in mind  
00:20:32 --> 00:20:35: that the challenge that.  
00:20:35 --> 00:20:39: That Mr Palmer General Palmer laid created for us 150  
00:20:39 --> 00:20:40: years ago.  
00:20:40 --> 00:20:44: I constantly tell the citizens of Coral Springs that his  
00:20:44 --> 00:20:47: challenge to us was to continue to build a city  
00:20:47 --> 00:20:49: that matches our scenery,

00:20:49 --> 00:20:53: and that's a phrase that I repeat many many times

00:20:53 --> 00:20:56: in all my state of the city address is and

00:20:56 --> 00:21:00: all my large addresses to citizens of Colorado Springs.

00:21:00 --> 00:21:04: It's our job to continue to build a city that

00:21:04 --> 00:21:05: matches.

00:21:05 --> 00:21:09: Henry and I hope that that phrase will continue to

00:21:09 --> 00:21:13: serve as an inspiration for our future community leaders.

00:21:13 --> 00:21:17: I'm very proud of the city's planning and urban rural

00:21:17 --> 00:21:22: departments and the very intentional processes we have in place

00:21:22 --> 00:21:24: to grow into the future.

00:21:24 --> 00:21:29: Specifically, the plan. Cos comprehensive plan which was completed a

00:21:29 --> 00:21:31: couple years ago,

00:21:31 --> 00:21:35: was a Herculean effort to engage thousands of citizens in

00:21:35 --> 00:21:36: creating a road map.

00:21:36 --> 00:21:42: For our city's future. The plan Cos plan positions,

00:21:42 --> 00:21:47: cower, springs to take full advantage of its economic opportunities

00:21:47 --> 00:21:51: to create and maintain our city as a best place

00:21:51 --> 00:21:51: to live,

00:21:51 --> 00:21:54: work and play. We're very proud of the fact that

00:21:54 --> 00:21:55: for four years in a row,

00:21:55 --> 00:21:58: a broad survey of Americans by U.S.

00:21:58 --> 00:22:02: news report indicates that they find Coral Springs the most

00:22:02 --> 00:22:06: desirable city in America to live by mindfully creating our

00:22:06 --> 00:22:07: future.

00:22:07 --> 00:22:10: We know we we can become good ancestors for the

00:22:10 --> 00:22:12: Color springs residents.

00:22:12 --> 00:22:18: Of future generations. Our plans to US highlighted 6 themes,

00:22:18 --> 00:22:24: vibrant neighborhoods, unique places, thriving economy,

00:22:24 --> 00:22:30: strong connections, renowned culture and of course majestic landscapes.

00:22:30 --> 00:22:34: And I believe the growth and development were seeing in

00:22:34 --> 00:22:37: all quadrants of our city support those values.

00:22:37 --> 00:22:43: The recently realized dream of City for champions certainly checks

00:22:43 --> 00:22:45: many of those boxes.

00:22:45 --> 00:22:48: As I hope many of you are aware,

00:22:48 --> 00:22:54: beginning in 2013, color Spring secured \$120 million in state

00:22:54 --> 00:22:59: sales tax increment financing through edit through a act by

00:22:59 --> 00:23:05: the legislature called the Regional Tourism Act and we had

00:23:05 --> 00:23:09: a vision of distributing that money to to serve as

00:23:09 --> 00:23:12: seed money for a number of projects that we called  
 00:23:13 --> 00:23:14: City for champions and.  
 00:23:14 --> 00:23:18: Two weeks ago, we were thrilled to announce the sale  
 00:23:18 --> 00:23:23: of bonds to finance the development of the final project,  
 00:23:23 --> 00:23:26: the US Air Force Academy Visitor Center,  
 00:23:26 --> 00:23:30: and that with that sale of bonds,  
 00:23:30 --> 00:23:33: we now know that this vision will be fully realized.  
 00:23:33 --> 00:23:38: That \$340 million project, which also includes a hotel,  
 00:23:38 --> 00:23:39: a hotel and retail space,  
 00:23:39 --> 00:23:44: will open in 2020 for joining Weidner Stadium,  
 00:23:44 --> 00:23:49: Robeson Arena. The Hybl Sports Medicine Performance  
 Center at UCCS  
 00:23:49 --> 00:23:51: and the US Olympic and Paralympic Museum,  
 00:23:51 --> 00:23:56: which were all part of this city for champions projects.  
 00:23:56 --> 00:23:59: I think what I'm most proud of is the fact  
 00:23:59 --> 00:24:03: that several of these projects required the creation of some  
 00:24:03 --> 00:24:06: very dynamic public private partnerships.  
 00:24:06 --> 00:24:13: The downtown stadium for example we partnered with  
 Weidner Apartment  
 00:24:14 --> 00:24:18: Homes that purchased a portion of the.  
 00:24:18 --> 00:24:23: Professional soccer team built the stadium and is developing  
 a  
 00:24:23 --> 00:24:26: residential and retail space around the stadium.  
 00:24:26 --> 00:24:30: Robeson Arena was a partnership with the Colorado College.  
 00:24:30 --> 00:24:35: That arena is on the Colorado College campus and the  
 00:24:35 --> 00:24:39: new home of their Division One hockey team,  
 00:24:39 --> 00:24:44: and we have agreements for use of that arena by  
 00:24:44 --> 00:24:45: the.  
 00:24:45 --> 00:24:47: Sports governing bodies. In our community.  
 00:24:49 --> 00:24:52: These venues are expected to bring hundreds of thousands  
 of  
 00:24:52 --> 00:24:54: visitors to our region,  
 00:24:54 --> 00:24:57: generate thousands of jobs and frankly,  
 00:24:57 --> 00:25:01: billions of dollars of economic development over time.  
 00:25:01 --> 00:25:03: And there's no question that two of them,  
 00:25:03 --> 00:25:08: the downtown stadium, Weidner Stadium and the Robes  
 Arena at  
 00:25:08 --> 00:25:09: the CC campus,  
 00:25:09 --> 00:25:13: which these two facilities now bookend,  
 00:25:13 --> 00:25:18: our downtown have revitalized our cities core.  
 00:25:18 --> 00:25:22: And our driving traffic to surrounding restaurants and bars  
 and  
 00:25:22 --> 00:25:27: downtown development in Coral Springs and general has

been incredibly strong.

00:25:27 --> 00:25:28: And if you haven't visited downtown Coral Springs,  
00:25:28 --> 00:25:31: you really need to. It's an incredibly dynamic place today.  
00:25:31 --> 00:25:36: We've seen several new hotels be built and come online.  
00:25:36 --> 00:25:43: And the downtown living options have grown exponentially  
00:25:43 --> 00:25:47: with no  
00:25:47 --> 00:25:51: less than nine apartment projects currently underway.  
00:25:51 --> 00:25:56: Those following the completion of residential options like  
Blue dot  
00:25:56 --> 00:25:56: Place,  
00:25:56 --> 00:26:00: the May and 333 eco.  
00:26:00 --> 00:26:04: And there are a number of new apartment projects on  
00:26:04 --> 00:26:08: the drawing board in the northern part of our city.  
00:26:08 --> 00:26:13: Growth continues at the Northgate and Interquest.  
00:26:13 --> 00:26:19: Areas with new Topgolf Shield sporting good.  
00:26:19 --> 00:26:22: We were able to lay on that in a competition  
00:26:22 --> 00:26:23: with Boise,  
00:26:23 --> 00:26:26: Wichita and several other cities.  
00:26:26 --> 00:26:31: Great Wolf lodge. Into a credit union headquarters,  
00:26:31 --> 00:26:35: enters the largest financial institution in southern Colorado,  
00:26:36 --> 00:26:39: is built a new headquarters out there that will house  
00:26:39 --> 00:26:42: about 3000 people in the not too distant future.  
00:26:42 --> 00:26:47: And of course, a new Centura hospital campus.  
00:26:47 --> 00:26:52: Right at the intersection of Interquest and I25.  
00:26:52 --> 00:26:54: In our city's SE quadrant,  
00:26:54 --> 00:26:58: historically, the area that has struggled with economic  
development,  
00:26:58 --> 00:27:02: we're now seeing significant activity.  
00:27:02 --> 00:27:06: The city is spending about \$180 million in public  
improvement  
00:27:07 --> 00:27:07: projects,  
00:27:07 --> 00:27:09: including a new Regional Park,  
00:27:09 --> 00:27:16: and we have three new Amazon facilities with over 3000  
00:27:16 --> 00:27:16: jobs.  
00:27:16 --> 00:27:21: And that's taking place at our airport business park with  
00:27:21 --> 00:27:25: a lot of other commercial development area near and around  
00:27:25 --> 00:27:26: our airport.  
00:27:26 --> 00:27:29: Well, it comes with challenges.  
00:27:29 --> 00:27:32: Growth is a necessary part of our city to maintain  
00:27:32 --> 00:27:33: its vibrancy.  
00:27:33 --> 00:27:36: We want people who grew up in Coral Springs to  
00:27:36 --> 00:27:39: be able to continue to live and work here if

00:27:39 --> 00:27:40: they so choose.

00:27:40 --> 00:27:43: And that means just take care of our high school graduates and our college graduates.

00:27:43 --> 00:27:45:

00:27:45 --> 00:27:48: Creating about 5000 jobs a year,

00:27:48 --> 00:27:50: you don't create 5000 new jobs a year or not

00:27:50 --> 00:27:51: grow,

00:27:51 --> 00:27:53: and I'm pleased to say that since 2015,

00:27:53 --> 00:27:57: we've been averaging about 8000 new jobs a year.

00:27:57 --> 00:28:01: And they tend to be very high paying jobs.

00:28:01 --> 00:28:06: Here in Colorado Springs were fortunate to have dedicated professionals

00:28:06 --> 00:28:10: were focused on responsible and healthy growth that includes those

00:28:10 --> 00:28:14: of you on the call today and the city employees

00:28:14 --> 00:28:16: who will, and other residents of our city who will

00:28:16 --> 00:28:18: speak on the panel in a moment.

00:28:18 --> 00:28:21: So I want to thank you all for all you

00:28:21 --> 00:28:25: do to help us build a healthy community and to

00:28:25 --> 00:28:27: continue our economic resiliency.

00:28:27 --> 00:28:31: The Labor Department just reported that as of a couple

00:28:31 --> 00:28:32: weeks ago,

00:28:32 --> 00:28:34: Coral Springs had recovered 115%

00:28:34 --> 00:28:38: of the jobs lost. To COVID,

00:28:38 --> 00:28:41: that's in contrast to the state average of 89%,

00:28:41 --> 00:28:46: and I think the Denver metropolitan area of 92%.

00:28:46 --> 00:28:51: So we have proven ourselves tremendously economically resilient.

00:28:51 --> 00:28:53: So with that I I just want to say thank

00:28:53 --> 00:28:53: you.

00:28:53 --> 00:28:57: Enjoy your panel and thanks so much for including me

00:28:57 --> 00:28:57: today.

00:28:57 --> 00:29:00: I'm very proud of our city and I'm very proud

00:29:00 --> 00:29:03: of all the folks that you're going to hear from

00:29:03 --> 00:29:06: that have worked so hard to create this.

00:29:06 --> 00:29:08: Fear of prosperity that we're experiencing.

00:29:18 --> 00:29:21: OK, thank you mayor. One thing I one thing I

00:29:21 --> 00:29:24: will say everyone that the mayor is pretty humble and

00:29:24 --> 00:29:26: what he said then about his,

00:29:26 --> 00:29:30: his portion and all that change in leadership.

00:29:30 --> 00:29:33: We can, I can speak from experience that really once.

00:29:33 --> 00:29:35: Once Mayor Suthers got involved,

00:29:35 --> 00:29:39: we as a community really really changed and started to

00:29:39 --> 00:29:42: build up and start really rethinking how we did things.

00:29:42 --> 00:29:45: And so Mayor Suthers big thank you to you and  
00:29:45 --> 00:29:48: your leadership throughout that entire process.  
00:29:48 --> 00:29:51: So I wanted to kind of bring up into the  
00:29:51 --> 00:29:55: panel talking about the future future land use obviously  
affects  
00:29:55 --> 00:29:58: us all and and how things get built and how  
00:29:58 --> 00:30:01: we move forward, and we've really done a great job.  
00:30:01 --> 00:30:04: I think of securing some some excellent speakers to give  
00:30:04 --> 00:30:07: us all their take on where things are going.  
00:30:07 --> 00:30:10: Speakers, architects, business, community planning,  
00:30:10 --> 00:30:13: development, neighborhoods, you know which,  
00:30:13 --> 00:30:16: of course, is always a huge dynamic when we do  
00:30:16 --> 00:30:18: projects as well as city government.  
00:30:18 --> 00:30:21: And and how all of those align and how those  
00:30:21 --> 00:30:23: need to work together,  
00:30:23 --> 00:30:27: ultimately to create timeless projects and and and really build  
00:30:27 --> 00:30:31: out into into the future growth that we're all experiencing.  
00:30:31 --> 00:30:33: So with that being said,  
00:30:33 --> 00:30:35: I would love for the first panel speaker to to  
00:30:35 --> 00:30:35: come up,  
00:30:35 --> 00:30:37: and I believe that's Kevin O'Neill.  
00:30:37 --> 00:30:38: I think I'll hand off the baton to you,  
00:30:38 --> 00:30:39: my friend welcome.  
00:30:40 --> 00:30:43: Good afternoon everyone. Thanks jeriah.  
00:30:43 --> 00:30:48: It's my pleasure to introduce our downtown I'm Kevin O'Neill,  
00:30:48 --> 00:30:51: the CEO of the O'Neill Group Company.  
00:30:51 --> 00:30:54: We are a management and acquisition company.  
00:30:54 --> 00:30:58: Our main thrust is to buy companies and bring them  
00:30:58 --> 00:31:00: to Colorado Springs RR.  
00:31:00 --> 00:31:05: One of our main focuses is in the defense business  
00:31:05 --> 00:31:11: and tech industry along with other traditional companies  
through that.  
00:31:11 --> 00:31:14: We end up utilizing a lot of downtown space,  
00:31:14 --> 00:31:17: both in building and remodeling,  
00:31:17 --> 00:31:20: and so I have the pleasure to talk about some  
00:31:20 --> 00:31:24: of our downtown projects as a community that we're doing,  
00:31:24 --> 00:31:28: there has been no better time to be excited about  
00:31:29 --> 00:31:30: our downtown,  
00:31:30 --> 00:31:31: so with that if we could go to the first  
00:31:31 --> 00:31:32: slide.  
00:31:41 --> 00:31:44: Here we are seeing our our Southwest downtown to the  
00:31:44 --> 00:31:47: left side we see our Interstate mayor.



00:31:47 --> 00:31:51: Suthers talked about the Olympic and Paralympic Museum that we

00:31:51 --> 00:31:55: finished just here in the last couple years and to

00:31:55 --> 00:31:59: the South of that museum is the Weidner Stadium that

00:31:59 --> 00:32:03: the mayor spoke of two of our main community projects

00:32:03 --> 00:32:06: that really anchor our Southwest downtown.

00:32:06 --> 00:32:10: A lot of new construction is going to happen there

00:32:10 --> 00:32:11: as we see.

00:32:11 --> 00:32:15: In 2022, a lot of the blue squares and triangles

00:32:16 --> 00:32:18: are new apartment complexes,

00:32:18 --> 00:32:24: retail and condominium projects. If we look towards the center

00:32:24 --> 00:32:26: upper quadrant,

00:32:26 --> 00:32:31: we see an orange rectangle type of shape that is

00:32:31 --> 00:32:38: a defense campus that brings in defense jobs through multiple

00:32:38 --> 00:32:41: military agencies and grows.

00:32:41 --> 00:32:44: Businesses in our downtown corridor.

00:32:44 --> 00:32:49: We surveyed the campus recently and have filled up about

00:32:49 --> 00:32:49: 15%

00:32:49 --> 00:32:54: of our downtown buildings because of the thrust of the

00:32:54 --> 00:32:57: industrial campus that that we see here.

00:32:57 --> 00:32:59: If we could go to the next slide.

00:33:11 --> 00:33:14: We're seeing a different angle of our downtown with a

00:33:14 --> 00:33:18: little bit more clarity to the right hand in the

00:33:18 --> 00:33:21: lot of the purple boxes or the apartment complexes that

00:33:21 --> 00:33:24: are now under construction in our downtown,

00:33:24 --> 00:33:30: there's five large complexes under construction with two previously built.

00:33:30 --> 00:33:35: Into starting the lower left hand side is the Purple

00:33:35 --> 00:33:39: Square is the start of a three phase apartment complex

00:33:39 --> 00:33:44: by Weidner Apartments that will build up to 1200 units

00:33:44 --> 00:33:46: in that in that space.

00:33:46 --> 00:33:51: So we're seeing land prices accelerate and values are coming

00:33:51 --> 00:33:57: up which allows for gentrification in the remodeling of our

00:33:57 --> 00:33:58: downtown corridor.

00:33:58 --> 00:34:01: So very excited about all of the different.

00:34:01 --> 00:34:02: Activities that are going on,

00:34:02 --> 00:34:08: including new restaurants and retail in their downtown and our

00:34:08 --> 00:34:09: last slide,

00:34:09 --> 00:34:15: then is an overview. Of not just our downtown,

00:34:15 --> 00:34:18: but the western side and the southern side of our  
00:34:18 --> 00:34:18: downtown.  
00:34:23 --> 00:34:25: Over on the left hand side  
00:34:25 --> 00:34:26: we see Gold Hill, Mesa,  
00:34:27 --> 00:34:32: multi year housing project very successful and the closest of  
00:34:32 --> 00:34:38: our housing complexes projects that are close to our  
downtown,  
00:34:38 --> 00:34:44: the lower quadrant we see mixed use revitalization.  
00:34:44 --> 00:34:46: It will span over 2 decades.  
00:34:46 --> 00:34:48: By the time it's done and include hotels,  
00:34:49 --> 00:34:56: restaurants, condominiums, homeownership, retail. In about  
anything else that we  
00:34:56 --> 00:34:59: see in an urban corridor,  
00:34:59 --> 00:35:01: one of our newest projects is up on the right  
00:35:01 --> 00:35:05: hand quadrant of the screen and that is the Union  
00:35:05 --> 00:35:06: printers home.  
00:35:06 --> 00:35:08: Some refer to it as the castle on the hill.  
00:35:08 --> 00:35:13: It's a 25 acre remodel redevelopment project that in and  
00:35:13 --> 00:35:17: of itself should be its own ecosystem.  
00:35:17 --> 00:35:18: Starting at the 25 acres,  
00:35:18 --> 00:35:22: it could grow upwards of 40 acres in the total  
00:35:22 --> 00:35:23: value.  
00:35:23 --> 00:35:26: That project could be in excess of a billion dollars.  
00:35:26 --> 00:35:28: Just in that that one square alone.  
00:35:28 --> 00:35:30: So if we add up everything that we're building,  
00:35:30 --> 00:35:34: we far surpass anything we've done in our history in  
00:35:34 --> 00:35:37: size and scale in our downtown corridor.  
00:35:37 --> 00:35:39: So very exciting time for us.  
00:35:39 --> 00:35:41: With that sure, I appreciate the time.  
00:35:44 --> 00:35:47: Thank you Kevin and and keep in mind everyone we  
00:35:47 --> 00:35:50: will have a Q&A session after each of these speakers  
00:35:50 --> 00:35:52: get a chance to talk or we'll be able to  
00:35:52 --> 00:35:54: ask questions and get their input on things.  
00:35:54 --> 00:35:57: So just wanted to throw that out there.  
00:35:57 --> 00:35:59: Sarah off to you welcome,  
00:35:59 --> 00:36:01: thank you thanks. I'm Sarah vast,  
00:36:01 --> 00:36:05: executive director for Kono and we are a local nonprofit  
00:36:05 --> 00:36:09: here as serving El Paso County in Colorado Springs  
neighborhoods.  
00:36:09 --> 00:36:12: We've been in the community for over 46 years,  
00:36:12 --> 00:36:14: so we're really excited to be on this panel today  
00:36:15 --> 00:36:18: and talk about the importance of neighborhoods as the city  
00:36:18 --> 00:36:19: is growing in our future.

00:36:19 --> 00:36:22: So I really want to talk about kind of celebrating  
00:36:22 --> 00:36:25: that growth with our neighborhoods and remembering the  
history,  
00:36:25 --> 00:36:28: but also moving forward and really,  
00:36:28 --> 00:36:30: really reflecting all those neighborhood values.  
00:36:30 --> 00:36:35: Next slide. So if you don't know in the city  
00:36:35 --> 00:36:36: limits,  
00:36:36 --> 00:36:42: there are over 600 homeowners associations and 80  
neighborhood associations.  
00:36:42 --> 00:36:45: Another 800 in El Paso County which is just fascinating.  
00:36:45 --> 00:36:48: All the different groups and bodies of neighborhoods that we  
00:36:48 --> 00:36:51: have to keep in mind as we continue to grow  
00:36:51 --> 00:36:54: and expand all those wonderful developments that you saw  
that  
00:36:54 --> 00:36:56: Kevin was talking about. Next slide,  
00:36:56 --> 00:37:00: please. So this is a map and expanding on planned  
00:37:00 --> 00:37:04: Cos with vibrant neighborhoods that the mayor mentioned.  
00:37:04 --> 00:37:08: We're really excited of this time to help build up  
00:37:08 --> 00:37:12: these neighborhood master plans that neighbors will be able  
to  
00:37:12 --> 00:37:16: participate in and really help further define those  
opportunities.  
00:37:16 --> 00:37:20: Zones for zoning changes or code changes to accommodate  
areas  
00:37:20 --> 00:37:24: where there is little growth or more growth is needed.  
00:37:24 --> 00:37:26: With our population just expanding,  
00:37:26 --> 00:37:29: this is a really unique opportunity for neighbors.  
00:37:29 --> 00:37:32: You have a voice. Our role is really to help  
00:37:32 --> 00:37:34: connect those neighbors.  
00:37:34 --> 00:37:37: To our local decisionmakers to the planning department,  
00:37:37 --> 00:37:40: but also equip them with the facts and information.  
00:37:40 --> 00:37:43: What is the history? Why is the zoning this way?  
00:37:43 --> 00:37:45: What is the need for those changes in order to  
00:37:45 --> 00:37:49: accommodate the pressures of housing and commercial and  
economic development  
00:37:49 --> 00:37:52: that we see coming in the next several years?  
00:37:52 --> 00:37:55: So this is a map you see on the right.  
00:37:55 --> 00:37:59: Of the city with 12 neighborhood networks or 12 geographic  
00:37:59 --> 00:37:59: boundaries,  
00:37:59 --> 00:38:03: where these neighborhood master plans will be developed  
over the  
00:38:03 --> 00:38:04: next several years,  
00:38:04 --> 00:38:08: the geographic boundaries, which were created in the City  
Planning

00:38:08 --> 00:38:12: Department cover Council districts so we can make sure we're

00:38:12 --> 00:38:16: really growing and getting the input per those districts.

00:38:16 --> 00:38:21: Next slide, please. This is just an interesting graph.

00:38:21 --> 00:38:24: I wanted to show for each of those 12 areas

00:38:24 --> 00:38:28: and the diversity of housing and who lives there currently

00:38:28 --> 00:38:31: as far as HOA's neighborhoods and rentals,

00:38:31 --> 00:38:34: so this we're looking at that lens of a lot

00:38:34 --> 00:38:37: of HOA's has have covenants and have limits to what

00:38:37 --> 00:38:41: can happen in those areas versus neighborhood associations in the

00:38:41 --> 00:38:45: red where there's limited covenants there they're more

00:38:45 --> 00:38:49: bodies of

00:38:49 --> 00:38:52: neighbors that come together around shared interests and

00:38:52 --> 00:38:56: then the

00:38:56 --> 00:38:57: amount of rental.

00:38:57 --> 00:39:01: That we see in the Community as well in the

00:39:01 --> 00:39:04: different types of neighbors living in those neighborhoods

00:39:04 --> 00:39:07: have different

00:39:07 --> 00:39:09: needs,

00:39:09 --> 00:39:13: needs for growth, density, walkability,

00:39:13 --> 00:39:19: all those types of different things that we're looking to

00:39:19 --> 00:39:22: listen to from our neighbors as we continue to look

00:39:22 --> 00:39:23: at these development plans as well.

00:39:23 --> 00:39:26: Next line. So the new lingo that we're trying to

00:39:26 --> 00:39:28: create the narrative around is kimbei quality in my backyard.

00:39:28 --> 00:39:29: Again, sharing with the neighbors as they're weighing into

00:39:29 --> 00:39:33: these

00:39:33 --> 00:39:37: neighborhood master plans.

00:39:37 --> 00:39:39: What does quality mean? What are those shared values?

00:39:39 --> 00:39:41: What do these developments?

00:39:41 --> 00:39:44: How do they add value?

00:39:44 --> 00:39:45: How do they develop character and different characteristics

00:39:45 --> 00:39:48: so that

00:39:48 --> 00:39:51: the values that they're seeing in their neighborhood reflect

00:39:51 --> 00:39:51: the

00:39:51 --> 00:39:54: built environment as well?

00:39:54 --> 00:39:55: So this is just a fun tagline that we're using

00:39:55 --> 00:39:56: at Kono to help develop that story of our neighbors

00:39:56 --> 00:39:57: and our neighborhoods.

00:39:57 --> 00:39:58: To capture that history that we all love and in

00:39:58 --> 00:39:59: capture the beauty that we love around here in our

00:39:59 --> 00:39:59: neighborhoods.

00:39:59 --> 00:39:59: But but grow and accommodate the needs of all the

00:39:54 --> 00:39:57: unique neighborhoods that we have in our city.

00:39:57 --> 00:40:00: Next slide. In this is just a fun slide to

00:40:00 --> 00:40:05: show you there are neighborhoods with wide streets with big

00:40:05 --> 00:40:10: porches with lots of land with industrial with commercial.

00:40:10 --> 00:40:13: How do? How are we reflecting that as our city

00:40:13 --> 00:40:15: grows from the north to the South,

00:40:15 --> 00:40:16: the east and the West?

00:40:16 --> 00:40:20: And how are we listening and impacting our communities as

00:40:20 --> 00:40:21: those plans develop?

00:40:21 --> 00:40:25: As developers are coming in as planners are looking at

00:40:25 --> 00:40:28: decisions for our bigger picture,

00:40:28 --> 00:40:30: master plan and sharing those values.

00:40:30 --> 00:40:33: Identifying neighbors I call these flavors.

00:40:33 --> 00:40:34: We have a lot of flavors.

00:40:34 --> 00:40:39: These 680 neighborhood associations. How are we reflecting

the past

00:40:39 --> 00:40:44: and really accommodating the needs for future generations

with housing?

00:40:44 --> 00:40:48: With transportation with connecting to others and connecting

to the

00:40:48 --> 00:40:50: downtown and the bigger city as a whole.

00:40:50 --> 00:40:51: Next slide please.

00:40:53 --> 00:40:54: This is an example

00:40:54 --> 00:40:58: of an interactive map that shows those 12 geographic areas

00:40:58 --> 00:41:01: that were shown in the map a few slides ago

00:41:01 --> 00:41:04: that are meant to start to tell that story.

00:41:04 --> 00:41:06: If we can build that narrative,

00:41:06 --> 00:41:09: we can start to share that outward with our development

00:41:09 --> 00:41:13: community and build build that environment that reflects the

shared

00:41:13 --> 00:41:14: values.

00:41:14 --> 00:41:14: Next

00:41:14 --> 00:41:17: slide. This slide

00:41:17 --> 00:41:20: shows plan Area 3A, which is the current master plan

00:41:20 --> 00:41:23: that is being written in kind of the West and

00:41:23 --> 00:41:26: southwestern portion of the city.

00:41:26 --> 00:41:28: So this is a chance for us to really look

00:41:28 --> 00:41:31: at look at Gold Hill Mesa and look at the

00:41:31 --> 00:41:33: values of those developments,

00:41:33 --> 00:41:36: but also down into Stratton meadows and really learn more

00:41:36 --> 00:41:40: about these communities and opportunities for growth.

00:41:40 --> 00:41:43: Zoning and code will be affected.

00:41:43 --> 00:41:46: And how do we continue our unique history but also

00:41:46 --> 00:41:48: highlight the personalities of our communities?  
00:41:48 --> 00:41:52: And I'm just excited to work alongside plan Cos and  
00:41:52 --> 00:41:55: help our neighbors really connect to their built environment,  
00:41:55 --> 00:41:59: tell their stories and help them be educated and equipped  
00:41:59 --> 00:42:01: with the information to get involved in a way that's  
00:42:01 --> 00:42:03: meaningful and impactful to the city.  
00:42:03 --> 00:42:05: As we grow in the future.  
00:42:05 --> 00:42:07: And I know Peter is going to talk next a  
00:42:07 --> 00:42:09: little bit more about some of those zoning and code  
00:42:10 --> 00:42:10: changes that.  
00:42:10 --> 00:42:14: Will be really necessary as these opportunities for growth in  
00:42:14 --> 00:42:18: our neighborhoods will happen over the next several years.  
00:42:18 --> 00:42:18: Thanks.  
00:42:20 --> 00:42:25: Thank you, Sarah Peter, welcome glad to hear from you.  
00:42:25 --> 00:42:27: I would love love to hear your take on things.  
00:42:27 --> 00:42:29: Well thank you very much and good afternoon everyone.  
00:42:29 --> 00:42:32: Thanks for having us and this is certainly a very  
00:42:32 --> 00:42:34: exciting topic for me and I can definitely spend the  
00:42:34 --> 00:42:36: entire afternoon speaking about it.  
00:42:36 --> 00:42:39: But I won't so we can jump over to the  
00:42:39 --> 00:42:40: next slide.  
00:42:40 --> 00:42:44: So I am the director of planning and Community development  
00:42:44 --> 00:42:46: for the city or department overseas.  
00:42:46 --> 00:42:51: All the long range and comprehensive planning development  
00:42:51 --> 00:42:54: review.  
00:42:51 --> 00:42:54: Community development and neighborhood services.  
00:42:54 --> 00:42:58: But today I'll briefly talk about how our new how  
00:42:58 --> 00:43:04: our new land use and zoning regulations will hopefully  
00:43:04 --> 00:43:09: reshape  
00:43:09 --> 00:43:14: the future of the city's built environment and neighborhoods.  
00:43:09 --> 00:43:14: Next slide. So what is our new approach and what  
00:43:14 --> 00:43:17: are we emphasizing and how?  
00:43:17 --> 00:43:22: How will we deal with with future growth and redevelopment  
00:43:22 --> 00:43:26: of the city as a as a planning practitioner,  
00:43:26 --> 00:43:32: we want to remove barriers or at least perceived barriers  
00:43:32 --> 00:43:38: that tend to restrict and discourage mixed use developments.  
00:43:38 --> 00:43:41: And although we have been achieving some of that.  
00:43:41 --> 00:43:44: Through the use of planning and development sand and  
00:43:44 --> 00:43:47: we're  
00:43:44 --> 00:43:47: a city that certainly has utilized that approach.  
00:43:47 --> 00:43:50: Many of our master planned communities and even infill  
00:43:47 --> 00:43:50: projects.  
00:43:50 --> 00:43:55: Quite frankly, we wanted to do a different approach than

00:43:55 --> 00:43:56: using PUD zoning,  
00:43:56 --> 00:44:00: as as sort of the solution to that we need  
00:44:00 --> 00:44:02: to recognize that.  
00:44:02 --> 00:44:08: We need to do something with our aging shopping centers  
00:44:08 --> 00:44:12: or aging corridors are functionally obsolete.  
00:44:12 --> 00:44:17: Office and industrial parks, obviously with the global  
pandemic and  
00:44:17 --> 00:44:21: more emphasis on teleworking that is something that's on the  
00:44:21 --> 00:44:25: forefront of many cities and how we deal with with  
00:44:25 --> 00:44:28: large office parks. And if there is a better use  
00:44:28 --> 00:44:29: for it,  
00:44:29 --> 00:44:33: that kind of leads to the concept of adaptive reuse.  
00:44:33 --> 00:44:37: Allowing mixed housing types and this statement often gets a  
00:44:37 --> 00:44:41: little chuckle from from the audience about horizontal  
mixtures.  
00:44:41 --> 00:44:45: We often think of mixed use and a downtown context,  
00:44:45 --> 00:44:49: and that certainly is the more traditional approach to  
horizontal  
00:44:49 --> 00:44:51: or to mixed use development.  
00:44:51 --> 00:44:55: We are seeing mixed use development in our master plan  
00:44:55 --> 00:44:57: communities and our Greenfield development.  
00:44:57 --> 00:45:00: How do we address that as we move forward and  
00:45:00 --> 00:45:02: grow as a city all boils down to.  
00:45:02 --> 00:45:06: For those of you that know what a Euclidean zoning  
00:45:06 --> 00:45:06: is,  
00:45:06 --> 00:45:11: we basically departure from from that concept of establishing  
rigid  
00:45:11 --> 00:45:16: land use pattern and really concentrate more on what makes  
00:45:16 --> 00:45:19: neighborhoods and cities successful,  
00:45:19 --> 00:45:23: and a rigid approach to zoning and land use.  
00:45:23 --> 00:45:25: I find to be, quite frankly,  
00:45:25 --> 00:45:31: at the barrier to innovative concepts and certainly  
development regulations  
00:45:31 --> 00:45:33: that can be adapted.  
00:45:33 --> 00:45:36: Throughout throughout decades, so next slide.  
00:45:38 --> 00:45:42: So our comprehensive plan plan Cos.  
00:45:42 --> 00:45:48: Really, the emphasizes. That strict mapping of land use we  
00:45:48 --> 00:45:52: in fact do not have a future land use map.  
00:45:52 --> 00:45:57: We decided intentionally not to have a future land use  
00:45:57 --> 00:46:02: map that basically tells land owners developers.  
00:46:02 --> 00:46:03: Here's where you build commercial.  
00:46:03 --> 00:46:05: Here's where you build single family.  
00:46:05 --> 00:46:08: Here's where you build multifamily,

00:46:08 --> 00:46:13: and instead we we adopted a concept of neighborhood typologies

00:46:13 --> 00:46:14: of unique places,

00:46:14 --> 00:46:18: basically verbalize what makes a neighborhood.

00:46:18 --> 00:46:20: It makes a city a successful city,

00:46:20 --> 00:46:24: so we're making that placemaking through more of a policy

00:46:24 --> 00:46:27: analysis than a rigid mapping exercise.

00:46:27 --> 00:46:31: Next slide. So I mean it was a very simple

00:46:31 --> 00:46:36: approach we all agreed through our comprehensive plan process and

00:46:36 --> 00:46:37: even prior to that,

00:46:37 --> 00:46:42: that city of Colorado Springs is an evolving city.

00:46:42 --> 00:46:45: We are a city of many diverse neighborhoods that were

00:46:46 --> 00:46:49: built in throughout the last century and a half,

00:46:49 --> 00:46:54: and some of those neighborhoods are changing and we have

00:46:54 --> 00:46:57: a great opportunity to also.

00:46:57 --> 00:46:59: Impact how we grow as a city.

00:46:59 --> 00:47:02: We are a city of 200 square miles and only

00:47:02 --> 00:47:03: about.

00:47:05 --> 00:47:08: Only about 150 square miles is developed,

00:47:08 --> 00:47:13: so we have plethora of land that will develop over

00:47:13 --> 00:47:15: the next few decades.

00:47:15 --> 00:47:18: So how do we address that new growth?

00:47:18 --> 00:47:19: Do we do the same thing?

00:47:19 --> 00:47:23: We've always done subdivision by subdivision,

00:47:23 --> 00:47:29: single, family, residential, commercial. Or do we try a different

00:47:29 --> 00:47:32: approach so we know we want to change?

00:47:32 --> 00:47:35: We want to have a.

00:47:35 --> 00:47:39: Vision of how of how that redeveloping the new development

00:47:39 --> 00:47:40: should look like?

00:47:40 --> 00:47:43: And where are those components to meet to meet that

00:47:43 --> 00:47:44: vision.

00:47:44 --> 00:47:49: Next slide. So here's just an example of a mapping

00:47:49 --> 00:47:53: exercise we did with our comprehensive plan.

00:47:53 --> 00:47:58: The darker the red there that identifies greater opportunity for

00:47:58 --> 00:47:59: change,

00:47:59 --> 00:48:02: and you will note on the right side of the

00:48:02 --> 00:48:02: map.

00:48:02 --> 00:48:05: Majority of that area is undeveloped,

00:48:05 --> 00:48:08: so quite frankly, although it is within city limits,

00:48:08 --> 00:48:12: it is undeveloped. So how do we establish zoning and

00:48:12 --> 00:48:16: land use regulations that depart from that?



00:48:16 --> 00:48:18: Sort of. I don't use the word traditional,  
00:48:18 --> 00:48:20: but certainly a development pattern.  
00:48:20 --> 00:48:23: Dallas, prevalent in the 70s,  
00:48:23 --> 00:48:26: eighties and 90s. How do we make it more mixed?  
00:48:26 --> 00:48:29: Use? How do we make it more livable and create  
00:48:29 --> 00:48:30: neighborhoods?  
00:48:30 --> 00:48:33: Versus that's the separation of land uses.  
00:48:33 --> 00:48:35: You can see other parts of the city.  
00:48:35 --> 00:48:40: There's a great opportunity for change in the southeast part  
00:48:40 --> 00:48:41: of the city as well.  
00:48:41 --> 00:48:44: Of course, in our downtown area and on the West  
00:48:44 --> 00:48:45: side.  
00:48:45 --> 00:48:47: But we we found this met very interesting.  
00:48:47 --> 00:48:53: That you know we we have to establish zoning regulations  
00:48:53 --> 00:48:55: not only for redevelopment,  
00:48:55 --> 00:48:58: but also how we move.  
00:48:58 --> 00:48:59: Move in the future next slide.  
00:49:02 --> 00:49:07: Basically the. It's hard to read on this map,  
00:49:07 --> 00:49:09: but what is our vision?  
00:49:11 --> 00:49:14: There's a lot of neighborhoods that we've identified that are  
00:49:15 --> 00:49:18: sort of established that be little change or opportunity for  
00:49:18 --> 00:49:19: change.  
00:49:19 --> 00:49:24: The darker the color, the more visionary we can become.  
00:49:24 --> 00:49:30: Next slide. And here's an example of a typology one,  
00:49:30 --> 00:49:34: so our comprehensive plan instead of like I said having  
00:49:34 --> 00:49:36: land use future land use maps.  
00:49:36 --> 00:49:42: We actually use typology maps like this which identify what  
00:49:42 --> 00:49:48: makes what components are needed to make a successful  
neighborhood  
00:49:48 --> 00:49:51: successful community,  
00:49:51 --> 00:49:54: and then in turn a successful city and you will  
00:49:54 --> 00:49:57: note that there's a lot of emphasis on integration.  
00:49:57 --> 00:50:00: Of mixed housing types so it can be single family  
00:50:00 --> 00:50:05: attached single family detached mult kind of the traditional  
multifamily  
00:50:05 --> 00:50:06: housing.  
00:50:06 --> 00:50:11: Obviously some open space area and really emphasize the  
mixed  
00:50:11 --> 00:50:16: use and mixed use doesn't necessarily mean residential and  
non  
00:50:16 --> 00:50:18: residential and mixed use.  
00:50:18 --> 00:50:23: We believe can also mean mixed use of both housing  
00:50:23 --> 00:50:24: types.

00:50:24 --> 00:50:28: Next slide. So how are we achieving that?

00:50:28 --> 00:50:31: We are in the process of finalizing a complete rewrite

00:50:31 --> 00:50:34: of our zoning and subdivision code,

00:50:34 --> 00:50:37: which we branded as we tool Cos.

00:50:37 --> 00:50:43: It proposes to basically eliminate the traditional residential zoning based

00:50:43 --> 00:50:48: on lot size and introduce a new concept called Flex

00:50:48 --> 00:50:51: single family residential zoning.

00:50:51 --> 00:50:58: So instead of regulating residential subdivisions Visa V minimum lot

00:50:58 --> 00:50:59: sizes,

00:50:59 --> 00:51:02: we are proposing that new development.

00:51:02 --> 00:51:07: Will utilize as our flex zoning and it bases residential

00:51:07 --> 00:51:10: development on number of units per acre.

00:51:10 --> 00:51:15: And the emphasizes whether that residential development is attached,

00:51:15 --> 00:51:20: detached whether those lots are 2000 square feet or 6000

00:51:20 --> 00:51:21: square feet.

00:51:21 --> 00:51:25: There'll be three different levels of the arflex.

00:51:25 --> 00:51:28: Basically, different levels of density.

00:51:28 --> 00:51:32: That would be allowed, and then that eliminates the need

00:51:32 --> 00:51:36: to do a planning and development under the current zoning

00:51:36 --> 00:51:37: structure.

00:51:37 --> 00:51:39: Our minimum lot size is 6000 square feet,

00:51:39 --> 00:51:43: so we are seeing many new products that want much

00:51:43 --> 00:51:45: smaller lots for a number of reasons.

00:51:45 --> 00:51:50: Efficiency of infrastructure and of course housing costs and housing

00:51:50 --> 00:51:52: attainability,

00:51:52 --> 00:51:55: so we're seeing many new developments.

00:51:55 --> 00:51:56: Building homes on smaller lots.

00:51:56 --> 00:51:59: We kind of often refer to them as pull-a-part townhomes.

00:51:59 --> 00:52:04: As lots can be as small as 2000 square feet.

00:52:04 --> 00:52:05: They need to do period,

00:52:05 --> 00:52:10: so this completely eliminates the need for that and allows

00:52:10 --> 00:52:13: the developer to have phases or villages.

00:52:13 --> 00:52:16: Or do you want to call it based on the

00:52:16 --> 00:52:17: product type?

00:52:17 --> 00:52:22: Also, we're eliminating the kind of the traditional hierarchy of

00:52:22 --> 00:52:28: commercial zoning we would allow multifamily development as a use

00:52:28 --> 00:52:31: by right in non residential zoning.

00:52:31 --> 00:52:35: We're actually changing the name to mixed use.

00:52:35 --> 00:52:40: Zoning, which basically allows higher density multi family as well

00:52:40 --> 00:52:45: as non residential development and all mixed together as a

00:52:45 --> 00:52:50: use by right many of our standards that we're considering

00:52:50 --> 00:52:51: in proposing in, in, retool,

00:52:51 --> 00:52:56: our our contextual so we recognizing we are recognizing that

00:52:56 --> 00:53:00: city that has many different neighborhoods.

00:53:00 --> 00:53:03: We cannot kind of 1 size fits all approach to

00:53:03 --> 00:53:03: zoning,

00:53:03 --> 00:53:09: particularly like parking. Particularly to maybe building height.

00:53:09 --> 00:53:11: So we are looking that you know,

00:53:11 --> 00:53:17: for redevelopment type projects infill we recognize that for example,

00:53:17 --> 00:53:20: on street parking is an acceptable method for a project

00:53:20 --> 00:53:22: to meet its required parking.

00:53:22 --> 00:53:26: That is probably preferred approach then.

00:53:26 --> 00:53:31: Demolishing current homes or or structures you know non residential

00:53:31 --> 00:53:37: structures and building large parking lots and basically converting those

00:53:37 --> 00:53:41: nice traditional neighborhoods into a suburban style.

00:53:41 --> 00:53:45: Design, that's that said. I do think one point I

00:53:45 --> 00:53:49: want to stress is and I'm a planner so I

00:53:49 --> 00:53:50: can say this.

00:53:50 --> 00:53:53: Sometimes planners are are we are own worst enemies.

00:53:53 --> 00:53:58: We support mixed use. We support support.

00:53:58 --> 00:54:02: Walkable, multimodal, kind of traditional neighborhoods.

00:54:02 --> 00:54:05: But then we want to fall back on their comfort

00:54:05 --> 00:54:09: zone of adopting these sort of very Euclidean zoning codes

00:54:09 --> 00:54:11: where no you can only build single.

00:54:11 --> 00:54:15: Family here 2 tags. You can only build build retail

00:54:15 --> 00:54:19: or service commercial in this area and some of these

00:54:19 --> 00:54:22: planners are very slow to change as well.

00:54:22 --> 00:54:25: So one of the things I think as a department

00:54:25 --> 00:54:27: and I think as a city there is.

00:54:27 --> 00:54:32: Well, our discussion about changing the narrative and supporting internally

00:54:32 --> 00:54:34: by internally I mean by city staff.

00:54:34 --> 00:54:36: The concept of mixed use,

00:54:36 --> 00:54:40: development of contextual development, standards of this new approach to

00:54:40 --> 00:54:41: zoning.

00:54:41 --> 00:54:44: There aren't many cities in the country that have.

00:54:44 --> 00:54:45: These are flag zoning districts.  
00:54:45 --> 00:54:47: In fact there are very few.  
00:54:47 --> 00:54:50: There's few cities in the country that have that don't  
00:54:50 --> 00:54:53: have future land use maps in as part of their  
00:54:53 --> 00:54:56: comprehensive plans or master plans.  
00:54:56 --> 00:54:58: So we are in in some respect.  
00:54:58 --> 00:55:03: How very creative and how we adapt standards today that  
00:55:03 --> 00:55:08: can be adaptable as markets change as as we mature  
00:55:08 --> 00:55:09: as a city.  
00:55:09 --> 00:55:14: So next slide. So hopefully I know with these online  
00:55:14 --> 00:55:16: type seminars,  
00:55:16 --> 00:55:18: hopefully we're not boring you to death and we are  
00:55:18 --> 00:55:20: being inspiring probably.  
00:55:20 --> 00:55:24: Hopefully we are inspiring you with our presentations today.  
00:55:24 --> 00:55:27: So with that I'll turn it over to Andrea.  
00:55:28 --> 00:55:29: Welcome, Andrea.  
00:55:30 --> 00:55:34: Thanks Dzaria thanks Peter. So I'm going to give a  
00:55:34 --> 00:55:37: little bit of the business perspective,  
00:55:37 --> 00:55:42: so I'm the current chair of the Colorado Springs Chamber  
00:55:42 --> 00:55:43: and EDC.  
00:55:43 --> 00:55:47: I'm a owner of an architecture and planning firm here  
00:55:47 --> 00:55:48: in town.  
00:55:48 --> 00:55:51: We predominantly serve Air Force Space Force,  
00:55:51 --> 00:55:56: Army, those military installations, local,  
00:55:56 --> 00:55:58: and then even all across the globe.  
00:55:58 --> 00:56:01: We also serve municipal clients,  
00:56:01 --> 00:56:06: private entities, and nonprofits. I'm I'm speaking to you today  
00:56:06 --> 00:56:10: from that vantage point of being an engaged business citizen  
00:56:10 --> 00:56:14: of Colorado Springs and I'm really excited that on the  
00:56:15 --> 00:56:18: call today and the participants are three key staff members  
00:56:19 --> 00:56:20: from the Chamber and EDC,  
00:56:20 --> 00:56:25: including Johnna Reeder claim. I are the President and CEO.  
00:56:25 --> 00:56:27: We also have the chief Economic Development Officer,  
00:56:27 --> 00:56:33: Cecilia Harry, on board and director of client services Tim  
00:56:33 --> 00:56:34: Dutter.  
00:56:34 --> 00:56:39: For us, I think the excitement is how Colorado Springs  
00:56:39 --> 00:56:43: is opening up the potential for future change.  
00:56:43 --> 00:56:48: Our economic vitality is crucial for the future of the  
00:56:48 --> 00:56:50: people of Colorado Springs.  
00:56:50 --> 00:56:52: We really want to put people first.  
00:56:52 --> 00:56:54: If you think of business owners,  
00:56:54 --> 00:56:59: employees, government staff and all of our families,

00:56:59 --> 00:57:04: we want to bring greater opportunity to build lives.  
00:57:04 --> 00:57:09: Here for many generations to come across all business sectors,  
00:57:09 --> 00:57:14: we want to see things continuing like the mayor was  
00:57:14 --> 00:57:18: able to say our recovery from COVID has been impressive.  
00:57:18 --> 00:57:22: We have some momentum we don't want to slow it  
00:57:23 --> 00:57:26: down for the Chamber and the EDC.  
00:57:26 --> 00:57:32: Business retention and expansion is getting equal play and emphasis  
00:57:32 --> 00:57:36: as much as traditional economic development,  
00:57:36 --> 00:57:41: attraction type efforts. We want to make sure that new  
00:57:42 --> 00:57:45: business is coming or established.  
00:57:45 --> 00:57:49: Businesses that are ready to expand that they have some  
00:57:49 --> 00:57:53: options of where to go and what to do so  
00:57:53 --> 00:57:58: the opportunities here I think are are very very exciting.  
00:57:58 --> 00:58:02: The efforts to find a new location for business definitely  
00:58:02 --> 00:58:04: has that land use component.  
00:58:04 --> 00:58:09: The other key piece is in the employee preferences.  
00:58:09 --> 00:58:13: I think for so many of us as business owners  
00:58:13 --> 00:58:15: right now the talent war is on.  
00:58:15 --> 00:58:19: You know, we're struggling over being able to find new  
00:58:19 --> 00:58:22: employees and bring them on board.  
00:58:22 --> 00:58:24: That is true across the country,  
00:58:24 --> 00:58:27: so we want our region to be as competitive as  
00:58:27 --> 00:58:28: possible.  
00:58:28 --> 00:58:32: With that, it's important to really tap into the talent  
00:58:32 --> 00:58:37: component and understand it's not just a company making an  
00:58:37 --> 00:58:41: offer to employee that is going to make something happen.  
00:58:41 --> 00:58:45: Make a person come or join that new company.  
00:58:45 --> 00:58:49: Often. It's also how well can they find their place  
00:58:49 --> 00:58:54: to call home so the neighborhood scale that the emphasis  
00:58:54 --> 00:58:55: the city is taking,  
00:58:55 --> 00:58:58: I think is really exciting from a business perspective.  
00:58:58 --> 00:59:04: That businesses can also begin to understand at greater  
00:59:04 --> 00:59:09: detail  
00:59:09 --> 00:59:09: that the varied opportunities there are of neighborhoods for  
00:59:09 --> 00:59:12: us.  
00:59:09 --> 00:59:12: Whether it's the Greenfield development,  
00:59:12 --> 00:59:14: what's possible out on the banning Lewis ranch,  
00:59:14 --> 00:59:19: or for possibly renovating and and pushing new  
00:59:19 --> 00:59:23: development?  
00:59:19 --> 00:59:23: The competitive nature of what we have makes us need  
00:59:24 --> 00:59:25: to work together,

00:59:25 --> 00:59:29: and it's exciting to see across government and business.  
00:59:29 --> 00:59:32: You know the Chamber, the county,  
00:59:32 --> 00:59:36: and now Kono and all the different departments that touch  
00:59:36 --> 00:59:42: economic development or development are beginning to  
really work together  
00:59:42 --> 00:59:46: so that we can offer incentives so that we can  
00:59:46 --> 00:59:51: offer our best story for what the history has LED  
00:59:51 --> 00:59:51: us to.  
00:59:51 --> 00:59:56: And then more importantly, what is our potential future  
leveraging  
00:59:56 --> 01:00:00: current economic drivers to create a broader system of  
opportunities  
01:00:00 --> 01:00:02: for workers is important,  
01:00:02 --> 01:00:05: so that's where, like Kevin.  
01:00:05 --> 01:00:09: Great job of buying companies and bringing them here.  
01:00:09 --> 01:00:13: Having a common thread of the technology piece or the  
01:00:13 --> 01:00:14: defense space.  
01:00:14 --> 01:00:18: Whatever the the the core business is,  
01:00:18 --> 01:00:21: if we have more and more companies that are in  
01:00:21 --> 01:00:24: that cluster or in that development and employee is more  
01:00:24 --> 01:00:26: willing to come and relocate here,  
01:00:26 --> 01:00:31: a top talent person or we have opportunities to build  
01:00:31 --> 01:00:36: our network or our pipeline of developing talent.  
01:00:36 --> 01:00:38: Our high school students are and even younger,  
01:00:38 --> 01:00:42: inspiring them for the industries that we have here.  
01:00:44 --> 01:00:46: I don't want to ramble on too much.  
01:00:46 --> 01:00:49: We have a lot of different people on the participation  
01:00:49 --> 01:00:53: and participants that we'd like to get to your questions,  
01:00:53 --> 01:00:57: so I think I'll stop there and let us go  
01:00:57 --> 01:00:58: to that drive.  
01:00:58 --> 01:01:00: That's awesome. Thanks, Andrea, really appreciate.  
01:01:00 --> 01:01:02: Appreciate all of your perspectives,  
01:01:02 --> 01:01:05: and I think those were some some great interest to  
01:01:05 --> 01:01:08: what your thoughts and kind of how we are in  
01:01:08 --> 01:01:10: the landscape of things moving forward.  
01:01:10 --> 01:01:13: As we said earlier, please put any questions into the  
01:01:13 --> 01:01:14: chat.  
01:01:14 --> 01:01:17: Box I'll, I'll read those off as we come.  
01:01:17 --> 01:01:18: I know James and I have got a lot of  
01:01:19 --> 01:01:21: questions for people as is just naturally it's it's great  
01:01:21 --> 01:01:24: to have this group of people in front of us.  
01:01:24 --> 01:01:27: There was Nancy Blackwood did ask a question in chat

01:01:27 --> 01:01:32: earlier on any of the apartment complexes that Kevin identified

01:01:32 --> 01:01:34: in the downtown area.

01:01:34 --> 01:01:36: Are any of them mixed use?

01:01:36 --> 01:01:37: And Kevin, do you want to?

01:01:37 --> 01:01:39: Do you want to give an answer to that to

01:01:39 --> 01:01:42: to the entire group just from what you typed below?

01:01:43 --> 01:01:44: Yeah, absolutely.

01:01:44 --> 01:01:47: So if we look at at the complexes that are

01:01:47 --> 01:01:49: going up nine in the conversation,

01:01:49 --> 01:01:53: the ones in in the Southwest downtown,

01:01:53 --> 01:01:59: primarily every main floor is another use besides apartments,

01:01:59 --> 01:02:03: and so we do see retail restaurants.

01:02:04 --> 01:02:06: If you will clothing stores,

01:02:06 --> 01:02:08: even a grocery stores plan.

01:02:08 --> 01:02:12: So we do. We do see several mixed use projects

01:02:12 --> 01:02:14: coming online to five.

01:02:14 --> 01:02:17: That are on the eastern side that are under construction

01:02:17 --> 01:02:18: as far as I know,

01:02:18 --> 01:02:22: and it's not absolute. Only two of the five have

01:02:22 --> 01:02:24: mixed use on the main floors,

01:02:24 --> 01:02:26: but then the rest are in fact apartments,

01:02:26 --> 01:02:29: so although we see some some retail,

01:02:29 --> 01:02:33: some office, some commercial coming online for the most part,

01:02:33 --> 01:02:37: we're mainly just seeing residential as a core revenue stream.

01:02:39 --> 01:02:43: Awesome, great thank you. One question that that I wanted

01:02:43 --> 01:02:46: to ask while we wait for others to come in

01:02:46 --> 01:02:51: but to talk a little bit about affordable housing and

01:02:51 --> 01:02:53: maybe. All of you can weigh in on this,

01:02:53 --> 01:02:56: but maybe this is geared a little bit more towards

01:02:56 --> 01:02:57: Sarah and Peter.

01:02:57 --> 01:03:00: You know, obviously with affordable housing we we know we

01:03:00 --> 01:03:00: need it.

01:03:00 --> 01:03:01: It's a. It's a Front Range issue.

01:03:01 --> 01:03:05: It's not something that's unique to to anyone area,

01:03:05 --> 01:03:09: and there's. There's always there's cost issues of building it.

01:03:09 --> 01:03:11: There's neighborhood issues and a lot of lot of neighbors

01:03:11 --> 01:03:12: don't want it.

01:03:12 --> 01:03:14: A lot of neighbors say they support it,

01:03:14 --> 01:03:15: but we don't want it in my backyard.

01:03:15 --> 01:03:19: I love to see your your Quimby.

01:03:19 --> 01:03:21: You know the statement instead of instead of NIMBY Sarah?  
01:03:21 --> 01:03:25: I think that's great, but what can we do?  
01:03:25 --> 01:03:27: You know how? How do we work with neighborhoods and  
01:03:27 --> 01:03:29: how do we work as a city government to be  
01:03:29 --> 01:03:31: able to kind of foster an environment where this?  
01:03:31 --> 01:03:33: These can be built? And how do we have those  
01:03:33 --> 01:03:34: conversations moving forward?  
01:03:37 --> 01:03:39: And although already even, you know either you go.  
01:03:39 --> 01:03:41: I know it's not an easy question to answer,  
01:03:41 --> 01:03:43: but would love would love your thoughts on it.  
01:03:45 --> 01:03:46: Do you want it? Peter,  
01:03:46 --> 01:03:47: I'll I'll,  
01:03:47 --> 01:03:50: I'll start off and then everybody can chime in,  
01:03:50 --> 01:03:54: please. Well, first I want to make sure we have  
01:03:54 --> 01:03:59: a clear distinction about affordable housing as it's defined by  
01:03:59 --> 01:04:04: HUD of of basically housing for families that are 80%  
01:04:04 --> 01:04:06: or less have income of 80%  
01:04:06 --> 01:04:08: or less of average median income area,  
01:04:08 --> 01:04:11: median income and then attainable housing,  
01:04:11 --> 01:04:14: which is basically the cost of housing for the labor  
01:04:14 --> 01:04:15: market.  
01:04:15 --> 01:04:19: Right for people starting out and and up through through  
01:04:19 --> 01:04:21: even the second and third sort of home.  
01:04:21 --> 01:04:24: So I'm going to address it from affordable housing  
01:04:24 --> 01:04:27: perspective  
01:04:27 --> 01:04:27: and then touch a little bit on housing and housing  
01:04:27 --> 01:04:30: attainability.  
01:04:27 --> 01:04:30: So in fact, the city is doing quite a bit  
01:04:31 --> 01:04:31: now,  
01:04:31 --> 01:04:35: although we do not have inclusionary zoning,  
01:04:35 --> 01:04:38: we do not have an affordable housing impact fee like  
01:04:38 --> 01:04:40: some communities adopt.  
01:04:40 --> 01:04:45: We do our affordable housing assistance.  
01:04:45 --> 01:04:49: Through different means, and this is actually perfect timing.  
01:04:49 --> 01:04:52: We, as a matter of policy and how we spend  
01:04:52 --> 01:04:55: and allocate our funds that we receive from Housing and  
01:04:55 --> 01:04:56: Urban development,  
01:04:56 --> 01:04:59: our CDBG funds, or home funds.  
01:04:59 --> 01:05:04: We allocate many vast majority of those federal dollars to  
01:05:04 --> 01:05:08: help our partners in building affordable housing units.  
01:05:08 --> 01:05:12: So CDBG, for example, private activity bonds.  
01:05:12 --> 01:05:17: We support projects when they file applications with the state



01:05:17 --> 01:05:19: to receive low income tax credits.

01:05:19 --> 01:05:27: We recently partnered with Colorado Springs Utilities and Colorado Springs

01:05:27 --> 01:05:33: Utilities transferred \$2,000,000 to the city's fund to help rebate.

01:05:33 --> 01:05:38: Basically a utility tap fees for affordable housing projects.

01:05:38 --> 01:05:43: We're working on a similar policy for other city related

01:05:43 --> 01:05:44: fees.

01:05:46 --> 01:05:49: We obviously zoning is a big component and that's why

01:05:49 --> 01:05:53: I wanted to talk and that's why I talked specifically

01:05:53 --> 01:05:57: about the mixed use and supporting the narrative around density

01:05:57 --> 01:06:00: and housing types. So no,

01:06:00 --> 01:06:04: the the city itself is not building affordable housing,

01:06:04 --> 01:06:08: but we've over the last two to three years have

01:06:08 --> 01:06:12: been building more than thousand 1000 affordable housing units in

01:06:12 --> 01:06:13: our community,

01:06:13 --> 01:06:16: and we're, quite frankly, are very proud of it.

01:06:16 --> 01:06:21: So we're looking at different ways that the city can

01:06:21 --> 01:06:22: assist.

01:06:22 --> 01:06:28: That is an outright development of developing affordable housing ourselves.

01:06:28 --> 01:06:31: Now going back to attainable housing.

01:06:31 --> 01:06:35: That is why the R flag zoning District really provides

01:06:36 --> 01:06:41: a climate that's conducive to for for developers and home

01:06:41 --> 01:06:46: builders to provide a product that can meet market demand

01:06:46 --> 01:06:52: and. We can spread very hard to recruit companies,

01:06:52 --> 01:06:53: but fact of the matter is,

01:06:53 --> 01:06:55: those employees need to find a place to live.

01:06:55 --> 01:06:58: It is part of an economic wheel,

01:06:58 --> 01:07:00: if you will. It's a spoke of that wheel and

01:07:00 --> 01:07:02: we take that very seriously.

01:07:02 --> 01:07:04: And unfortunately it's much harder to address.

01:07:06 --> 01:07:11: Non income restricted or deed restricted housing because it is

01:07:11 --> 01:07:11: called,

01:07:11 --> 01:07:14: it is market rate. But how do we reduce those

01:07:14 --> 01:07:15: costs?

01:07:15 --> 01:07:18: Or how do we can maximize?

01:07:18 --> 01:07:22: The availability of land so that home prices can.

01:07:24 --> 01:07:26: Increase in home prices can,

01:07:26 --> 01:07:29: to a degree be curved a little bit so that

01:07:29 --> 01:07:33: we so we don't price ourselves out of the market.  
01:07:33 --> 01:07:34: Sir,  
01:07:35 --> 01:07:36: the neighborhood.  
01:07:37 --> 01:07:38: I'll add a few comments here.  
01:07:38 --> 01:07:40: 'cause I I see a ton of questions coming in,  
01:07:40 --> 01:07:43: but that's that is why Cono is on this call  
01:07:43 --> 01:07:47: is our partnership with the city and with a lot  
01:07:47 --> 01:07:49: of a lot of you all is to be that  
01:07:49 --> 01:07:53: connector and to help educate and equip our neighbors with  
01:07:53 --> 01:07:56: the tools and the facts for why this type of  
01:07:56 --> 01:07:59: housing or why this growth is happening in the city.  
01:07:59 --> 01:08:03: So we have really specific collaborations like with the  
01:08:04 --> 01:08:04: apartment  
01:08:04 --> 01:08:09: association.  
01:08:04 --> 01:08:09: Hosting our monthly community meetings in clubhouses at  
01:08:09 --> 01:08:13: apartments,  
01:08:09 --> 01:08:13: trying to show neighbors at different types of housing that  
01:08:13 --> 01:08:14: we do have.  
01:08:14 --> 01:08:18: We also have a neighborhood university curriculum that's  
01:08:18 --> 01:08:22: very robust  
01:08:18 --> 01:08:22: with city and county leaders talking about planning  
01:08:22 --> 01:08:28: processes,  
01:08:22 --> 01:08:28: data on economic development and housing needs from the  
01:08:28 --> 01:08:31: experts.  
01:08:28 --> 01:08:31: And then we are building neighborhood network boards that  
01:08:31 --> 01:08:34: are  
01:08:31 --> 01:08:34: that map that I showed you with the 12 different  
01:08:34 --> 01:08:38: areas those board members have to graduate from  
01:08:38 --> 01:08:40: neighborhood University.  
01:08:38 --> 01:08:40: So it's a it's a conduit for leadership to funnel  
01:08:40 --> 01:08:44: through to those 12 neighborhood networks that then help  
01:08:44 --> 01:08:48: communicate  
01:08:44 --> 01:08:48: back down to those 680 neighborhood associations that I  
01:08:48 --> 01:08:51: talked  
01:08:48 --> 01:08:51: about earlier. So we're trying to be that connector,  
01:08:51 --> 01:08:56: the conduit, to have conversations around.  
01:08:56 --> 01:08:58: Data and information and based on facts.  
01:08:58 --> 01:09:03: But talking to people through that lens of education and  
01:09:03 --> 01:09:05: and you know,  
01:09:05 --> 01:09:07: people will still have opinions on what gets built.  
01:09:07 --> 01:09:09: But let's instead of saying no,  
01:09:09 --> 01:09:10: I don't want it. It's OK,  
01:09:10 --> 01:09:13: let's talk about the quality of it.  
01:09:13 --> 01:09:16: Let's talk about what are the shared values of what's

01:09:16 --> 01:09:17: happening instead of just saying no.  
01:09:17 --> 01:09:20: So we are trying to be that conduit and the  
01:09:20 --> 01:09:21: connector,  
01:09:21 --> 01:09:24: but really, around fax information data and what what the  
01:09:24 --> 01:09:27: needs are and how we can kind of come up  
01:09:27 --> 01:09:29: with a good solution instead of just saying no.  
01:09:29 --> 01:09:32: So that that is why we exist really,  
01:09:32 --> 01:09:33: to help in that lens.  
01:09:34 --> 01:09:38: Thank you. I got a question from Sam Friesema.  
01:09:38 --> 01:09:39: My board members say no.  
01:09:39 --> 01:09:40: I'm going to read this one.  
01:09:40 --> 01:09:43: The new Flex zoning is brilliant.  
01:09:43 --> 01:09:46: Why wouldn't we apply that to existing neighborhoods to  
01:09:46 --> 01:09:46: some  
01:09:46 --> 01:09:46: degree?  
01:09:46 --> 01:09:48: How do we expect to meet the plan?  
01:09:48 --> 01:09:51: Cos goals for vibrant neighborhoods if we don't change the  
01:09:51 --> 01:09:55: single use auto dependent existing neighborhoods with  
01:09:55 --> 01:09:58: almost 0 walkability,  
01:09:58 --> 01:10:00: why are we prioritizing? Adding gentle density to all our  
01:09:58 --> 01:10:00: existing neighborhoods?  
01:10:00 --> 01:10:02: Thanks, easy question guys.  
01:10:03 --> 01:10:06: I want to jump in as you go.  
01:10:06 --> 01:10:09: As a resident of the Old North End,  
01:10:09 --> 01:10:13: moved to the neighborhood in 2017.  
01:10:13 --> 01:10:16: I think there is a lot for us to show  
01:10:17 --> 01:10:20: how this city has done it in the past and  
01:10:20 --> 01:10:22: how it's working now.  
01:10:22 --> 01:10:25: Old North End is actually pretty remarkable for what it  
01:10:25 --> 01:10:27: has in terms of housing variety.  
01:10:27 --> 01:10:30: Yes, we're the home of the big Grand Mansions,  
01:10:30 --> 01:10:32: but two or three streets over.  
01:10:32 --> 01:10:36: There's little tiny houses. There's four Plex is there's  
01:10:36 --> 01:10:39: apartment  
01:10:36 --> 01:10:39: buildings built in the 30s that that offer some of  
01:10:39 --> 01:10:40: that.  
01:10:40 --> 01:10:44: And then there's a lot of neighbors that have done  
01:10:44 --> 01:10:47: the 80 use or that rent out a portion of  
01:10:47 --> 01:10:51: their house and that I have been able to age  
01:10:51 --> 01:10:52: in place if we can.  
01:10:52 --> 01:10:56: Use the old North End as an example of how  
01:10:56 --> 01:10:58: this has been done well,  
01:10:58 --> 01:11:01: and I know that's a challenge 'cause often as these

01:11:01 --> 01:11:04: retool has come out the old North End thinks that  
 01:11:04 --> 01:11:07: you know the world is going to end for that.  
 01:11:07 --> 01:11:10: For my neighborhood, which I don't think it will,  
 01:11:10 --> 01:11:13: I think just like Sam is making the point of  
 01:11:13 --> 01:11:16: the old North End could be a great example for  
 01:11:16 --> 01:11:22: those monolithic development single family home  
 neighborhoods that are challenged.  
 01:11:22 --> 01:11:25: For us to be able to show gently how you  
 01:11:25 --> 01:11:28: can provide more or be able to age in place  
 01:11:28 --> 01:11:31: in your neighborhood with more variety of housing type.  
 01:11:33 --> 01:11:35: Great. We got, you know,  
 01:11:35 --> 01:11:37: when else want to comment on that for I move  
 01:11:37 --> 01:11:38: on to the next question.  
 01:11:39 --> 01:11:43: Well. I'll say just a few words 'cause this topic  
 01:11:43 --> 01:11:44: comes up often.  
 01:11:44 --> 01:11:46: And that is a great question,  
 01:11:46 --> 01:11:52: and certainly. There are flags own the current zoning of  
 01:11:52 --> 01:11:54: R16 thousand 9000.  
 01:11:54 --> 01:11:57: So and so forth is going to be retired,  
 01:11:57 --> 01:12:01: and what I mean by retired is when a landowner  
 01:12:01 --> 01:12:05: seeks to rezone their property to a residential zoning,  
 01:12:05 --> 01:12:08: they will have to use the arflex.  
 01:12:08 --> 01:12:12: The city. At this point there has not been a  
 01:12:12 --> 01:12:15: consensus yet or consent by Council.  
 01:12:15 --> 01:12:19: Whether or not we rezone and do a citywide rezoning  
 01:12:19 --> 01:12:24: of existing neighborhoods that are zoned single family  
 residential to  
 01:12:24 --> 01:12:24: our flex,  
 01:12:24 --> 01:12:27: that is that something that is still being discussed their  
 01:12:27 --> 01:12:28: supporters to do it.  
 01:12:28 --> 01:12:32: Their supporters have not to do it because.  
 01:12:32 --> 01:12:35: You know they want to keep the neighborhoods in in  
 01:12:35 --> 01:12:38: in sort of the design and in character that they  
 01:12:38 --> 01:12:39: are today.  
 01:12:39 --> 01:12:43: But if if somebody were to buy a vacant piece  
 01:12:43 --> 01:12:46: of land in an infill project or demolish a a  
 01:12:46 --> 01:12:51: old commercial center and wish to build a residential  
 residential  
 01:12:51 --> 01:12:54: product, they would need to apply for one of the  
 01:12:54 --> 01:12:56: arflex zoning districts.  
 01:12:56 --> 01:12:58: So it is over a a softer approach.  
 01:12:58 --> 01:13:01: I think that is a topic of discussion as we  
 01:13:01 --> 01:13:02: move forward.

01:13:02 --> 01:13:04: Through through our adoption of retool,  
01:13:04 --> 01:13:09: but that is obviously something that continually comes up as  
01:13:09 --> 01:13:11: a as a point of discussion.  
01:13:12 --> 01:13:16: Thanks Peter. Really gunning has got a question here on  
01:13:16 --> 01:13:18: the state's new green yeah GHG.  
01:13:18 --> 01:13:22: Greenhouse. Gas rules require us to reduce vehicle miles  
traveled,  
01:13:22 --> 01:13:26: growth and transportation emissions and future out years.  
01:13:26 --> 01:13:29: How might we weave that mandate into our land use  
01:13:29 --> 01:13:29: planning,  
01:13:29 --> 01:13:33: going forward? Knowing the built environment is a huge  
driver  
01:13:33 --> 01:13:35: of regional travel patterns.  
01:13:40 --> 01:13:41: Yeah, that's a tough one.  
01:13:44 --> 01:13:46: If if we need to pass.  
01:13:47 --> 01:13:51: Free planner like questions. Well,  
01:13:51 --> 01:13:53: you know that's a complicated question,  
01:13:53 --> 01:13:56: right? I mean, it's it's allowing.  
01:13:56 --> 01:14:01: Development to occur that have mixed uses,  
01:14:01 --> 01:14:05: right? So there's less auto dependency.  
01:14:05 --> 01:14:08: Uhm? I am not going to stay here and say  
01:14:08 --> 01:14:12: that the city will only grow upwards and we kind  
01:14:12 --> 01:14:16: of can't discuss our Greenfield development because.  
01:14:18 --> 01:14:22: The city has. There's a lot of land in in  
01:14:22 --> 01:14:25: the Pikes Peak region for development.  
01:14:25 --> 01:14:29: We're not landlocked so they will continually be pressure to  
01:14:29 --> 01:14:29: build,  
01:14:29 --> 01:14:31: and if it's not built within the city limits,  
01:14:31 --> 01:14:33: it's going to be built right outside of city limits,  
01:14:33 --> 01:14:36: so we also need to have kind of a regional.  
01:14:36 --> 01:14:39: Approach to this the best way I can answer that  
01:14:39 --> 01:14:40: is yes,  
01:14:40 --> 01:14:45: we continue to support infill and redevelopment to reduce  
vehicle  
01:14:45 --> 01:14:50: miles traveled traveled and also encourage that mixed use  
development  
01:14:50 --> 01:14:54: in in new parts of the city where there's enough  
01:14:54 --> 01:14:58: services in employment centers provided in our newer.  
01:14:58 --> 01:15:03: Neighborhoods and of course, support,  
01:15:03 --> 01:15:07: transit and and and basically all mobility types,  
01:15:07 --> 01:15:11: but it's a difficult. It's a difficult question to answer  
01:15:11 --> 01:15:12: in short period of time.  
01:15:13 --> 01:15:15: Not totally. You did great take the stuff out.

01:15:15 --> 01:15:19: Appreciate it. The text in here have a question.

01:15:19 --> 01:15:22: I think maybe Andrea. This would be best to you,

01:15:22 --> 01:15:26: but what? What are we doing to make Colorado Springs

01:15:26 --> 01:15:27: a little bit more?

01:15:27 --> 01:15:29: You know, it's it's. It's grown leaps and bounds of

01:15:29 --> 01:15:32: being attractive to young professionals and younger people,

01:15:32 --> 01:15:33: but what are we doing moving forward?

01:15:33 --> 01:15:35: And what does that look like?

01:15:35 --> 01:15:37: You know, as we continue to this journey to to

01:15:37 --> 01:15:38: keep up with that pace.

01:15:40 --> 01:15:43: I think that a big focuses on like I was

01:15:43 --> 01:15:44: saying,

01:15:44 --> 01:15:49: business retention and expansion or other big area is the

01:15:49 --> 01:15:51: talent component of that.

01:15:51 --> 01:15:55: And in trying to attract talent,

01:15:55 --> 01:16:00: it's it's understanding newer workforce and that that goes for

01:16:00 --> 01:16:02: our homegrown talent as well.

01:16:02 --> 01:16:06: I think getting more and more conversations if I were

01:16:06 --> 01:16:09: to wave the magic wand I would love it if

01:16:09 --> 01:16:11: the community planning.

01:16:11 --> 01:16:17: Process, especially with Kono's partnership with the city.

01:16:17 --> 01:16:21: If we can have a component to that of talking

01:16:21 --> 01:16:25: about employers and businesses and employees,

01:16:25 --> 01:16:29: and what does it mean to live and possibly work

01:16:29 --> 01:16:33: within each of the neighborhood network areas and and get

01:16:33 --> 01:16:37: people creatively talking through that?

01:16:37 --> 01:16:39: What what type of businesses might be good to have

01:16:40 --> 01:16:41: in your neighborhood?

01:16:41 --> 01:16:44: What type of things would you invite if we can

01:16:44 --> 01:16:48: get neighbors so most excited and putting out a wish

01:16:48 --> 01:16:49: list?

01:16:49 --> 01:16:51: I think it could make development easier.

01:16:51 --> 01:16:55: I think if the city in the old patterns have

01:16:55 --> 01:16:59: has been a little bit more reactionary to a single

01:16:59 --> 01:17:02: developer with a single parcel and their vision,

01:17:02 --> 01:17:07: I think the way we're opening conversations and building

01:17:07 --> 01:17:12: networks.

01:17:07 --> 01:17:12: We've got an opportunity to share information and to share.

01:17:12 --> 01:17:15: The possibilities of what could happen,

01:17:15 --> 01:17:18: I think. Just this week we were voted as a

01:17:18 --> 01:17:23: a top city for African American business entrepreneurs.

01:17:23 --> 01:17:25: Being a business friendly community,

01:17:25 --> 01:17:30: I think for every wave of growth the old guard,  
 01:17:30 --> 01:17:32: the people that have been here,  
 01:17:32 --> 01:17:36: we're going to be pushed aside a little bit and  
 01:17:36 --> 01:17:40: there's going to be clamor for what the new stuff  
 01:17:40 --> 01:17:44: will be from either the new residents or the young.  
 01:17:44 --> 01:17:48: Professionals that are growing up here and ready to  
 hopefully  
 01:17:48 --> 01:17:50: raise their families here.  
 01:17:51 --> 01:17:52: Ryan,  
 01:17:52 --> 01:17:54: can I make a comment about that?  
 01:17:56 --> 01:18:00: Mayor in 2015 I was in a debate at Carroll  
 01:18:00 --> 01:18:01: College and UH.  
 01:18:01 --> 01:18:04: Young person got up and asked the candidates you what  
 01:18:04 --> 01:18:07: are you going to do for young people?  
 01:18:07 --> 01:18:10: You know what to make this a?  
 01:18:10 --> 01:18:11: For lack of a better word,  
 01:18:11 --> 01:18:14: hip community for young people.  
 01:18:14 --> 01:18:16: And I thought briefly about it and and I think  
 01:18:16 --> 01:18:19: I gave an answer that turned out to be pretty  
 01:18:19 --> 01:18:20: prophetic.  
 01:18:20 --> 01:18:24: I said I see it as the city's primary responsibility  
 01:18:24 --> 01:18:31: to pursue economic development that will produce career  
 opportunities for  
 01:18:31 --> 01:18:32: young people.  
 01:18:32 --> 01:18:35: And I have a great deal of confidence in the  
 01:18:36 --> 01:18:40: private sector to create the amenities that create the.  
 01:18:40 --> 01:18:44: Lifestyle that young people are after and I think if  
 01:18:44 --> 01:18:49: you look at the last several years in Colorado Springs,  
 01:18:49 --> 01:18:51: that has certainly played out.  
 01:18:51 --> 01:18:54: We have done a very good job of creating,  
 01:18:54 --> 01:18:57: you know cyber security jobs,  
 01:18:57 --> 01:19:03: software engineering jobs, high paying jobs that young  
 people are  
 01:19:03 --> 01:19:07: much much better fitted for than some of our older  
 01:19:07 --> 01:19:08: citizens.  
 01:19:08 --> 01:19:10: And as these people have come to town.  
 01:19:10 --> 01:19:13: The private sector has created.  
 01:19:13 --> 01:19:17: I mean South. They honed to me which is now  
 01:19:17 --> 01:19:20: the hip place to be is a creation of the  
 01:19:20 --> 01:19:24: demand of from young people and I I have just  
 01:19:24 --> 01:19:28: have a tremendous amount of confidence in the private  
 sector  
 01:19:28 --> 01:19:31: to create the environment that young people or after if

01:19:32 --> 01:19:35: we can facilitate the the creation of the career opportunities  
01:19:36 --> 01:19:37: they're looking for.  
01:19:38 --> 01:19:40: That's great. That's actually a great segue.  
01:19:40 --> 01:19:43: I I got another text question here and then Laura,  
01:19:43 --> 01:19:44: I'll get to one of yours,  
01:19:44 --> 01:19:47: but this one's for for Kevin,  
01:19:47 --> 01:19:49: just with the level of the level of investment that  
01:19:49 --> 01:19:52: you've been putting into the community and and you know,  
01:19:52 --> 01:19:57: hearing these comments about making this place attractive to  
you,  
01:19:57 --> 01:19:58: know, young professionals and jobs,  
01:19:58 --> 01:20:01: etc. They were just asking your general,  
01:20:01 --> 01:20:03: you know your overall stance on on why.  
01:20:03 --> 01:20:06: Why? Carrosse springs for you and and why are you  
01:20:06 --> 01:20:08: planning dollars in this community?  
01:20:10 --> 01:20:12: Well, first of all, 'cause it's hung,  
01:20:12 --> 01:20:14: right? That's all I know.  
01:20:14 --> 01:20:15: But the second thing is this.  
01:20:15 --> 01:20:19: This community, especially with the city and the mayor and  
01:20:19 --> 01:20:22: the city planning leading economic development.  
01:20:22 --> 01:20:26: That's encouraged. We end up with many things that are  
01:20:26 --> 01:20:29: attainable that aren't attainable in other communities.  
01:20:29 --> 01:20:35: So we see a very firm foundation in engineering which  
01:20:35 --> 01:20:40: can spread to multiple industries with high paying jobs.  
01:20:40 --> 01:20:45: That we see coming in through both Tech and DoD,  
01:20:45 --> 01:20:49: we end up with being able to build with.  
01:20:49 --> 01:20:53: With our help, a very dynamic community that has disposable  
01:20:54 --> 01:20:57: income to afford the amenities that we all like the  
01:20:57 --> 01:20:59: creature comforts and we can.  
01:20:59 --> 01:21:02: In fact, I think still make a difference in our  
01:21:02 --> 01:21:03: community where a lot of other ones.  
01:21:03 --> 01:21:07: I think you know or are too large or they  
01:21:07 --> 01:21:10: don't have the economic activity.  
01:21:10 --> 01:21:14: If if I feel like I've got 1520 years left  
01:21:14 --> 01:21:14: in me,  
01:21:14 --> 01:21:17: how much can I shape Colorado Springs still and the  
01:21:17 --> 01:21:19: companies around me?  
01:21:19 --> 01:21:20: And and I think we can.  
01:21:20 --> 01:21:22: We can shape it a lot.  
01:21:22 --> 01:21:25: So to put our fingerprints on a community and to  
01:21:25 --> 01:21:28: help grow it in the way we see fit.  
01:21:28 --> 01:21:32: You know, for me, it is in those industries that



01:21:32 --> 01:21:33: are base wages.  
01:21:33 --> 01:21:37: You know, in the six figures and full health and  
01:21:37 --> 01:21:38: benefits retirement.  
01:21:38 --> 01:21:40: So we end up with a community that can afford  
01:21:40 --> 01:21:41: to.  
01:21:41 --> 01:21:45: Live in Prosper so you know it's it's a great  
01:21:45 --> 01:21:47: community to be a part of.  
01:21:47 --> 01:21:50: I I don't know that there's any better right now.  
01:21:50 --> 01:21:51: If you had the choice to change,  
01:21:51 --> 01:21:55: right? So for me, it's it's an easy choice,  
01:21:55 --> 01:21:59: and it's actually economically feasible with everything we  
have going  
01:21:59 --> 01:21:59: on.  
01:22:01 --> 01:22:05: Great opportunity thanks Kevin. What a lawyers question.  
01:22:05 --> 01:22:06: She's got a couple here but I'll read the first  
01:22:07 --> 01:22:07: one.  
01:22:07 --> 01:22:09: Just call Russ Springs have any long term plans to  
01:22:10 --> 01:22:12: upgrade the power grid of the city.  
01:22:12 --> 01:22:14: Any sustainable power plans in discussion.  
01:22:20 --> 01:22:21: You guys want to take it.  
01:22:25 --> 01:22:25: Peter, you want  
01:22:25 --> 01:22:29: it, no. I will certainly,  
01:22:29 --> 01:22:34: obviously Drake is offline, so we are reducing our our  
01:22:34 --> 01:22:37: our sort of reliance on fossil fuels,  
01:22:37 --> 01:22:39: or at least on coal.  
01:22:39 --> 01:22:44: And I think Colorado Springs utilities who provides obviously  
water,  
01:22:44 --> 01:22:50: sewer, electricity and gas is moving towards renewable  
energy and  
01:22:50 --> 01:22:53: I can't speak to the timing,  
01:22:53 --> 01:22:57: the costs how quickly, but obviously Drake is offline and  
01:22:57 --> 01:22:58: that was a big.  
01:22:58 --> 01:23:03: Big step and and quite frankly and message that that  
01:23:03 --> 01:23:09: seishu is serious and is committed to utilizing more more  
01:23:09 --> 01:23:10: renewable.  
01:23:11 --> 01:23:14: That's great in the Rodney and asked a question.  
01:23:14 --> 01:23:15: I think you answered it in chat,  
01:23:15 --> 01:23:17: but I'll give you an opportunity to say it for  
01:23:17 --> 01:23:17: the group,  
01:23:17 --> 01:23:21: but he was asking how the cities use utilizing ARPA  
01:23:21 --> 01:23:23: funds to catalyze development,  
01:23:23 --> 01:23:25: either with new, you know,  
01:23:25 --> 01:23:28: new projects in the pipeline and is there any intention

01:23:28 --> 01:23:31: to engage the state for more of those dollars moving  
01:23:31 --> 01:23:33: forward or or around policy and and projects.  
01:23:34 --> 01:23:38: So yes, so we we are allocating \$6 million of  
01:23:38 --> 01:23:40: our PO for affordable housing assistance.  
01:23:40 --> 01:23:44: Basically to help fund affordable housing projects.  
01:23:44 --> 01:23:49: That's coming in form of our Home Fund allocation for  
01:23:49 --> 01:23:50: that.  
01:23:50 --> 01:23:53: So yes, as far as moving forward,  
01:23:53 --> 01:23:56: I I I can't answer that question at this point.  
01:23:56 --> 01:23:58: But certainly whatever we can,  
01:23:58 --> 01:24:01: we do work very closely with our partners.  
01:24:01 --> 01:24:04: And kudos to Steve Posey,  
01:24:04 --> 01:24:05: our community development manager, too.  
01:24:05 --> 01:24:08: To do that, but as of our PO,  
01:24:08 --> 01:24:11: about \$6 million directly for affordable housing.  
01:24:12 --> 01:24:15: Cool. And I bet Andrea or Sterritt could answer this.  
01:24:15 --> 01:24:18: This fun question from Nancy.  
01:24:18 --> 01:24:22: She had asked why were the Colorado Springs Downtown  
streets  
01:24:22 --> 01:24:25: built so wide which resulted in a serious impact on  
01:24:25 --> 01:24:27: the pedestrian experience.  
01:24:29 --> 01:24:32: Leah, to answer I. I don't know if we're like,  
01:24:32 --> 01:24:33: yeah, Leah, yeah.  
01:24:35 --> 01:24:37: Excellent, I'm I was waiting for a history question.  
01:24:37 --> 01:24:42: Thank you so much. So coming from urban Philadelphia,  
01:24:42 --> 01:24:45: which was the most urban city the most industrialized city  
01:24:45 --> 01:24:47: in America and the mid 19th century?  
01:24:47 --> 01:24:51: General Palmer wanted a city that had wide and open  
01:24:51 --> 01:24:52: thoroughfare,  
01:24:52 --> 01:24:56: so our avenues were planted at 140 feet wide in  
01:24:56 --> 01:24:57: our streets.  
01:24:57 --> 01:25:00: At 100 it was meant to give the perception of  
01:25:01 --> 01:25:01: space,  
01:25:01 --> 01:25:05: he remarked about 25 years after our founding.  
01:25:05 --> 01:25:09: That, ironically, that he wished that he hadn't made the  
01:25:09 --> 01:25:12: avenues so wide and that he had set aside more  
01:25:12 --> 01:25:14: open space for Parks and Recreation.  
01:25:14 --> 01:25:18: So it was again the sort of the antidote to  
01:25:18 --> 01:25:22: the east or the antithesis of the East crowded urban  
01:25:22 --> 01:25:22: street ways.  
01:25:22 --> 01:25:24: Thank you for that question.  
01:25:25 --> 01:25:27: Thank God I got a history question in there.

01:25:27 --> 01:25:31: It's good stuff. Mariana we only have a few more  
01:25:31 --> 01:25:31: minutes.  
01:25:31 --> 01:25:33: Do you wanna take us out with anything before we  
01:25:33 --> 01:25:34: wrap up?  
01:25:36 --> 01:25:38: No, I just wanted to say a huge thank you  
01:25:38 --> 01:25:41: to all of our speakers today and to everyone for  
01:25:41 --> 01:25:44: attending and participating in the discussion.  
01:25:44 --> 01:25:46: We love the questions I I just.  
01:25:46 --> 01:25:49: I think this is this was such a good idea  
01:25:49 --> 01:25:50: for event.  
01:25:50 --> 01:25:52: So a huge thank you to Jeriah and James for  
01:25:53 --> 01:25:56: both moderating and also coming up with the idea for  
01:25:56 --> 01:25:56: this.  
01:25:56 --> 01:25:58: So we really appreciate you.  
01:25:58 --> 01:26:01: And yeah, I just say a huge round of applause.  
01:26:01 --> 01:26:02: Thank you for participating.  
01:26:03 --> 01:26:05: Appreciate you. Then we'll get you out of here on  
01:26:05 --> 01:26:05: time.  
01:26:05 --> 01:26:06: Thank you to the speakers.  
01:26:06 --> 01:26:07: Thank you to you all.  
01:26:07 --> 01:26:09: I Rodney welcome, you know,  
01:26:09 --> 01:26:12: be in the new fearless leader in Colorado and we  
01:26:12 --> 01:26:14: can't wait to continue to do cool things.  
01:26:14 --> 01:26:16: So we'll we'll be in touch everyone and make sure  
01:26:16 --> 01:26:18: if you're not already at you'll I member that you  
01:26:18 --> 01:26:19: become one.  
01:26:19 --> 01:26:19: Thanks everyone.  
01:26:21 --> 01:26:24: Thank you buddy. Thank you.  
01:26:25 --> 01:26:26: Like  
01:26:26 --> 01:26:28: thank you. Hi y'all.  
01:26:31 --> 01:26:33: A nice cat taking this off.  
01:26:33 --> 01:26:37: I love it. I absolutely love it.  
01:26:37 --> 01:26:38: See you later bye bye.

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